



TAMWORTH REGIONAL COUNCIL

ANNEXURES for ORDINARY COUNCIL AGENDA

9 SEPTEMBER 2025

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«Owners»
«Postal_Address»

Dear Property Owner/s,

PUBLIC EXHIBITION – DRAFT AMENDMENT NO. 18 OF THE TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010 – PROPOSED UPDATE TO THE EAST AND WEST TAMWORTH HERITAGE RELATED DEVELOPMENT CONTROLS CHAPTER

I am writing to advise that the Draft Amendment No. 18 of the Tamworth Regional Development Control Plan 2010 (DCP) has been prepared and is currently on public exhibition.

The principal purpose of a DCP is to provide “how to” guidance for anyone proposing to undertake development in the Tamworth Region. The DCP is reviewed regularly and on an as-needs basis, to ensure that the development controls remain consistent with the strategies adopted by Council and in response to consultation with the community and the development industry.

The purpose of this letter is to advise you that your property is subject to proposed changes to heritage related development controls following the recent gazettal of Heritage Conservation Areas in the *Tamworth Regional Local Environmental Plan 2010* - Amendment No. 27 (LEP) on 16 May 2025.

The Draft Amendment No. 18 of the DCP seeks to transfer the previously adopted Site-Specific East and West Tamworth development controls to properties located within the new Heritage Conservation Areas to ensure there is consistency across both the LEP and DCP planning documents.

We have enclosed maps showing the current East and West Tamworth DCP areas, and the Heritage Conservation Areas for your convenience.

Further information regarding the Heritage Conservation Area controls, and the other amendments proposed as a part of Amendment No. 18 of the DCP will be available from **Tuesday 1 July 2025** and can be found:

- On Council's website:
<https://haveyoursay.tamworth.nsw.gov.au/documents-public-exhibition>; and,
- At Tamworth Regional Council's Development Hub, 474 Peel Street, Tamworth and Council branch offices at Manilla, Barraba and Nundle during ordinary business hours.



Notification letter - DCP Amendment No. 18 - Final

Council encourages residents who are unsure if this applies to their property, to visit Council's 'Have Your Say' webpage. Included will be a link to our public mapping system where you can search your property address to determine if you are directly impacted.

The public exhibition period of the Draft Amendment No. 18 of the DCP 2010 will run from **Tuesday 1 July 2025 to Tuesday 29th July 2025**.

You are invited make a written submission during this period to Council via the 'Have Your Say' link above, by mail addressed to the General Manager, Tamworth Regional Council, PO Box 555, TAMWORTH NSW 2340 or via email: trc@tamworth.nsw.gov.au. Written submissions will be received until **4.00pm on Tuesday 29th July 2025**.

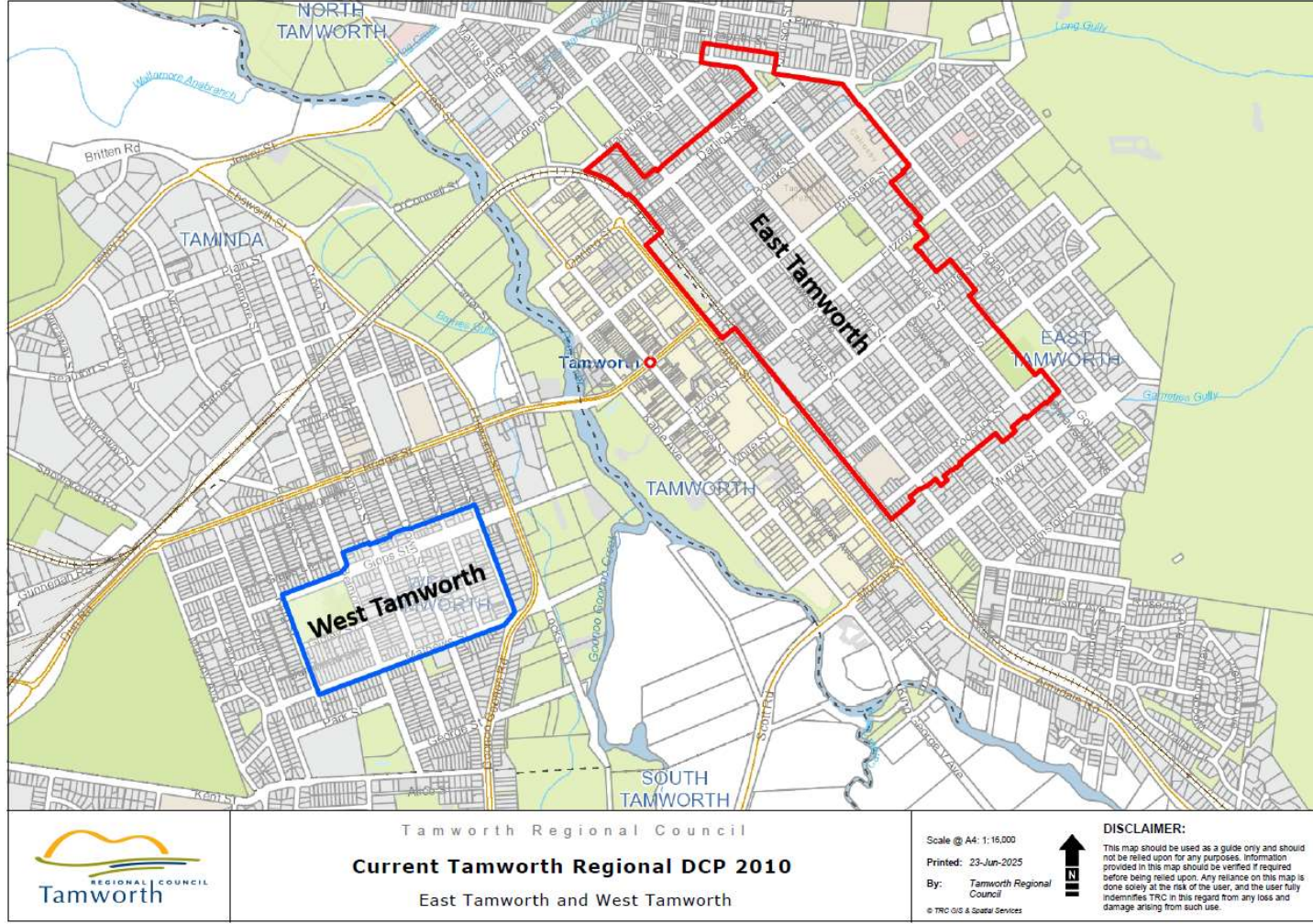
Should you have any further enquiries, please contact Council's Team Leader, Development Assessment – Alice Elsley, on the details below.

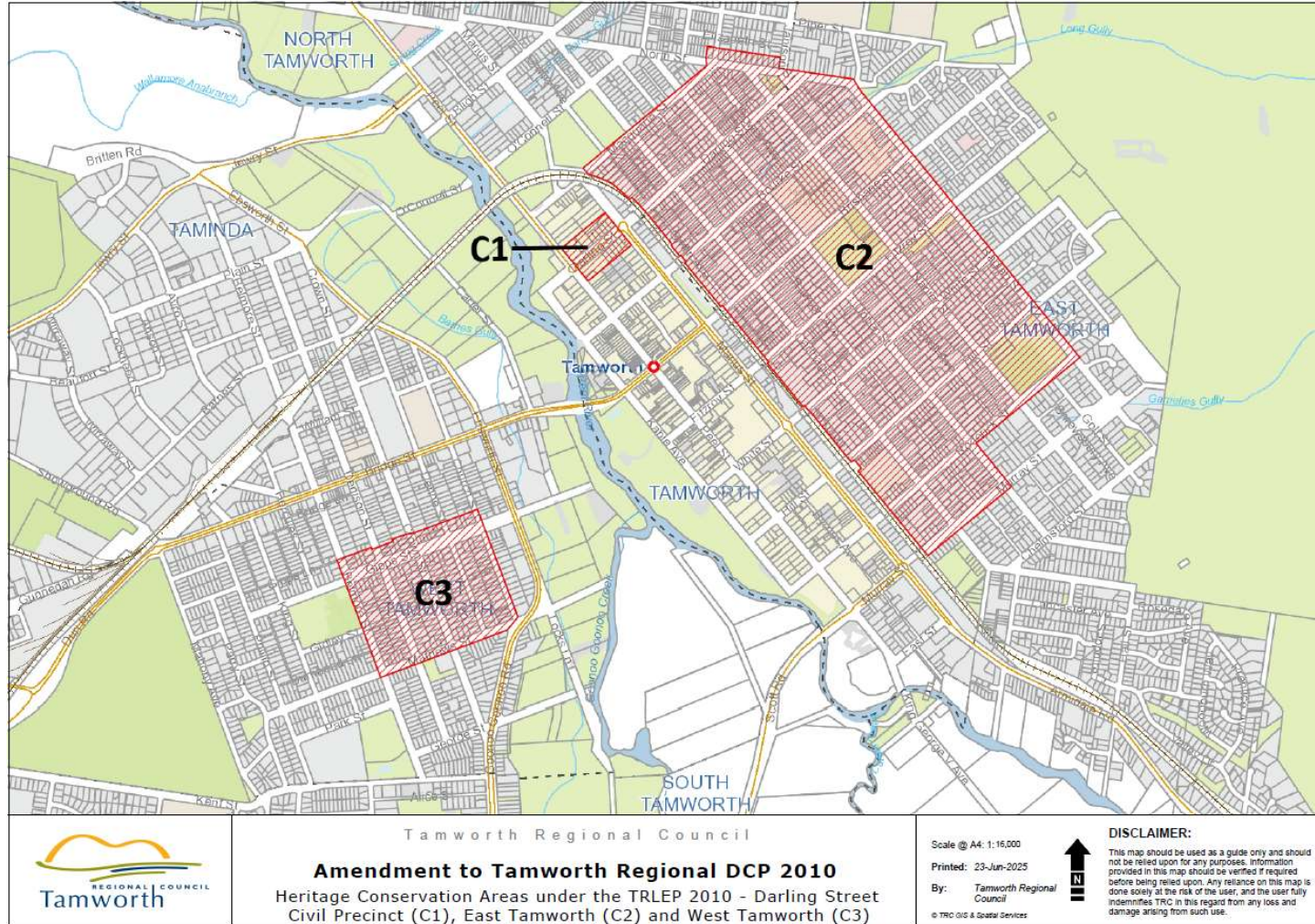
Yours faithfully,

Sam Lobsey
Manager, Development

Enquiries: Alice Elsley – Team Leader, Development Assessment
Contact: Phone: (02) 6767 5507 or Email a.elsley@tamworth.nsw.gov.au

26 June 2025





COMMUNICATIONS REPORT



Amendment No. 18 to the DCP

Date: 04.08.2025

Project Sponsor: Sam Lobsey

Project Owner: Alice Elsley

1. Objective(s)

The aim of the campaign was to receive feedback from residents on Amendment No. 18 to the DCP.

2. Media Coverage


While this campaign did not call for media coverage, it was covered in existing media opportunities in relation to the Ordinary Council Meeting of Tuesday 10 June, 2025.

3. Results

The campaign received typical views and engagement across Council's social media channels and was shared both individually and as part of wider messaging relating to the Ordinary Council Meeting of Tuesday 10 June, 2025. The data below is from the stand-alone posts.

Facebook Organic	
Total Views (The number of times the content was played or displayed)	8,341
Total Reach (Total number of people who saw content)	5,068
Total Interactions (Total number of post likes/reactions, shares, comments and saves)	21
Total link clicks	35

Instagram Organic	
Total Views	1,825
Total Reach	1,095
Total Interactions	26

 **Tamworth Regional Council**
Published by Meltwater Engage · 21 July at 09:00 · 🌐


We are currently seeking feedback on a new amendment to the Tamworth Regional Development Control Plan (DCP) 📄

Draft Amendment No 18 to the DCP will look to:


- 🌳 Update the East and West Tamworth Heritage Chapters to ensure consistency across the Tamworth Regional Local Environmental Plan 2010 (LEP) and DCP planning documents after the new Heritage Conservation Areas were adopted as part of the Phase 1 LEP review last year.
- 📄 Correct a typographical error related to DCP Amendment No 17, which was adopted last year.

To provide your feedback, please visit <https://bit.ly/4643tGA> before 4pm Tuesday 29 July, 2025.






Council Meeting in Tamworth.

 **tamworthregionalcouncil** · Follow ...

Original audio

 **tamworthregionalcouncil** · 7w

Here is an update from Deputy Mayor Jeff Budd on last night's Council Meeting including:

- 💧 Adoption of the On-Site Sewage Management (OSSM) Operational Strategy
- 🏠 Approval of a Development Application in Oxley Vale
- 📄 Draft Amendment No. 18 to the Tamworth Regional Development Control Plan 2010 (DCP).

+

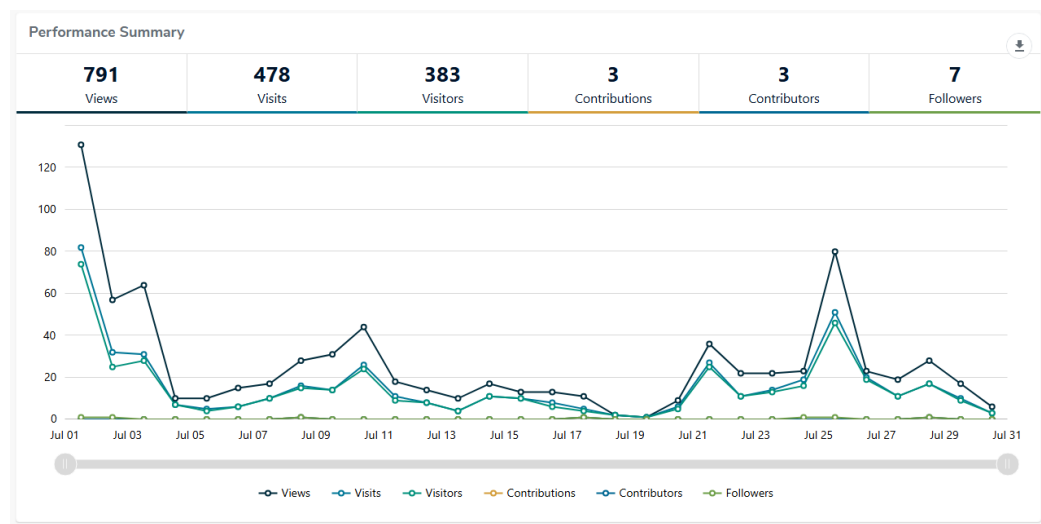
🤍 🗨️ 📌

13 likes

June 11

Have Your Say page Results

A project page was created on Council's Have Your Say page, giving information about the Amendment. A separate report with feedback form results will be sent to the Project Sponsor and Owner.



Top Visited Pages

Page Name	Visitation	Visits	Visitors
Documents on Public Exhibition	79.25%	378	309
Tamworth Regional Development Control Plan - Amendment No. 18	45.28%	216	188

Top Downloads

File Title	File Type	Downloads
DRAFT Tamworth Regional Development Control Plan...	PDF	91
Map - Current DCP East and West.pdf	PDF	58
Council Report - Review of the Tamworth Regional D...	PDF	35
Map - Amendment to DCP with Heritage Conservatio...	PDF	18



TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010

Amendment No. **18**

Adopted 12 October 2010

Effective from Commencement of Tamworth Regional Local Environmental Plan 2010

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STEP 1: INTRODUCTION



*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**:

- further consider those standards in determining the development application, or
- give weight to objections received relating to those standards, or
- refuse the application on the ground that the development does not comply with those standards, or
- 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 **and heritage conservation areas** identified in the local environmental plan
- × 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 'deemed to satisfy' development standards have been met. 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 – Adopted 23 July 2024
Amendment No. 18 – 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.

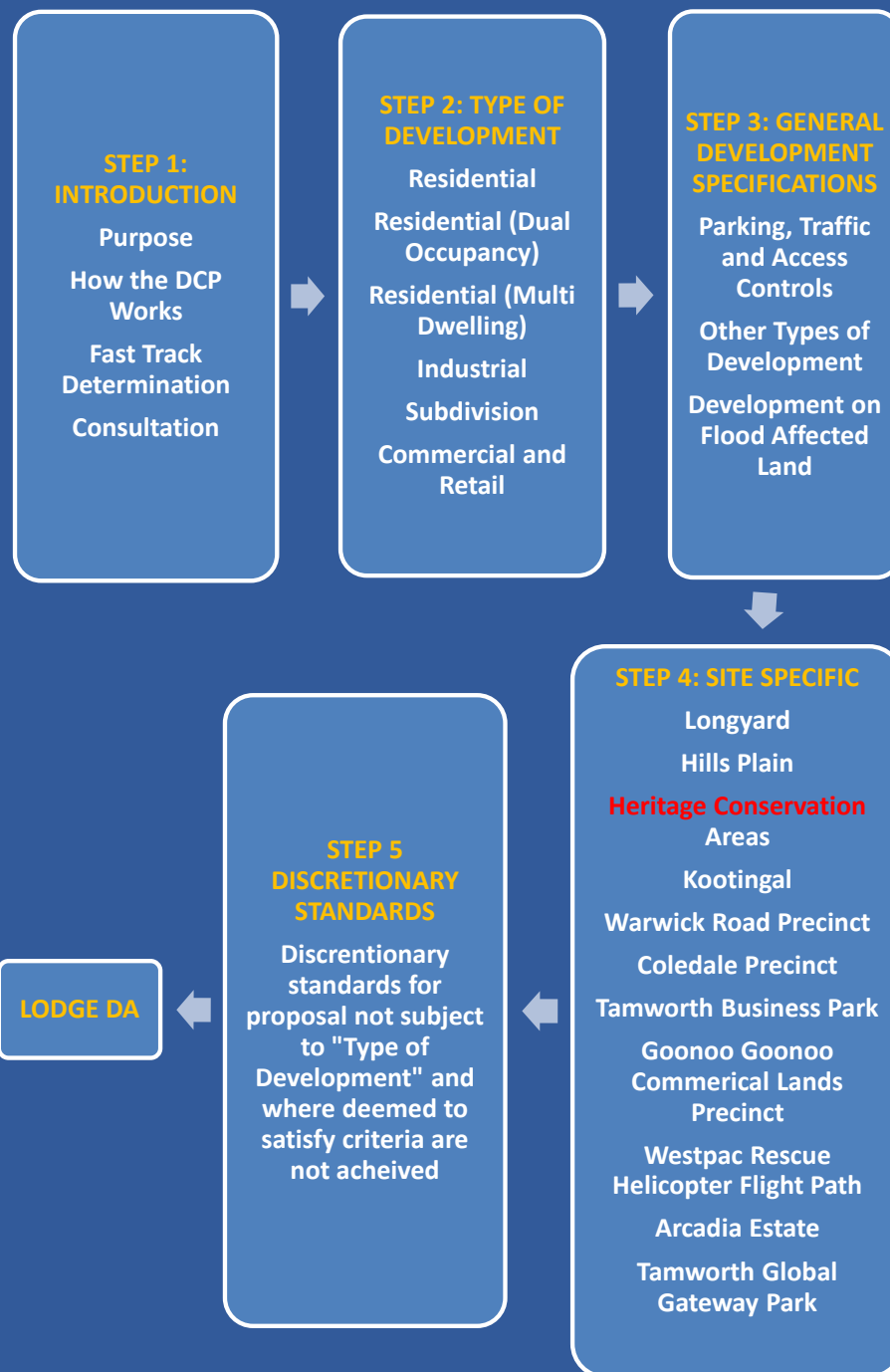
Each statement is short and in plain English, so as to clearly describe the intended desired character of a site specific area. Development proposals, in addition to being consistent with the various development controls, need to also support the intended desired future character.

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 of the site specific area.

STEP 2: TYPE OF DEVELOPMENT





Tamworth Regional Development Control Plan 2010

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	<p>Measured from natural ground level to:</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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% sewer 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 <2000m ²	70m ²	100m ²
	R1 >2000m ²	90m ²	150m ²
	R2 (LSM – U)	125m ²	150m ²
	R2 (LSM – V)	150m ²	175m ²
	R2 LSM – U adjoining R2 LSM – V	135m ²	165m ²
	R2 (LSM – W)	175m ²	200m ²
	R2 (LSM – AA1)	175m ²	200m ²
	R5 (LSM-W)	175m ²	200m ²
	R5 (LSM-Z)	200m ²	250m ²
	R5 (LSM – Y1)	200m ²	250m ²
	R5 Longyard Trails – Rodeo Drive	250m ²	250m ²
	RU1	Not specified	
	RU4 <10ha	300m ²	400m ²
	RU4 >10ha	Not specified	
	RU5	100m ²	150m ²
	RU6	125m ²	150m ²
	C3	125m ²	150m ²
	SP3	125m ²	150m ²

- 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	<ul style="list-style-type: none"> Shipping containers for storage are not allowed in Zones R1, R2, R5 or RU5 for a period exceeding 3 months unless: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 a heritage conservation 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	<ul style="list-style-type: none"> Dwelling structures constructed from shipping containers must comply with the development controls contained in this chapter and must also: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>
Geology	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Are to be positioned, including fencing, behind the building line.

	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.	<ul style="list-style-type: none"> Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved: <ul style="list-style-type: none"> 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) is low Landscaped stormwater retention area (Rain garden) <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Water Sensitive Design (WSE) controls (including plumbing 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	<ul style="list-style-type: none"> 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). <p><i>NB: Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.</i></p>
Environmental effects	<ul style="list-style-type: none"> The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability
Soil and Erosion Control	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Provide DA plans/drawings showing: <ol style="list-style-type: none"> storage space and layout for the required number of bins (outside) 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Please refer Urban Heat Island Effect controls in <i>Step 3: General Development Specifications - other Types of Development Controls</i>



Tamworth Regional Development Control Plan 2010

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Topmost ceiling: maximum 7.2m Top of the ridge: maximum 10m
Site Coverage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none">Refer to <i>Step 3: General Development Specifications – Parking, Traffic and Access Controls</i>															
Vegetation / Landscaping	<ul style="list-style-type: none">A Landscape plan must be provided.Minimum of 125m² 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	<ul style="list-style-type: none">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. <table><tr><th>POS Location</th><th>Minimum Amount</th><th>Minimum Dimension</th></tr><tr><td>North</td><td>35m²</td><td>5m</td></tr><tr><td>East</td><td>50m²</td><td>6m</td></tr><tr><td>South</td><td>60m²</td><td>6m</td></tr><tr><td>West</td><td>45m²</td><td>6m</td></tr></table> <ul style="list-style-type: none">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.	POS Location	Minimum Amount	Minimum Dimension	North	35m ²	5m	East	50m ²	6m	South	60m ²	6m	West	45m ²	6m
POS Location	Minimum Amount	Minimum Dimension														
North	35m ²	5m														
East	50m ²	6m														
South	60m ²	6m														
West	45m ²	6m														
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	<table><tr><th>Zone</th><th>Min. Site Area per Dwelling</th></tr><tr><td>R1</td><td>300m²</td></tr><tr><td>RU5</td><td>300m² sewer</td></tr></table>	Zone	Min. Site Area per Dwelling	R1	300m ²	RU5	300m ² sewer									
Zone	Min. Site Area per Dwelling															
R1	300m ²															
RU5	300m ² sewer															
Facilities	<ul style="list-style-type: none">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	<ul style="list-style-type: none">Dual occupancy development must consider potential future subdivision and locate buildings with adequate access to and clearance from utilities.															
Water Tanks	<ul style="list-style-type: none">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)	<ul style="list-style-type: none">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)*	<ul style="list-style-type: none"> Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved: <ul style="list-style-type: none"> 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) <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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.
<p>*Compliance is achieved by meeting a minimum of two out of five of the following</p> <p><i>NB: Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.</i></p>	
Plumbing for recycled water	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Water Sensitive Design (WSE) controls (including plumbing 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	<ul style="list-style-type: none"> 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). <p><i>NB: Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.</i></p>
Site Levels and Retaining Walls	<ul style="list-style-type: none"> 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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>
Geology	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability
Soil and Erosion Control	<ul style="list-style-type: none"> Runoff shall be managed to prevent any land degradation including offsite sedimentation. Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Provide DA plans/drawings showing: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	<ul style="list-style-type: none"> Please refer Urban Heat Island Effect controls in <i>Step 3: General Development Specifications - other Types of Development Controls</i>



Tamworth Regional Development Control Plan 2010

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 sewer

Design	<ul style="list-style-type: none"> • 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.
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Utilities	<ul style="list-style-type: none"> • 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.
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Building Height	Measured from natural ground level to: <ul style="list-style-type: none"> • Topmost ceiling: maximum 7.2m • Top of the ridge: maximum 10m
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Site Coverage	<ul style="list-style-type: none"> • Residential zones: Maximum site coverage of 75% (includes all hardstand areas). • Commercial zones: Refer to LEP.
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Privacy	<ul style="list-style-type: none"> • Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.
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Parking, Traffic and Access	<ul style="list-style-type: none"> • Refer to <i>Step 3: General Development Specifications – Parking, Traffic and Access Controls</i>
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Solar Access and Energy Efficiency	<ul style="list-style-type: none"> 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.
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Construction Waste Management	<ul style="list-style-type: none"> 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.
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Ongoing Waste Storage	<ul style="list-style-type: none"> Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: <ul style="list-style-type: none"> 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.
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Private Open Space	<ul style="list-style-type: none"> 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.
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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	<ul style="list-style-type: none">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: <table><tr><th>Number of bedrooms in each dwelling</th><th>Minimum Amount</th><th>Minimum Dimension</th></tr><tr><td>1</td><td>4m²</td><td>2m</td></tr><tr><td>2</td><td>10m²</td><td>2m</td></tr><tr><td>3 or more</td><td>16m²</td><td>4m</td></tr></table> <ul style="list-style-type: none">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.	Number of bedrooms in each dwelling	Minimum Amount	Minimum Dimension	1	4m ²	2m	2	10m ²	2m	3 or more	16m ²	4m
Number of bedrooms in each dwelling	Minimum Amount	Minimum Dimension											
1	4m ²	2m											
2	10m ²	2m											
3 or more	16m ²	4m											
Vegetation / Landscaping	<ul style="list-style-type: none">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 speciesDevelopment 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	<ul style="list-style-type: none">Must provide certification of compliance with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> if >10 dwellings proposed.												
Adaptability	<ul style="list-style-type: none">Development of ≥5 units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with AS4299, Class C level.												
Facilities	<ul style="list-style-type: none">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	<ul style="list-style-type: none">Must provide a minimum of 5m³ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press).												
Water Tanks	<ul style="list-style-type: none">Water storage tanks are to be located below ground or behind the buildings in the development.												
Site Levels and Retaining Walls	<ul style="list-style-type: none">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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>												
Geology	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability
Soil and Erosion Control	<ul style="list-style-type: none"> Runoff shall be managed to prevent any land degradation including offsite sedimentation. Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (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	<ul style="list-style-type: none"> Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	<ul style="list-style-type: none"> Please refer Urban Heat Island Effect controls in <i>Step 3: General Development Specifications - other Types of Development Controls</i>



Tamworth Regional Development Control Plan 2010

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	<ul style="list-style-type: none"> Street setback must be a minimum of 5m. No concession for secondary frontage. Side and rear setbacks to meet BCA requirements.
Design	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> A Landscape plan must be provided. Landscaping is required: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Refer to <i>Step 3: General Development Specifications for Parking, Traffic and Access Controls</i>

Outdoor Signage	<ul style="list-style-type: none"> • Single occupant industrial site: <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ 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 <i>State Environmental Planning Policy (Industry and Employment) 2021</i> Chapter 3 and Schedule 5 Assessment Criteria • Refer to <i>Step 3: General Development Specifications – Other Types of Development Controls for further Outdoor Advertising/Signage controls.</i>
Outdoor lighting	<ul style="list-style-type: none"> • Must comply with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting.</i>
Noise	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	<ul style="list-style-type: none"> • Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (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	<ul style="list-style-type: none"> • 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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>
Geology	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing:<ul style="list-style-type: none">a) storage space and layout for bins and skipsb) waste collection point(s) for the site;c) path of access for users and collection vehicles; andd) 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	<ul style="list-style-type: none">• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.



Tamworth Regional Development Control Plan 2010

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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:
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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 that is 5 ha or less, which specifies that no further subdivision will be permitted without the provision of public utility water supply to the land.

	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <table border="1"> <thead> <tr> <th>Location</th><th>Recommended Minimum Static Head (metres)</th></tr> </thead> <tbody> <tr> <td>Attunga</td><td>20</td></tr> <tr> <td>Barraba</td><td>20</td></tr> <tr> <td>Bendemeer</td><td>25</td></tr> <tr> <td>Manilla</td><td>20</td></tr> <tr> <td>Moonbi/Kootingal</td><td>25</td></tr> <tr> <td>Nundle</td><td>28</td></tr> <tr> <td>Tamworth</td><td>28</td></tr> </tbody> </table>	Location	Recommended Minimum Static Head (metres)	Attunga	20	Barraba	20	Bendemeer	25	Manilla	20	Moonbi/Kootingal	25	Nundle	28	Tamworth	28
Location	Recommended Minimum Static Head (metres)																
Attunga	20																
Barraba	20																
Bendemeer	25																
Manilla	20																
Moonbi/Kootingal	25																
Nundle	28																
Tamworth	28																
Sewer	<ul style="list-style-type: none"> 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). <i>Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 4000m² (excluding Kingswood Estate, which is serviced by on-site sewage management facilities).</i> <i>On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of greater than 4000m².</i> 																
Stormwater Drainage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> "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 2000m². 																

Battle-axe shaped lots	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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).

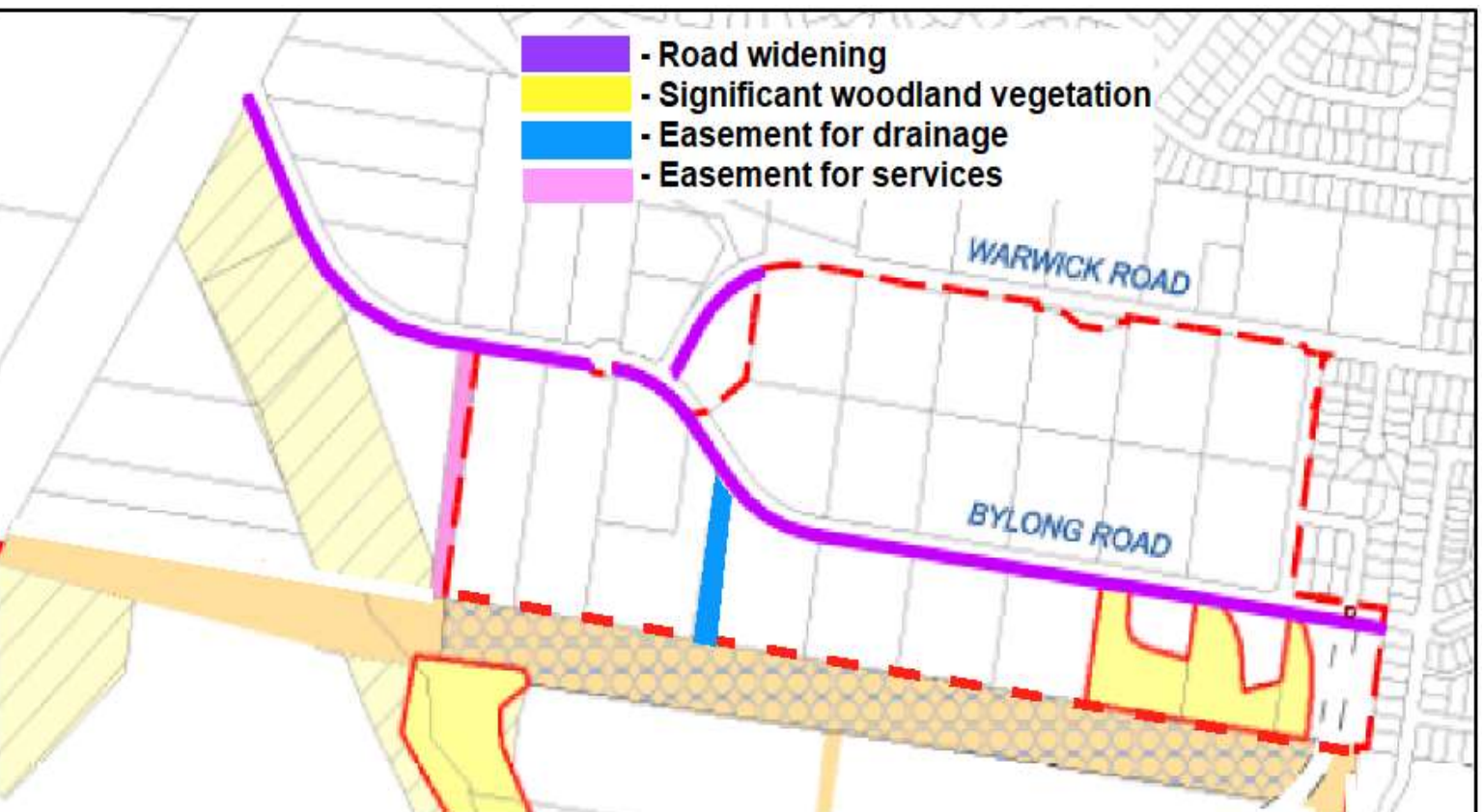
Future Development	<ul style="list-style-type: none"> The submitted plans must nominate lots within a proposed subdivision that are intended for future dual occupancy, multi dwelling housing developments and/or further subdivision.
Cul-de-sac	<ul style="list-style-type: none"> Radius of a cul-de-sac 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	<ul style="list-style-type: none"> 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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>
Geology	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> avoidance; minimisation/mitigation; restore; then offset. <p>NB: Where the Biodiversity Conservation Act 2016 and Biodiversity Regulation 2017 applies to a development. Council encourages the inclusion of the Environmental Values Map but not to the extent where there is an inconsistency.</p>
Biodiversity Protection	<ul style="list-style-type: none"> A development application must be supported by an appropriate level of analysis consistent with Council policy and other legislative requirements (such as the Biodiversity Conservation Act 2016 and Biodiversity Regulation 2017). By avoiding either directly or indirectly impacting threatened species, populations and threatened ecological communities. Considerations must be given to the following: <ul style="list-style-type: none"> 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.

Site Access	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Minimum area of 0.5ha; Buffered from main roads and identified hazards for improved safety; Safely accessible by pedestrian and cycleway links; Connectivity maximised between open space; Walkable access to highest number of the population; High passive surveillance opportunities; Minimum slope; and Provide complimentary uses of open space (drainage, conservation, cycleways etc) that ensures ongoing usability.
Construction Waste Management	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. Temporary turning facilities must be provided for incomplete roads (as a result of staging of a subdivision). The design must incorporate adequate all weather access turning area for garbage trucks as agreed by the contractor, and a safe turning distance in accordance with Council's Engineering Design Minimum Standards to prevent unnecessary large and small vehicle interaction in the vicinity of private lots and driveways.
Community Title Subdivision	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> All subdivision development applications are to include consideration of potential land contamination.
Road Widths	<ul style="list-style-type: none"> Road widths are specified in the Tamworth Regional Council's current version of the Engineering Design Minimum Standards.

Bylong Road (Refer to Figure 1)	<ul style="list-style-type: none"> Subdivision plans are to provide adequate space for future road upgrade works including: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability
Soil and Erosion Control	<ul style="list-style-type: none"> Runoff shall be managed to prevent any land degradation including offsite sedimentation. Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (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	<ul style="list-style-type: none"> Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> 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). <p>NB: Consultation with the Tamworth Local Aboriginal Land Council (or relevant LALC) is recommended prior to the lodgement of a development application to identify the precise location of any Aboriginal heritage items within the locality.</p> <p>NB: for guidance, refer to the NSW Office of Environment and Heritage's <u>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales</u>.</p>

Figure 1 – Bylong Road





Tamworth Regional Development Control Plan 2010

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> No height restrictions. Refer Local Environmental Plan 2010 for Floor Space Ratio requirements.
Outdoor Lighting	<ul style="list-style-type: none"> Demonstrate compliance with <i>AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>.
Outdoor Signage	<ul style="list-style-type: none"> A single business premises is permitted to have: <ul style="list-style-type: none"> 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 <i>State Environmental Planning Policy (Industry and Employment) 2021</i> Chapter 3 and Schedule 5 Assessment Criteria
Design	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Refer to <i>Step 3: General Development Specifications for Parking, Traffic and Access Controls</i>
Health Consulting Rooms and Medical Centres on land zoned R1 in Tamworth	<ul style="list-style-type: none"> 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. <p>(Refer to Figure 1)</p>
Brothels and Restricted Premises	<ul style="list-style-type: none"> Must be located at least 150m from any of the following: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. <p><i>NB: Retaining walls located on property boundaries must not result in adverse impacts on adjoining properties (e.g soil stabilisation, overlooking, drainage).</i></p>
Geology	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Refer to <i>Step 3: General Development Specifications for Development on Flood Affected Land</i>
Environmental effects	<ul style="list-style-type: none"> The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> Traffic Flood liability Slope Construction impacts Solid and Liquid Waste Air quality (odour and pollution) Noise emissions Water quality Sustainability

Soil and Erosion Control	<ul style="list-style-type: none"> Runoff shall be managed to prevent any land degradation including offsite sedimentation. Reference shall be made to the NSW Governments <i>Managing urban stormwater: soils and construction, Volume 1</i> (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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	<ul style="list-style-type: none"> Please refer Urban Heat Island Effect controls in <i>Step 3: General Development Specifications - other Types of Development Controls</i>

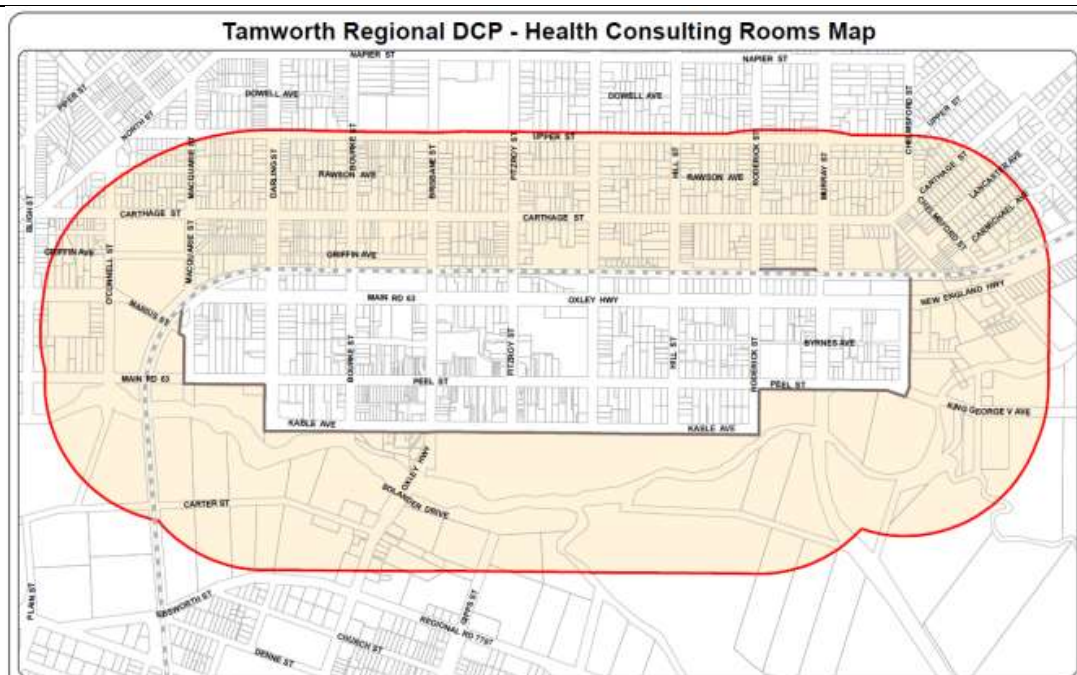
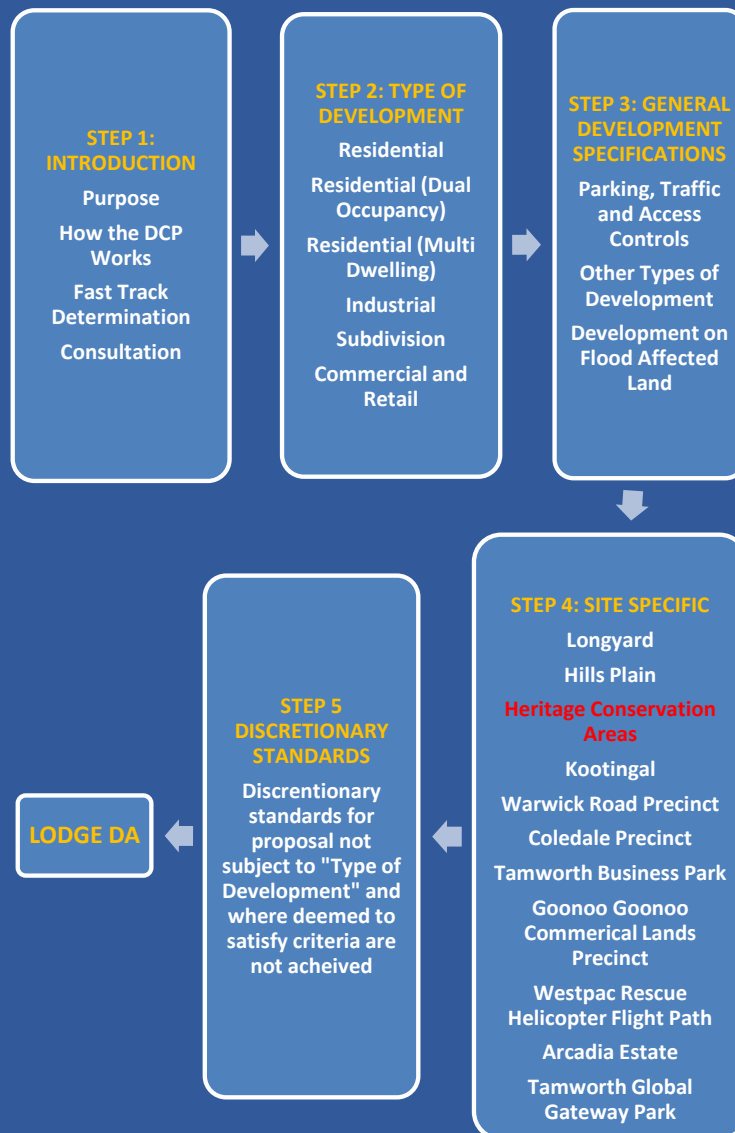
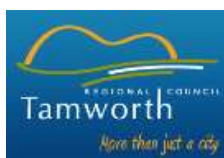


Figure 1 – Health Consulting Rooms Map

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS



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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).

NB: refer to the *NSW Electric and Hybrid Vehicle Plan* with respect to making buildings ‘EV Ready’.

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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 <i>AS2890.1 Parking Facilities Off Street Car Parking</i> and <i>AS2890.6 Parking Facilities Off Street Parking for People with a Disability</i> Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under <i>AS2890.1 Parking Facilities Off Street Parking</i>. Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- <ol style="list-style-type: none"> Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in <i>Parking Requirements Schedule</i> should be applied. Determine the parking requirement of the proposed development in accordance with <i>Parking Requirements Schedule</i>; Subtract the number of spaces determined in (a) from the number of spaces calculated in (b); 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: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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). <p>NB: refer to the <u><i>NSW Electric and Hybrid Vehicle Plan</i></u> with respect to making buildings 'EV Ready'.</p>

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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 <i>Parking Facilities Off Street Car Parking</i> and AS2890.6 <i>Parking Facilities Off Street Parking for People with a Disability</i> Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under AS2890.1 <i>Parking Facilities Off Street Parking</i>. Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- <ol style="list-style-type: none"> Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in the <i>Parking Requirements Schedule</i> should be applied. Determine the parking requirement of the proposed development in accordance with <i>Parking Requirements Schedule</i>; Subtract the number of spaces determined in (a) from the number of spaces calculated in (b); 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	<ul style="list-style-type: none"> A Traffic Assessment is required to demonstrate the adequacy of: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 <i>Parking Facilities</i>.

- 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).

NB: refer to the *NSW Electric and Hybrid Vehicle Plan* with respect to making buildings 'EV Ready'.

End of Trip Facilities (bicycle parking and shower facilities)	Proposed Use	Resident	Visitor
	New industrial development / use	1 space per 15 car parking spaces	
	<ul style="list-style-type: none">• The location, design and construction of bicycle facilities is to comply with <i>AS2890.3 – Parking facilities – Bicycle parking</i>• 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	<p><u>Backpackers accommodation</u> Minimum 1 space for each 5 occupants/lodgers PLUS Minimum 1 space for any resident manager, PLUS Minimum 1 space for each 2 employees.</p> <p><u>Bed and breakfast / farm stays / short term holiday lets / eco-tourist facilities</u> Minimum 1 space per visitor bedroom PLUS Minimum 2 spaces for permanent residents (if applicable)</p>		
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 <i>DCP car parking requirements</i> , 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 <i>DCP car parking requirements</i> , 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 <i>(Office premises, financial institutions, hairdressers, real estate agents, etc)</i>	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-Through Take-Away Food and drink Shop	<p><u>Takeaway food and drink (Drive-through only no seating)</u></p> <p>1 space per 15m² GFA</p> <p>Queuing for 8 car lengths. (minimum)</p> <p>Plus minimum of 1 waiting bay</p> <p><u>Takeaway food and drink (Drive-through with seating)</u></p> <p>1 space per 9m² GFA including outdoor dining and play areas</p> <p><u>Medium traffic generation and queuing demand:</u></p> <p>Queuing for 8 car lengths, min. 4 before order point</p> <p>Plus minimum of 1 waiting bay</p> <p><u>High traffic generation and queuing demand:</u></p> <p>Queuing for 12 car lengths, min. 6 before order point</p> <p>Plus minimum of 2 waiting bays</p>		The assumed traffic generation and queuing demand must be supported and agreed by Council in a Traffic Impact Assessment (TIA).
Dual Occupancy	<p><u>Up to 2 bedrooms</u></p> <p>Minimum 1 off-street covered car parking space on the property for each dwelling located entirely on the subject land.</p> <p><u>Dwellings of 3 or more bedrooms</u></p> <p>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.</p>		<p>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.</p> <p>Carports must share the same roofline, design and materials as the primary dwelling.</p>
Dwelling House	<p><u>Up to 2 bedrooms</u></p> <p>Minimum 1 space per dwelling</p> <p><u>Dwellings of 3 or more bedrooms</u></p> <p>Minimum 2 spaces per dwelling</p>	<p><u>Up to 3 bedrooms</u></p> <p>Minimum 1 space per dwelling</p> <p><u>Dwellings of 4 or more bedrooms</u></p> <p>Minimum 2 spaces per dwelling</p>	<p>Parking of 1 vehicle behind one another in a stacked arrangement is acceptable but must be entirely on the subject land (stacked parking).</p> <p>Carports must share the same roofline, design and materials as the primary dwelling.</p>

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Educational Establishments	<p><u>Primary Schools</u> 1 space per staff member (peak staff level) PLUS 1 space per 50 students PLUS adequate student set down/pick up areas for students.</p> <p><u>Secondary Schools</u> 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.</p> <p><u>Tertiary Schools & Colleges</u> Subject to individual parking assessment inclusive of considerations regarding parking and turning areas for any auditoriums or sportsgrounds.</p>		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 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.
Housing for Seniors <i>(a) Self-contained units (subsidised)</i>	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
<i>(b) Self-contained units (resident funded developments)</i>	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
<i>(c) Hostel, Nursing and Convalescent Home</i>	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		

Industry (includes light industry and heavy industry)	<p><u>Industrial floor space</u> 1 space per 100m² (including mezzanine storage)</p> <p><u>Warehouse</u> 1 space per 300m² (including mezzanine storage)</p> <p><u>Local distribution/warehouse units (e.g. Industrial unit complex or business park complex in E3, E4 and E5 zone)</u> 1 space per 75m² (including mezzanine storage)</p> <p><u>Ancillary office space</u> Minimum 1 space per 40m²</p> <p><u>Ancillary retail space</u> Minimum 1 space per 30m²</p>	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	<p>The 3 spaces per practitioner include 2 patient car spaces.</p> <p>Additional land uses will be considered under elements are assessed under the separate retail parking rate.</p>	
Shop top housing	<p><u>Shop top housing Residential Component</u> <u>Up to 3 bedrooms</u> minimum 1 space per dwelling <u>Dwellings of 4 or more bedrooms</u> minimum 2 spaces per dwelling</p> <p><u>Commercial Component</u> Calculated based on relevant land use parking rate contained in this table.</p>	<p><u>Shop top housing Residential Component</u> <u>1-2 Bedrooms</u> 0 spaces required <u>Dwellings of 3 or more bedrooms</u> minimum 1 space per dwelling</p> <p><u>Commercial Component</u> Calculated based on relevant land use parking rate contained in this table.</p>	<p>Peak retail parking and visitor parking times is not likely to clash, residential visitors will be able to utilise the retail parking spaces.</p> <p>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)</p> <p>NB: Does not apply to shop top housing that is defined as a residential flat building (buildings which contain 3 or more dwellings)</p>

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	<p><u>Residents</u> 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) <u>Visitor</u> Minimum 1 space per 5 units or part thereof</p>	<p><u>Residents</u> 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) <u>Visitor</u> Maximum 1 space per 5 units or part thereof</p>	<p>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.</p>
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).	<u>*Tamworth CBD and Bridge Street areas only</u> Minimum 1 space per 15m ² GFA (including outside seating/ beer garden areas).	*Elsewhere, the parking rates for unmapped areas apply
Recreation Facility <i>Squash Courts</i> <i>Tennis Courts</i> <i>Bowling Alleys</i>	<p>Minimum 3 spaces per court Minimum 3 spaces per court Minimum 3 spaces per court</p>		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.
<i>Bowling Greens</i>	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	
<i>Gymnasiums</i>	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	<p><u>Residents</u> 1 - 2 bedrooms - Minimum 1 space per dwelling 3+ bedrooms - Minimum 2 spaces per dwelling</p> <p><u>Visitor</u> Minimum 1 space per 5 dwellings</p>	<p><u>Residents</u> 1 bedroom - Minimum 0.6 space per dwelling 2+ bedrooms - Minimum 1 space per dwelling</p> <p><u>Visitor</u> Minimum 1 space per 5 dwellings</p>
Restaurants or Café	1 space per 10m ² GFA	Minimum 1 space per 20m ² GFA
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	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".
Roadside Stall	Minimum of 4 off-street parking spaces	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.

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 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.
Self-storage	MLA	Office Parking	Storage Area Parking*	Staff Parking	Trailer/Ute Parking	Total Parking	<p>*Ranch style sites will not require designated storage area parking as vehicles in these sites will park in aisles adjacent to their storage units; 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.</p> <p>Staff vehicle parking can be located in either the office or storage area car parking area.</p>
	0-3,000m ²	1	2	2	1	6	
	3,000m ² -6,000m ²	2	5	2	1	10	
	6,000m ² -9,000m ²	3	5	2	1	11	
Service Station	<p>4 spaces per work bay (NB: stack parking acceptable for vehicle repair workshop)</p> <p>PLUS 1 space per 20m² GFA of a convenience store</p> <p>PLUS 1 space per 10m² GFA of a restaurant / café</p>						<p>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.</p> <p>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.</p>

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.
<i>(a) Shops < 1000m² GFA</i>	1 space per 25m ² GFA	
<i>(b) Shops > 1000m² GFA (includes supermarkets, department stores, regional shopping complexes, etc)</i>	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	<p>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.</p> <p>If treatment is provided to large animals, loading and parking provision for heavy vehicles and vehicles towing trailers is required.</p>

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 – Parking Mapped Area



Tamworth CBD – Parking Mapped Area



Bridge Street – Parking Mapped Area





Tamworth Regional Development Control Plan 2010

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	<ul style="list-style-type: none"> All developments shall demonstrate compliance with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>. 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	<ul style="list-style-type: none"> 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 <i>State Environmental Planning Policy (Industry and Employment) 2021</i> Chapter 3 and Schedule 5 Assessment Criteria. "Special promotional advertisements" may be installed in accordance with clause 25 of <i>SEPP 64 – Advertising and Signage</i> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Portable signs within public footways and road reserves including variable message signs, A Frame and Sandwich Boards; Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; A roof sign or wall sign projecting above the roof or wall to which it is affixed; Flashing or intermittently illuminated signs; Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; Signs fixed to trees, lights, telephone or power poles; Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; 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; Numerous small signs and advertisements carrying duplicate information; and Overhead banners and bunting, except in the form of temporary advertisement.
Farm Stay Accommodation	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> An Environmental Values Locality Map must be prepared - Refer also to <i>Step 2: Type of Development - Subdivision Controls</i>. Biodiversity Protection controls contained in <i>Step 2: Type of Development - Subdivision Controls</i> 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. A Visual Impact Assessment must be prepared (including an assessment of night lighting) of all components of the development on surrounding residences and key locations, scenic or significant vistas and road corridors in the public domain.

	<ul style="list-style-type: none"> • If the development is located on or adjacent to rural zoned land, provide an Agricultural Impact Assessment, prepared by a suitably qualified person which includes (but not limited to): <ul style="list-style-type: none"> ○ Land and soil capability mapping; ○ Consultation with neighbouring landholders to identify potential project impacts (if any) on immediately adjacent land; ○ A description of project impacts (if any) on immediately adjacent land; and ○ Measures to be implemented to reduce impacts on neighbouring agricultural land.
Urban Heat Island Effect	<ul style="list-style-type: none"> • 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.

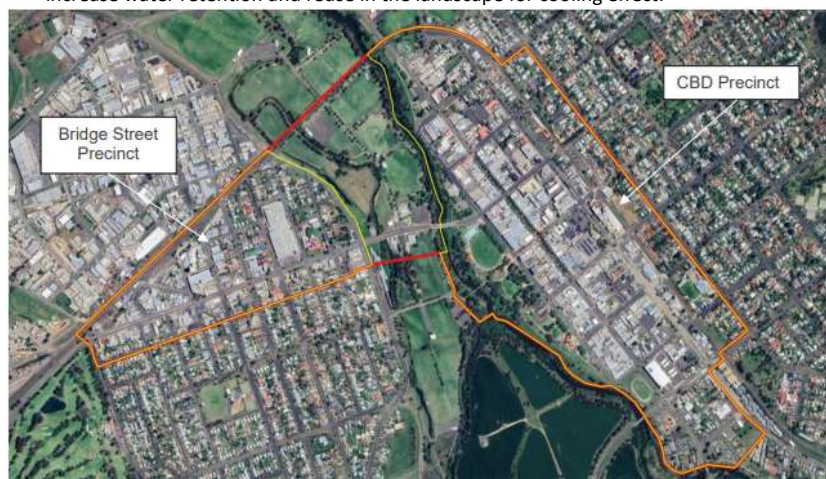


Figure 1 – Urban Heat Island Map - CBD precinct east of the river and Bridge Street precinct west of the river



Tamworth Regional Development Control Plan 2010

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

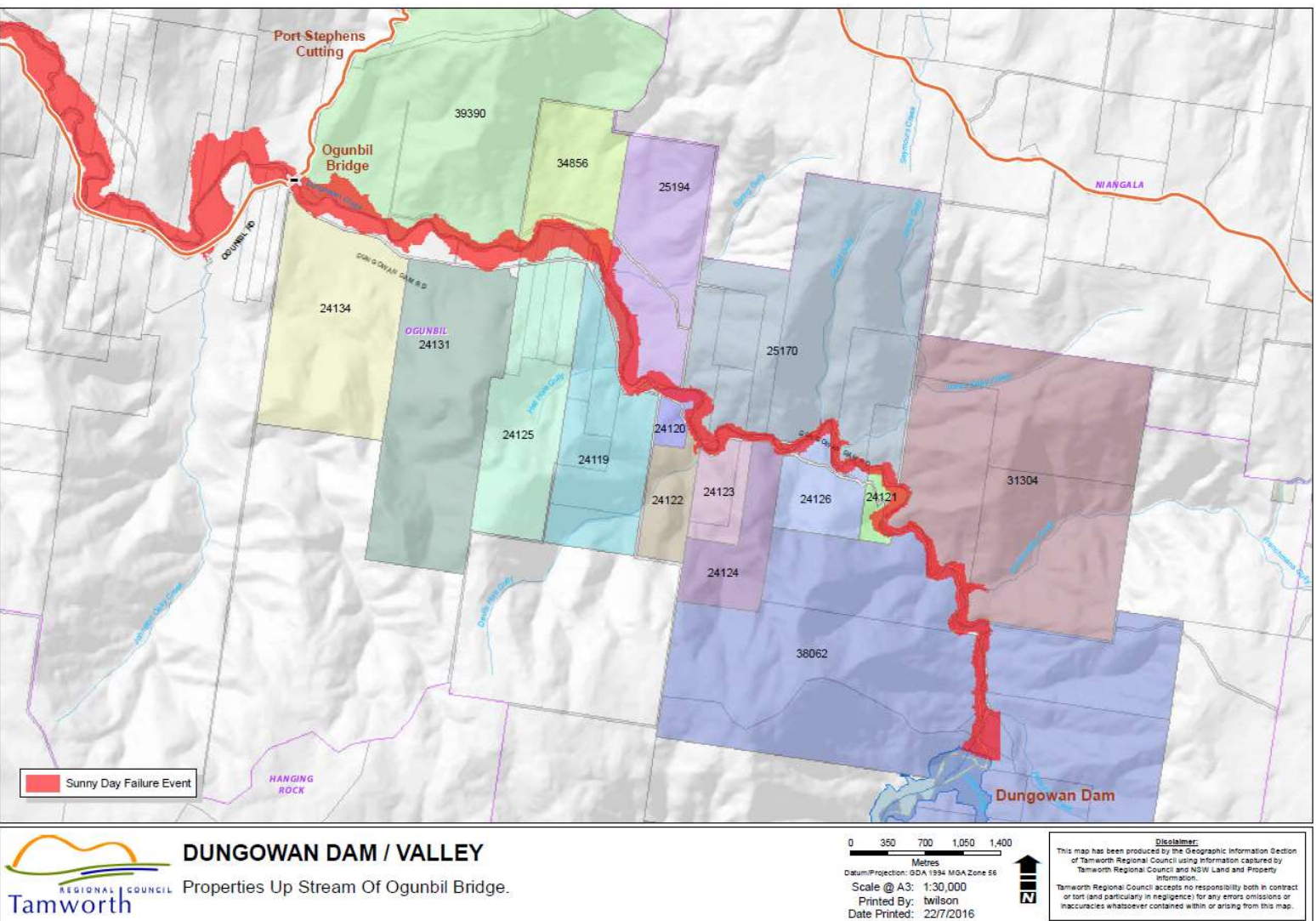
Development on Flood Affected Land

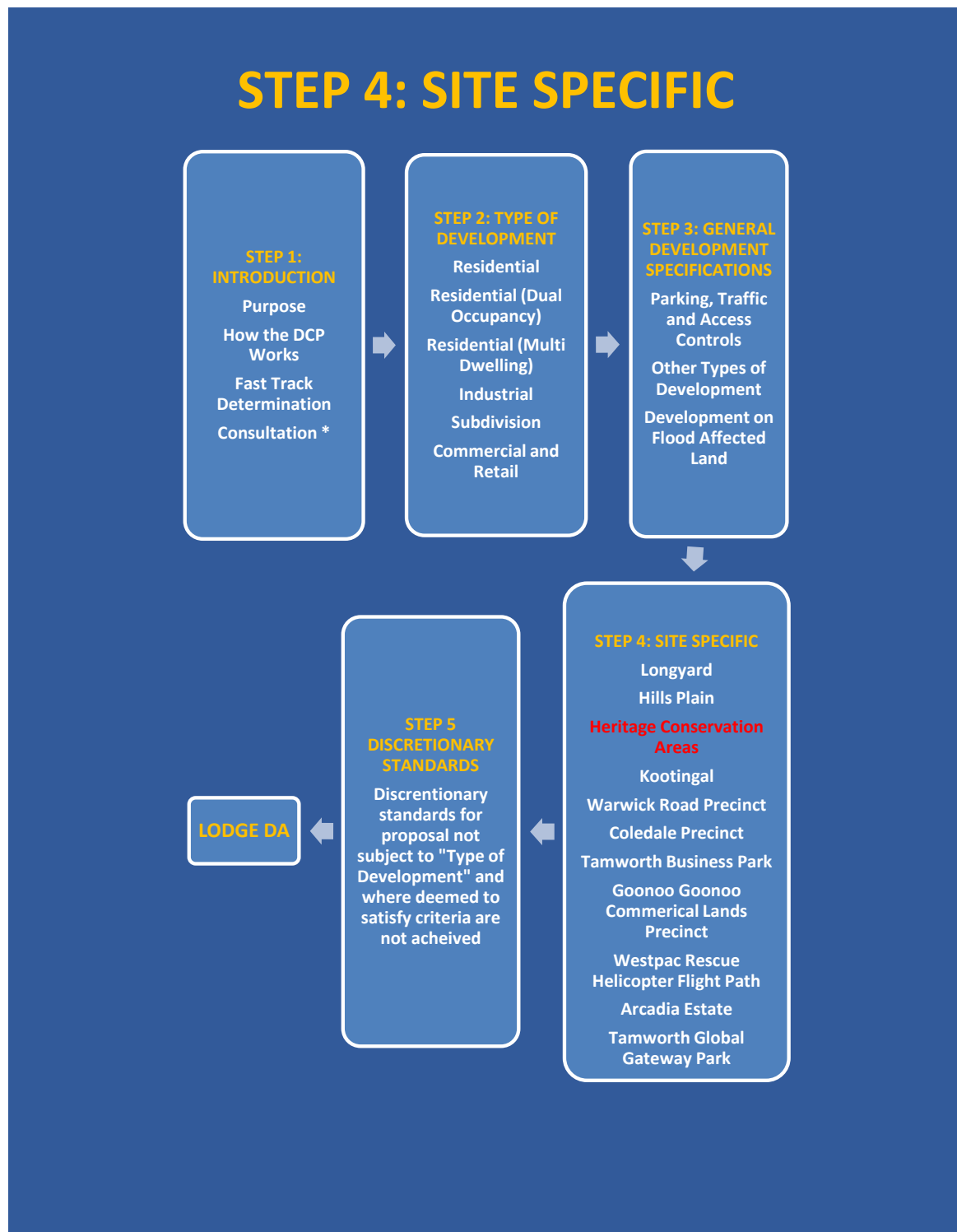
These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.

Is land flood affected?	<p>Council has adopted the 1% annual exceedance probability (AEP) Flood plus 0.5m as its Flood Planning Level (FPL).</p> <p>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.</p> <p>Land below the Flood Planning Level is referred to as the “flood planning area” (FPA).</p> <p>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:</p> <ol style="list-style-type: none"> 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 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 100m². 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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







Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Longyard Business Precinct

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

Land Use	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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

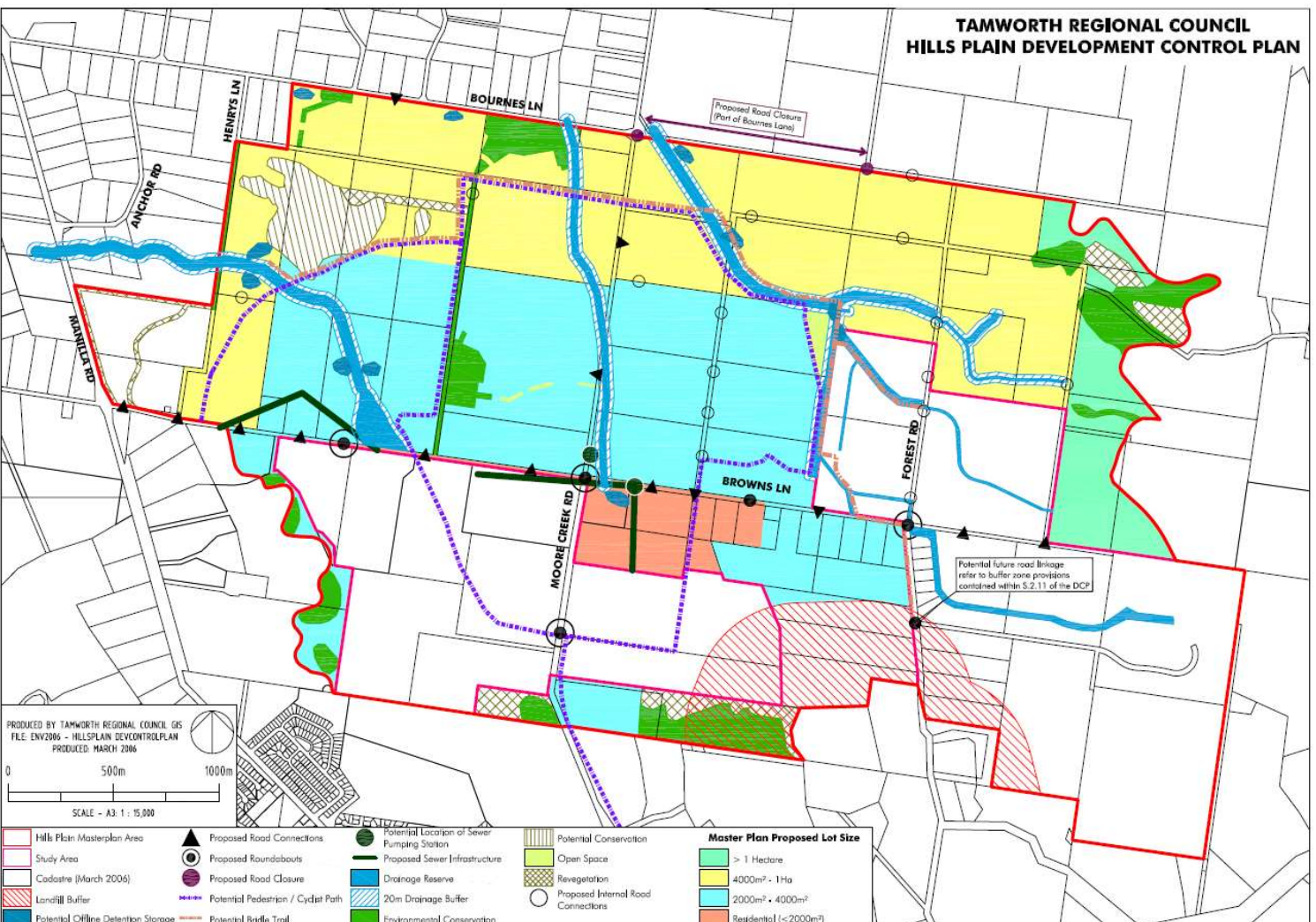
These are the 'deemed to satisfy' controls relating to development in Hills Plain. Please note

Step 2 – Type of Development requirements may also apply to your development.

Road Design	<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">○ 5 metre widening both sides of Moore Creek Road○ 5 metre widening both sides of Browns Lane○ 7 metre widening to the southern side of Bournes Lane (being that section of Bournes Lane located west of the Moore Creek Road intersection).○ roundabout at Browns Lane/Moore Creek Road○ intersection upgrade at Bournes Lane/Moore Creek Road○ 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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 – 2000m² or W – 4000m².

Ecology	<ul style="list-style-type: none">• 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 <i>Environmental Conservation</i> 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• All lots within Hills Plain are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.
Geology	<ul style="list-style-type: none">• Development shall demonstrate building envelopes and footprints are not affected by subsurface caverns and dolines.
Landfill Buffer	<ul style="list-style-type: none">• 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





Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Heritage Conservation Areas

These are the development controls relating to development within **Heritage Conservation Areas** as identified on the **Tamworth Regional Local Environmental Plan** Maps. Please note, **Step 2 - Type of Development** requirements may also apply to your development.

Aims	<ul style="list-style-type: none"> The locations identified in the Heritage Conservation Areas have been identified as possessing unique character, based on - <ul style="list-style-type: none"> 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 and Heritage Conservation Areas are defined in the Tamworth Local Environmental Plan 2010 and development applications require consideration of the requirements of clause 5.10.
Subdivision	<ul style="list-style-type: none"> Subdivision proposals must be consistent with the prevailing subdivision pattern. Subdivision of a property containing a heritage item must: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 – <ul style="list-style-type: none"> 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 - <ul style="list-style-type: none"> 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 - <ul style="list-style-type: none"> 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 - <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Adaptive reuse of a building must: <ul style="list-style-type: none"> Retain all significant fabric of the heritage listed building. Retain the general appearance of the building so that its original role can be readily interpreted.
Fencing to Heritage Items	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Design shall give consideration to the following - <ul style="list-style-type: none"> New development must have a hipped or gabled roof without unnecessary secondary projections. 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. Openings in visible frontages must retain a similar ratio of solid to void as to that established by the original older buildings. 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. The quality and quantity of existing street front garden landscaping must be maintained. Siting of new development shall give consideration to the following - <ul style="list-style-type: none"> New development must be aligned to the predominant building line and must provide for the retention of curtilages around heritage buildings. Where there is no identifiable setback pattern, new buildings should be setback at the same distance from the street as the adjoining properties. New development must be sited behind the building line of any adjoining heritage item. 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 - <ul style="list-style-type: none"> Bricks of mixed colours (mottled) and textured 'sandstock' bricks are not permitted. 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. Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas.
New Ancillary Structures	<ul style="list-style-type: none"> Any ancillary structures (e.g. carport, garage, shed) must: <ul style="list-style-type: none"> not be located between the main dwelling front building line and the street frontage; be no greater than one storey with an attic; must be constructed of materials complementary to the main dwelling. Colourbond wall sheeting is not permitted; be located between the rear of the dwelling and the rear boundary. Garages must: <ul style="list-style-type: none"> have simple rectangular plans; have doors restricted to single car width; have a roof form which is gabled or hipped with roof pitch equal or less than that of the main dwelling; be detached from the existing house; be set to the rear of the dwelling; constructed of materials of simple character i.e. weatherboards, vertical shiplap boards and corrugated metal roof sheeting; on sloping sites be located in the basement. Carports must: <ul style="list-style-type: none"> be of timber frame construction. Standard steel frame carports and garages are not appropriate; have a roof pitch slightly lower than that of the main building – generally 25 – 30°; be detached from the existing house; be set to the rear of the dwelling.



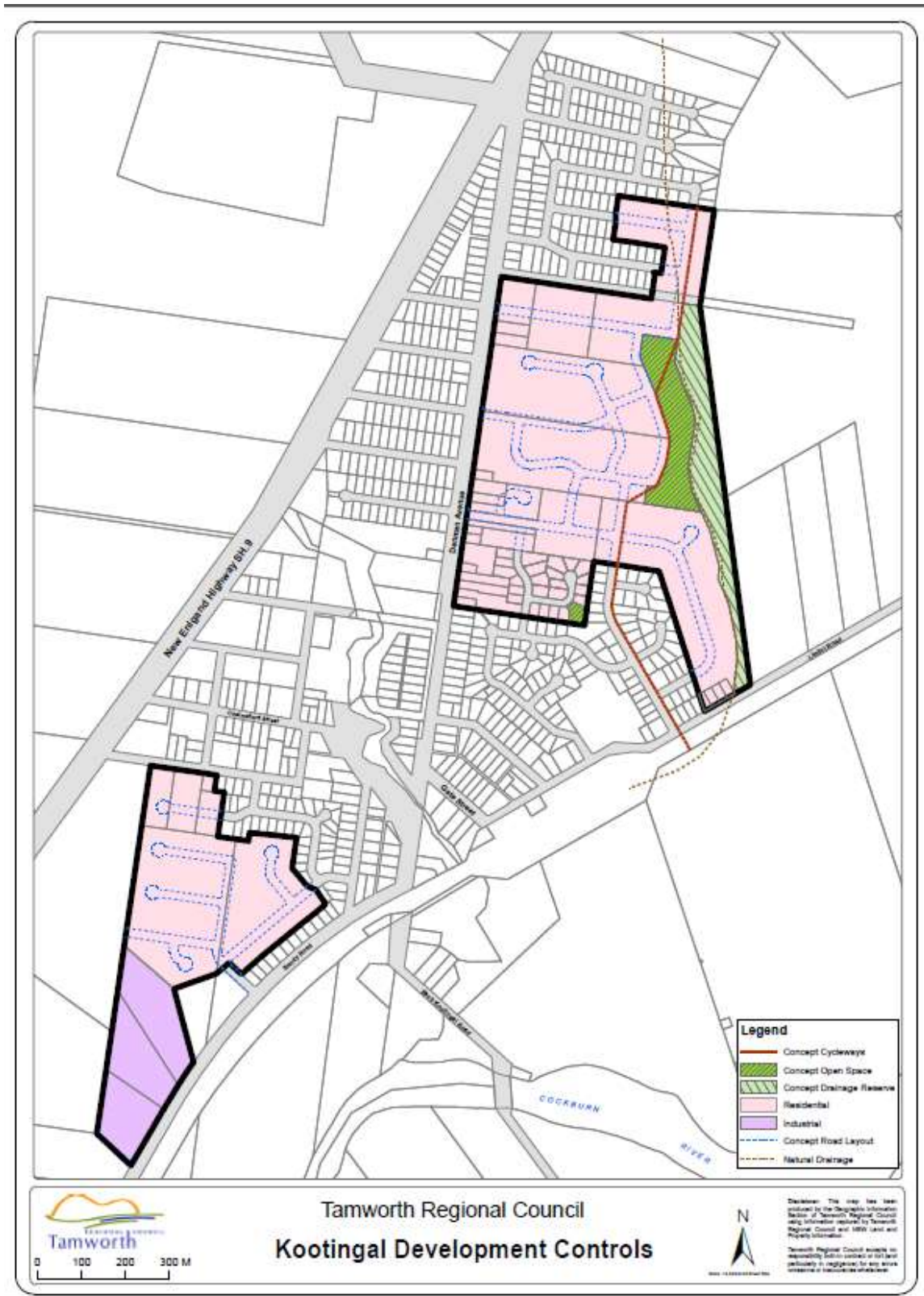
Tamworth Regional Council Development Control Plan 2010

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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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.





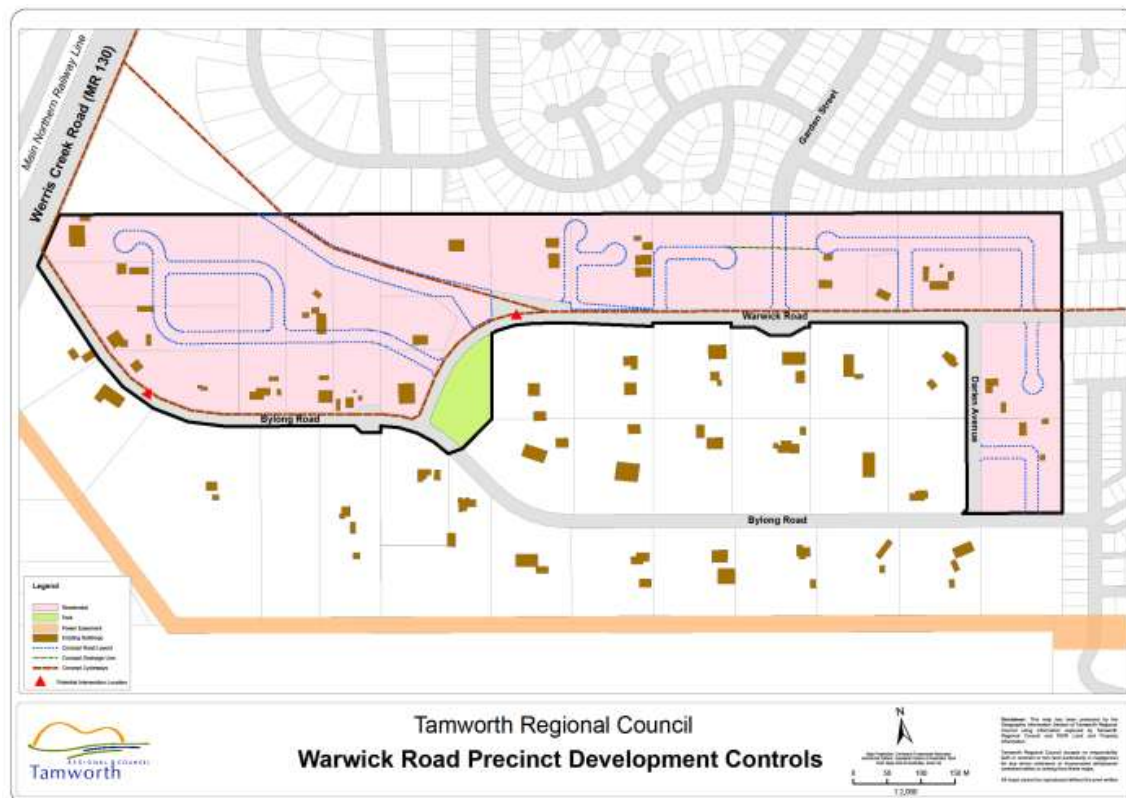
Tamworth Regional Council Development Control Plan 2010

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	<ul style="list-style-type: none"> Any subdivision development will require Open Space arrangements in accordance with the applicable Section 94 Contributions Plan.
Drainage	<ul style="list-style-type: none"> Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.
Road Design and Network	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> approximately 7 metre widening of sections of Warwick Road. intersection upgrades along Warwick Road. intersection upgrades along Bylong Road.
Salinity	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.





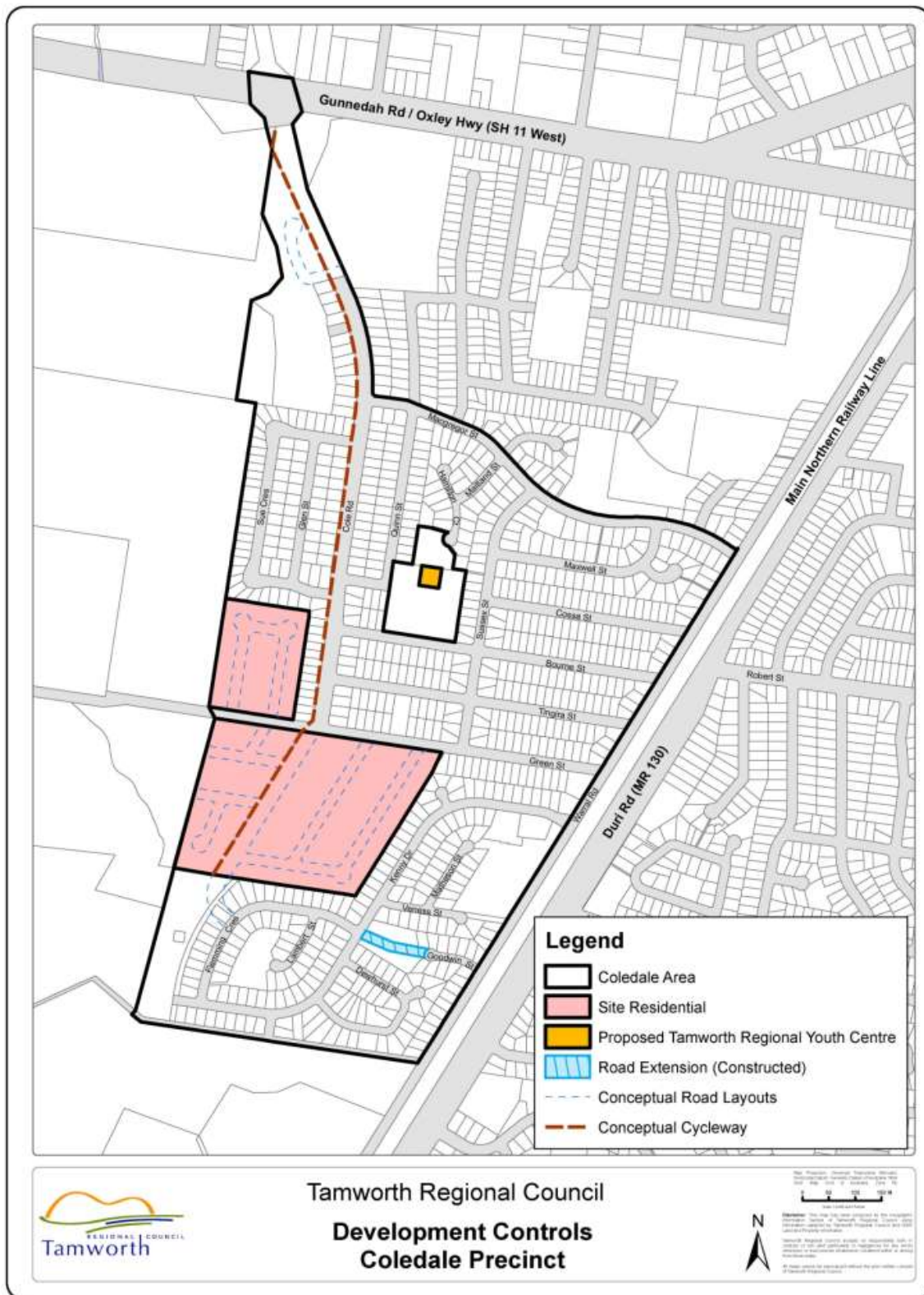
Tamworth Regional Council Development Control Plan 2010

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	<ul style="list-style-type: none">Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Coledale DCP Map (below).
Drainage	<ul style="list-style-type: none">Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.
Road Design and Network	<ul style="list-style-type: none">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:<ul style="list-style-type: none">development of sections and extensions to Cole Road.intersection upgrades along Green Street.intersection upgrades along Gunnedah Road.
Landscaping	<ul style="list-style-type: none">The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.
Aboriginal Heritage	<ul style="list-style-type: none">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.





Tamworth Regional Development Control Plan 2010

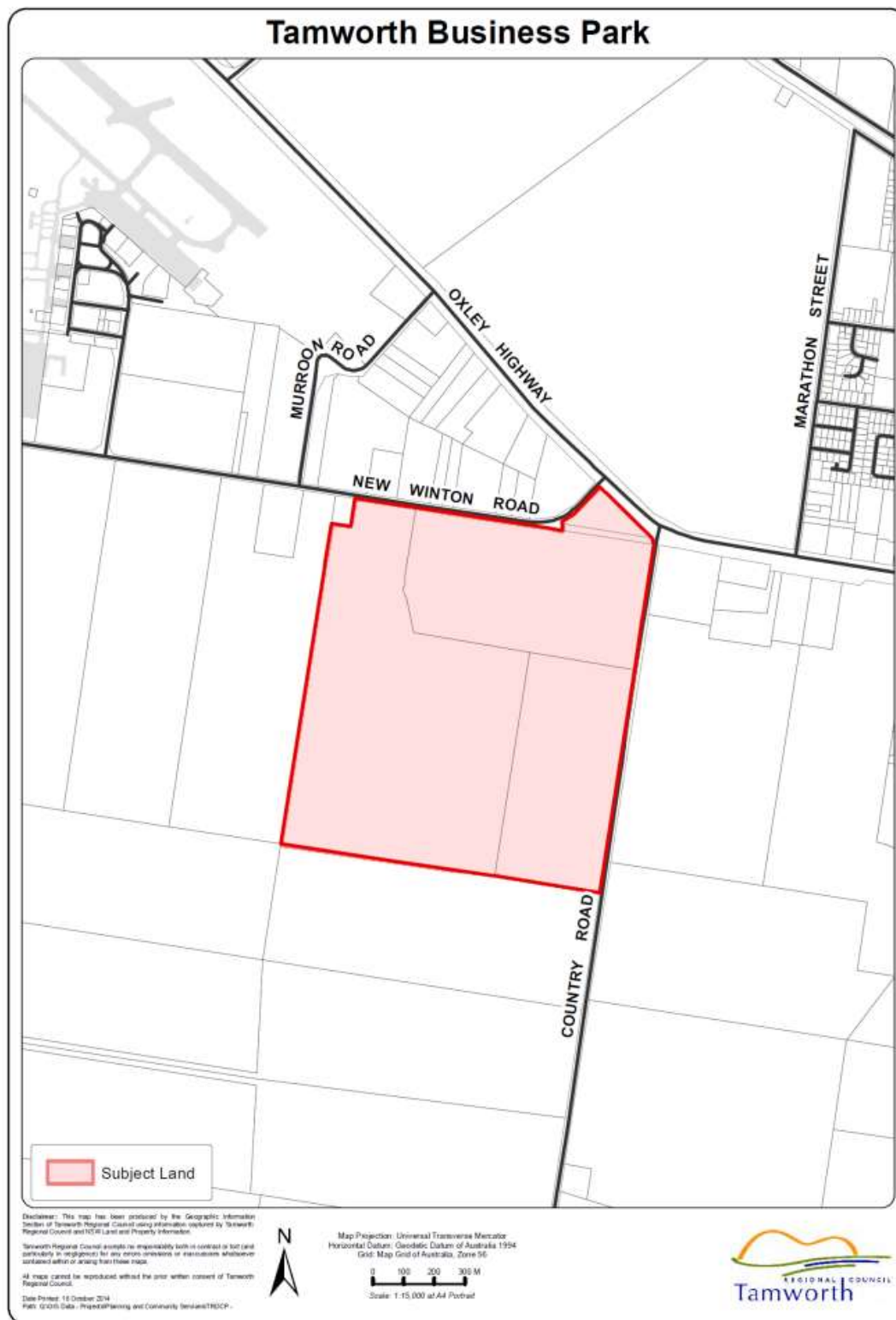
STEP 4: SITE SPECIFIC

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.

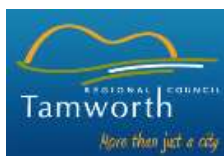
Industrial Development Controls Chapter	<ul style="list-style-type: none"> Development within the Tamworth Business Park is required to comply with the Industrial Development Controls Chapter, except as otherwise nominated below. 								
Building Setbacks	<ul style="list-style-type: none"> The following front building setbacks must be maintained <table border="1"> <thead> <tr> <th>Location</th><th>Distance</th></tr> </thead> <tbody> <tr> <td>New Winton Road</td><td>15m</td></tr> <tr> <td>Country Road</td><td>5m</td></tr> <tr> <td>All other roads</td><td>5m</td></tr> </tbody> </table>	Location	Distance	New Winton Road	15m	Country Road	5m	All other roads	5m
Location	Distance								
New Winton Road	15m								
Country Road	5m								
All other roads	5m								
Design	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Refer to <i>Step 3: General Development Specifications – Parking, Traffic and Access Controls</i>
Noise	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • The allotments located on Country Road are prohibited from: <ul style="list-style-type: none"> ○ 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.



STEP

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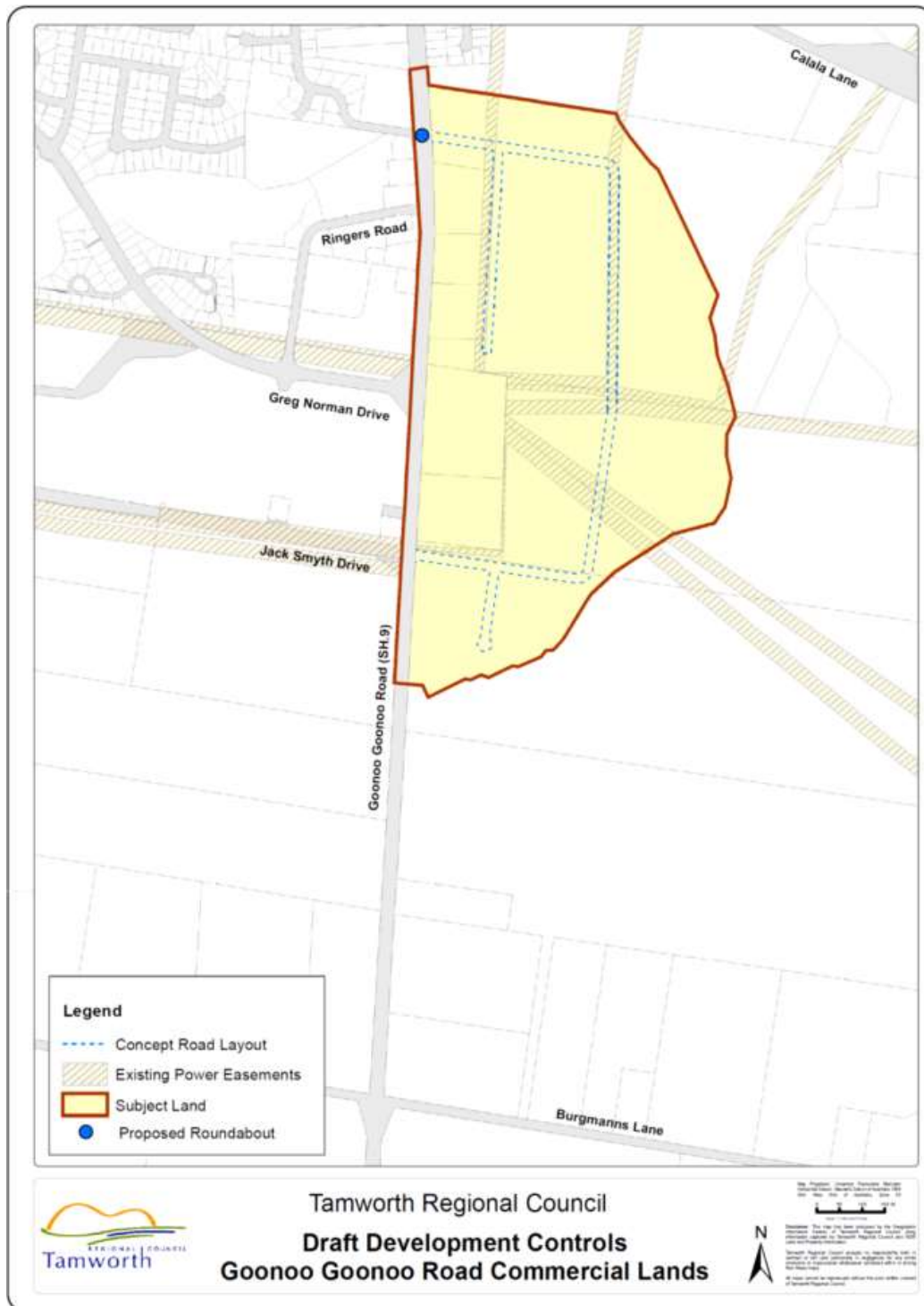
Tamworth Regional Council Development Control Plan 2010

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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Goonoo Goonoo Road Commercial Lands DCP Map.
Drainage	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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:<ul style="list-style-type: none">at Jack Smyth Drive; andat 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	<ul style="list-style-type: none">A landscaping plan that details the species selected, maturity at planting, location and ultimate height shall be submitted with the development application.



Tamworth Regional Development Control Plan 2010



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° 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 amenity, 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	<ul style="list-style-type: none">• Any development is required to comply with the applicable Development Control's Chapter, except as otherwise nominated below.
Subdivision	<ul style="list-style-type: none">• 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

STEP 4: Site Specific (Arcadia Estate)

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- 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.

	Controls																					
Setbacks	<ul style="list-style-type: none">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>		Building facade fronting road	Building facade fronting open space or Burkes Gully (rear laneway vehicle access)	Front Setback	4.5m	3.5m	Articulation Zone	3.0m	2.0m	Setback to Garage	5.5m and 1m behind building line	0.5m	Rear Setback	6m	6m	Side Setback (detached)	BCA	BCA	Secondary Street frontage	2m	2m
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	Side Setback (detached)	BCA	BCA																			
	Secondary Street frontage	2m	2m																			
Examples of the setback controls are shown in Figure 5.																						
Articulation Zone	<ul style="list-style-type: none">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.																					
	Private Open Space	<ul style="list-style-type: none">Must have a minimum area of 24m² and have a minimum dimension of 4m.Must be accessible from the main internal living area.																				

		<ul style="list-style-type: none"> The principle open space area must not include utilities or storage areas but can include hard landscaped areas and outdoor living areas.
	Solar Access	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Upper-level openings on side facades which are less than 3m from a neighbouring dwelling must be; <ul style="list-style-type: none"> At least 1.5m above the floor level; OR Screened; OR 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	<ul style="list-style-type: none"> 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 <u>'Urban Street Tree Management Plan'</u> is a guide for suitable tree species selection.
	Site Coverage	<ul style="list-style-type: none"> 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.

Parking & Garages	<ul style="list-style-type: none"> Parking arrangements for each dwelling are as follows; <table border="1"> <thead> <tr> <th>Number of bedrooms in each dwelling</th><th>Minimum Parking spaces per dwelling</th></tr> </thead> <tbody> <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> </tbody> </table> <ul style="list-style-type: none"> 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 	Number of bedrooms in each dwelling	Minimum Parking spaces per dwelling	1	1 (enclosed)	2	1 (enclosed)	3	2 (1 enclosed)
Number of bedrooms in each dwelling	Minimum Parking spaces per dwelling								
1	1 (enclosed)								
2	1 (enclosed)								
3	2 (1 enclosed)								
Fences	<ul style="list-style-type: none"> 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. 								
Water Sensitive Essentials	<ul style="list-style-type: none"> Developments must comply with the Water Sensitive Essentials nominated in both the General Housing & Ancillary Structures Development Controls Chapter. 								
S7.11 Contributions	<ul style="list-style-type: none"> Medium density developments located in the compact lot areas and corner lots may apply for the waiving of section 7.11 Contributions. 								

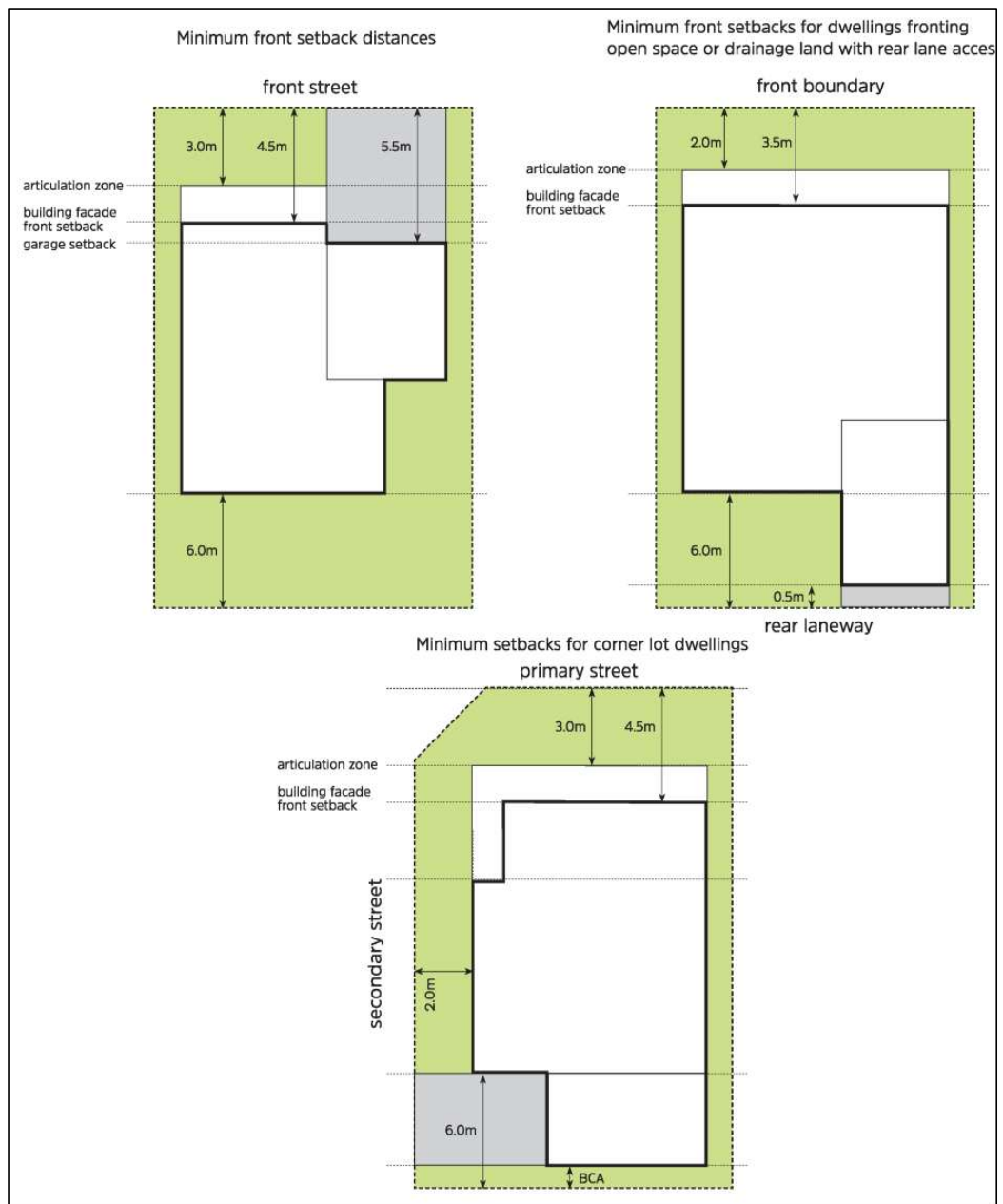


Figure 5 – Compact Lots

Dual Occupancy and Multi Dwelling Development	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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.

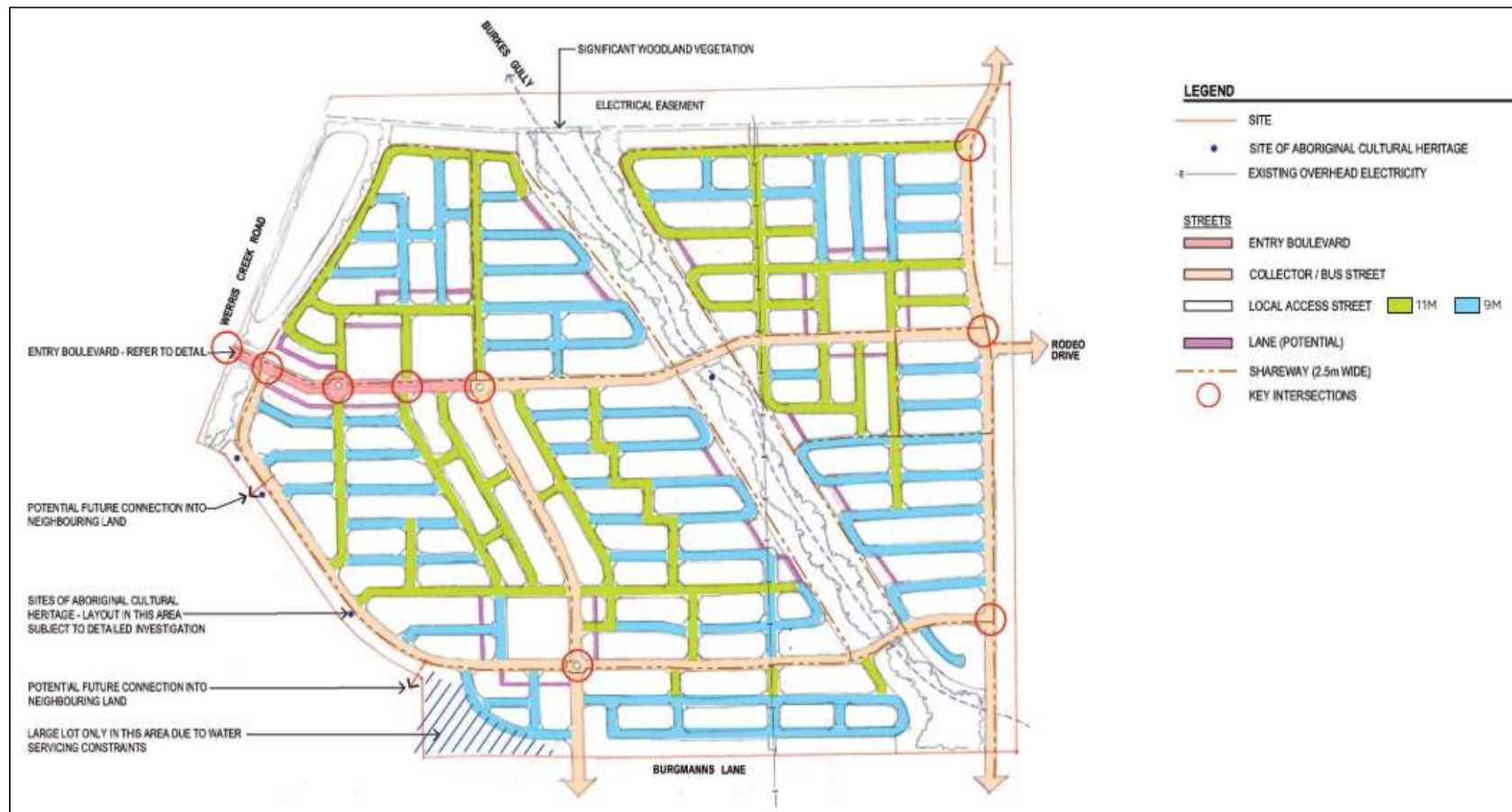


Figure 6 – Road network

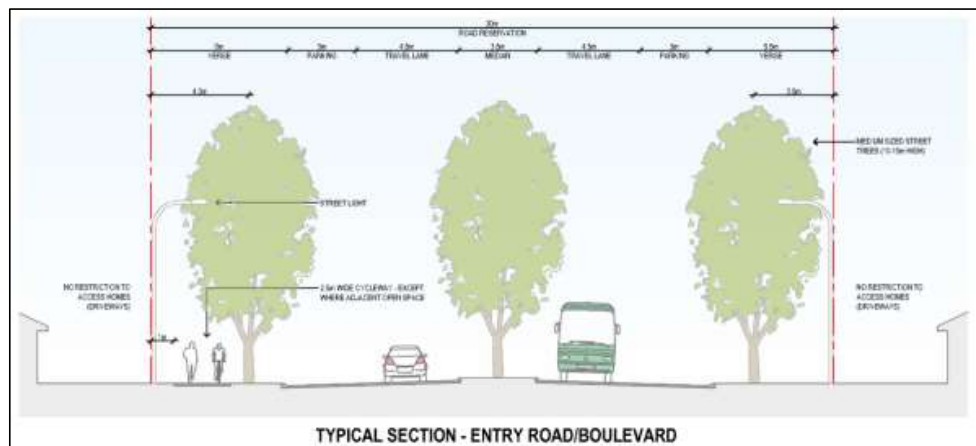


Figure 7 – Typical Section – Entry road/boulevard

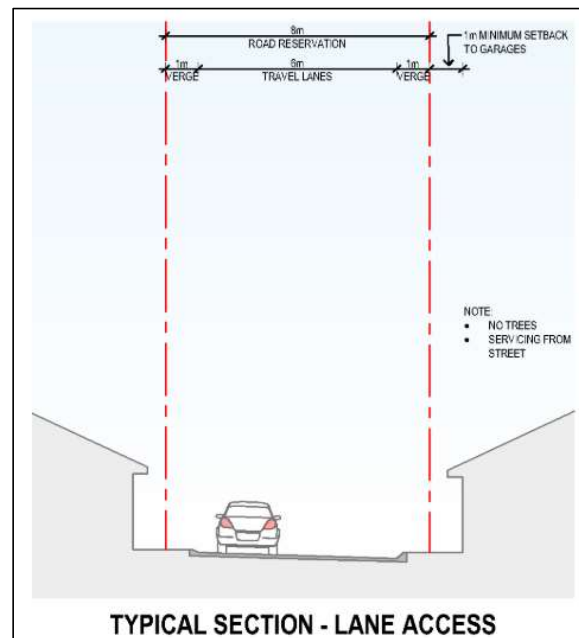


Figure 8 – Typical Section – Lane Access

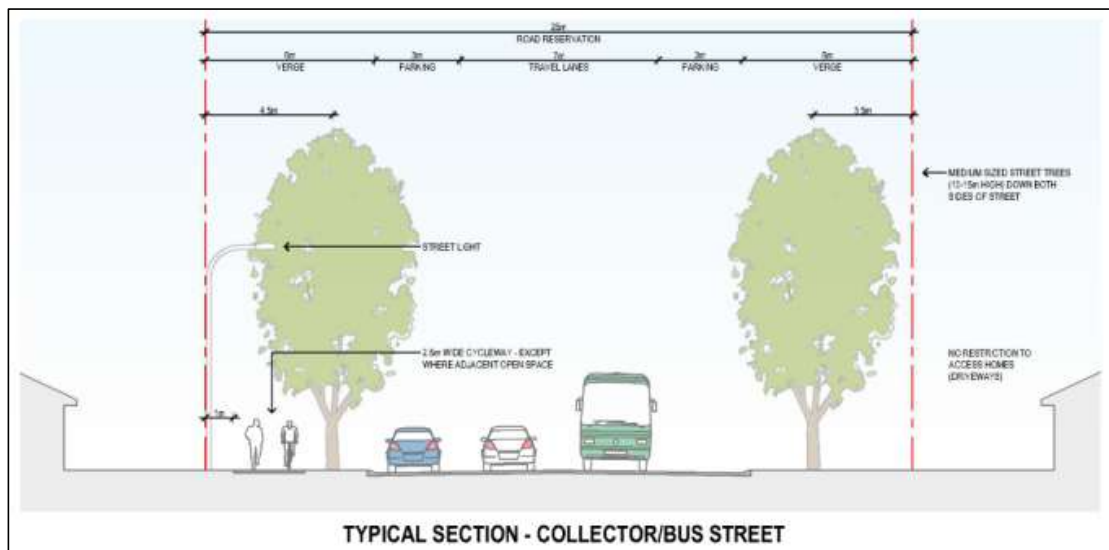


Figure 9 – Typical Section – Collector/Bus Street

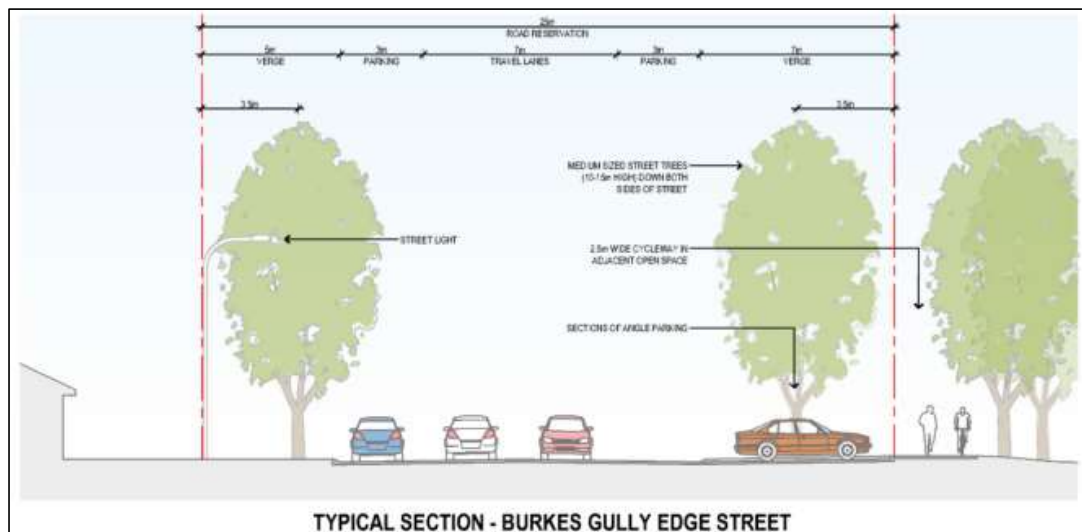


Figure 10 – Typical Section – Burkes Gully Edge Street

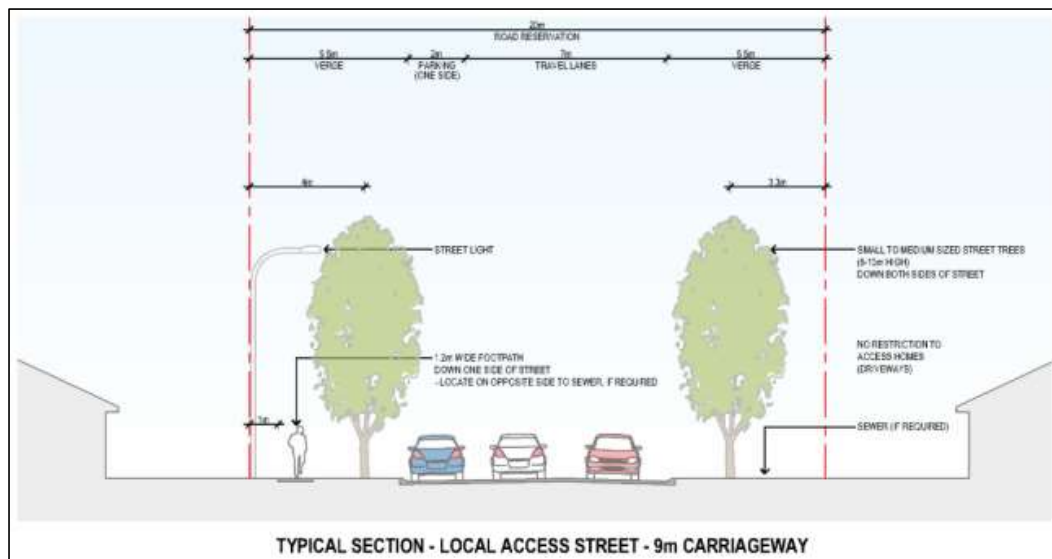


Figure 11: Typical Street Sections – Local Access Street (9m carriageway)

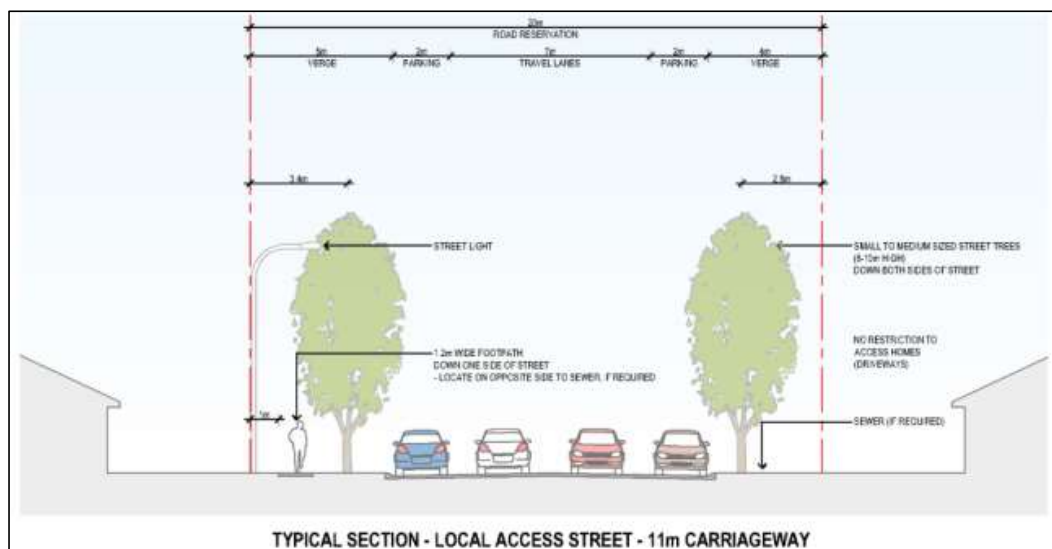


Figure 12: Typical Street Sections – Local Access Street (11m carriageway)

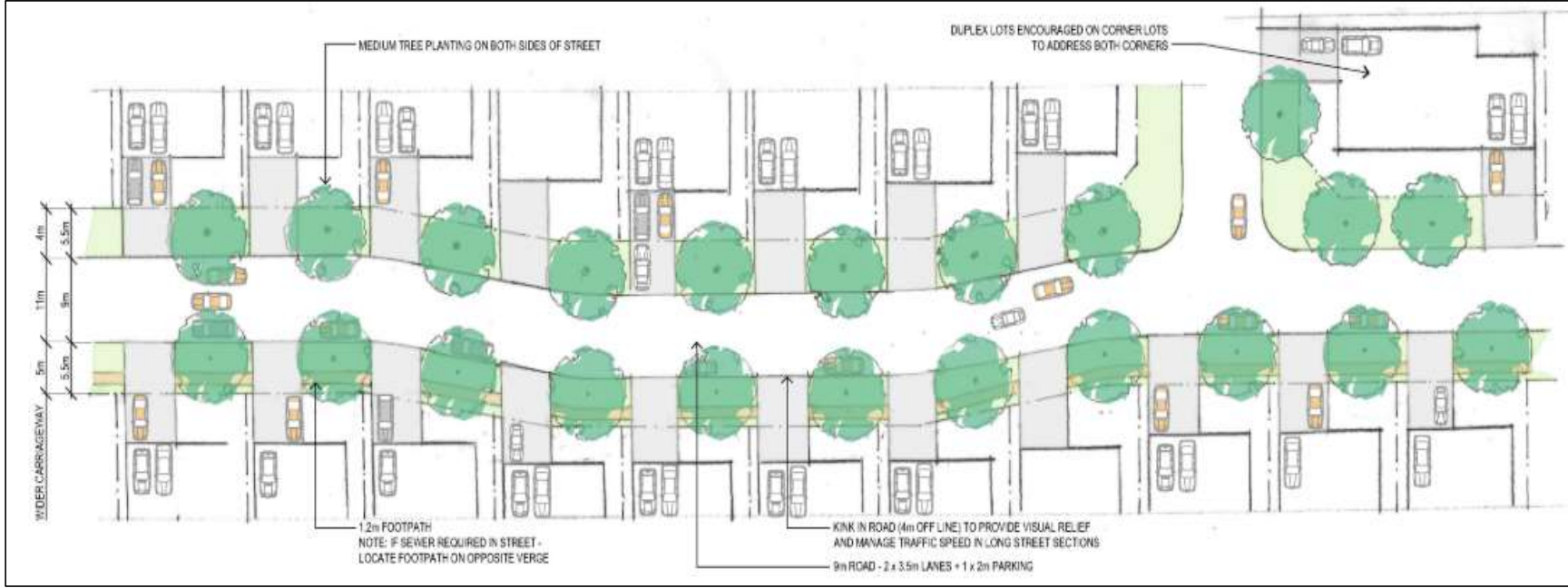


Figure 13: Local Street – Typical Plan and Section

Laneways	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Cycleways, shareways and other pedestrian facilities are to be generally consistent with Figure 14.
Public Open Space	<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">○ 2 parks to be located in western section each with an area of 2.5ha; and○ 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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

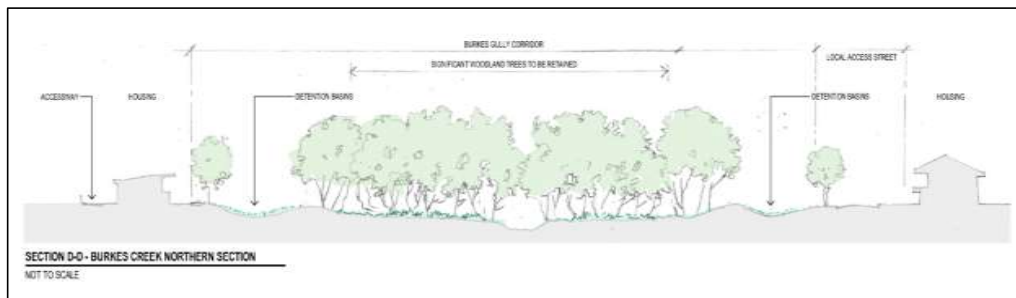


Figure 16: Burkes Gully corridor - northern section

Drainage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 4000m². Building Envelopes must be registered on the title of any lot greater than 4000m² 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 <i>AS3671 Acoustics – Road traffic noise intrusions – Building siting and construction</i>.

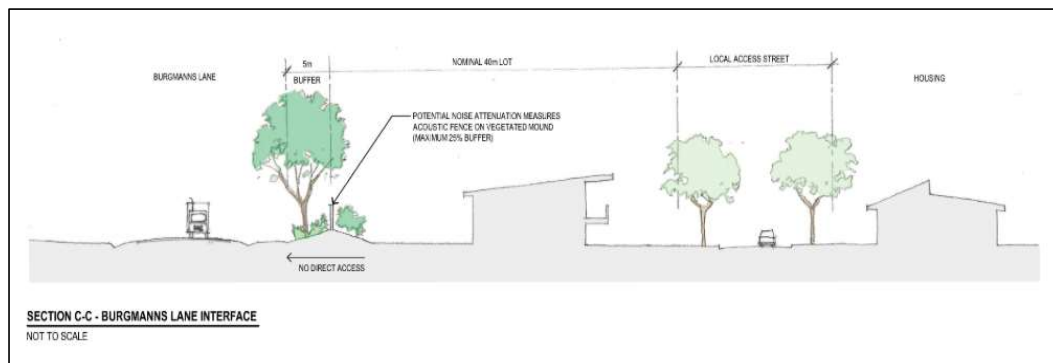


Figure 17: Burgmanns Lane Interface

Fencing	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> ○ 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.
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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.
-

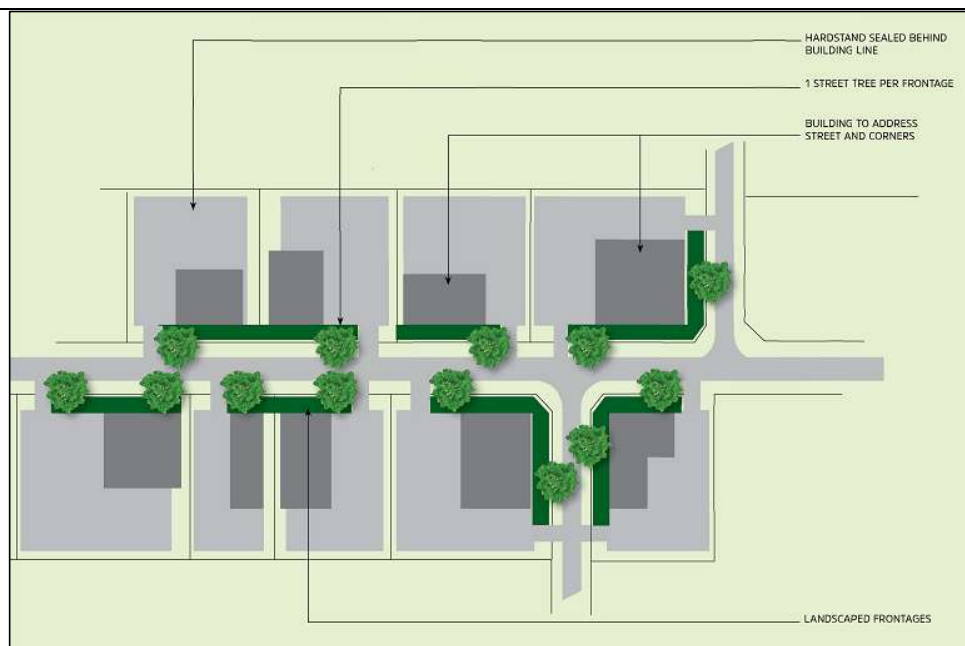


Figure 1: Typical Site Orientations

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.

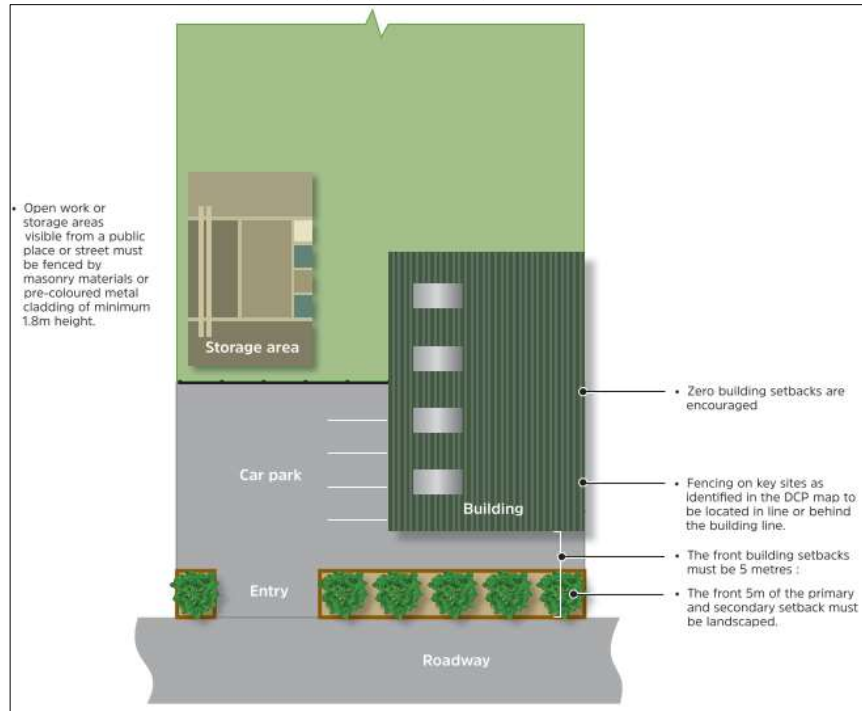


Figure 2: Typical Site Layout - Ring Road (Bandaar Drive) and Goddard Lane Sites only

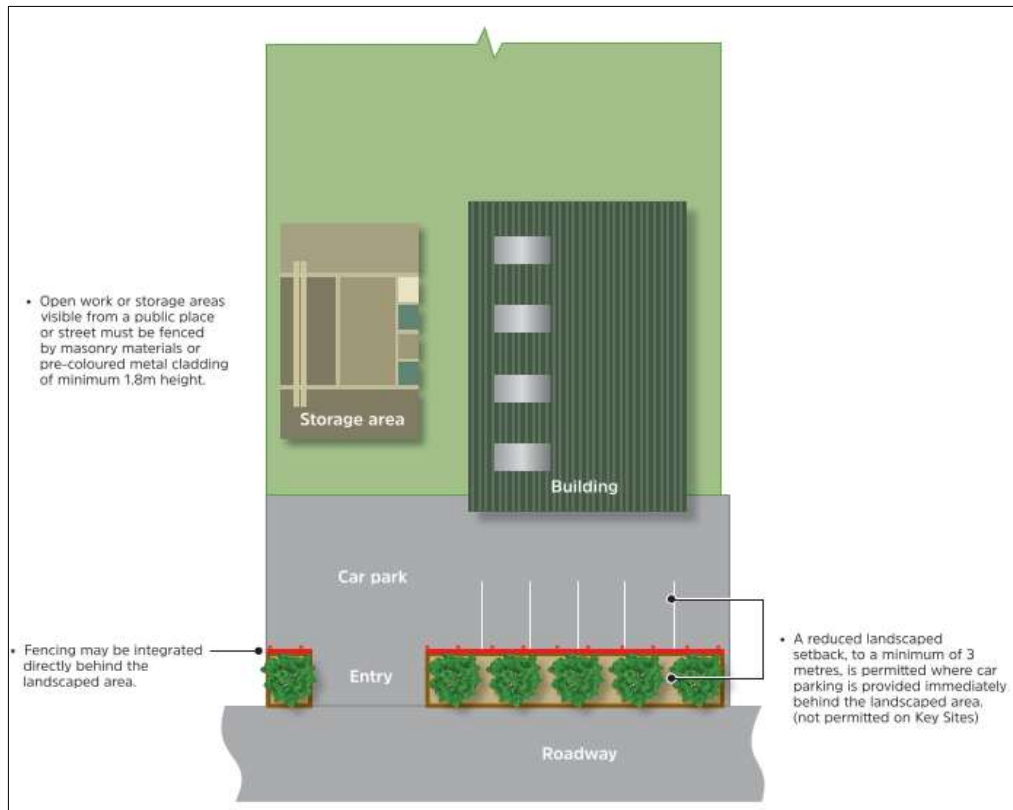


Figure 3: Typical Site Layout - All Sites other than Ring Road (Bandaar Drive) or Goddard Lane

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).

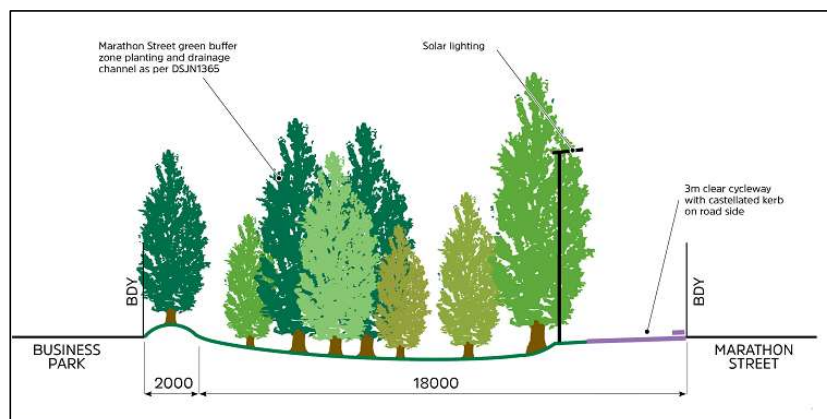


Figure 4: Marathon Street Landscape Buffer

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| Murroon Creek Corridor | <ul style="list-style-type: none"> • 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. |
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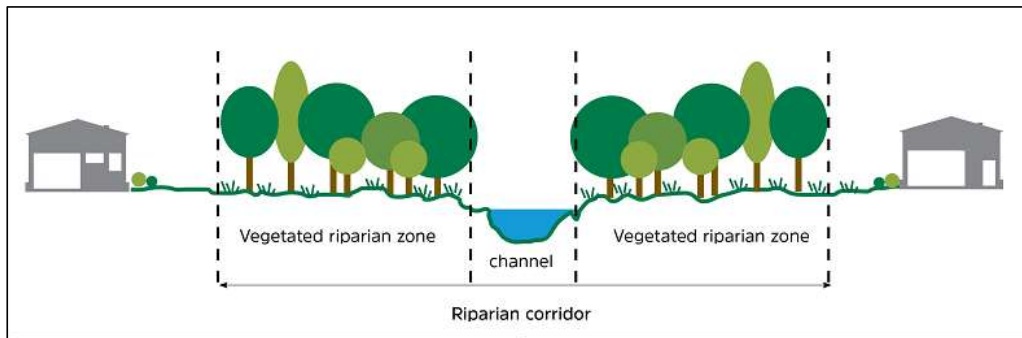


Figure 5: Murroon Creek Riparian Corridor

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|--------------------------------|--|---------------------|---------|-----------------------|----------|-----------------------------|------------------------------|---------------------------|----------------|-------------------|--------------------------|-------------------------|-------------------------|------------------|-----------------|-----------------------|-----------------|
| Central Ranges Pipeline | <ul style="list-style-type: none"> • 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 - <i>APA Safety Management Strategy dated 15 March 2018</i>). • 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: <table border="0" style="margin-left: 20px;"> <tr> <td>Child care centres;</td> <td>theatre</td> </tr> <tr> <td>Correctional centres;</td> <td>hospital</td> </tr> <tr> <td>Educational establishments;</td> <td>hotel or motel accommodation</td> </tr> <tr> <td>Entertainment facilities;</td> <td>medical centre</td> </tr> <tr> <td>Function centres;</td> <td>places of public worship</td> </tr> <tr> <td>Highway service centres</td> <td>respite day care centre</td> </tr> <tr> <td>Service stations</td> <td>retail premises</td> </tr> <tr> <td>home based child care</td> <td>seniors housing</td> </tr> </table> <p>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.</p> <ul style="list-style-type: none"> • Development applications subject to the Central Ranges Gas Pipeline development controls will not be fast tracked. | 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 |
| 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 | | | | | | | | | | | | | | | | |

Oxley Highway Buffer	Highway	<ul style="list-style-type: none"> • 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		<ul style="list-style-type: none"> • 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. <p><i>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.</i></p>



Figure 6: General Landscaping Arrangement

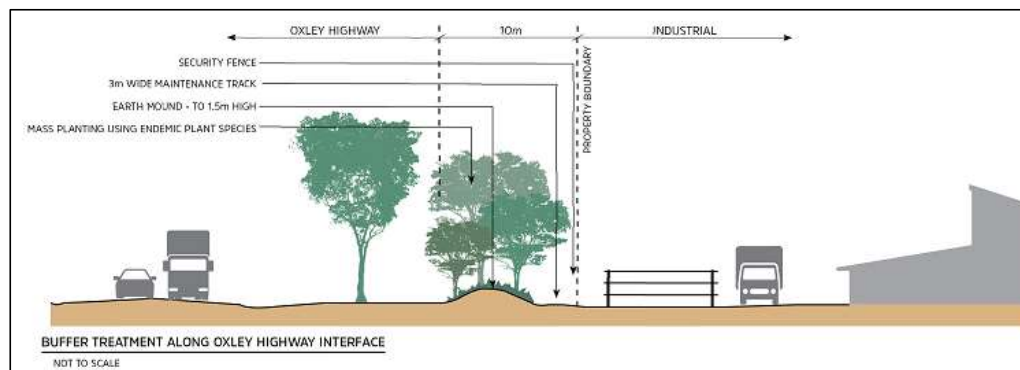


Figure 7: Oxley Highway Landscape Buffer

- 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)

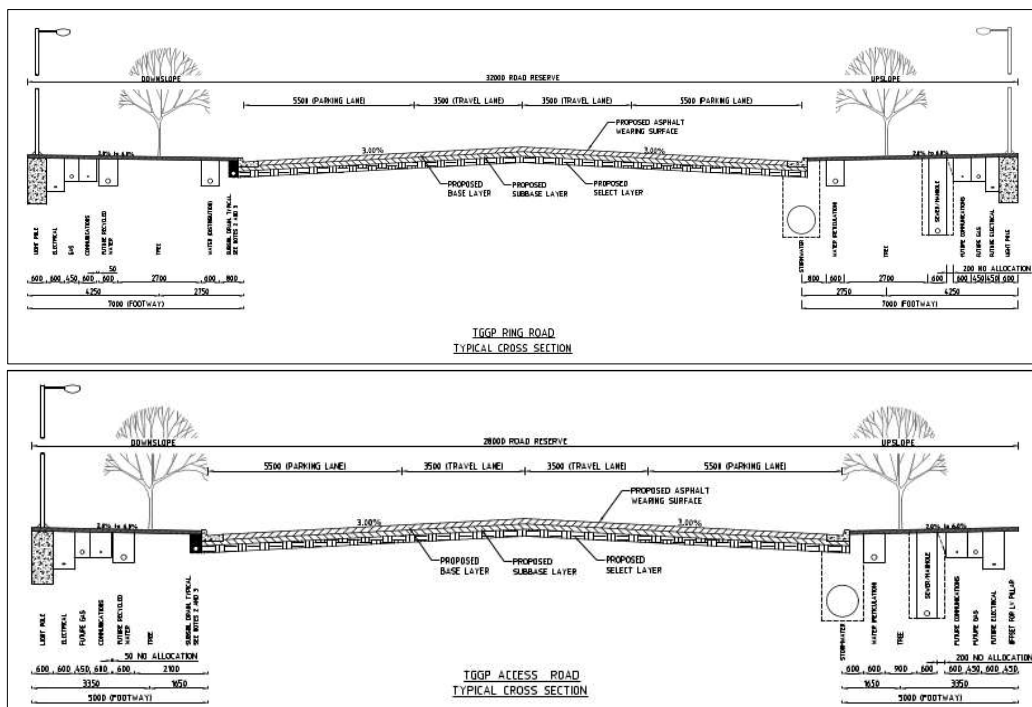


Figure 8A – Typical Road Cross Sections – TGGP Ring Road (Bandaar Drive)

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

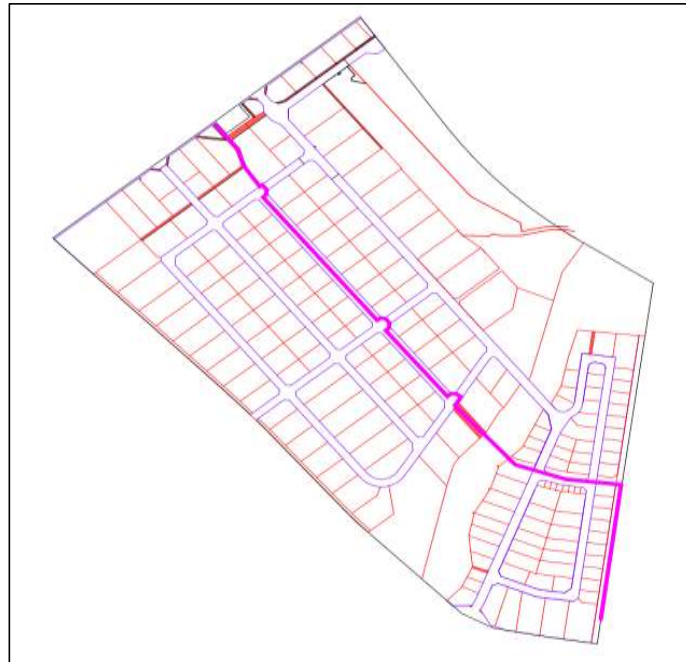
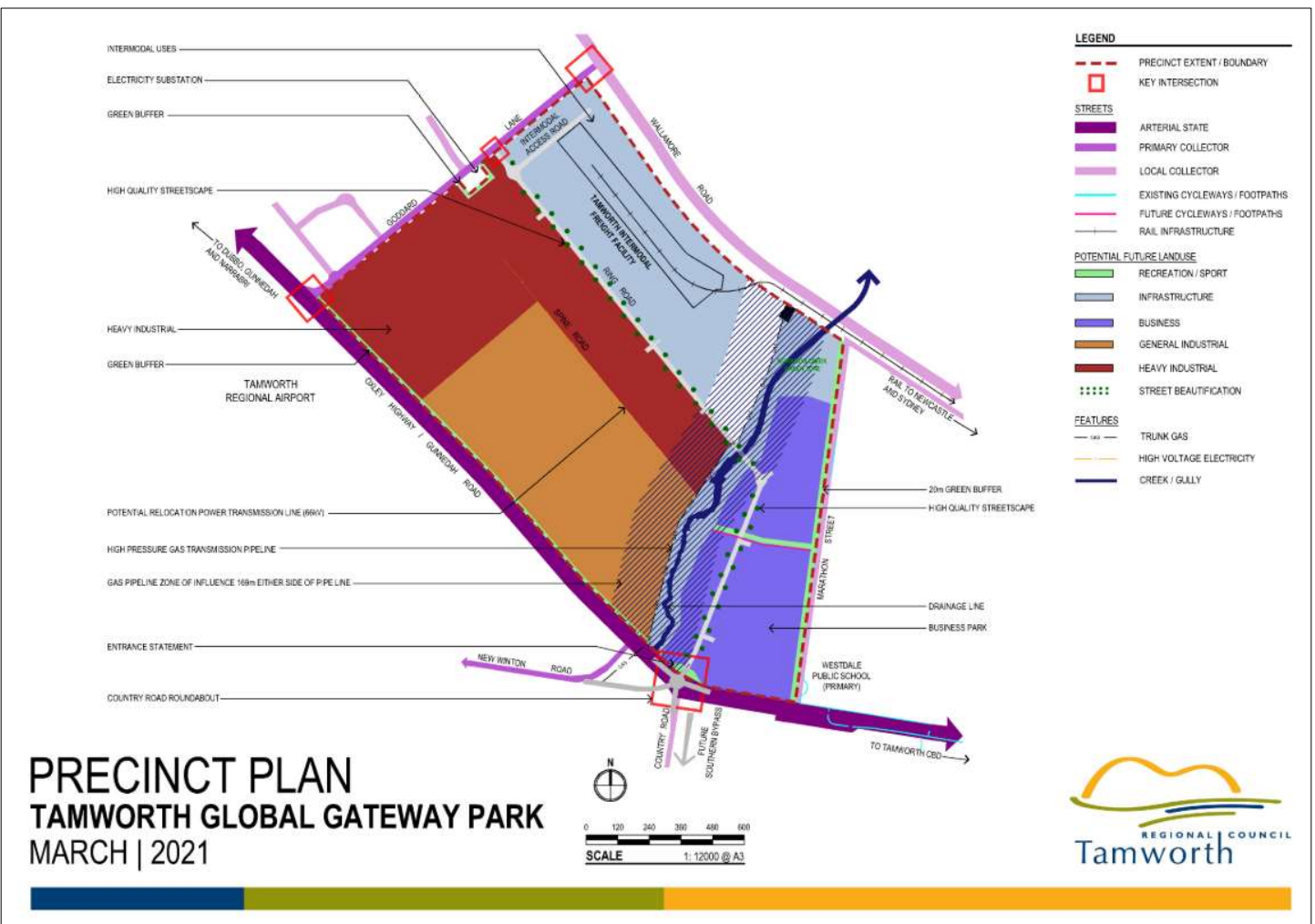


Figure 9 – Cycleway Concept Plan (Pink Line)

Traffic and Access	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Refer to <i>Step 3: General Development Specifications – Parking, Traffic and Access Controls</i>
Signage	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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) <p>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.</p>

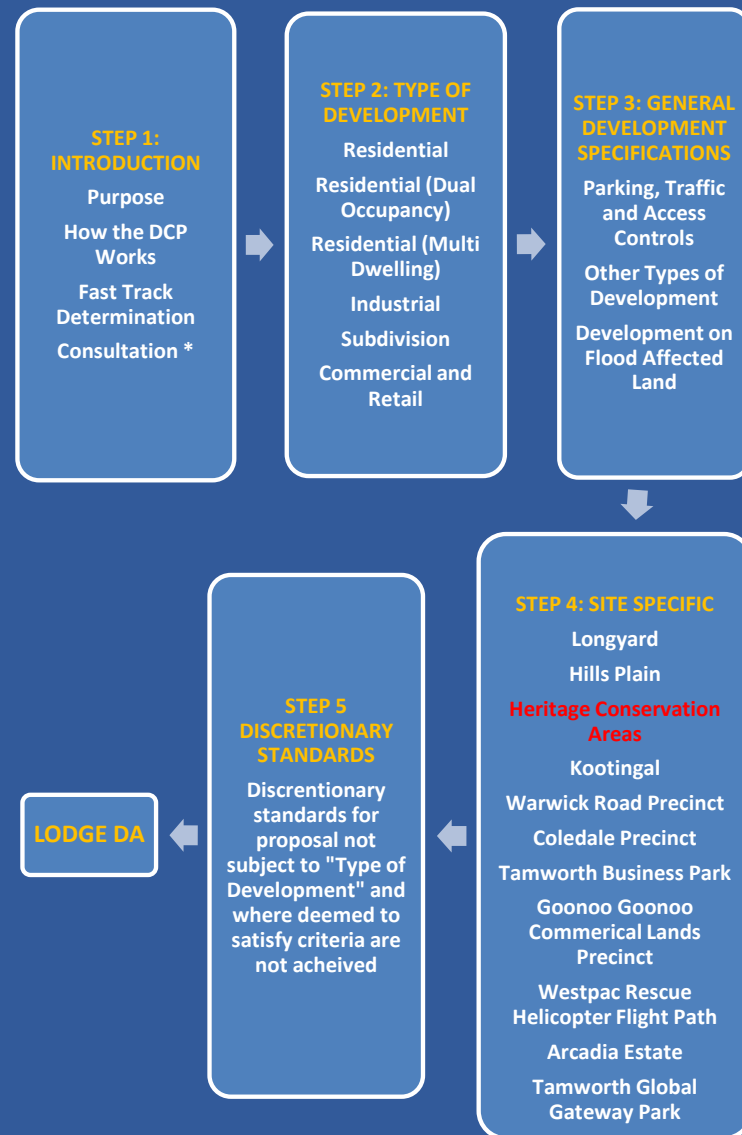
Tamworth Global Gateway Park Precinct Plan



STEP 4: Site Specific: (Tamworth Global Gateway Park (TGGP))

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STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS





Tamworth Regional Development Control Plan 2010

STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

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:
 - o Location, size, height and windows openings of buildings on adjoining properties;
 - o Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
 - o 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:
 - o Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
 - o 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 of 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:
 - o erected horizontal to the ground and at no point less than 2.6m from the ground;
 - o not project beyond the awning;
 - o securely fixed by metal supports.
- i) Fascia sign must not:
 - o project above or below the fascia or return end of the awning to which it is attached;
 - o 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:
 - o the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted;
 - o not project above or beyond the wall to which it is attached;
 - o 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:
 - o minimum height of 2.6m above the ground;
 - o erected at right angles to the wall of the building to which it is attached.
- n) Top hamper sign must not:
 - o extend more than 200mm beyond any building alignment;
 - o 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 2023* (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.

HERITAGE CONSERVATION AREAS

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.

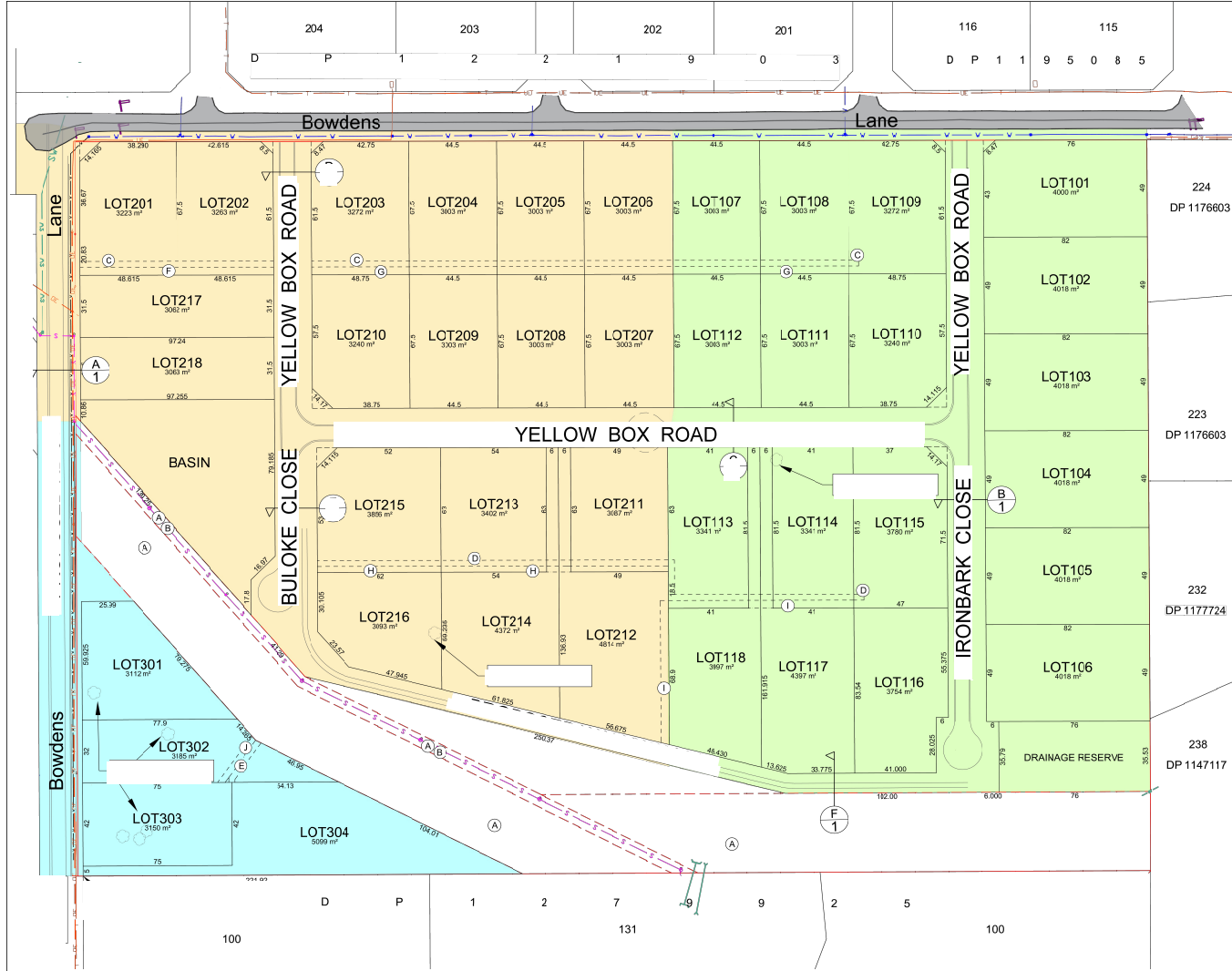
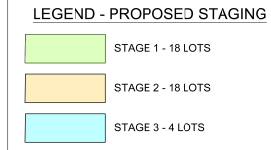
1.43 New development

- 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.

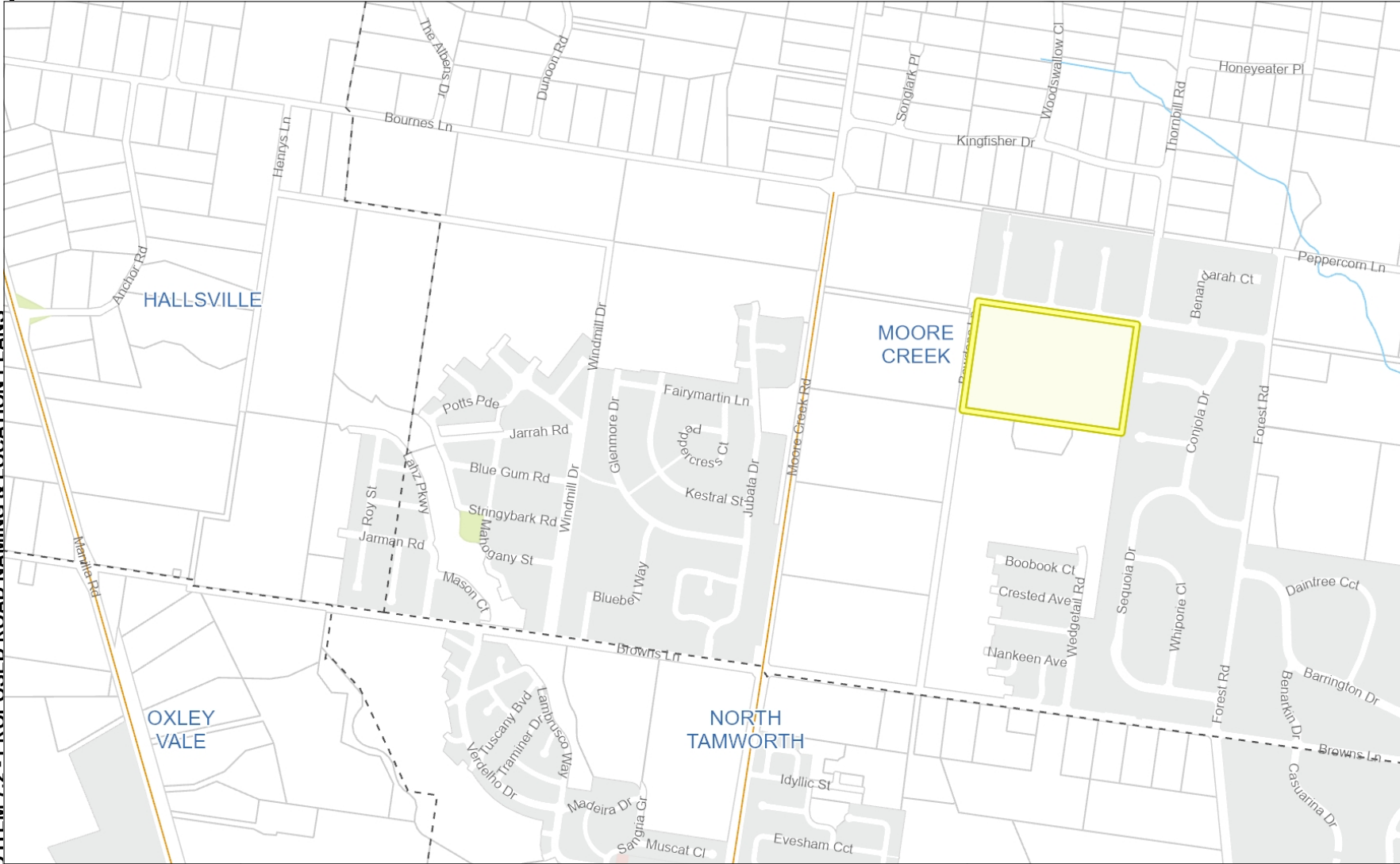
ENVIRONMENTAL STANDARDS

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.



PROPOSED ROAD NAMING PLAN
Lot 167 DP 753851 Bowdens Lane MOORE CREEK



Tamworth Regional Council

Locality Map

Lot 167 DP 753851 Bowdens Lane MOORE CREEK

Scale @ A4: 1:16,000

Printed: 25-Aug-2025

By: Development

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Date: 30/07/2025 **Author:** Tamworth Regional Council **Project:** Wallamore Road - Line Marking
Comments:
Install centreline and edge line markings from Bowlers Lane to Evans Street, Westdale

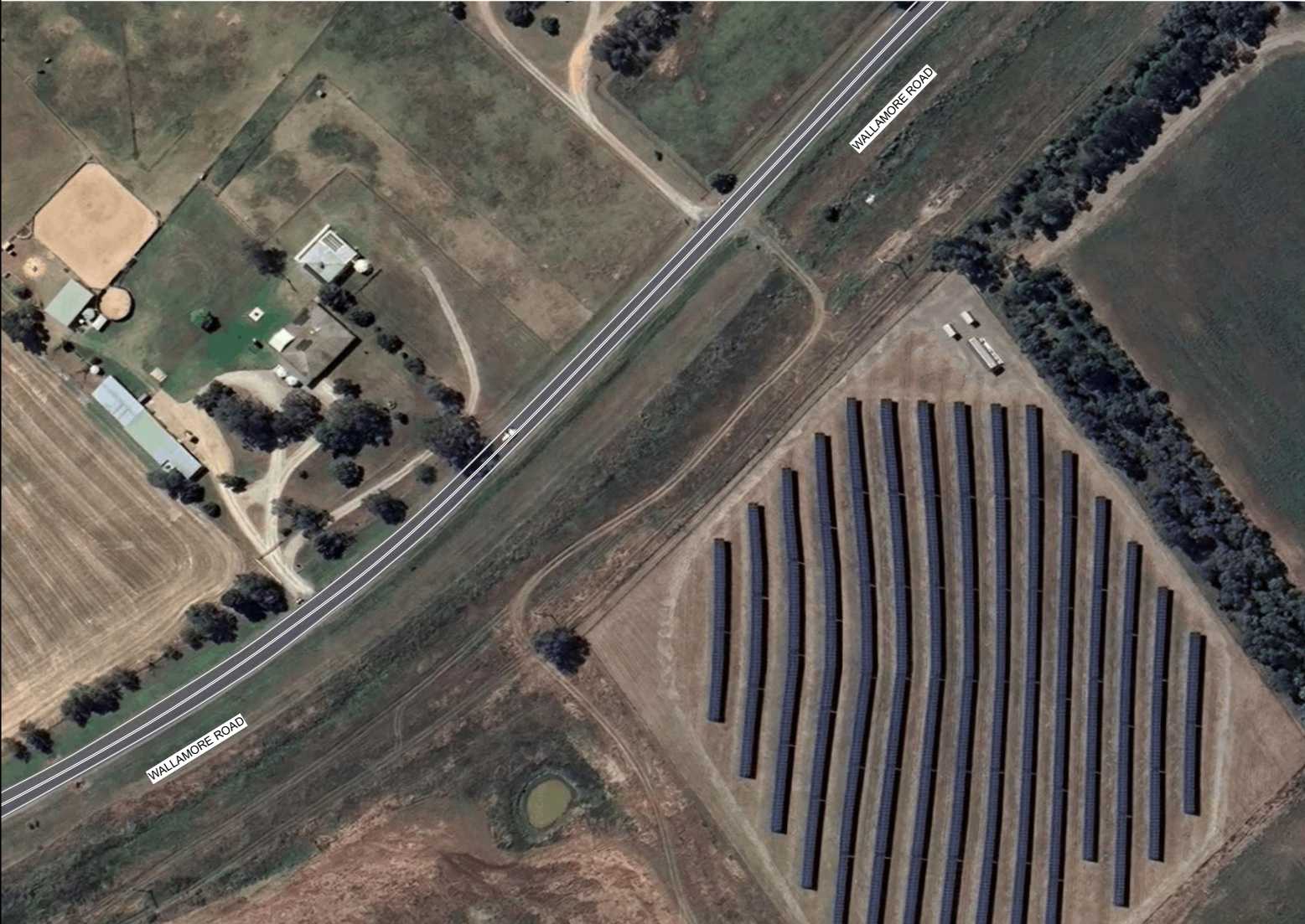






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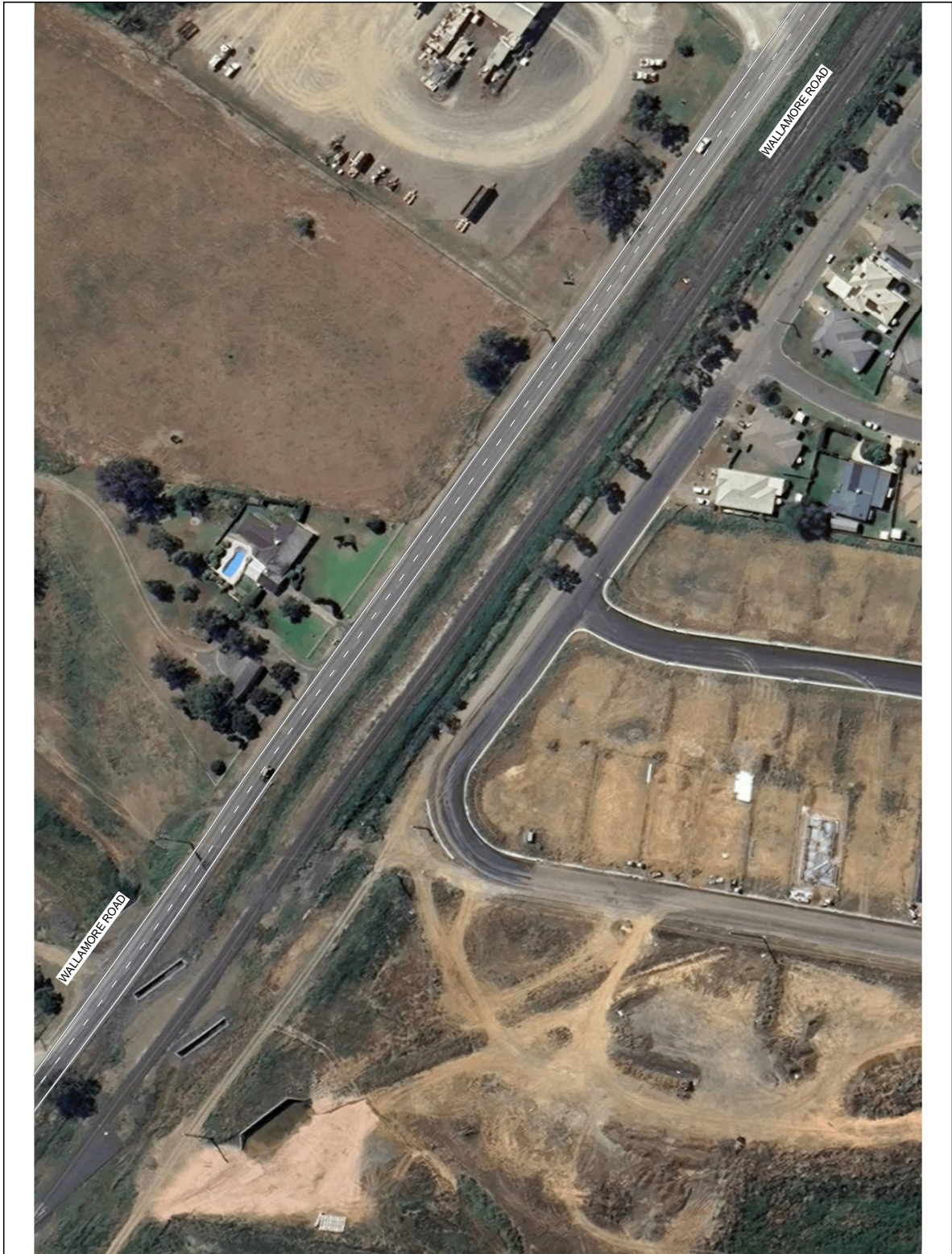


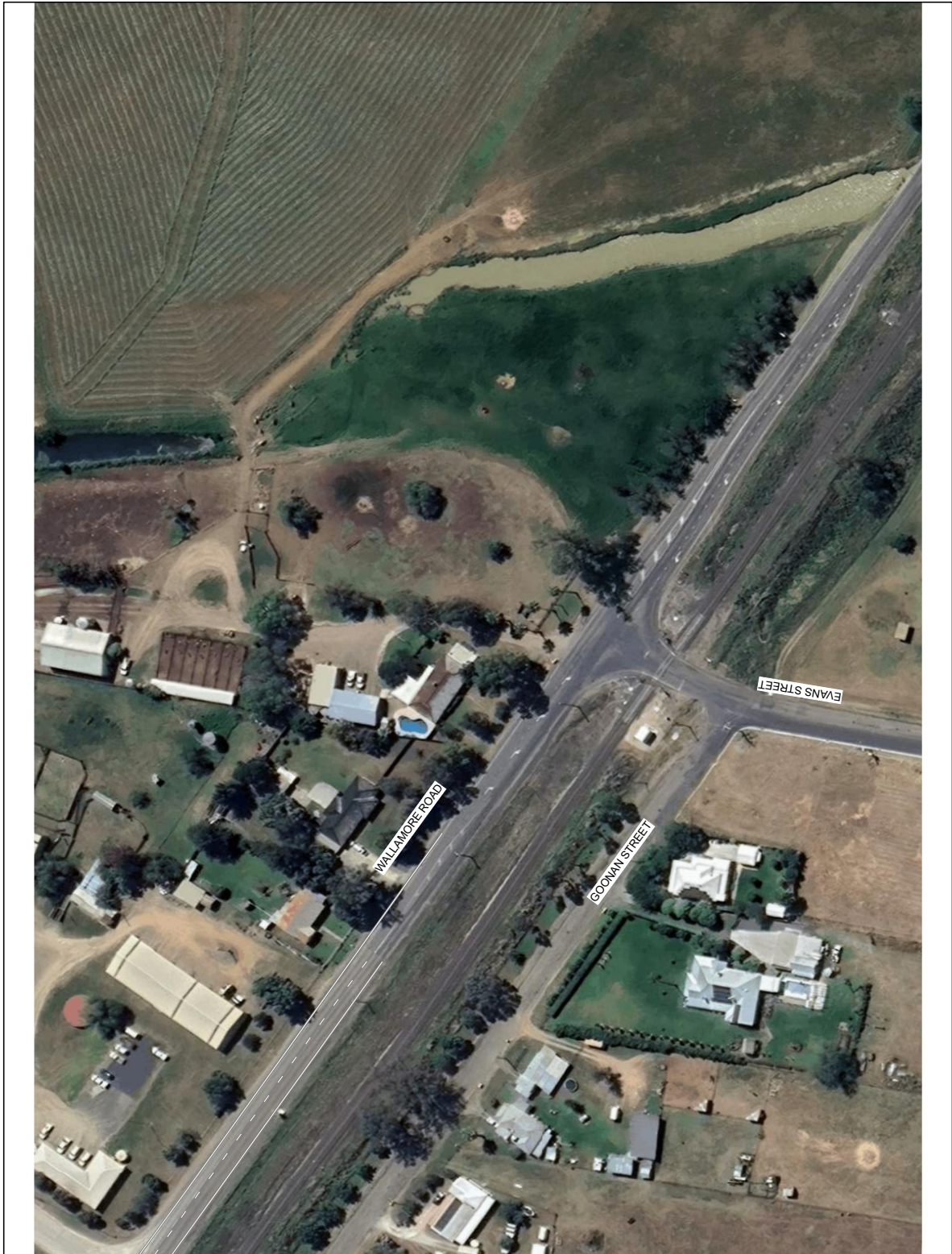
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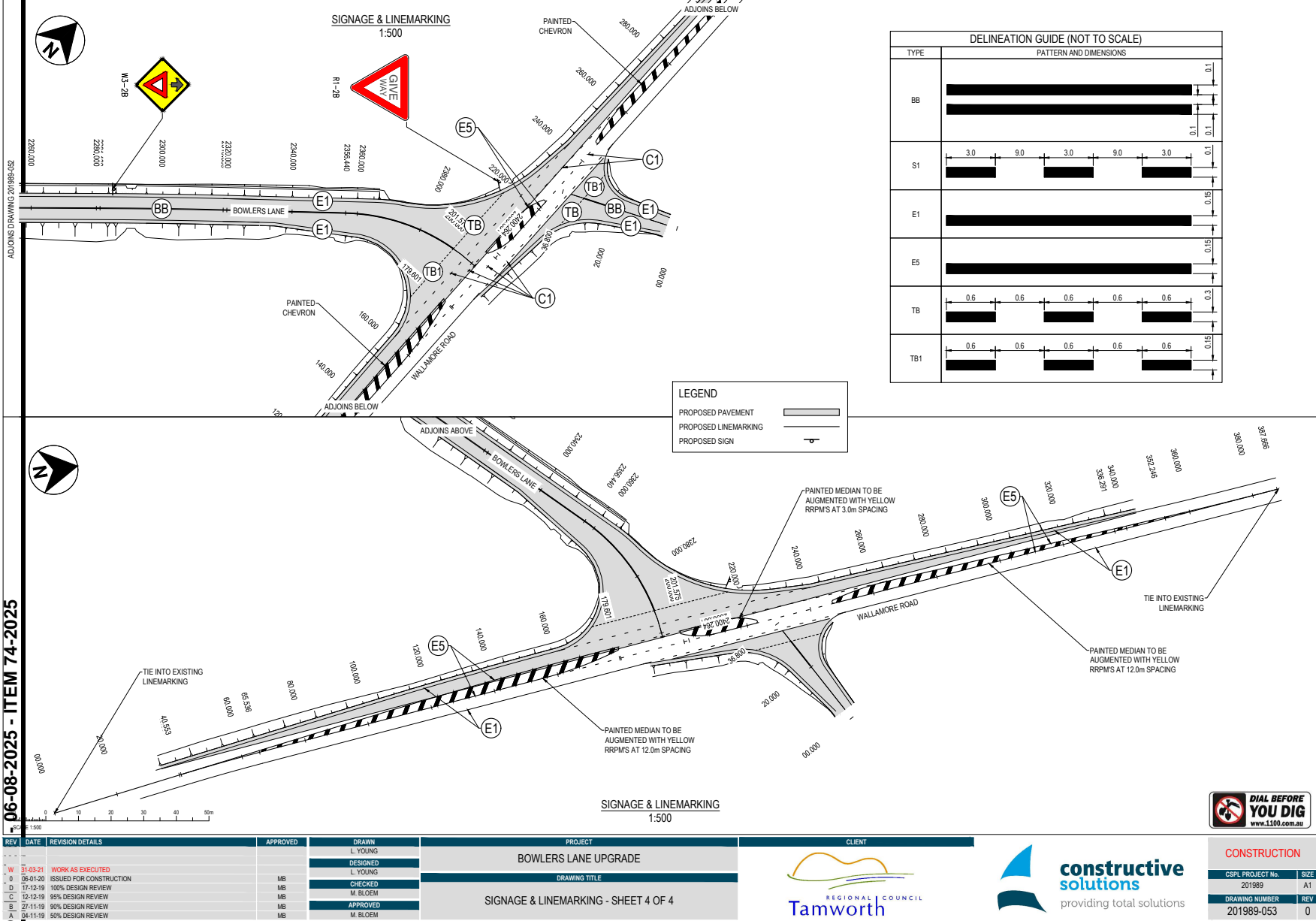




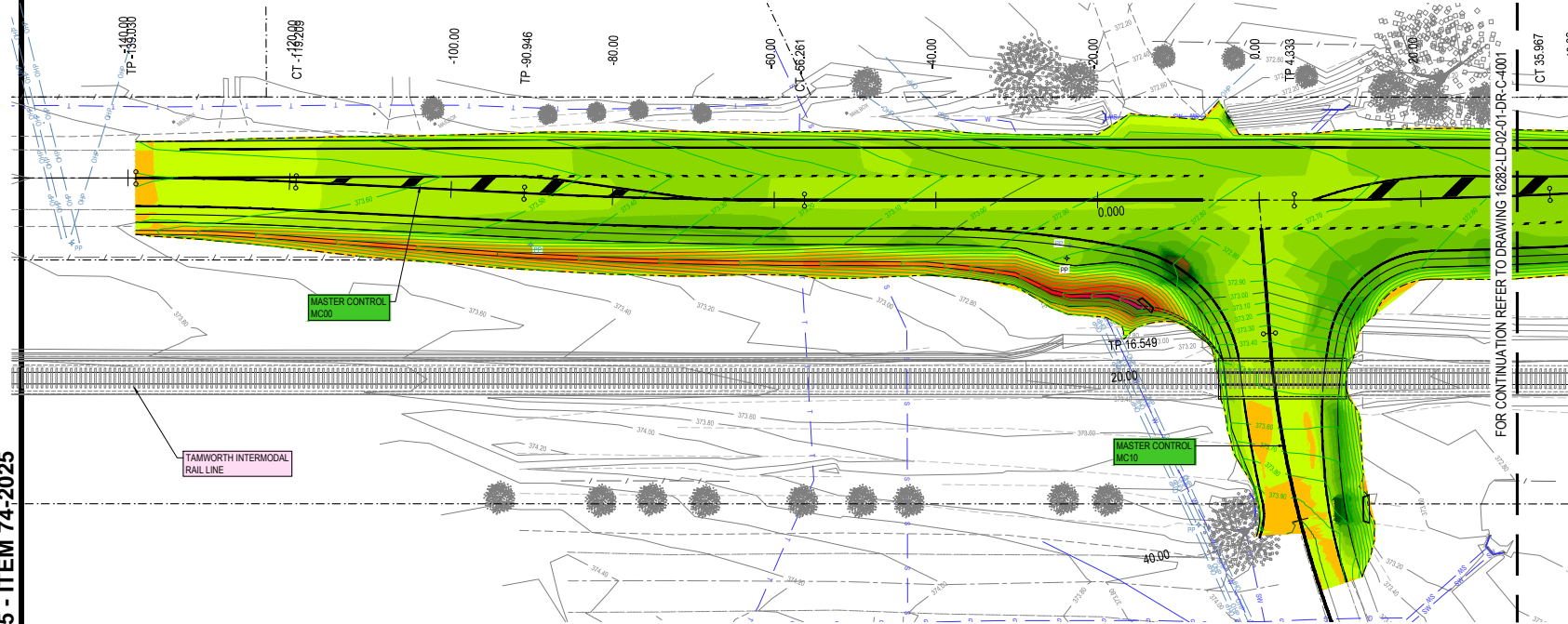








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SURFACE COMPARISON PLAN
SCALE 1:250

SURFACE COMPARISON LEGEND:

CUT	FILL
0.0m to -0.1m	0.0m to 0.1m
-0.1m to -0.2m	0.1m to 0.2m
-0.2m to -0.3m	0.2m to 0.3m
-0.3m to -0.4m	0.3m to 0.4m
-0.4m to -0.5m	0.4m to 0.5m
-0.5m to -0.6m	0.5m to 0.6m
-0.6m to -0.7m	0.6m to 0.7m
-0.7m to -0.8m	0.7m to 0.8m
-0.8m to -0.9m	0.8m to 0.9m
-0.9m to -1.0m	0.9m to 1.0m
-1.0m to -1.1m	1.0m to 1.1m
-1.1m to -1.2m	1.1m to 1.2m
-1.2m to -1.3m	1.2m to 1.3m
-1.3m to -1.4m	1.3m to 1.4m
-1.4m to -1.5m	1.4m to 1.5m

SURFACE COMPARISON NOTE:
THIS DRAWING SHOWS A COMPARISON BETWEEN:
• DESIGN SURFACE LEVELS INDICATED ON THIS DRAWING
(i.e. SURFACE OF PAVEMENT)
• EXISTING SURVEYED SURFACE
AREAS REQUIRING FILL TO ACHIEVE DESIGN SURFACE LEVELS
FOLLOWING ARE **SHOWN IN GREEN** (REFER CHART)
AREAS REQUIRING CUT TO ACHIEVE DESIGN SURFACE LEVELS
FOLLOWING ARE **SHOWN IN RED** (REFER CHART)

- GENERAL NOTES:
- FOR CONSTRUCTION NOTES REFER TO LINDSAY DYNAM DRAWING 16282-LD-02-01-DR-C-4002
 - FOR DRAWING LIST REFER TO LINDSAY DYNAM DRAWING 16282-LD-02-01-DR-C-4002
 - THE POSITION OF ALL EXISTING SERVICES SHOWN SHOULD BE REGARDED AS APPROXIMATE AND NOT NECESSARILY COMPREHENSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND INFORM ALL RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION
 - BENCHMARKS TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER
 - DESIGN CONTOURS SHOWN AT 0.1m INTERVALS
 - EXISTING CONTOURS SHOWN AT 0.2m INTERVALS



Sydney | Perth | Newcastle | Central Coast

PROJECT
TAMWORTH GLOBAL GATEWAY PARK
EVANS STREET & WALLAMORE ROAD
UPGRADE

CLIENT
TAMWORTH REGIONAL COUNCIL

THIS DRAWING CONTAINS COLOURED INFORMATION **RGB**

DESIGN DRAWINGS:
TRC DESIGN NUMBER: DSJN 1311
TRIM REF NUMBER: 2020-78364

NOTES: THIS DRAWING MAY BE A REDUCED COPY

NO	DATE	DESCRIPTION	A.V.	D.S.
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SURFACE COMPARISON PLAN
SHEET 1

DOCUMENT STATUS			SHEET SIZE	
FOR CONSTRUCTION			A1	
DRAWN K.MOHULTY	DESIGNED R.CHAN	APPROVED D.BUTCLIFFE	SCALE 1:250	REVISION
DOCUMENT NO: 16282-LD-02-01-DR-C-4000			0	

PLOTTED 2025/09/11 11:16 PM

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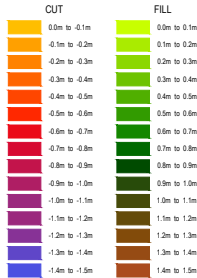


FOR CONTINUATION REFER TO DRAWING 16282-LD-02-01-DR-C-4000

DESIGN DRAWINGS:
TRC DESIGN NUMBER: DSJN 1311
TRIM REF NUMBER: 2020-78364

NOTES: THIS DRAWING MAY BE A REDUCED COPY

SURFACE COMPARISON LEGEND:



SURFACE COMPARISON NOTE:

- THIS DRAWING SHOWS A COMPARISON BETWEEN:
- DESIGN SURFACE LEVELS INDICATED ON THIS DRAWING (i.e. SURFACE OF PAVEMENT)
 - EXISTING SURVEYED SURFACE
- AREAS REQUIRING FILL TO ACHIEVE DESIGN SURFACE LEVELS FOLLOWING **EXISTING SURFACE** (REFER CHART)
- AREAS REQUIRING CUT TO ACHIEVE DESIGN SURFACE LEVELS FOLLOWING ARE **EXISTING SURFACE** (REFER TO CHART)

GENERAL NOTES:

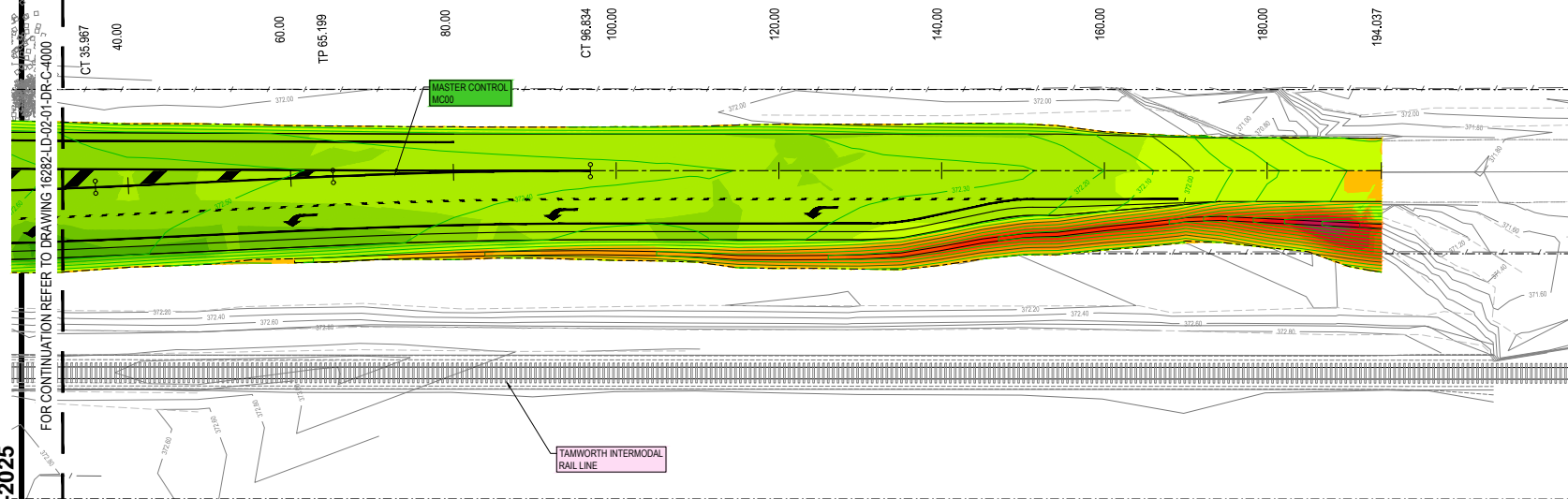
- FOR CONSTRUCTION NOTES REFER TO LINDSAY DYNAN DRAWING 16282-LD-02-01-DR-C-002
- FOR DRAWING LIST REFER TO LINDSAY DYNAN DRAWING 16282-LD-02-01-DR-C-002
- THE POSITION OF ALL EXISTING SERVICES SHOWN SHOULD BE REGARDED AS APPROXIMATE AND NOT NECESSARILY COMPREHENSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS AND INFORM ALL RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION
- BENCHMARKS TO BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONTRACTOR TO VERIFY SETOUT BEFORE COMMENCING EARTHWORKS. REFER ANY DISCREPANCIES TO ENGINEER
- DESIGN CONTOURS SHOWN AT 0.1m INTERVALS
- EXISTING CONTOURS SHOWN AT 0.2m INTERVALS



PROJECT
TAMWORTH GLOBAL GATEWAY PARK
EVANS STREET & WALLAMORE ROAD
UPGRADE

CLIENT
TAMWORTH REGIONAL COUNCIL

THIS DRAWING CONTAINS COLOURED INFORMATION



SURFACE COMPARISON PLAN
SCALE 1:250

NO	DATE	DESCRIPTION	A.V.	D.S.
1	2020-01	ISSUED FOR CONSTRUCTION		

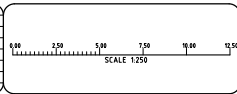
SURFACE COMPARISON PLAN
SHEET 2

DOCUMENT STATUS			SHEET SIZE
FOR CONSTRUCTION			A1
DRAWN K.MOHULTY	DESIGNED R.CHAN	APPROVED D.BUTCLIFFE	SCALE 1:250
DOCUMENT NO. 16282-LD-02-01-DR-C-4001			REVISION 0

PLOTTED: 2025/09/11 11:16 AM



27-08-25	ISSUED FOR REVIEW
DATE	DESCRIPTION

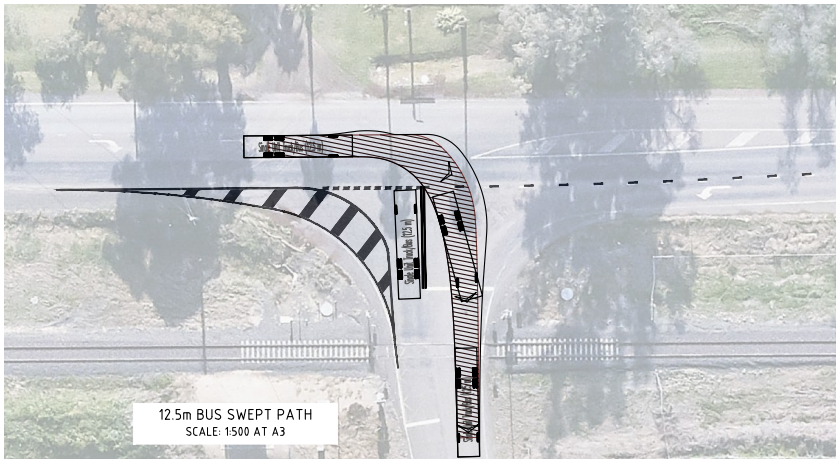
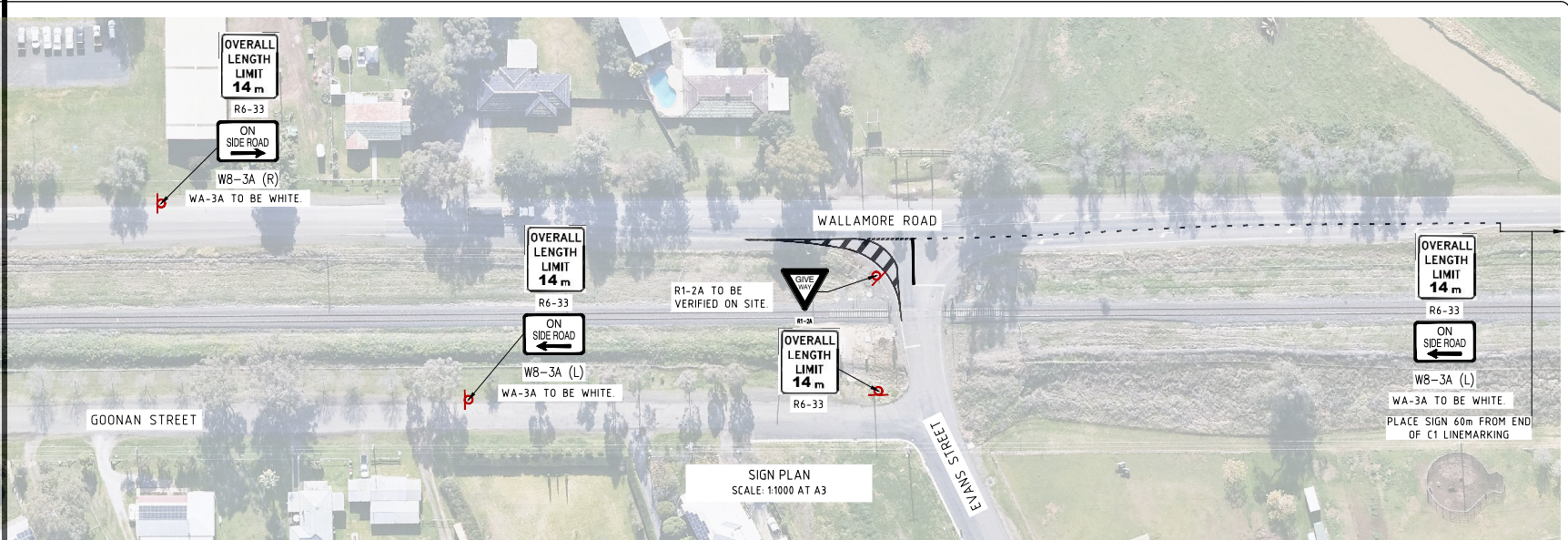


CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

WALLAMORE ROAD & EVANS STREET INTERSECTION LINEMARKING PLAN			
SURVEYED: ####	CLIENT REP: ####	DESIGNED: ####	JOB NO: DSJN####

TAMWORTH REGIONAL COUNCIL	
WALLAMORE ROAD AND EVANS STREET INTERSECTION LINEMARKING	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1311-002



DATE	ISSUED FOR REVIEW	DESCRIPTION
27-08-25	ISSUED FOR REVIEW	

CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

WALLMORE ROAD & EVANS STREET INTERSECTION SWEEP PATH & SIGNAGE PLAN			
SURVEYED: ###	CLIENT REP: ###	DESIGNED: ###	JOB NO: DSJN###

TAMWORTH REGIONAL COUNCIL	
WALLMORE ROAD AND EVANS STREET INTERSECTION LINEMARKING	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1311-003



From: "Tamara O'Reilly" <Tamara.O'Reilly@rescuehelicopter.com.au>
Sent: Fri, 4 Jul 2025 15:09:04 +1000
To: "Council External Email" <trc@tamworth.nsw.gov.au>
Subject: (ECM:2767462) 2025 Ride for the Chopper event approval
Attachments: Traffic Management Plan 2025.pdf, 1011-Operational Risk Profile Template_2025 RFTC.pdf, 2025-26 - Certificate of Currency - Northern NSW Helicopter Rescue Service Limited - GL000538 & GL000539.pdf, Mapping sheets - full file.pdf, Overview of 2025 Ride for the Chopper.pdf
Categories: ECM

To whom it may Concern,
I write to you regarding the 2025 Ride for the Chopper, a 7 day cycle event that this year will be in the Tamworth region on the 19th of September.
The Ride for the Chopper is a charity mountain bike ride, raising funds for the Westpac Rescue Helicopter Service. I am hoping that the Tamworth Council will welcome our event to your region.

Please find attached an event overview, Traffic Management Plan, Risk Management Plan, a map of our cycle route and a copy of our Public Liability Insurance. Please let me know should you require further information.

I look forward to receiving your councils approval in due course.

Kind Regards,
Tamara

Tamara O'Reilly
50 Basil Brown Drive
PO Box 6187, Westdale NSW 234

| **Events Assistant**
, Westdale NSW 2340



P: 02 6764 9400
E: Tamara.O'Reilly@rescuehelicopter.com.au
W: rescuehelicopter.com.au

| **M:** 0401 729 443



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Document Set ID: 2767462
Version: 1, Version Date: 04/07/2025

Westpac Rescue Helicopter Service

Traffic Management Plan – 2025 Ride for the Chopper

1) Event Information and Approvals

Location: Mudgee, Merriwa, Scone, Murrurundi, Quirindi & Tamworth
Date and Time: Friday 12th September – Friday 19th September 2025
Sponsored by: Rohr Group, Squadron Energy, Rotary Club of Tamworth and others
Event Organiser: Jeff Galbraith of the Westpac Rescue Helicopter Service (WRHS)
TMP Version: 1.0
Author: Jeff Galbraith, WRHS

This Traffic Management Plan is approved by:

Jason Bourke	Fundraising Manager, WRHS
On Road Events	New South Wales Police Force
Events Department	Mid-Western Regional Council
Events Department	Upper Hunter Shire Council
Events Department	Liverpool Plains Shire Council
Events Department	Tamworth regional Council
Road Events	RMS

Planning

These are the names of those responsible for organising and approving the event

Company Name: Westpac Rescue Helicopter Service

Phone: 02 67649400 **Fax:** 4952 0055

Event Organiser: Jeff Galbraith, Event Coordinator, WRHS

Phone: 026764 9400 **Mobile:** 0448 848 500 **Email:** jeff.galbraith@rescuehelicopter.com.au

Police: New South Wales Police Force

Phone: 02 9336 5883

Email: ONROADEVENTS@police.nsw.gov.au

Councils: Mid-Western Regional Council, Upper Hunter Shire Council, Liverpool Plains Shire Council, Tamworth Regional Council

RMS: Locked Bag 2030 Newcastle 2300

Proponent / Event Organiser Declaration

I the undersigned declare that the herein proposed event will be staged and operated in accordance with AS1742.3, NSW Police Service Instructions, Work Health and Safety Act 2012 requirements and the conditions as set out in the RMS Traffic Control Manual.

Signed:



Date: 03/06/2025

Name: Jeff Galbraith

Contact No. 02 6764 9400

Westpac Rescue Helicopter Service

2) Situation Analysis

The Ride for the Chopper is an annual fundraiser event for the Westpac Rescue Helicopter Service.

In its 23rd year, the ride consists of approximately 40 mountain bike riders (men and women) plus a support crew of 8 with vehicles.

The Ride for the Chopper is being staged over eight consecutive days as follows:

Friday 12th September	Bus transport to Mudgee. Afternoon ride around Mudgee LGA.
Saturday 13th September	Day ride – loop around Mudgee LGA
Sunday 14th September	Day ride – Mudgee - Merriwa
Monday 15th September	Day ride – Merriwa - Scone
Tuesday 16th September	Day ride – Scone - Murrurundi
Wednesday 17th September	Day ride – loop around Murrurundi LGA
Thursday 18th September	Day ride – Murrurundi - Quirindi
Friday 19th September	Day ride – Quirindi - Tamworth

Additional event information can be found at <https://events.rescuehelicopter.com.au/event/ride-forthe-chopper>

3) Mission

The 23rd Annual Ride for the Chopper is being staged over an 8 day period commencing on the 12th September 2025. Riders will ride listed as above until the event conclusion on the 19th September 2025, pending weather conditions.

This event is for both men & women and is not a race, rather a personal challenge while raising funds for the Westpac Rescue Helicopter Service and enjoying each other's company.

4) Execution

The Westpac Rescue Helicopter Service prepares this TMP, consults with Government agencies and councils to ensure all resources required to manage the traffic aspects of the event are provided.

Ride Route & Maps: Attached

Westpac Rescue Helicopter Service

Physical Survey of Route

Item	Verified	Action Taken
All one way streets are described	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<i>Insert Comment as Applicable</i>
Block access to Church on Sunday	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block access to local business	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Ambulance /Fire Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Heavy Vehicle Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Hospital Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Local Resident	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Police Vehicle Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Public Facility (oval etc)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Block Public Transport Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Can route use alternatives such as bike tracks, paths, parks, bush tracks etc	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Conflict with local construction	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Distance measured is correct	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Lane widths and numbers checked to ensure safety of participants and public	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Restricted Turns / Movements Checked	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Road Signage / Restrictions Checked	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Route Impeded by Traffic Calming Devices?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Signalised Intersections Checked for event requirements / restrictions	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Tidal Flows Relevant	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Traffic Generators such as shopping centres, schools etc checked and notifications given	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Westpac Rescue Helicopter Service

Contingency Plan

Action Taken is outlined in Risk Assessment – Attachment 2

Issues/Risks	Applicable	Action Taken
Heavy/Bad Weather	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Poor Lighting	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Flood Hazard on route	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Flood Hazard at parking area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Parking during Wet Weather	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Bush fire Hazard	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Accident on route	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Breakdown on route	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Absence of Marshall / Volunteer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Recruit WRHS staff to assist
Absence of Event Signage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Blockage to Public Transport	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Slow Participants	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Delayed Event	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Cancellation of Event	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Security of Participants	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Security of VIP's	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A
Bridge Crossing Problems	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Risk Assessment: Attached

Prepare Traffic Signal Data: Does not apply

RMS Personnel Required: Does not apply

Special Event Clearways: Does not apply

Advertise Traffic Management Arrangements: Does not apply

Volunteers & Event Marshals: See item 6 below

Public Safety – Police: TBA

Police – specified conditions: TBA

Westpac Rescue Helicopter Service

Public Transport: Does not apply

Event Signs: Does not apply

Variable Message Signs Does not apply

Access for local residents, businesses, hospitals and emergency vehicles: Does not apply

Parking: Does not apply

Heavy Vehicle Alternate Routes: Does not apply

Council – special conditions:

Other Considerations: Does not apply

Obtain Approval from –

- NSW Police Force & RMS
- All Councils that the ride passes through: Mid-Western Regional Council, Upper Hunter Shire Council, Liverpool Plains Shire Council, Tamworth Regional Council
- Notify emergency services of event – NSW Fire & Rescue and Ambulance Service of NSW
- Evidence of Public Liability Insurance listing NSW Police Force and the Roads & Maritime Service of New South Wales as interested parties
- Comply with any reasonable direction of Council's Law Enforcement Officers
- The areas to be used for the activities must be maintained in a clean and tidy condition to the satisfaction of the Council's Senior Contracts Manager, or else the Event Organiser will be required to reimburse the Council for any extraordinary cleaning costs
- The Council reserves the right to cancel the event at any time.
- The Event Organiser must adhere to any codes that Council requires for the staging of an event
-

5) Administration, Logistics and Communications

Table of Contact Names and Responsibilities

Duty	Responsibility	Contact Name	Contact Number
Event Organiser	Event Coordinator	Jeff Galbraith	0448 848 500
Event Assistant	Event Assistant	Tamara O'Reilly	0401 729 443

6) Safety Conclusion

The Mountain bike riders (approximately 40 in total) ride in small groups at all times. When riding on roads they ride in single file and follow all road rules. Safety approved helmets and jerseys with reflective piping are worn at all times. The two 4WD escort vehicles (lead and rear) adhere to all police requirements including warning signage and lighting.

1011-Operational Risk Profile Form



OPERATIONAL RISK
PROFILE XXX 000

ORP Title	2025 Ride for the Chopper		Consultation Group	Jeff Galbraith, Tamara O'Reilly, Yvette Ashlin, Jaco du Toit		
ORP Reference Number			ORP Completed By	Jeff Galbraith, Tamara O'Reilly	Date	01/07/2025
Version	004		Responsible Manager	Major Events Manager		
ORP Risk	Identified	Medium		Residual	Low [If all mitigations are implemented]	
References	Company Manual			Other Resources		
Context	<p>The 2025 Ride for the Chopper (Mountain Bike event) will be held on the 12th – 19th September 2025. Participants will ride from Mudgee back to Tamorth, travelling through Merriwa, Scone, Murrurundi and Quirindi.</p> <p>There will be approximately 40 riders, plus 8 support crew members. Riding will only occur in daylight hours on pre-mapped roads and tracks, and all participants will attend pre and post ride briefings daily. The event also includes a paramedic, as well as other first aid trained personnel. The purpose of this event is to raise funds for the Westpac Rescue Helicopter Service.</p> <p>This ORP details the identified risks and hazards associated with conducting a Mountain Bike Ride in public areas. It also provides an outline of the risk treatments in place to reduce the likelihood of an incident or accident.</p>					

1011-Operational Risk Profile Form



Assumptions & Limitations		
Associated ORPs	N/A	
Crew / Staff Composition	WRHS Workers involved in Event Planning and Coordination, Sponsors, Supporters and Volunteers.	
Aircraft / Vehicle	WRHS BT50, WRHS Landcruiser, 2 x WRHS bike trailers, 1 x WRHS catering trailer, 1 x WRHS Base vehicle	
Terrain	Sealed road, dirt road, forest tracks, sanctioned MTB parks	
Weather	Variable	
Illumination	Interior/exterior artificial lighting/natural lighting	
Equipment	PPE – including hand sanitizing stations, Clinnell wipes, gloves & masks – where appropriate. First Aid Kits, Incident Log, Events defibrillator, EFTPOS machine	
Other assumptions/limitations	<p>Safe Work Practices will be followed.</p> <ul style="list-style-type: none">• All plant and equipment is fit for purpose.• Inspection Systems are in place and effective.• All motor vehicles will be roadworthy and meet current vehicle registration system requirements• All trailers will be roadworthy, registered, and loaded to specifications• All participants are advised to be of good health and have no underlying medical issues.• Staff & Volunteers are competent, fit for work and Personal Protective Equipment (PPE) will be worn when required.• That the appropriate level of staff and volunteers will be available to assist with the setup, conduct and pack away phases of the event.• That any hazards and risks will have been identified and addressed prior to conduct of the event.	
Specific Responsibilities & Authorities	Position	Responsibilities
	CEO	<ul style="list-style-type: none">• CEO to provide and allocate sufficient resources, both human and financial, to ensure a safe system for operational activities and have reporting systems established to provide assurance of safe operations to self and Board.
	Responsible Dept Manager	<ul style="list-style-type: none">• Demonstrate and uphold exceptional safety standards IAW CASA, NSW contract requirements and SafeWork.• Demonstrate effective Leadership, ensuring staff are appropriately trained and are aware of NNHRS policies and procedures.• Uphold standards IAW procedures include the cessation and reporting of any unsafe acts, activities or hazards.
	Workers	<ul style="list-style-type: none">• Always demonstrate and promote a positive and proactive attitude toward safety.• Uphold standards IAW NNHRS procedures include the cessation and reporting of any unsafe acts, activities or hazards.

1011-Operational Risk Profile Form



Risk Acceptance Decision	Requirements for Sign Off	<p>Due to the residual risk being rated as 'Low' this Operational Risk Profile places this risk inside the Company Risk Appetite.</p> <p>This risk profile is not required to be included in the 6 monthly Risk Report for Audit & Risk Committee and Board as it falls choose an item the risk appetite.</p> <p>As the overall residual risk of this ORP is 'Low' the Department Manager is required to Accept the activity.</p>
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1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
1	Health & Safety	Health/Safety	Possible	Medium	<div>1) Appropriate PPE provided for Staff and entrants. Fit for purpose and readily available.</div> <div>2) Access to first aid kits and AED's remain available at all times.</div> <div>3) Contact with emergency services to remain available at all times through mobile or satellite phones as required.</div> <div>4) Staff and entrants to follow appropriate Safe Work Practices provided.</div> <div>5) Housekeeping inspection of sites to be carried out pre and post setup to ensure any hazards have been identified, removed or addressed during event.</div> <div>6) Risk assessment controls to be implemented and adhered to at all times during the event.</div> <div>7) RTW program, Workers Comp and Volunteer Insurance management processes in place.</div> <div>8) Safety reporting process available.</div> <div>9) Food where catered to be prepared by competent personnel with suitable food handling, health and hygiene facilities – following all recommended WRHS SWPs.</div> <div>10) Inspections of Service's 240V equipment and confirmation of current inspection/tagging before use.</div> <div>11) Ensure that power outlets are not overloaded.</div> <div>12) Additional power supply source (power generator) sourced from reputable and qualified third party if required.</div> <div>13) Electrical equipment to be kept clear of any water hazards.</div> <div>14) Ride captain to outline high risk sections of route each day.</div> <div>15) All riders must be wearing appropriate PPE namely helmets that meet ANSI, SNELL or SAA safety standards.</div> <div>16) First Aid assistance is and remains available.</div> <div>17) Use of radios throughout group of riders to communicate possible fall risks, bad patches of road etc</div> <div>18) Ensuring plenty of rest stops to minimize fatigue</div> <div>19) If required, injuries will be communicated to 000 to arrange treatment at Hospital as required.</div> <div>20) Ride only in daylight hours for maximum visibility.</div> <div>21) Traffic Management Plan will be followed.</div> <div>22) Ensure support vehicles are clearly signed & have flashing beacons i.e. lead vehicle & rear vehicle "Cyclists on Road". Rear vehicle 300m behind last rider so as to provide advance warning of cyclists on road.</div> <div>23) Daily ride briefing provided each morning by ride captain</div> <div>24) All riders have a copy of route map in their ride books</div> <div>25) Lead and rear vehicles clearly indicated</div> <div>26) Regular stops to regroup riders before continuing</div>	Health/Safety	Unlikely	Low
	<u>Risk/Hazard Description</u>	Moderate				Minor		
	<ul style="list-style-type: none">Slips, Trips & FallsBruises, Cuts & BreaksSprains & StrainsImpact & CrushBurns (Electrical / Heat / Fire)Electrical ShockFatigueDehydrationFood PoisoningIllnessInfection	Environment				Environment		
		Not Applicable				Not Applicable		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Not Applicable				Not Applicable		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Not Applicable				Not Applicable		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		
		Not Applicable				Not Applicable		
		<u>Most credible consequence</u>						
	<ul style="list-style-type: none">Minor injury, illness or infection requiring local First Aid							

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
2	Environmental <u>Risk/Hazard Description</u> <ul style="list-style-type: none">• Chemical Spill• Air Pollution (Vehicles / Generators)• Ground damage (Vehicles / Equipment)• Noise Pollution (People / Vehicles / Generators)• General Pollution (Rubbish / Waste)• Fire Damage <u>Threats that will cause Risk/Hazard to occur</u> <ul style="list-style-type: none">• Fuel / Oil spills or leaks from vehicles• Fuel / Oil spills or leaks from generators• Participant vehicles not roadworthy• Vehicles traveling / traversing offroad and undesignated areas• Excessive afterhours noise made be participants• Participants not appropriately disposing rubbish / waste• Unsecure and Uncontrolled BBQ's / Open Fires / Fire Pits <u>Most credible consequence</u> <ul style="list-style-type: none">• Minor localised environmental impact due chemical spill / leak• Minor localised ground / environment damage due to offroad driving• Minor localised environmental impact due to uncontrolled rubbish / waste management• Minor noise complaints from local inhabitants• Minor localised fire damage to local environment	Health/Safety	Possible	Medium	<ol style="list-style-type: none">1) Ensure cyclists and vehicles travel on designated routes and aren't driving or riding through natural flora and fauna2) Ensure entrants deposit all rubbish in bins provided where applicable or carry all personal rubbish in vehicles until an approved receptacle is provided and rubbish is disposed of correctly.3) Notify where appropriate relevant authorities along route prior to event with respect to (in relation) to roadwork, tracks being used etc.4) Be aware of predicted weather conditions and if necessary, amend route to take possible issues into account5) Ensure appropriate toilet facilities are provided at stops in remote locations and waste is treated in an approved manner prior to departure from stops.6) Advise entrants to appropriately dispose of waste including toilet paper when stopping at non-designated rest stops.7) Ensure vehicles are roadworthy prior to the event	Health/Safety	Unlikely	Low
		Not Applicable				Not Applicable		
		Environment				Environment		
		Moderate				Minor		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Not Applicable				Not Applicable		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Not Applicable				Not Applicable		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		
		Not Applicable				Not Applicable		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
3	Environmental <u>Risk/Hazard Description</u> <ul style="list-style-type: none">• Event Disruption• Personal Injury• Vehicle Collision / Damage• Equipment Damage <u>Threats that will cause Risk/Hazard to occur</u> <ul style="list-style-type: none">• Adverse Weather Conditions (Rain / Hail / Wind / Cyclone / Heatwave) <u>Most credible consequence</u> <ul style="list-style-type: none">• Minor programme impact / disruption due to weather• Minor injury requiring local First Aid• Minor bicycle collision• Minor bicycle damage• getting stuck in soft ground• Minor equipment damage / breakdown	Health/Safety	Possible	Medium	1) Long, Medium and Short Term Weather Forecast Monitoring 2) Route changes, if required 3) Stage cancelation, if required 4) Event cancelation, if required	Health/Safety	Unlikely	Low
		Not Applicable				Not Applicable		
		Environment				Environment		
		Moderate				Minor		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Not Applicable				Not Applicable		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Not Applicable				Not Applicable		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		
		Not Applicable				Not Applicable		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
4	<u>Service Delivery</u> <u>Risk/Hazard Description</u> Event disruption or cancellation due to: <ul style="list-style-type: none">• Vehicle Collision• Vehicle / Equipment Breakdown• Participants becoming lost / disorientated• Communication (Lack of / Loss of) <u>Threats that will cause Risk/Hazard to occur</u> People: Staff / Volunteers / Public <ul style="list-style-type: none">• Training & Competence (Poor / Insufficient / Lack of)• Communication (Poor / Insufficient / Lack of)• Fatigue• Stress• Complacency• Distraction• Known / Underlying Medical Issue / Illness• Drugs (Prescription / Illegal)• Alcohol	Health/Safety	Possible	Medium	<ol style="list-style-type: none">1) Effective event planning2) Effective communication3) Effective weather forecast monitoring4) Effective route mapping and navigation5) Appropriate staff, volunteer and participant training and competence.6) Appropriate PPE and other equipment	Health/Safety	Unlikely	Low
		Not Applicable				Not Applicable		
		Environment				Environment		
		Not Applicable				Not Applicable		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Moderate				Minor		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Not Applicable				Not Applicable		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
	<ul style="list-style-type: none">Extended periods of drivingInsufficient water / electrolyte supplyInsufficient / Ineffective route planning / mapping Vehicles / Equipment <ul style="list-style-type: none">Not appropriately maintainedUnroadworthyNon-conforming communication equipmentLack of mobile phone network coverageLead / Sweeper vehicles not maintaining position in front and behind convoy <u>Most credible consequence</u> <ul style="list-style-type: none">Minor vehicle collisionMinor injuryMinor vehicle / equipment breakdownMinor disorientation / participants being lostMinor / temporary loss of communication	Not Applicable				Not Applicable		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
5	Brand Reputation <u>Risk/Hazard Description</u> <ul style="list-style-type: none">Negative Reputational ImpactNegative Media Exposure <u>Threats that will cause Risk/Hazard to occur</u> <ul style="list-style-type: none">Any of the identified treats have the potential for this Risk/Hazard to be realisedEvent disruption / cancelation <u>Most credible consequence</u> <ul style="list-style-type: none">Minor Reputational impactMinor negative Media exposure	Health/Safety	Unlikely	Medium	1) Effective event planning and management as already documented 2) Effective stakeholder management	Health/Safety	Unlikely	Low
		Not Applicable				Not Applicable		
		Environment				Environment		
		Not Applicable				Not Applicable		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Not Applicable				Not Applicable		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Moderate				Minor		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		
		Not Applicable				Not Applicable		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
6	Financial <u>Risk/Hazard Description</u> <ul style="list-style-type: none">Financial loss <u>Threats that will cause Risk/Hazard to occur</u> <ul style="list-style-type: none">Event disruption / cancelation due to unforeseen circumstancesEvent disruption / cancelation due to any of the identified threatsNegative reputational impactNegative Media impact <u>Most credible consequence</u> <ul style="list-style-type: none">Minor financial loss ≥ \$20,000 and ≤ \$200,000	Health/Safety	Possible	Low	1) Effective event planning and management as already documented 2) Effective stakeholder management	Health/Safety	Extremely Unlikely	Low
		Not Applicable				Not Applicable		
		Environment				Environment		
		Not Applicable				Not Applicable		
		People & Culture				People & Culture		
		Not Applicable				Not Applicable		
		Aviation				Aviation		
		Not Applicable				Not Applicable		
		Service Delivery				Service Delivery		
		Not Applicable				Not Applicable		
		Relationship Management				Relationship Management		
		Not Applicable				Not Applicable		
		Brand & Reputation				Brand & Reputation		
		Not Applicable				Not Applicable		
		Assets & Technology				Assets & Technology		
		Not Applicable				Not Applicable		
		Financial				Financial		
		Minor				Minor		

1011-Operational Risk Profile Form



No.	Risk Statement	Inherent Consequence	Inherent Likelihood	Inherent Risk Level	Risk Treatments	Residual Consequence	Residual Likelihood	Residual Risk
7	<p><u>Compliance, Fraud & Corruption</u></p> <p><u>Risk/Hazard Description</u></p> <ul style="list-style-type: none">Breach of local government rules, regulations or contract. <p><u>Threats that will cause Risk/Hazard to occur</u></p> <ul style="list-style-type: none">MisinterpretationInability to implement controlsLack of knowledge of requirementExplicit non-compliance <p><u>Most credible consequence</u></p> <ul style="list-style-type: none">FineLegal Action	<p>Health/Safety</p> <p>Not Applicable</p> <p>Environment</p> <p>Not Applicable</p> <p>People & Culture</p> <p>Not Applicable</p> <p>Aviation</p> <p>Not Applicable</p> <p>Service Delivery</p> <p>Not Applicable</p> <p>Relationship Management</p> <p>Not Applicable</p> <p>Brand & Reputation</p> <p>Not Applicable</p> <p>Assets & Technology</p> <p>Not Applicable</p> <p>Compliance & Corruption</p> <p>Minor</p>	Possible	Low	<p>1) All effected local government areas appropriately notified of the event.</p> <p>2) All required approvals obtained from National Parks, NSW Police and other interested / effected parties,</p>	<p>Health/Safety</p> <p>Choose an item.</p> <p>Environment</p> <p>Choose an item.</p> <p>People & Culture</p> <p>Choose an item.</p> <p>Aviation</p> <p>Choose an item.</p> <p>Service Delivery</p> <p>Choose an item.</p> <p>Relationship Management</p> <p>Choose an item.</p> <p>Brand & Reputation</p> <p>Choose an item.</p> <p>Assets & Technology</p> <p>Choose an item.</p> <p>Compliance & Corruption</p> <p>Negligible</p>	Unlikely	Very Low

1011-Operational Risk Profile Form



ADDITIONAL NOTATIONS / ADDITIONAL RISK TREATMENTS FOR CONSIDERATION

Camp site /overnight accommodation security	All event participants sign a waiver stating that security of vehicles and camp sites is their own responsibility

ADDITIONAL RISK TREATMENT PLAN
[treatments not already existing]

Serial	Additional Risk Treatment Required	Resources Required to Implement	Person Responsible	Due Date	Completed Y / N
1.				Click or tap to enter a date.	
2.				Click or tap to enter a date.	

RISK MONITOR AND REVIEW PLAN
[to be reviewed upon any change or at required review period]

Serial	Reviewed By	Date Reviewed	Comments	Action Items
1.		Click or tap to enter a date.		
2.		Click or tap to enter a date.		

SIGN OFF / ACCEPTANCE OF RISK

To be completed by authorised decision maker of responsible department based on residual risk level [delete boxes as applicable]



1011-Operational Risk Profile Form

ACCEPTANCE OF RISK (delete box as applicable)

Following review of the information in the risk profile, I accept / do not accept the following:

- ✓ Accept the inherent and residual risk ratings identified in this profile as accurate.
- ✓ Accept the risk presented in the risk profile without the need for further risk treatments and provide approval for the allocation of resources required to implement the risk treatments noted in the risk profile.
- ✗ Accept the risk presented in the risk profile noting the need for additional risk treatments listed in this plan MUST be implemented. I provide approval for the allocation of the additional resources required to implement these additional treatments.
- ✗ Accept the risk presented in the risk profile noting that additional risk treatments listed in this profile will be further explored to determine whether they should be implemented.
- ✗ Do not accept the risk presented the risk profile and do not provide approval for the allocation of resources.

Risk Profile Approved: **ACTIVITY APPROVED TO CONTINUE?** ✓

Signature:		Date:	Click or tap to enter a date.
Name:		Title:	

Chubb Insurance Australia
Limited
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000

O +61 2 9335 3200
F +61 2 9335 3411
www.chubb.com/au

ABN: 23 001 642 020
AFSL: 239687



Certificate of Currency

This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

To Whom It May Concern:

Class of Business	General and Excess Public and Products Liability	
Policy Number	GL000538 & GL000539	
Issuing Office	Sydney	
Insured	Northern NSW Helicopter Rescue Service Limited	
Policy Period	Start	01-May-2025
	Expiry	01-May-2026
	Both days at 4:00PM local standard time of issuing office	
Limit of Liability	AUD 50,000,000 Any one Occurrence or as otherwise stated in the Policy Wording	
Policy Wording	For GL000538: Chubb Broadform Liability Policy Wording (Chubb_BF_AU1502)	
Policy Wording	For GL000539: Chubb Excess Liability Insurance Policy (Chubb_EXL_AU1502)	

Signed for and on behalf of Chubb Insurance Australia Limited.

Authorized Signature and Stamp

Date Issued

08-April-2025

Katie Dick
Senior Underwriter, Casualty NUC

**RFTC**[illegible]

Document Set ID: 2767462
Version: 1, Version Date: 04/07/2025

**RFTC**[illegible]

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Version: 1, Version Date: 04/07/2025



RFTC

[illegible]

Document Set ID: 2767462
Version: 1, Version Date: 04/07/2025

RFTC

[illegible]

Document Set ID: 2767462
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Version: 1, Version Date: 04/07/2025

RFTC[illegible]

Document Set ID: 2767462
Version: 1, Version Date: 04/07/2025

Westpac Rescue Helicopter Service

Northern NSW Newcastle PO Box 230, New Lambton NSW 2305

Tamworth PO Box 6187, Westdale NSW 2340 | Lismore PO Box 3080, Lismore Delivery Centre NSW 2480

ABN 40 002 862 026 | CFN 11992 | Westpac Rescue Helicopter Service is operated by Northern NSW Helicopter Rescue Service Ltd



2025 Westpac Rescue Helicopter Service Wests Ride for the Chopper

Friday 12th – Friday 19th September 2025

Overview

The 23rd Annual Ride for the Chopper will be held over 7 days in September 2025. The ride will commence in Mudgee, and travel through Merriwa, Scone, Murrurundi and Quirindi before finishing in Tamworth. The Ride for the Chopper event is not a race, it is a Mass Participation Ride which will be sanctioned and insured by AusCycling once all approvals have been obtained from the relevant authorities.

Approximately 40 mountain bike riders and ten support crew in six vehicles will be taking part in the event. At all times when travelling on local roads there will be a support vehicle in front of all riders with appropriate warning signage and flashing lights, and three or four vehicles trailing the riders, again with appropriate warning signage and flashing lights.

A catering vehicle will be part of the support team, catering for morning tea and lunch with all waste collected and contained in the vehicle for disposal at a designated waste facility as required.

Riders will be briefed each morning by the Ride Captain or a designated person with details of the days ride, highlighting hazards, any traffic concerns that riders need to be aware of, and reinforcing safety and compliance where appropriate.

Riders will travel no more than two abreast at any time when on public roads, reverting to single file when deemed necessary by the Ride Captain who will relay the instruction to riders. Support vehicles will be in radio contact by UHF, as will the Ride Captain, to ensure awareness of any traffic or environmental risks that need to be managed during the ride.

Proudly supported by



And the Community

1800 155 155 | rescuehelicopter.com.au
Document Set ID: 2767462
Version: 1, Version Date: 04/07/2025



Westpac Rescue Helicopter Service

Northern NSW



Event Overview – 2025 Ride for the Chopper

1) Event Information and Approvals

Location:	Mudgee, Merriwa, Scone, Murrurundi, Quirindi & Tamworth
Date and Time:	Friday 12 th September – Friday 19 th September 2025
Sponsored by:	Rohr Group, Squadron Energy, Rotary Club of Tamworth and others
Event Organiser:	Jeff Galbraith of the Westpac Rescue Helicopter Service (WRHS)

The 23rd Annual Ride for the Chopper is being staged over an 8 day period commencing on the 12th September 2025. Riders will ride listed as above until the event conclusion on the 19th September 2025, pending weather conditions.

This event is for both men & women and is not a race, rather a personal challenge while raising funds for the Westpac Rescue Helicopter Service and enjoying each other's company.

Friday 12th September 2025

Riders will be transported from Tamworth to Mudgee via coach. Riders will then participate in an afternoon ride through the Mudgee LGA.

Saturday 13th September 2025

Riders will participate in a loop ride around Mudgee LGA

Sunday 14th September 2025

Riders will depart Mudgee and ride to Merriwa.

Monday 15th September 2025

Riders leave Merriwa and head East to Scone.

Tuesday 16th September 2025

Riders depart Scone and travel to Murrurundi.

Wednesday 17th September 2025

Riders enjoy a day ride around Murrurundi LGA

Thursday 18th September 2025

Riders will spend the day riding from Murrurundi to Quirindi.

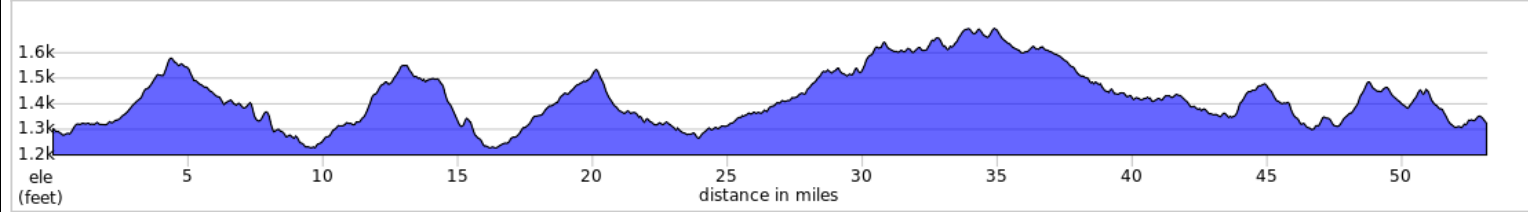
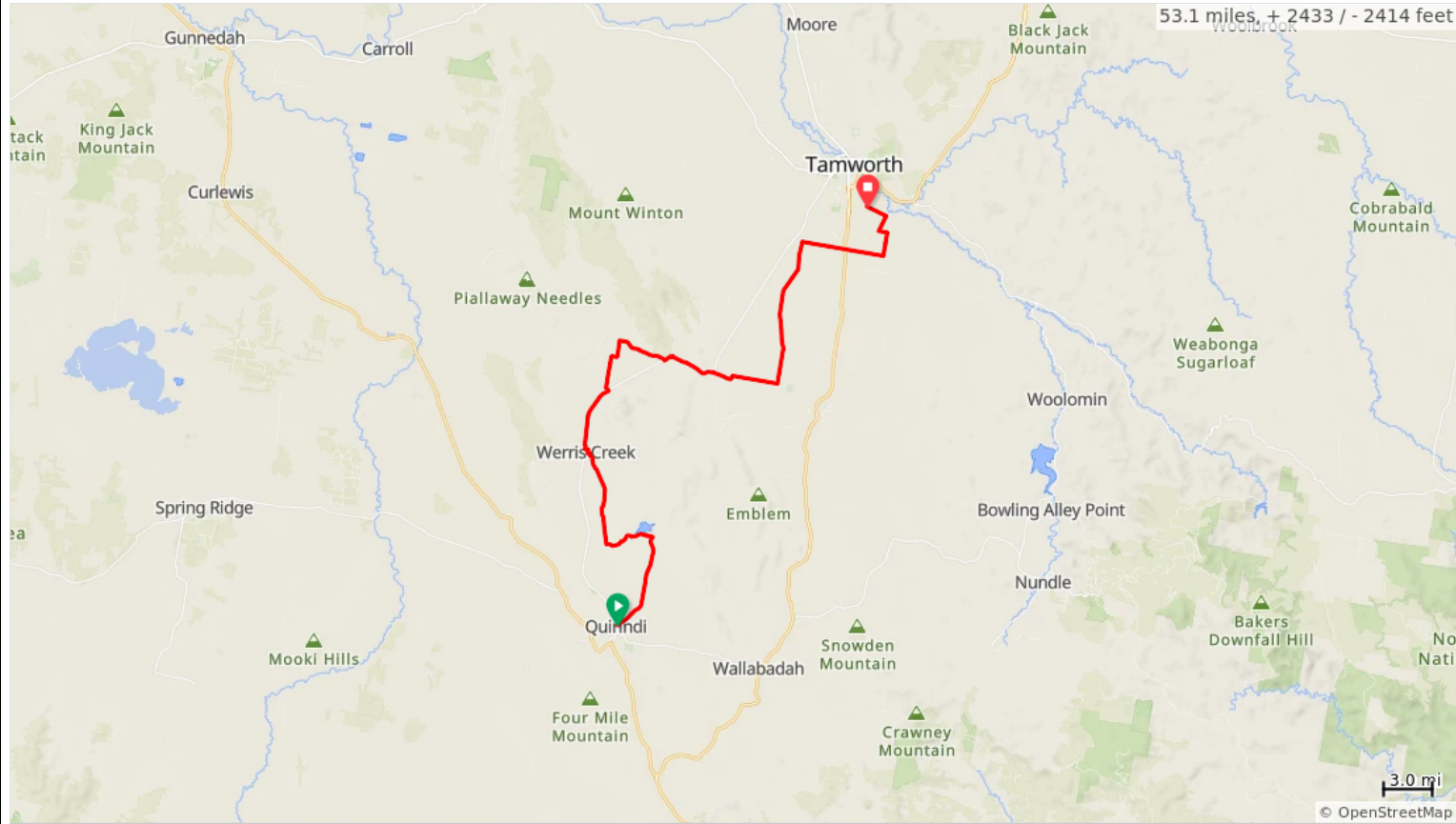
Friday 19th September 2025

Riders will depart Quirindi and ride back to Tamworth, finishing at the Calala Inn.

last day RFTC (copy)



53.1 miles, + 2433 / - 2414 feet



1.	0.0	0.0	📍	Start of route	0.0
2.	0.0	0.0	←	Left onto Nowland Street	6.3
3.	6.3	6.3	←	Left onto Lowes Creek Road	3.2
4.	9.6	3.2	→	Right onto Black Gully Road	5.6
5.	15.1	5.6	←	Left onto Black Gully Road	0.2

15.1 miles. +749/-737 feet

12.	16.2	0.2	←	Left onto Park Street	0.0
13.	16.2	0.0	→	Right onto Werris Creek Road	3.9
14.	20.2	3.9	←	Left onto Scotts Lane	3.6
15.	23.8	3.6	→	Right onto Piallaway Road	3.1
16.	26.9	3.1	←	Left onto Davis Street	0.4

10.9 miles. +509/-335 feet

6.	15.3	0.2	→	Right onto Punyarrara Street	0.1
7.	15.5	0.1	←	Left onto North Street	0.0
8.	15.5	0.0	←	Left onto North Street	0.1
9.	15.6	0.1	→	Right onto Dewhurst Street	0.2
10.	15.8	0.2	←	Left onto Russell Street	0.2
11.	16.0	0.2	→	Right	0.2

0.9 miles. +0/-100 feet

17.	27.3	0.4	←	Left onto Alford Street	0.1
18.	27.3	0.1	→	Right onto Marlow Street	0.2
19.	27.5	0.2	→	Right onto Alford Street	0.1
20.	27.6	0.1	←	Left onto Davis Street	2.8
21.	30.4	2.8	→	Right onto Heath Road	1.4

3.5 miles. +236/-56 feet

22.	31.8	1.4	→	Right onto Bartons Lane	2.8
23.	34.6	2.8	←	Left onto Piles Lane	2.1
24.	36.7	2.1	←	Left onto Gowrie Road	7.0
25.	43.7	7.0	→	Right onto Spains Lane	2.7
26.	46.4	2.7	→	Right onto New England Highway	0.0

16.0 miles. +437/-719 feet

32.	53.0	0.0	↙	Sharp left	0.1
33.	53.1	0.1	📍	End of route	0.0

0.1 miles. +0/-11 feet

27.	46.4	0.0	←	Left onto Whitehouse Lane	2.4
28.	48.8	2.4	←	Left onto Ascot-Calala Road	2.0
29.	50.8	2.0	→	Right onto Burges Lane	1.0
30.	51.8	1.0	←	Left onto Calala Lane	1.2
31.	53.0	1.2	→	Right onto Osprey Way	0.0

6.6 miles. +363/-333 feet



Date: 09/07/2025 **Author:** Angie Taylor **Project:** Give Way Signage - Bungendore Spur Road

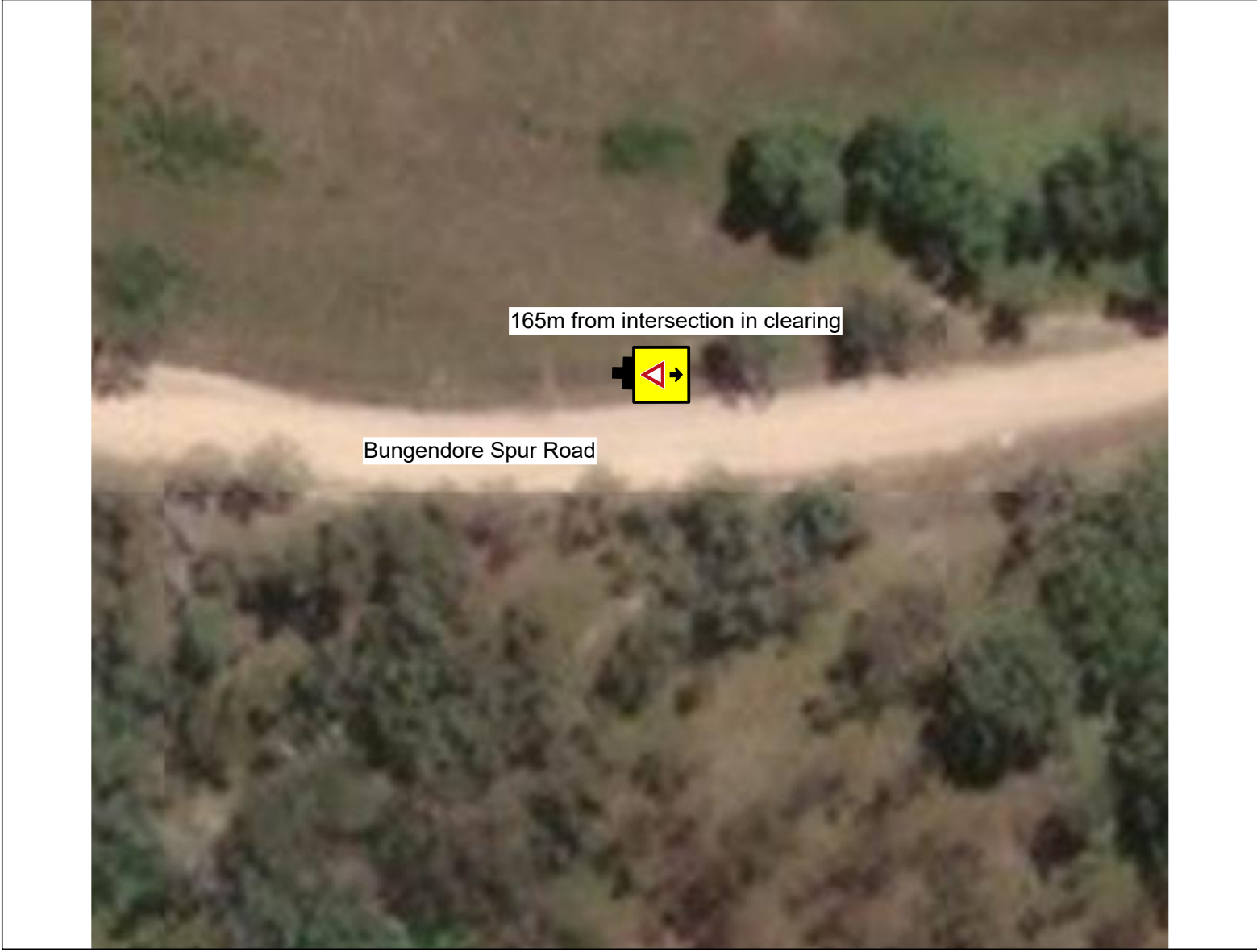
Comments:
Requesting Traffic Committee approval for installation of Give Way signage on Watsons Creek-Manilla Road (at the intersection of Bungendore Spur Road)

Amended 6th August 2025 following comments from Local Traffic Committee.

Manifest

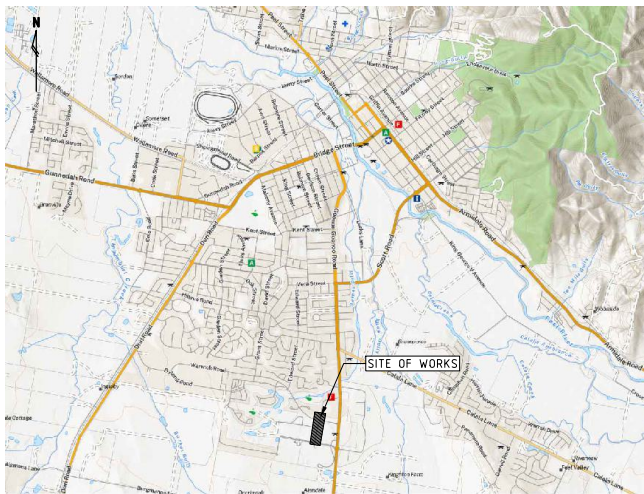
2 x R1-2
1 x TC1452







**SPORTS AND ENTERTAINMENT PRECINCT
PEDESTRIAN INFRASTRUCTURE - JACK SMYTH DRIVE
50% SUBMISSION**



LOCALITY PLAN
SCALE 1:500



10-07-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

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PREPARED BY REGIONAL
SERVICES DIRECTORATE
SURVEY & DESIGN

CLIENT APPROVAL		ECM REF.
NAME	DIRECTORATE	2488342
SIGNATURE	DATE	DRAWING NO.
		1627-001



SHEET INDEX	
PLAN	DESCRIPTION
001	COVERSHEET
002	SHEET INDEX AND LEGEND
003	JACK SMYTH DRIVE ROUNDABOUT LAYOUT
004	KERB LONGITUDINAL SECTION CH0.000 - CH23.365
005	KERB CROSS SECTION CH0.000 - CH23.365
006	PATH LONGITUDINAL SECTION CH0.000 - CH26.222
007	PATH CROSS SECTION CH0.000 - CH26.222
008	KERB-2 LONGITUDINAL SECTION CH0.000 - CH30.000
009	KERB-2 CROSS SECTION CH0.000 - CH30.000
010	TYPICAL SECTIONS
011	SIGNAGE PLAN

LEGEND

EDGE OF BITUMEN	
GAS MAIN AND PIT	
GATE, FENCE	
GUARD RAIL	
MAIL BOX	
OPTIC FIBRE (OPTUS)	
OPTIC FIBRE (AARNET)	
OPTIC FIBRE (TELSTRA)	
PROPERTY BOUNDARY	
OVERHEAD POWER HV	
UNDERGROUND ELECTRICITY	
POWER POLE	
LIGHT POLE	
SEWER MAIN (& SIZE)	
SEWER SERVICE CONNECTION	
SEWER MANHOLE	
STORMWATER (& SIZE)	
STORMWATER MANHOLE	
TELSTRA CABLES AND PIT	
INDICATIVE SERVICE NOT ABLE TO BE LOCATED	
SIGN	
TREE	
POTHOLE	
CONTROL POINT	
WATER MAIN (& SIZE)	
WATER SERVICE CONNECTION	
PROPOSED WATER MAIN	
PROPOSED SEWER MAIN	
PROPOSED STORMWATER LINE	
PROPOSED DESIGN ALIGNMENT	



24-07-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

CHECKED:	DESIGNER	DATE:	
CHECKED:	SENIOR DESIGN & PROJECT ENGINEER	DATE:	
CHECKED:	CLIENT REPRESENTATIVE	DATE:	

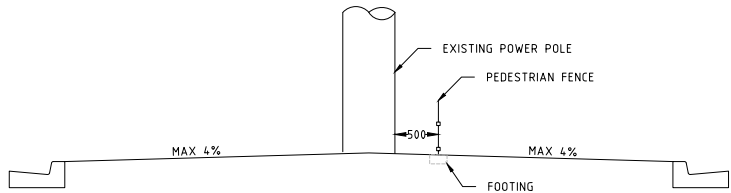
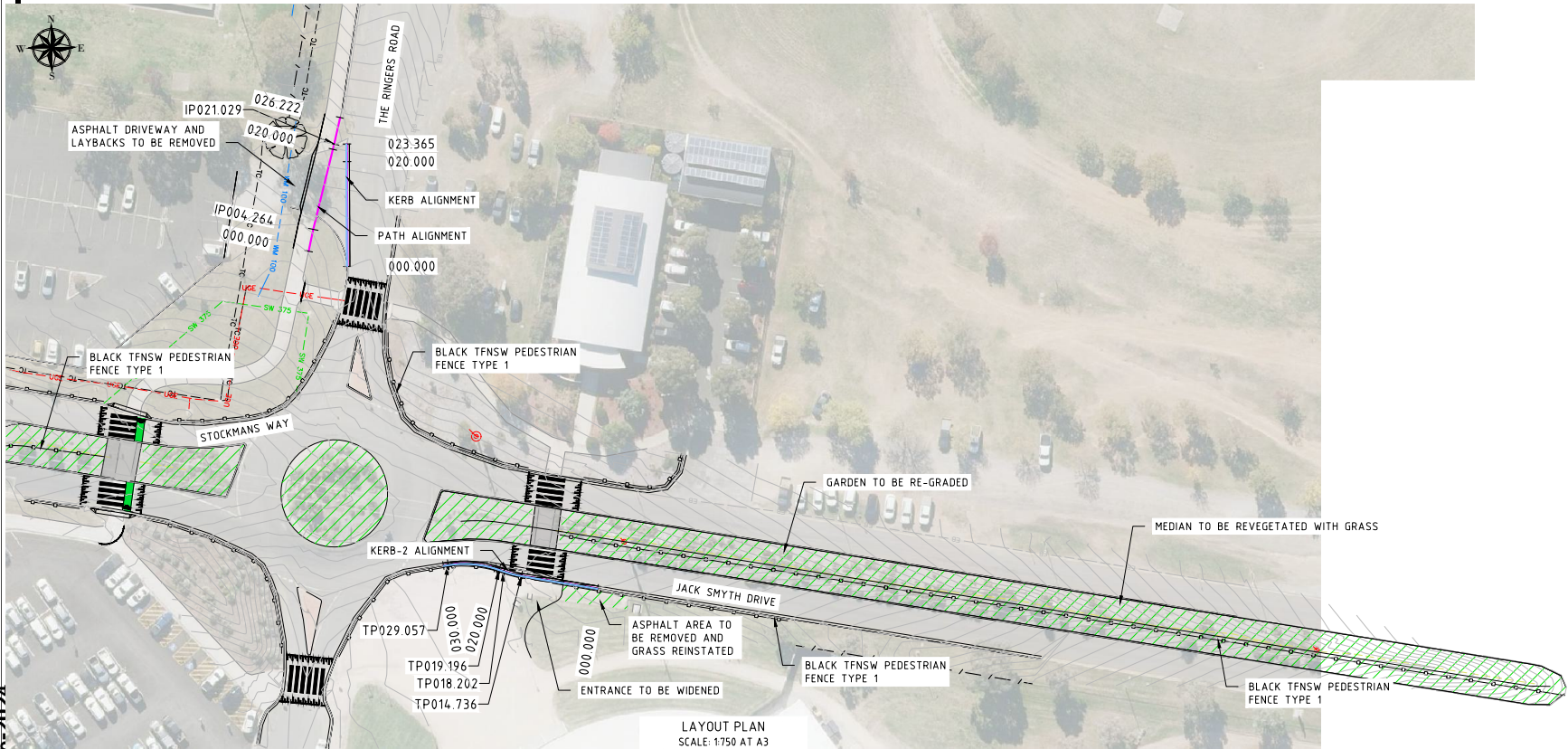
SHEET INDEX AND LEGEND			
SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1627

TAMWORTH REGIONAL COUNCIL	
SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-002



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GARDEN REGRADE TYPICAL SECTION
SCALE: 150 AT A3



DATE	ISSUED FOR 50 % SUBMISSION
24-07-25	
DATE	DESCRIPTION

CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

JACK SMYTH DRIVE ROUNDABOUT LAYOUT

SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1627
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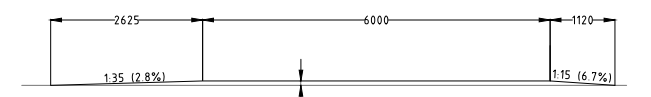
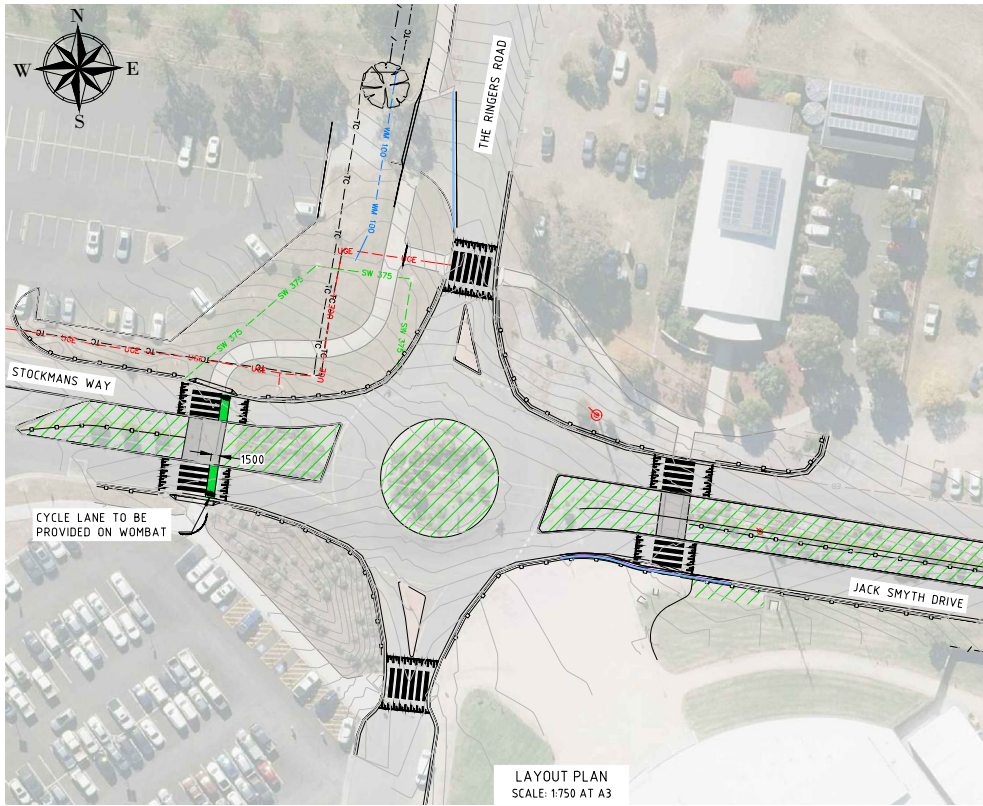
TAMWORTH REGIONAL COUNCIL

SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN
INFRASTRUCTURE - RINGERS ROAD HILLVUE

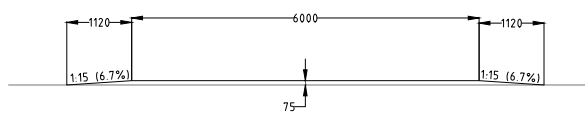
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A.H.D.	DRAWING NO.
A3	1627-003



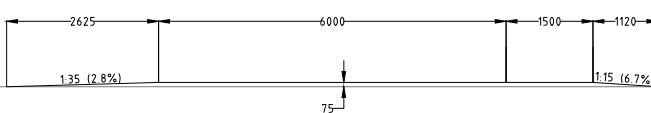
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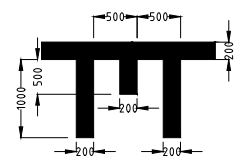
WOMBAT SECTION - DIVIDED ROADS
SCALE: 1:75 AT A3



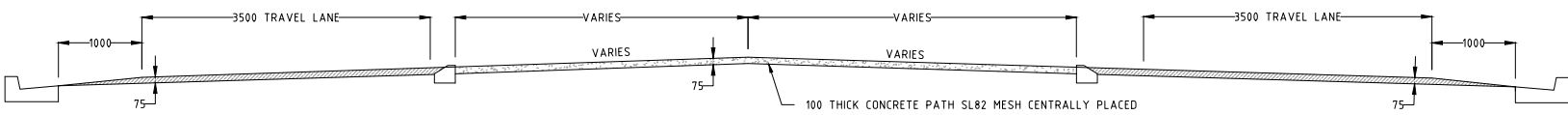
WOMBAT SECTION - UNDIVIDED ROADS
SCALE: 1:75 AT A3



WOMBAT SECTION - ONE LANE CYCLE WAY
SCALE: 1:75 AT A3



WOMBAT SECTION - UNDIVIDED ROADS
SCALE: 1:75 AT A3



TYPICAL CROSS SECTION THROUGH MEDIAN AT CROSSING
SCALE: 1:50 AT A3



DATE	DESCRIPTION
24-07-25	ISSUED FOR 50 % SUBMISSION

CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

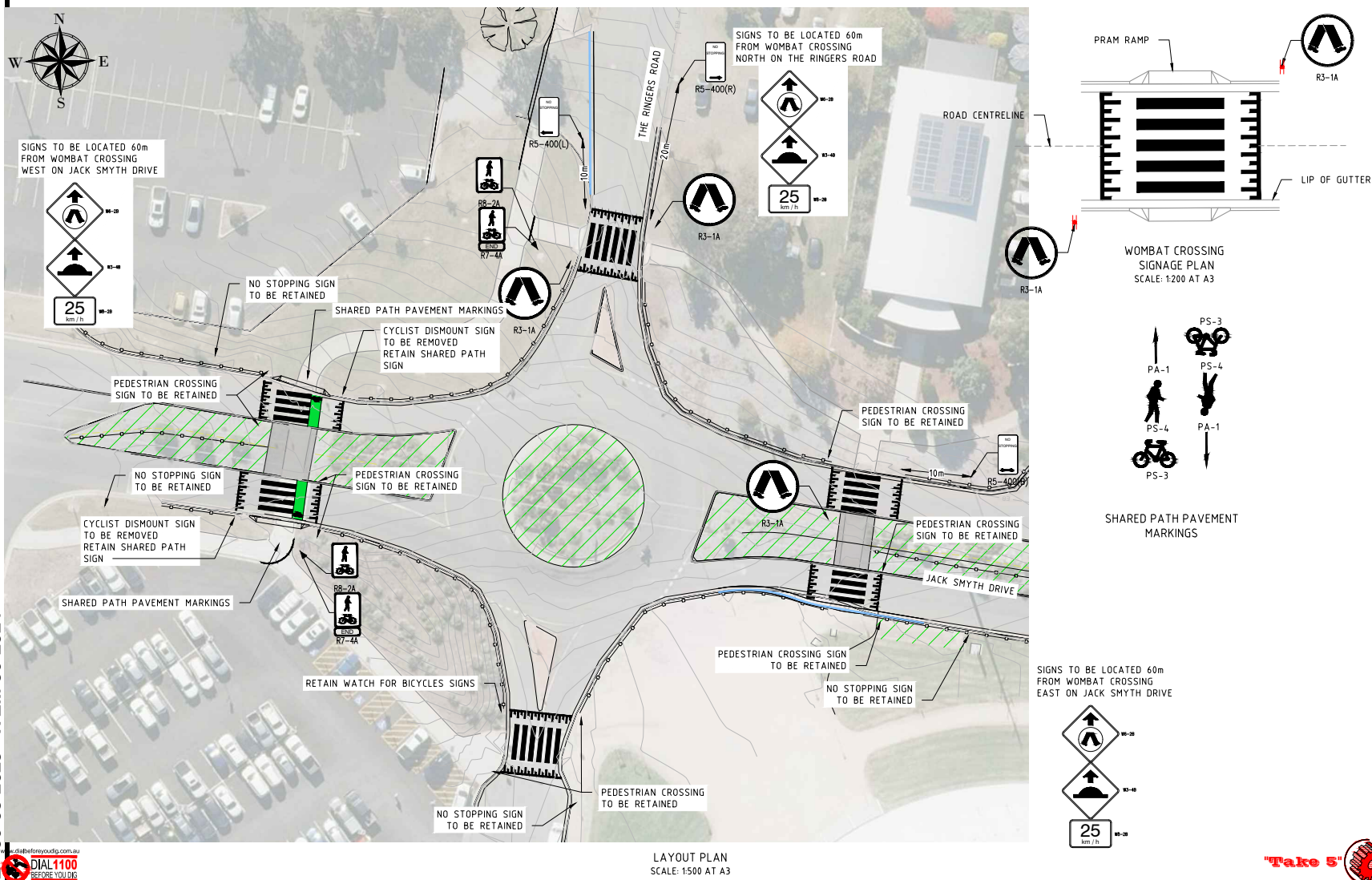
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CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

TYPICAL SECTION			
SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1627

TAMWORTH REGIONAL COUNCIL	
SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-010

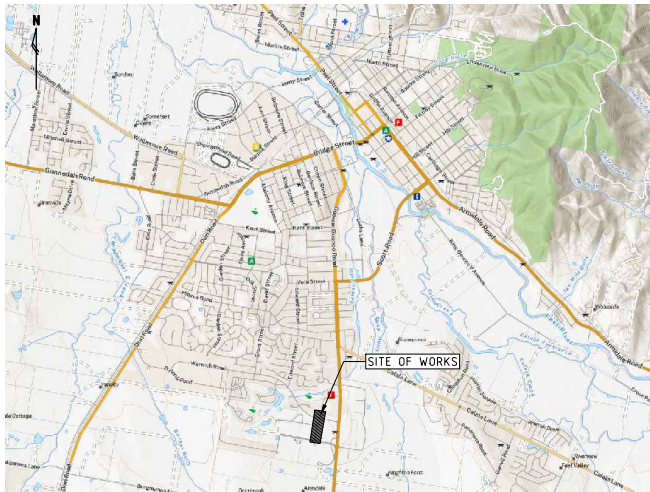




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		CHECKED: DATE:		SIGNAGE AND LINEMARKING				TAMWORTH REGIONAL COUNCIL		DATUM	SCALES AS SHOWN
		DESIGNER						SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE		A.H.D.	DRAWING NO.
		CHECKED: DATE:								A3	1627-011
		SENIOR DESIGN & PROJECT ENGINEER									
		CHECKED: DATE:		SURVEYED: WQ		CLIENT REP: LB	DESIGNED: RBB	JOB NO: DS\JN1627			
		CLIENT REPRESENTATIVE									
24-07-25 ISSUED FOR 50 % SUBMISSION											
DATE DESCRIPTION											



**SPORTS AND ENTERTAINMENT PRECINCT
PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE
50% SUBMISSION**



LOCALITY PLAN
SCALE 1:500



24-07-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

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PREPARED BY REGIONAL
SERVICES DIRECTORATE
SURVEY & DESIGN

CLIENT APPROVAL		ECM REF.
NAME	DIRECTORATE	2488342
SIGNATURE	DATE	DRAWING NO.
		1627-100



SHEET INDEX

PLAN	DESCRIPTION
100	COVERSHEET
200	SHEET INDEX AND LEGEND
300	LONGYARD DRIVE LAYOUT PLAN
500	SIGNAGE PLAN
600	SWEEP PATH CHECKS

LEGEND

EDGE OF BITUMEN	— — — — — EB
GAS MAIN AND PIT	— GAS — GAS — GAS — GAS —
GATE, FENCE	— / — / — / — / —
GUARD RAIL	— □ — □ — □ — □ — □ —
MAIL BOX	□
OPTIC FIBRE (OPTUS)	— — — — — OPTO
OPTIC FIBRE (AARNET)	— — — — — OPTP
OPTIC FIBRE (TELSTRA)	— — — — — OPTT
PROPERTY BOUNDARY	— — — — —
OVERHEAD POWER HV	— — — — — OHP
UNDERGROUND ELECTRICITY	— — — — — UGE
POWER POLE	⊙
LIGHT POLE	⊙
SEWER MAIN (& SIZE)	— — — — — SM 150
SEWER SERVICE CONNECTION	— — — — — SM — SM —
SEWER MANHOLE	⊙
STORMWATER (& SIZE)	— — — — — SW 375
STORMWATER MANHOLE	⊙
TELSTRA CABLES AND PIT	— — — — — TC — TC —
INDICATIVE SERVICE NOT ABLE TO BE LOCATED	— — — — — ?? WM ??
SIGN	⊙
TREE	⊙
POTHOLE	⊙
CONTROL POINT	⊙
WATER MAIN (& SIZE)	— — — — — WM 100
WATER SERVICE CONNECTION	— — — — —
PROPOSED WATER MAIN	— — — — — WM 150
PROPOSED SEWER MAIN	— — — — — SM 150
PROPOSED STORMWATER LINE	— — — — —
PROPOSED DESIGN ALIGNMENT	— — — — —



24-07-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

SHEET INDEX AND LEGEND

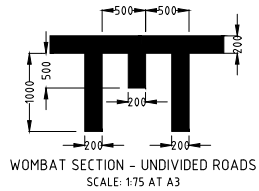
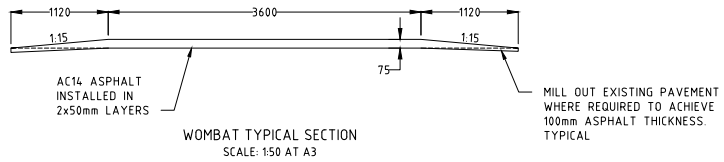
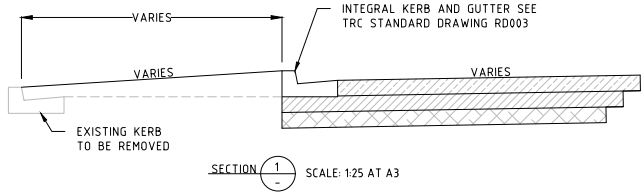
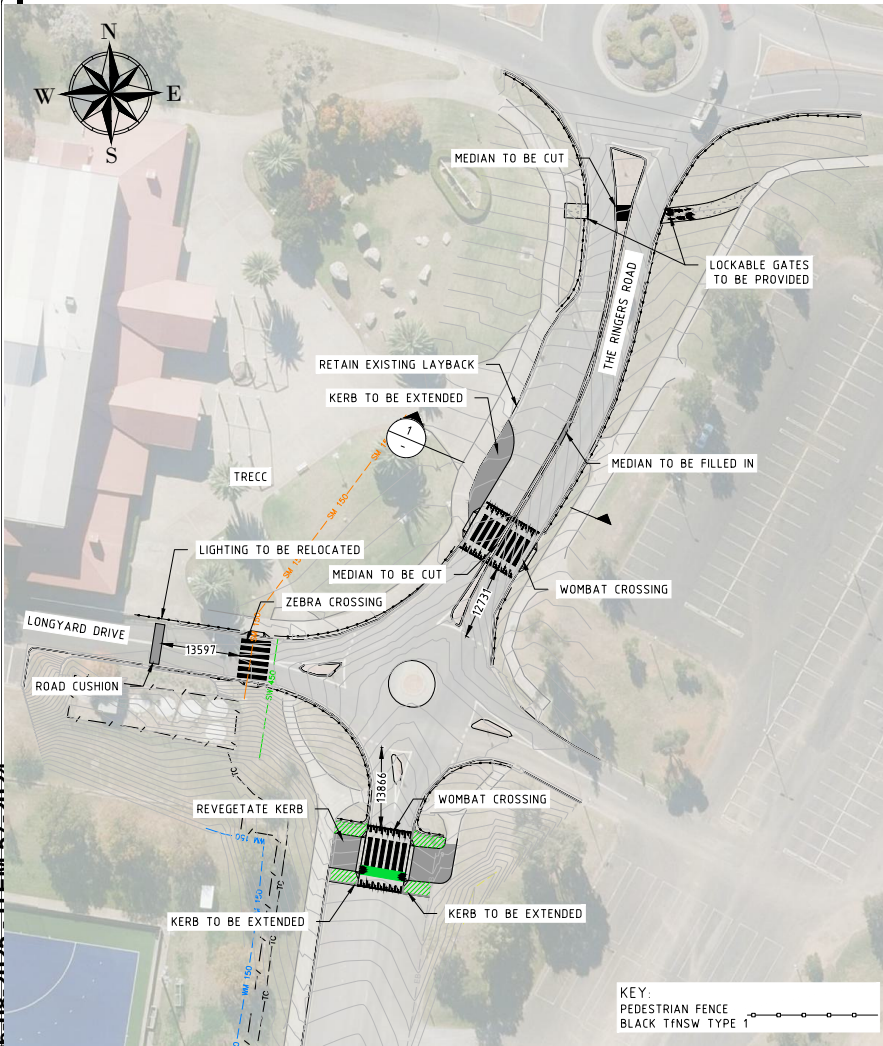
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TAMWORTH REGIONAL COUNCIL

SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN
INFRASTRUCTURE - RINGERS ROAD HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-200



NOTE:
1. LIGHTING TO BE DESIGNED BY OTHERS



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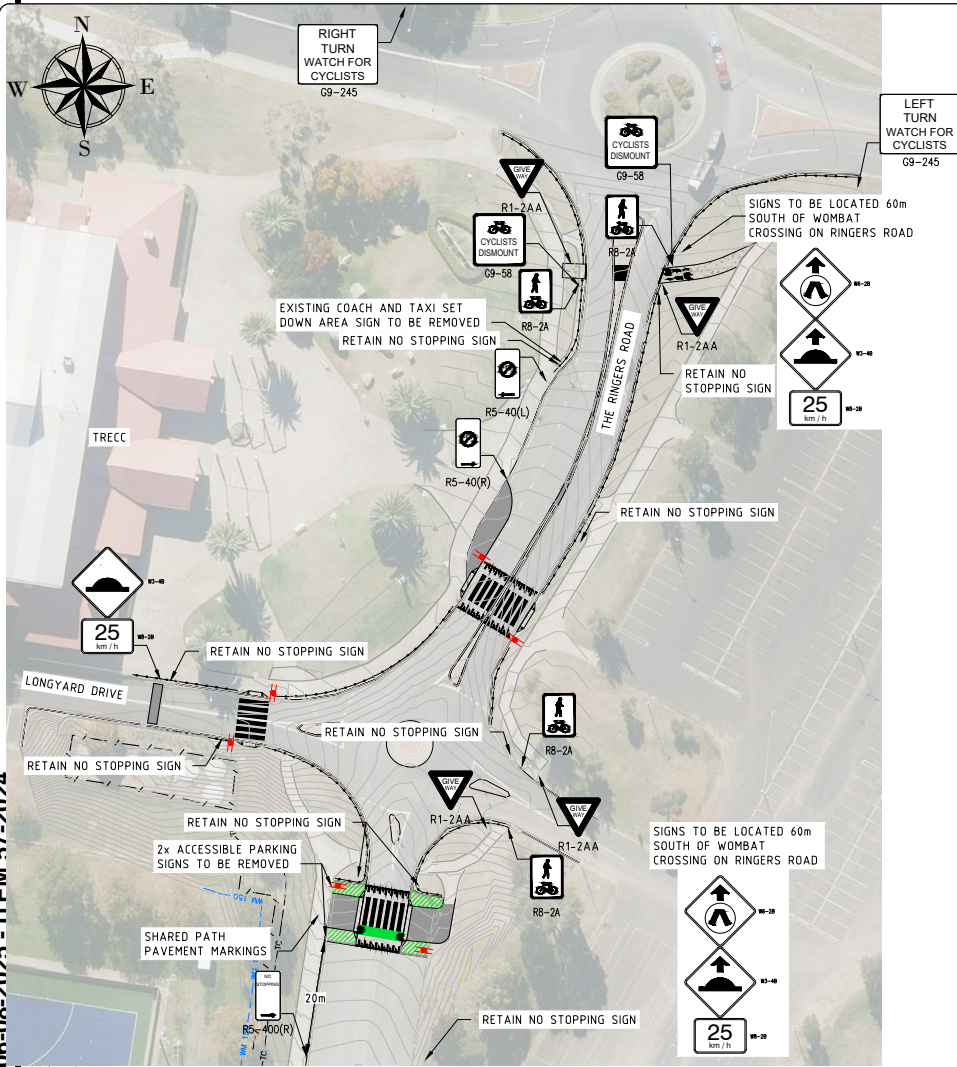
DATE	ISSUED FOR 50 % SUBMISSION	DESCRIPTION
24-07-25		

CHECKED: DESIGNER	DATE:
CHECKED: SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: CLIENT REPRESENTATIVE	DATE:

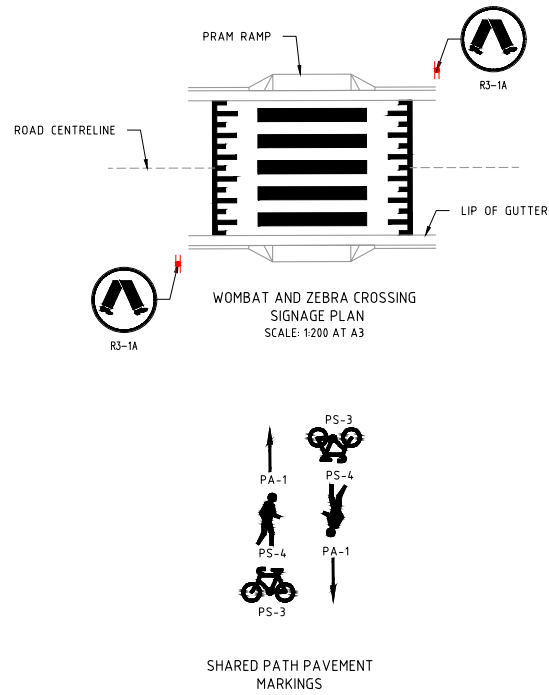
LONGYARD DRIVE LAYOUT PLAN				
SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DS\N1627	

TAMWORTH REGIONAL COUNCIL	
SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-300



LAYOUT PLAN
SCALE: 1:750 AT A3



SHARED PATH PAVEMENT
MARKINGS

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DATE	DESCRIPTION
24-07-25	ISSUED FOR 50 % SUBMISSION

CHECKED:	DESIGNER	DATE:
CHECKED:	SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED:	CLIENT REPRESENTATIVE	DATE:

CHECKED:	DESIGNER	DATE:
CHECKED:	SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED:	CLIENT REPRESENTATIVE	DATE:

SIGNAGE PLAN			
SURVEYED:	WQ	CLIENT REP:	LB
DESIGNED:	RBB	JOB NO:	DS\N1627

TAMWORTH REGIONAL COUNCIL	
SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-500



12.5m TRUCK
SCALE: 1:750 AT A3



8.8m SERVICE VEHICLE
SCALE: 1:750 AT A3



24-07-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

CHECKED:	DESIGNER	DATE:
CHECKED:	SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED:	CLIENT REPRESENTATIVE	DATE:

SWEPT PATHS			
SURVEYED:	WQ	CLIENT REP:	LB
DESIGNED:	RBB	JOB NO:	DSJN1627

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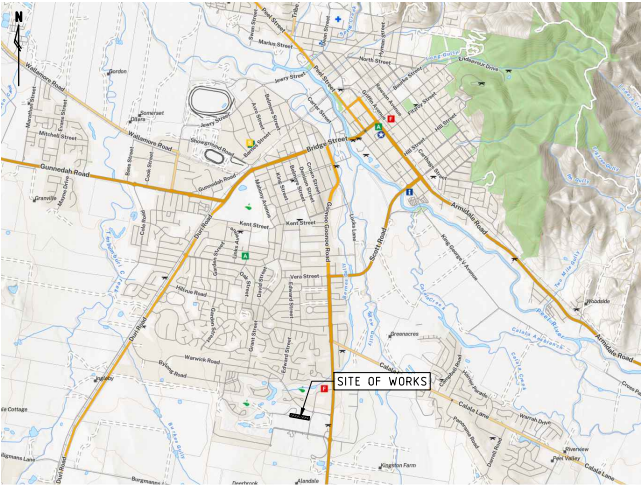
TAMWORTH REGIONAL COUNCIL	
SPORTS AND ENTERTAINMENT PRECINCT PEDESTRIAN INFRASTRUCTURE - RINGERS ROAD HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1627-600





**LONGYARD DRIVE SHARED PATH
LONGYARD DRIVE HILLVUE
100% SUBMISSION**



LOCALITY PLAN
SCALENTS



DATE	DESCRIPTION
07-08-25	ISSUED FOR 100 % SUBMISSION
19-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
12-01-25	ISSUED FOR 10 % SUBMISSION
12-01-25	ISSUED FOR 5 % SUBMISSION

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PREPARED BY REGIONAL
SERVICES DIRECTORATE
SURVEY & DESIGN

CLIENT APPROVAL		ECM REF.
NAME	DIRECTORATE	2617000
SIGNATURE	DATE	DRAWING NO. 1633-001



07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

5, Version Date: 11/08/2025

SHEET INDEX AND LEGEND

EDGE OF BITUMEN	
GAS MAIN AND PIT	
GATE, FENCE	
GUARD RAIL	
MAIL BOX	
OPTIC FIBRE (OPTUS)	
OPTIC FIBRE (AARNET)	
OPTIC FIBRE (TELSTRA)	
PROPERTY BOUNDARY	
OVERHEAD POWER HV	
UNDERGROUND ELECTRICITY	
POWER POLE	
LIGHT POLE	
SEWER MAIN (& SIZE)	
SEWER SERVICE CONNECTION	
SEWER MANHOLE	
STORMWATER (& SIZE)	
STORMWATER MANHOLE	
TELSTRA CABLES AND PIT	
INDICATIVE SERVICE NOT ABLE TO BE LOCATED	
SIGN	
TREE	
POTHOLE	
CONTROL POINT	
WATER MAIN (& SIZE)	
WATER SERVICE CONNECTION	
PROPOSED WATER MAIN	
PROPOSED SEWER MAIN	
PROPOSED STORMWATER LINE	
PROPOSED DESIGN ALIGNMENT	

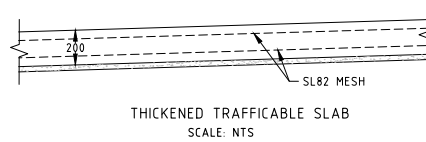
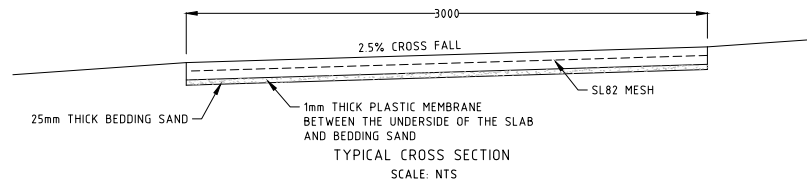
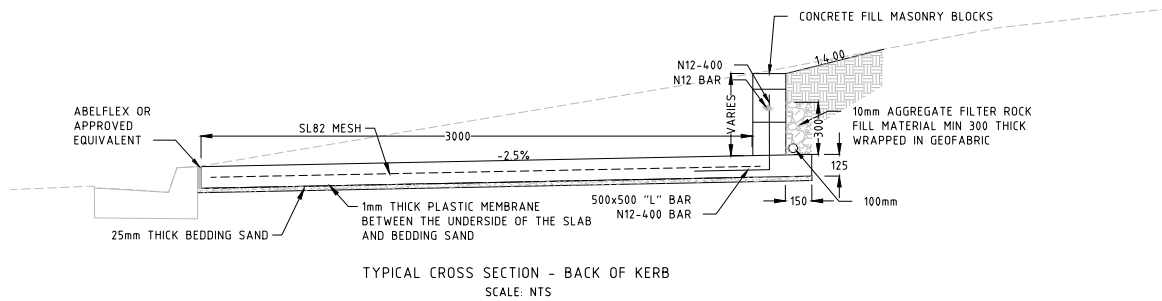
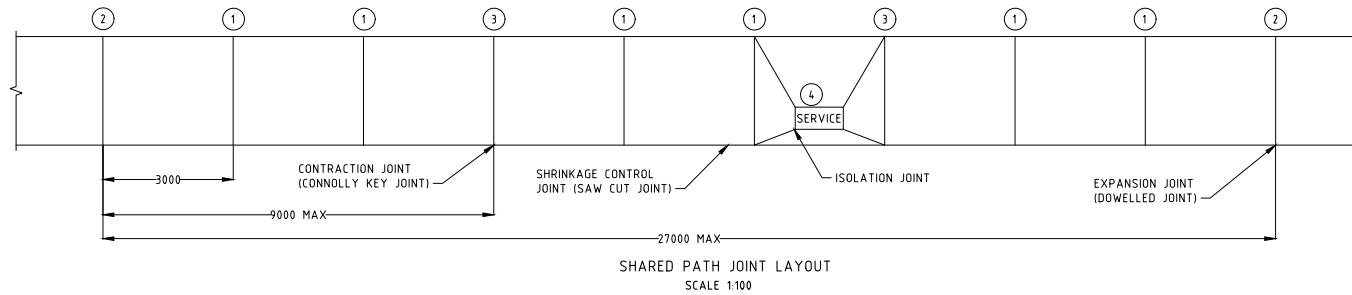


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DATUM	SCALES AS SHOWN
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A.H.D.	DRAWING NO.
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A3	1633-002
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7	07-08-25	ISSUED FOR 100 % SUBMISSION
8	30-07-25	ISSUED FOR 90 % SUBMISSION
9	04-06-25	ISSUED FOR 50 % SUBMISSION
10	DATE: 26/7/2006	DESCRIPTION
11	6, Version Date: 11/08/2025	

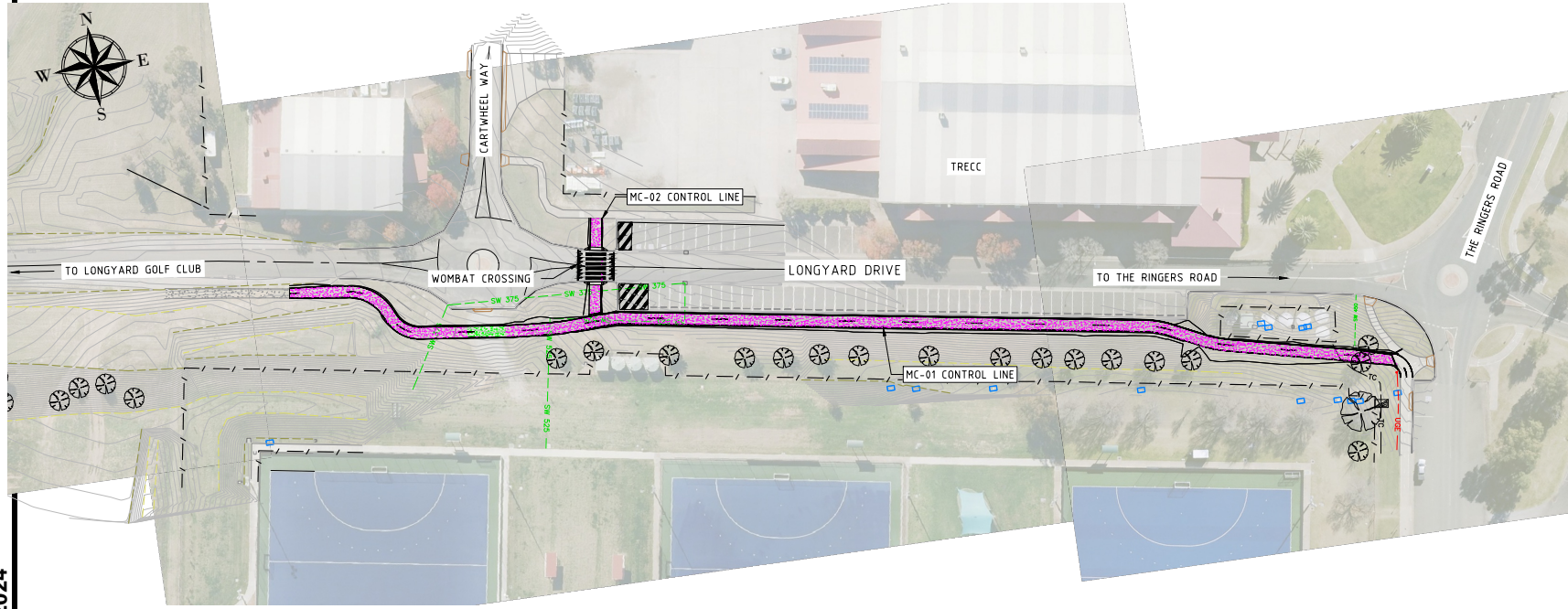
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DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-003



OVERALL LAYOUT PLAN
SCALE: 1:1000 AT A3



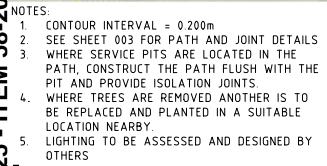
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30-07-25	ISSUED FOR 90 % SUBM
04-06-25	ISSUED FOR 50 % SUBM
DATE: 26/7/2008	DESCRIPTION

6, Version Date: 11/08/2025

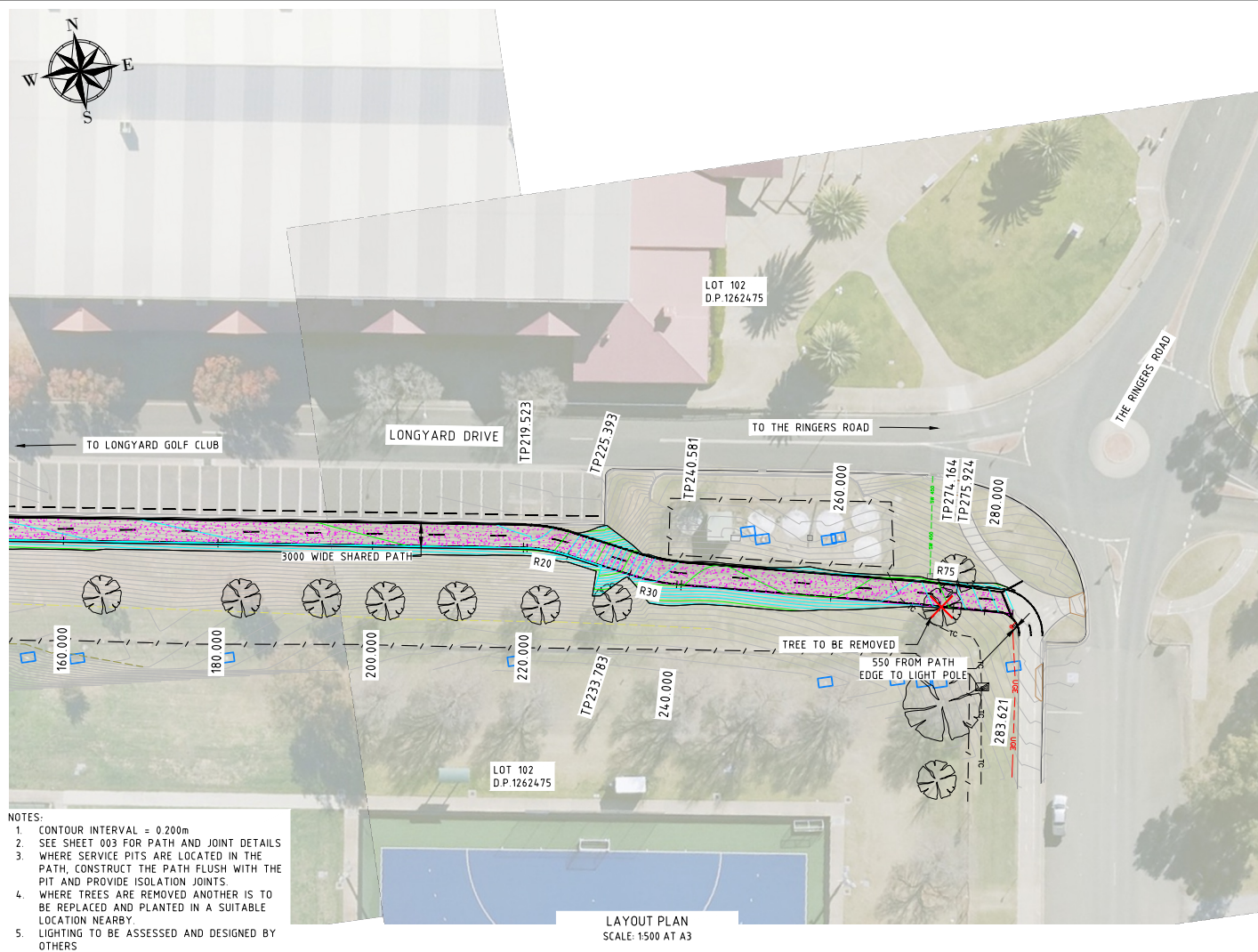
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 <p>SCALE 1:1000</p>	CHECKED: _____ DATE: _____ DESIGNER	OVERALL LAYOUT PLAN				TAMWORTH REGIONAL COUNCIL		DATUM	SCALES AS SHOWN
	CHECKED: _____ DATE: _____ SENIOR DESIGN & PROJECT ENGINEER					LONGYARD DRIVE SHARED PATH - LONGYARD DRIVE HILLVUE		A.H.D.	DRAWING NO.
	CHECKED: _____ DATE: _____ CLIENT REPRESENTATIVE							SURVEYED: WQ	CLIENT REP: LB



		CHECKED: _____ DATE: _____ DESIGNER		LAYOUT PLAN MC-01 CH0.000 - CH160.000				TAMWORTH REGIONAL COUNCIL		DATUM	SCALES AS SHOWN
		CHECKED: _____ DATE: _____ SENIOR DESIGN & PROJECT ENGINEER						LONGYARD DRIVE SHARED PATH - LONGYARD DRIVE HILLVUE		A.H.D.	DRAWING NO.
		CHECKED: _____ DATE: _____ CLIENT REPRESENTATIVE						SURVEYED: WQ CLIENT REP: LB DESIGNED: RBB JOB NO: DSJN1633		A3	1633-00



LAYOUT PLAN
SCALE: 1:500 AT A3

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"Take 5" 

07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE: 26/7/2025	DESCRIPTION

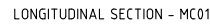
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DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

LAYOUT PLAN MC-01 CH160.000 - CH283.621			
SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633

TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-006



"Take 5" 

07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION
6, Version Date: 11/08/2025	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-007



07-08-25	ISSUED FOR 100 % SUB
30-07-25	ISSUED FOR 90 % SUBM
04-06-25	ISSUED FOR 50 % SUBM
1-05-25	ISSUED FOR 20 % SUBM
1-04-25	ISSUED FOR 10 % SUBM
1-03-25	ISSUED FOR 0 % SUBM

1. **DATE:** 26/7/2025
 2. **DESCRIPTION:** 6, Version Date: 11/08/2025

MISSION
MISSION
MISSION

The image shows two horizontal scales. The top scale is labeled 'HORIZONTAL' and has markings at 0.00, 2.50, 5.00, 7.50, 10.00, and 12.50. The bottom scale is labeled 'VERTICAL' and also has markings at 0.00, 2.50, 5.00, 7.50, 10.00, and 12.50. Both scales are labeled 'SCALE 1:250'.

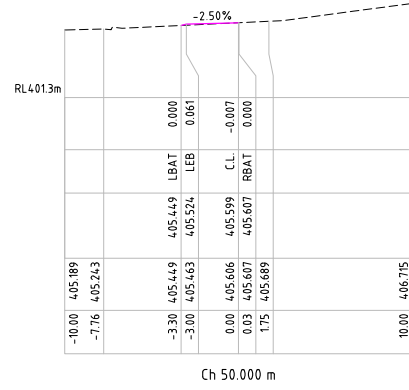
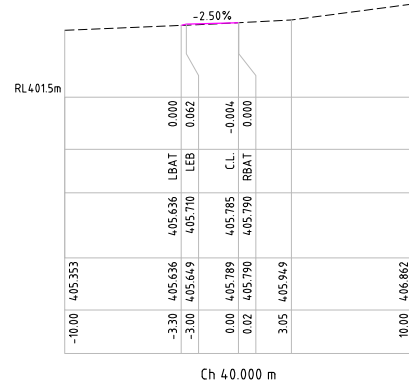
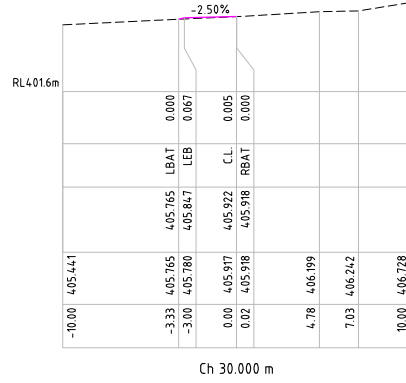
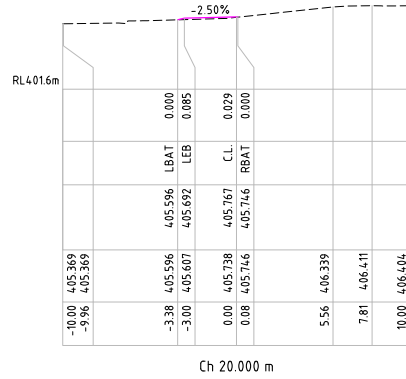
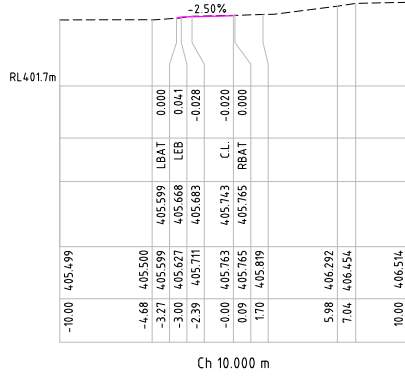
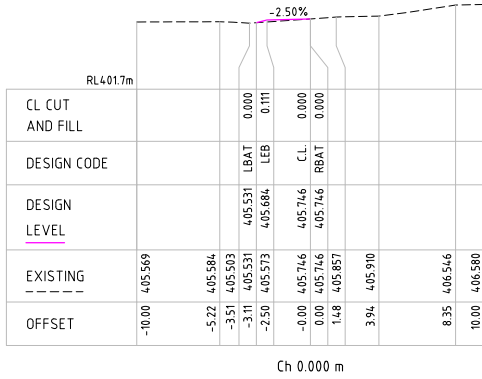
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DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

MC-01 CROSS SECTION CH0.000 - CH50.000			
SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633

TAMWORTH REGIONAL COUNCIL

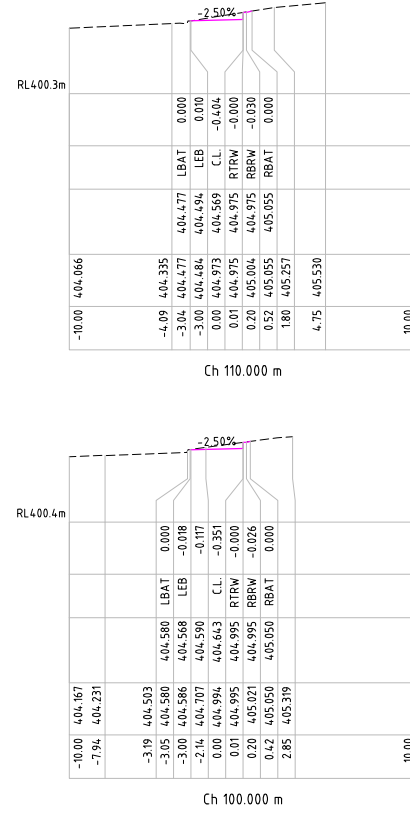
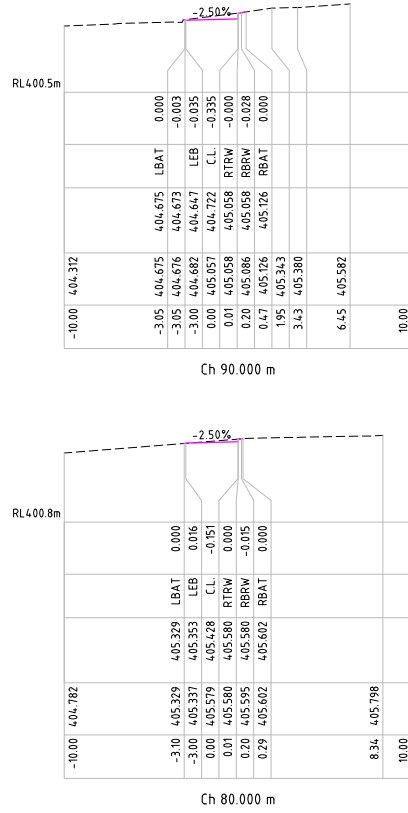
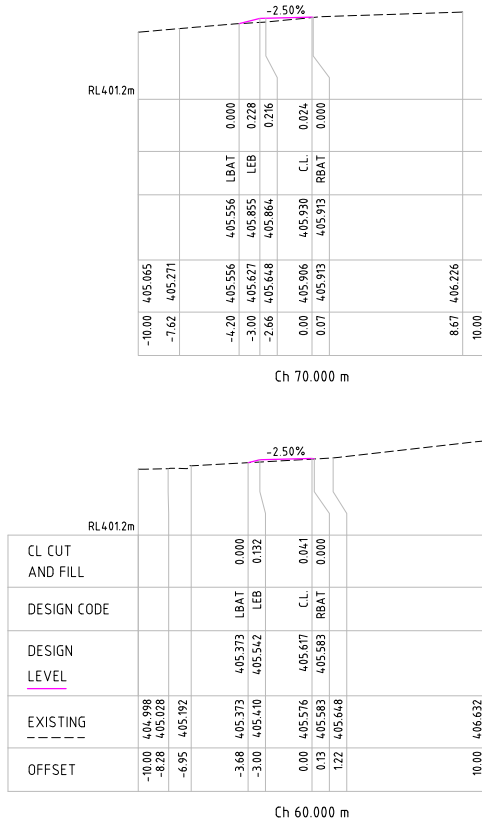
LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-008



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 **DIAL 1100**
BEFORE YOU DIG

07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION
5, Version Date: 11/08/2025	

The drawing includes two scales: a horizontal scale and a vertical scale, both labeled "SCALE 1:250". The horizontal scale ranges from 0.00 to 12.50 with major markings every 2.50 units. The vertical scale ranges from 0.00 to 12.50 with major markings every 2.50 units.

CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

MC-01 CROSS SECTION CH60.000 - CH110.000

SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633
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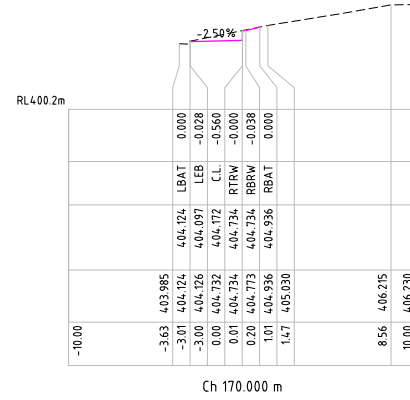
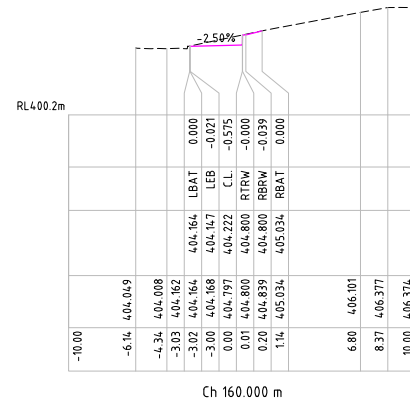
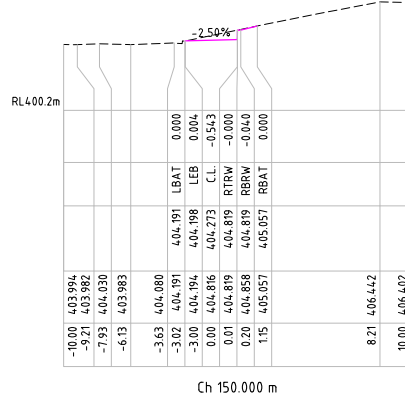
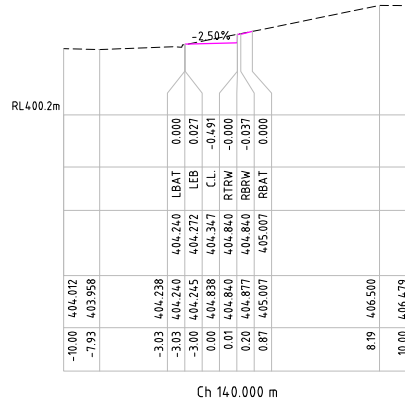
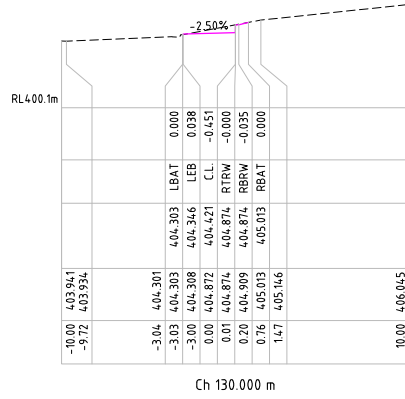
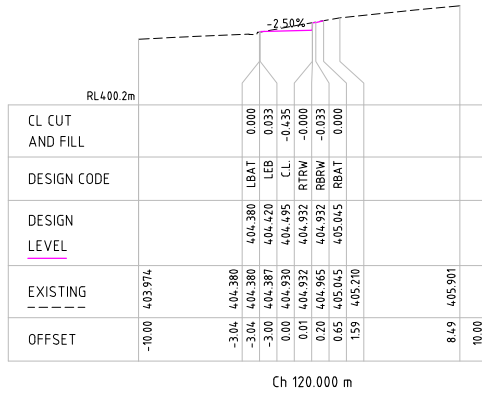
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-009





07-08-25	ISSUED FOR 100 % SUB
30-07-25	ISSUED FOR 90 % SUBM
04-06-25	ISSUED FOR 50 % SUBM
DATE	2617006 DESCRIPTION

6, Version Date: 11/08/2025

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Diagram showing the horizontal and vertical scales for the drawing. Both scales are marked from 0.00 to 12.50, with a scale of 1:250.

CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:

MC-01 CROSS SECTION CH120.000 - CH170.000

SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633
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TAMWORTH REGIONAL COUNCIL
LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-010



DIAL 1100
BEFORE YOU DIG

07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION
6, Version Date: 11/08/2025	

CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

MC-01 CROSS SECTION CH180.000 - CH230.000

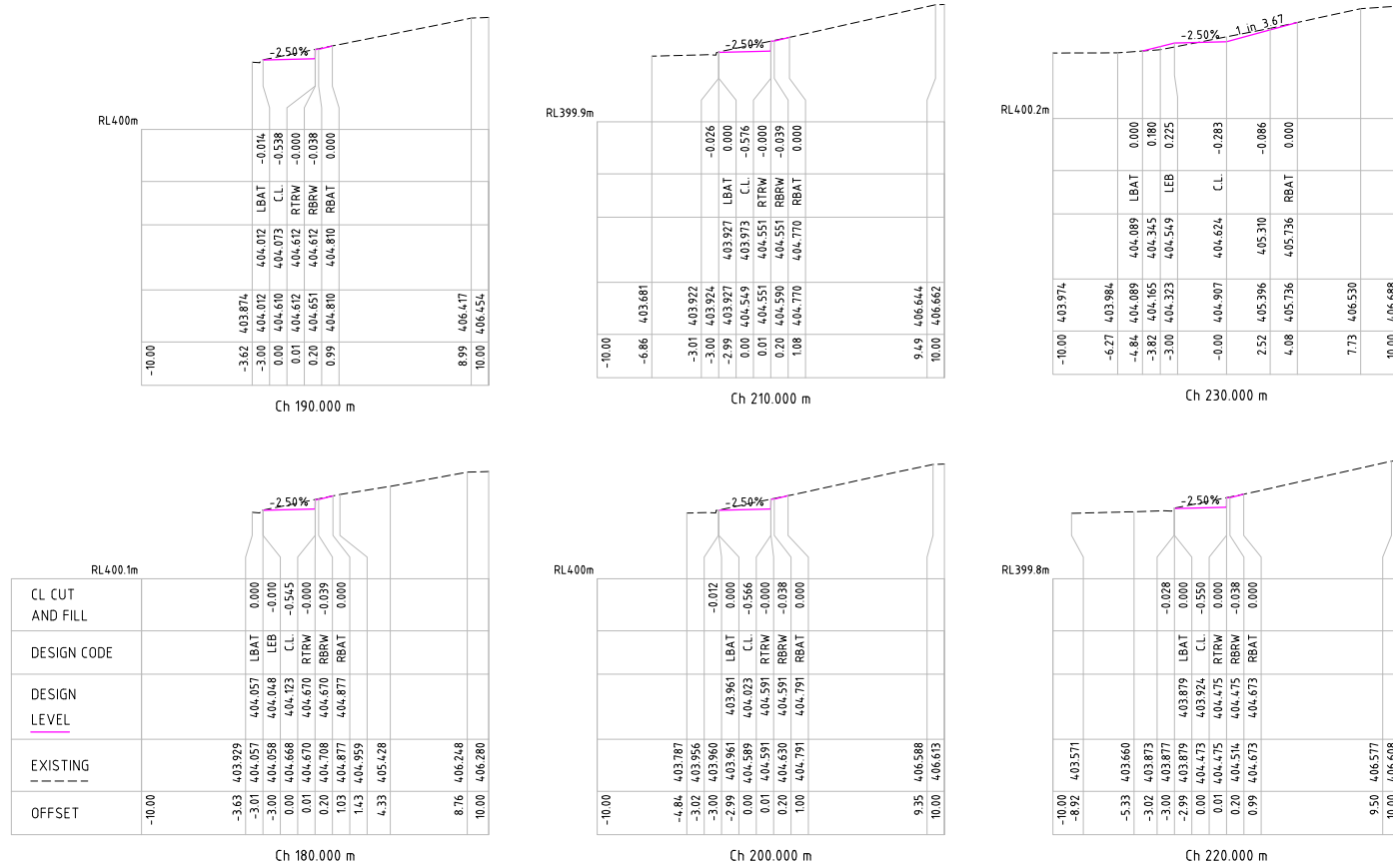
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-011



"Take 5" 



DIAL 1100
BEFORE YOU DIG

07-08-25	ISSUED FOR 100 % SUBMISSION
30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION

6, Version Date: 11/08/2025

Diagram showing two scale bars. The top bar is labeled 'HORIZONTAL' and the bottom bar is labeled 'VERTICAL'. Both bars have a scale from 0.00 to 12.50 with major ticks every 2.50 units. The scale is labeled 'SCALE 1:250'.

CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
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CLIENT REPRESENTATIVE	

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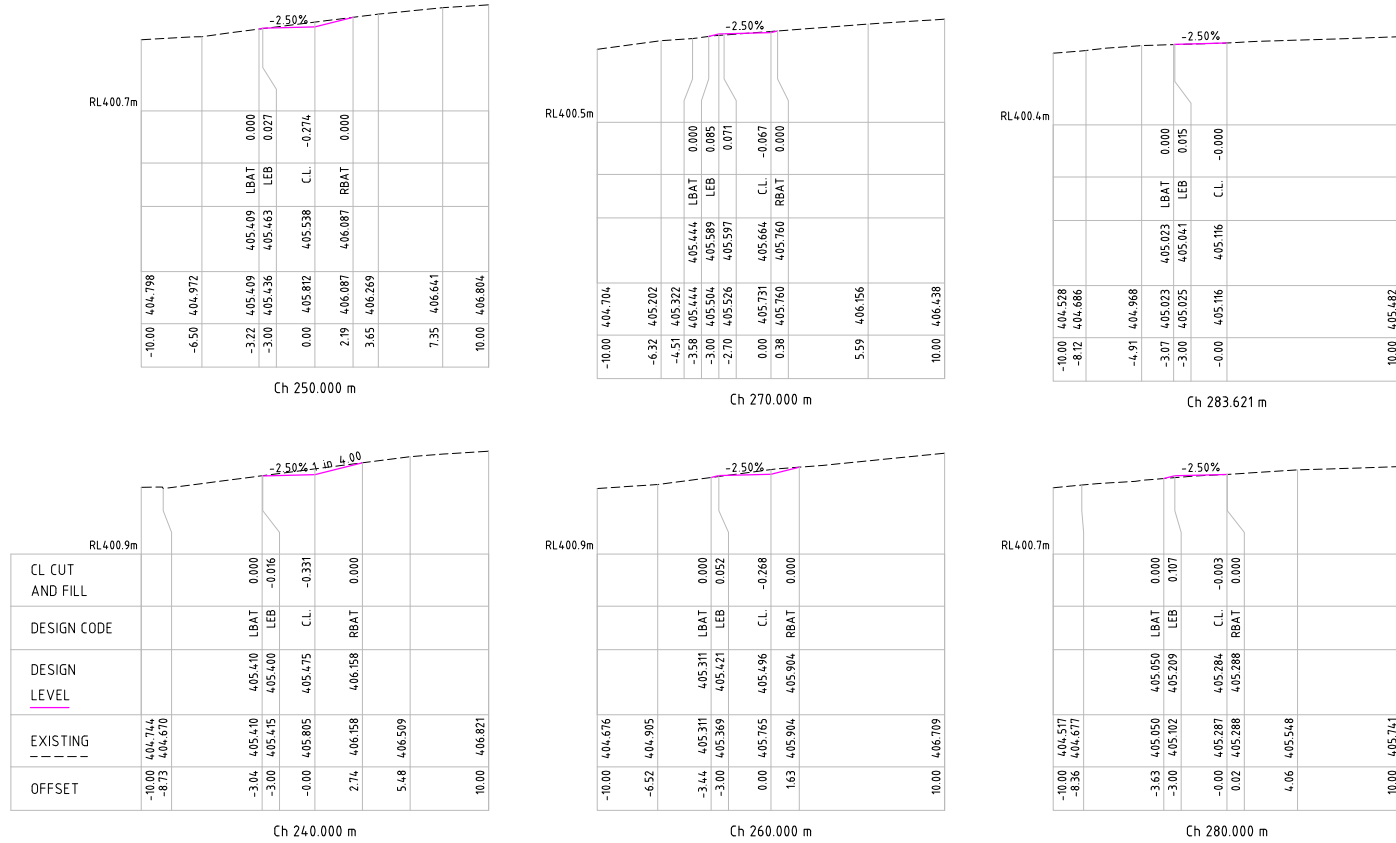
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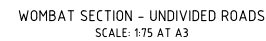
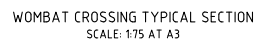
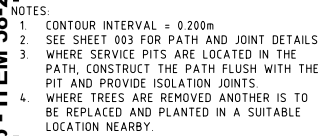
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-012

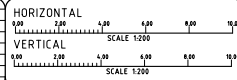




DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-013



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30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION
6, Version Date: 11/08/2025	



CHECKED:	DATE:
DESIGNER	
CHECKED:	DATE:
SENIOR DESIGN & PROJECT ENGINEER	
CHECKED:	DATE:
CLIENT REPRESENTATIVE	

MC-02 LONGITUDINAL SECTION CH0.000 - CH24.362

SURVEYED: WQ	CLIENT REP: LB	DESIGNED: RBB	JOB NO: DSJN1633
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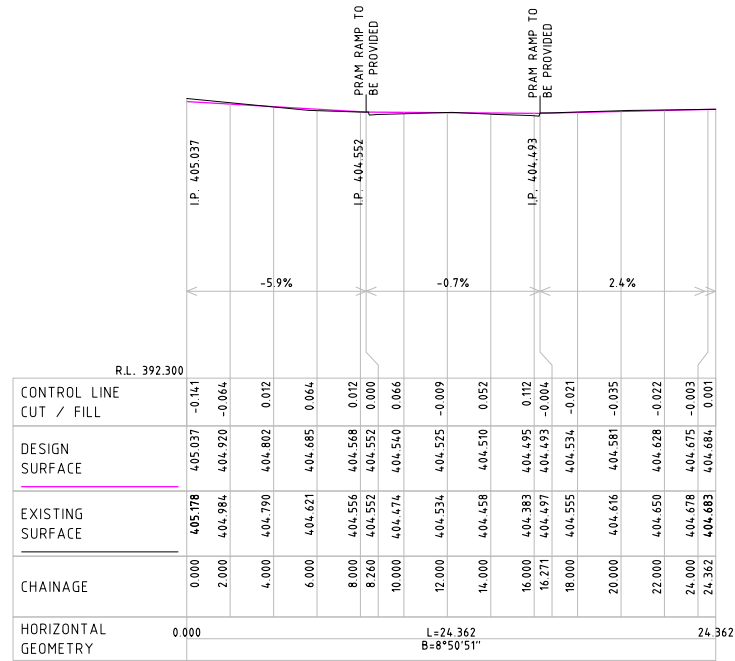
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1633-014

"Take 5" 



LONGITUDINAL SECTION - MC02



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04-06-25	ISSUED FOR 50 % SUBMISSION
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5, Version Date: 11/08/2025	

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SENIOR DESIGN & PROJECT ENGINEER	
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CLIENT REPRESENTATIVE	

MC-02 CROSS SECTION CH0.000 - CH24.362

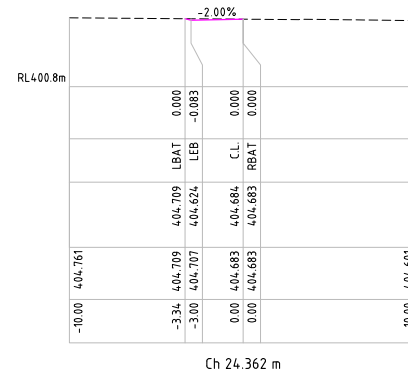
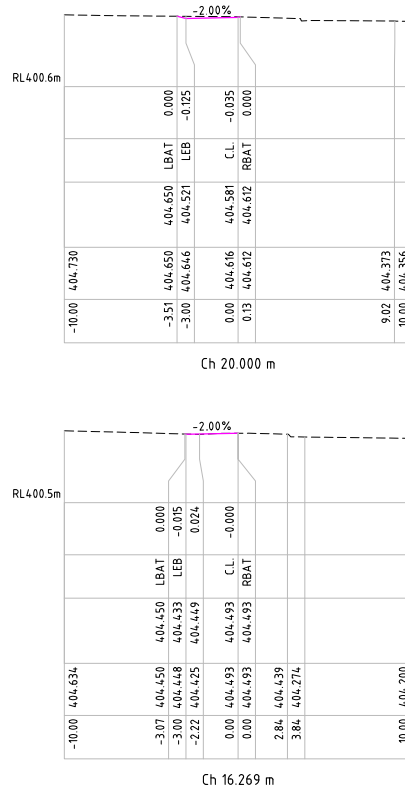
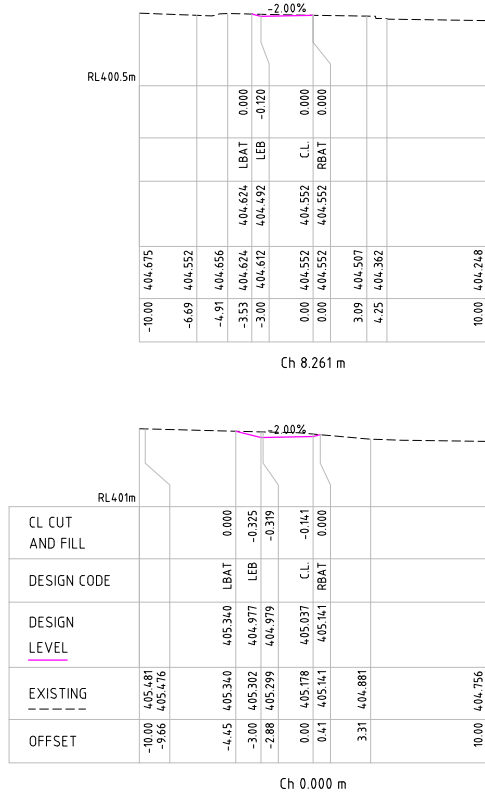
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TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

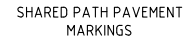
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A.H.D.	DRAWING NO.
A3	1633-015



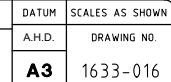
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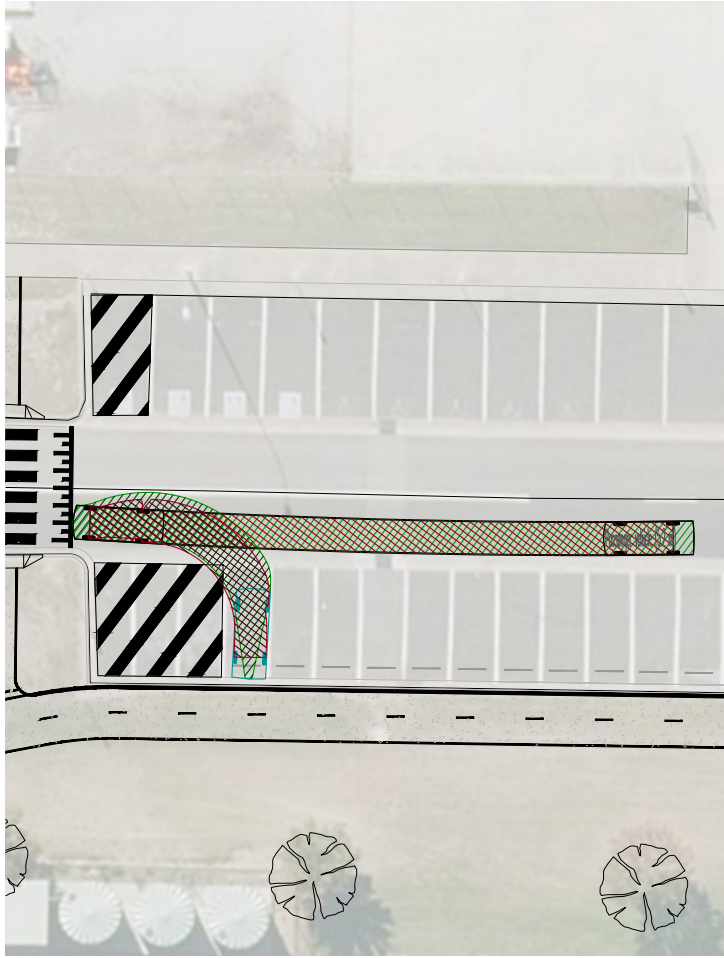


100 % SUBMISSION
90 % SUBMISSION
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DESCRIPTION
1/08/2025

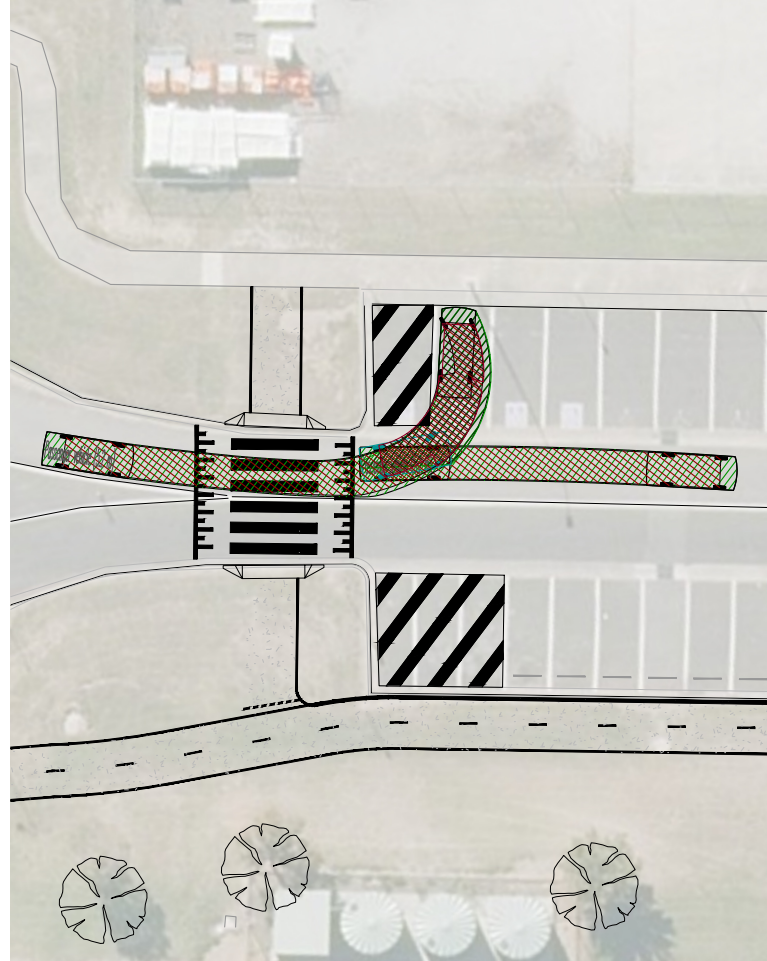


- "Take 5"** 





SWEPT PATH LAYOUT
SCALE: 1:250 AT A3



SWEPT PATH LAYOUT
SCALE: 1:250 AT A3



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30-07-25	ISSUED FOR 90 % SUBMISSION
04-06-25	ISSUED FOR 50 % SUBMISSION
DATE	DESCRIPTION
6, Version Date: 11/08/2025	

CHECKED:	DATE:
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SENIOR DESIGN & PROJECT ENGINEER	
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CLIENT REPRESENTATIVE	

SWEPT PATH LAYOUT			
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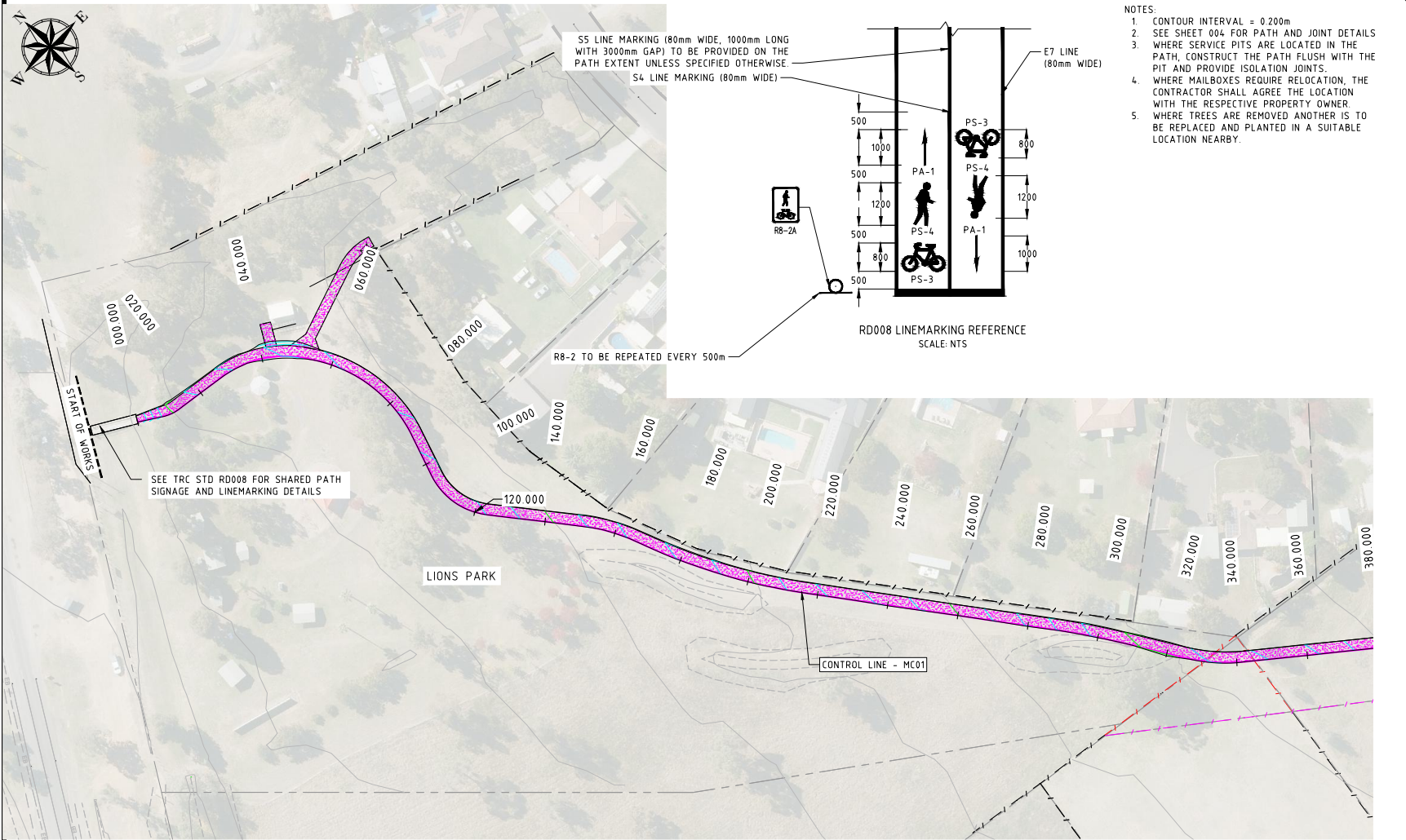
TAMWORTH REGIONAL COUNCIL

LONGYARD DRIVE SHARED PATH -
LONGYARD DRIVE HILLVUE

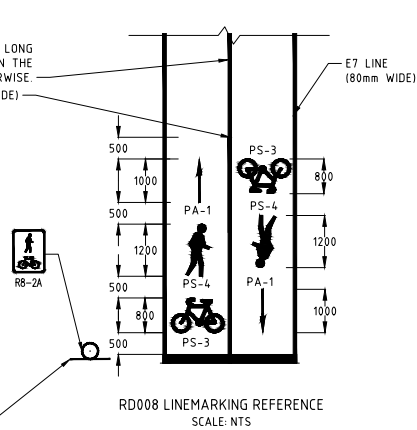
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A.H.D.	DRAWING NO.
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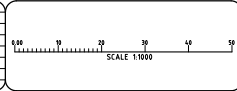


LAYOUT PLAN
SCALE: 1:1000 AT A3



- NOTES:
1. CONTOUR INTERVAL = 0.200m
 2. SEE SHEET 004 FOR PATH AND JOINT DETAILS
 3. WHERE SERVICE PITS ARE LOCATED IN THE PATH, CONSTRUCT THE PATH FLUSH WITH THE PIT AND PROVIDE ISOLATION JOINTS.
 4. WHERE MAILBOXES REQUIRE RELOCATION, THE CONTRACTOR SHALL AGREE THE LOCATION WITH THE RESPECTIVE PROPERTY OWNER.
 5. WHERE TREES ARE REMOVED ANOTHER IS TO BE REPLACED AND PLANTED IN A SUITABLE LOCATION NEARBY.

DATE	DESCRIPTION
11-08-25	ISSUED FOR CONSTRUCTION



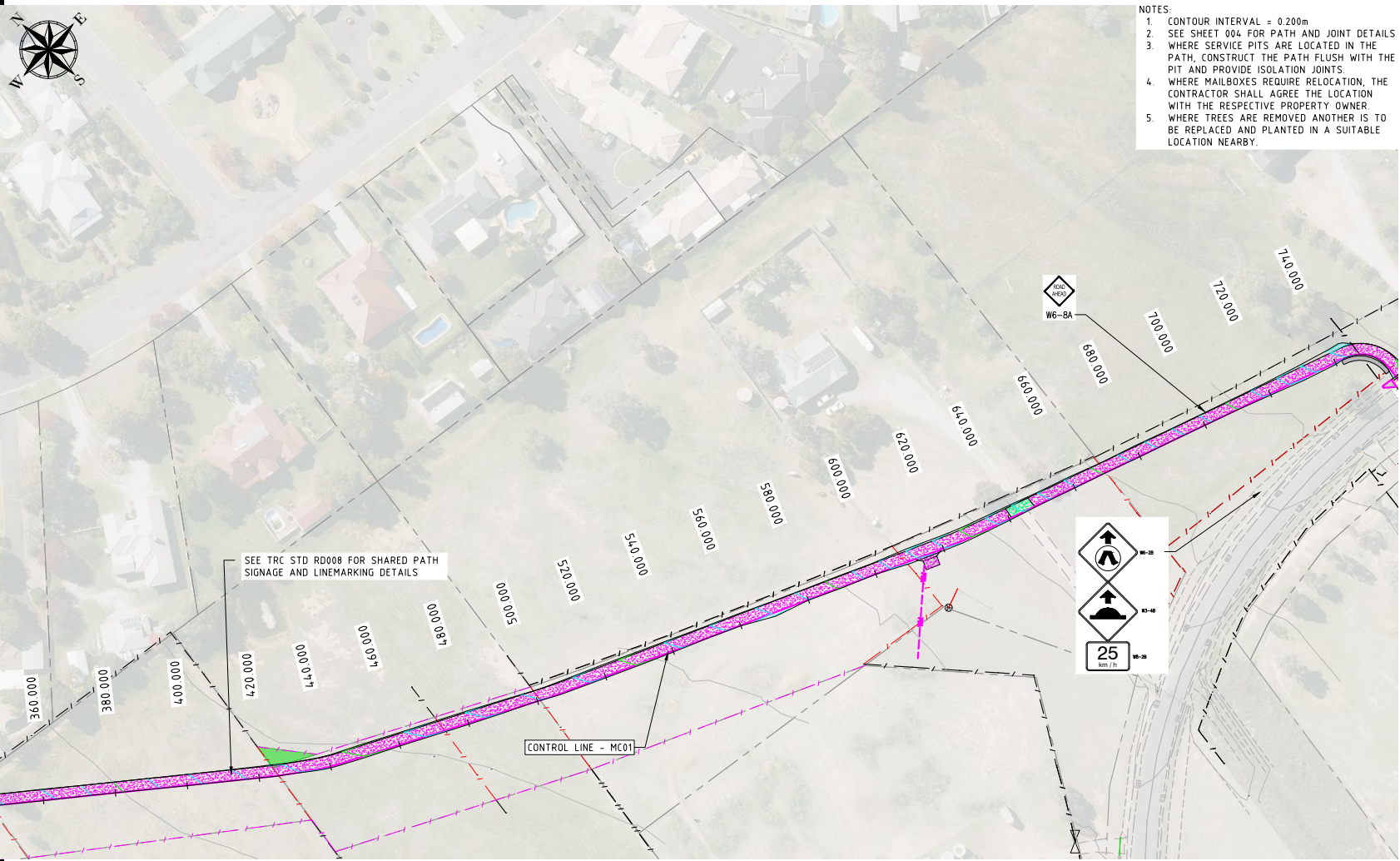
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CHECKED: CALLUM MCKINNON SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: STEVEN MARSHALL CLIENT REPRESENTATIVE	DATE:

SIGN AND LINE MARKING PLAN - SHEET 1 OF 7			
SURVEYED: WQ	CLIENT REP: SM	DESIGNED: AF	JOB NO: DSJN1593

TAMWORTH REGIONAL COUNCIL	
WARWICK ROAD SHARED PATH - BETWEEN EDWARD STREET AND TAMWORTH LIONS PARK HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
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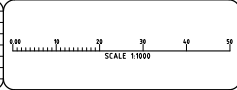




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LAYOUT PLAN
SCALE: 1:1000 AT A3

DATE	ISSUED FOR CONSTRUCTION	DESCRIPTION
11-08-25	ISSUED FOR CONSTRUCTION	



CHECKED: ALEX FARMER DESIGNER	DATE:
CHECKED: CALLUM MCKINNON SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: STEVEN MARSHALL CLIENT REPRESENTATIVE	DATE:

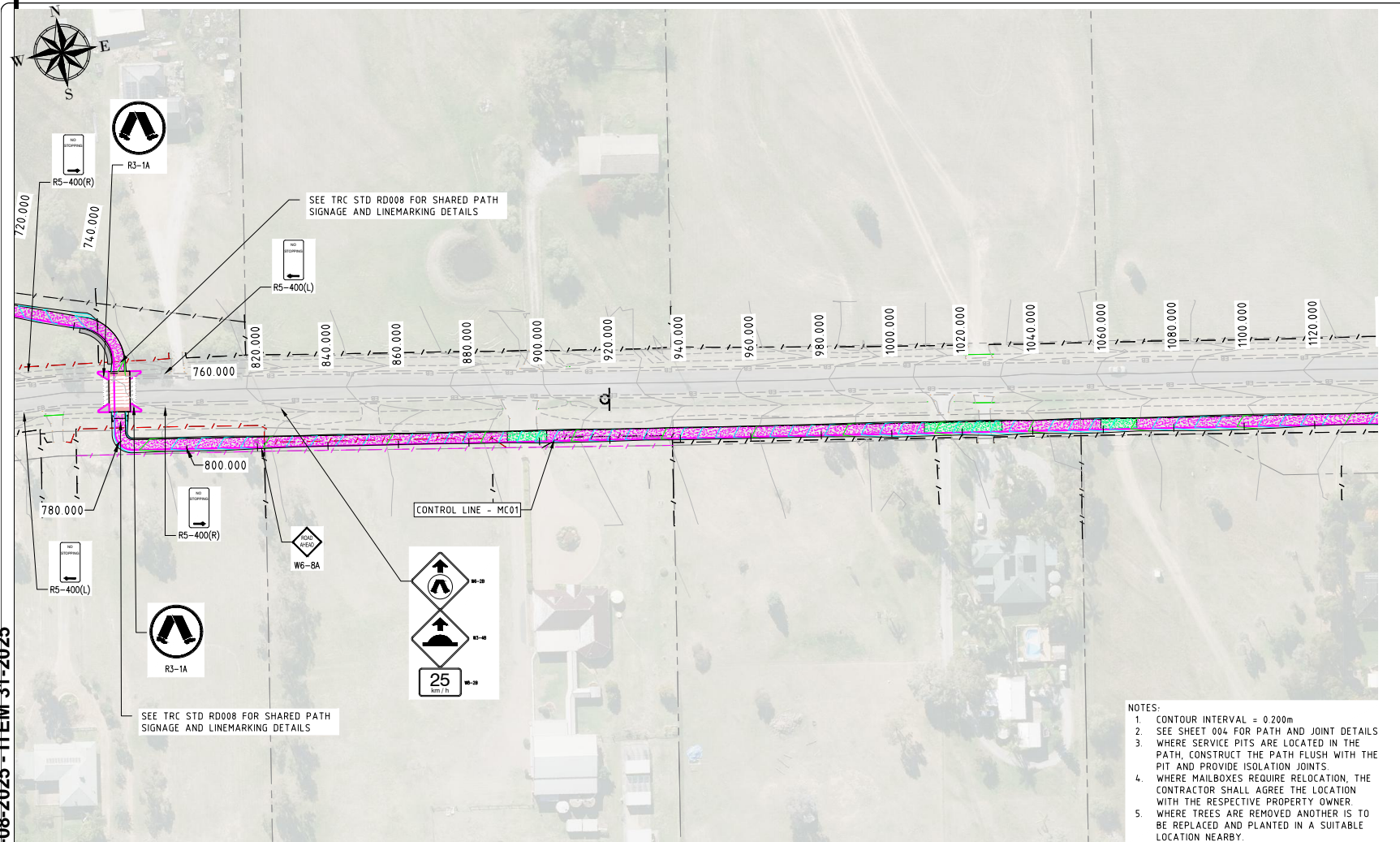
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SURVEYED: WQ	CLIENT REP: SM	DESIGNED: AF	JOB NO: DS.N1593

TAMWORTH REGIONAL COUNCIL
WARWICK ROAD SHARED PATH - BETWEEN EDWARD STREET AND TAMWORTH LIONS PARK HILLVUE

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1593-501



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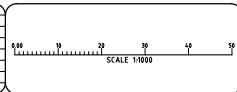
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LAYOUT PLAN
SCALE: 1:1000 AT A3

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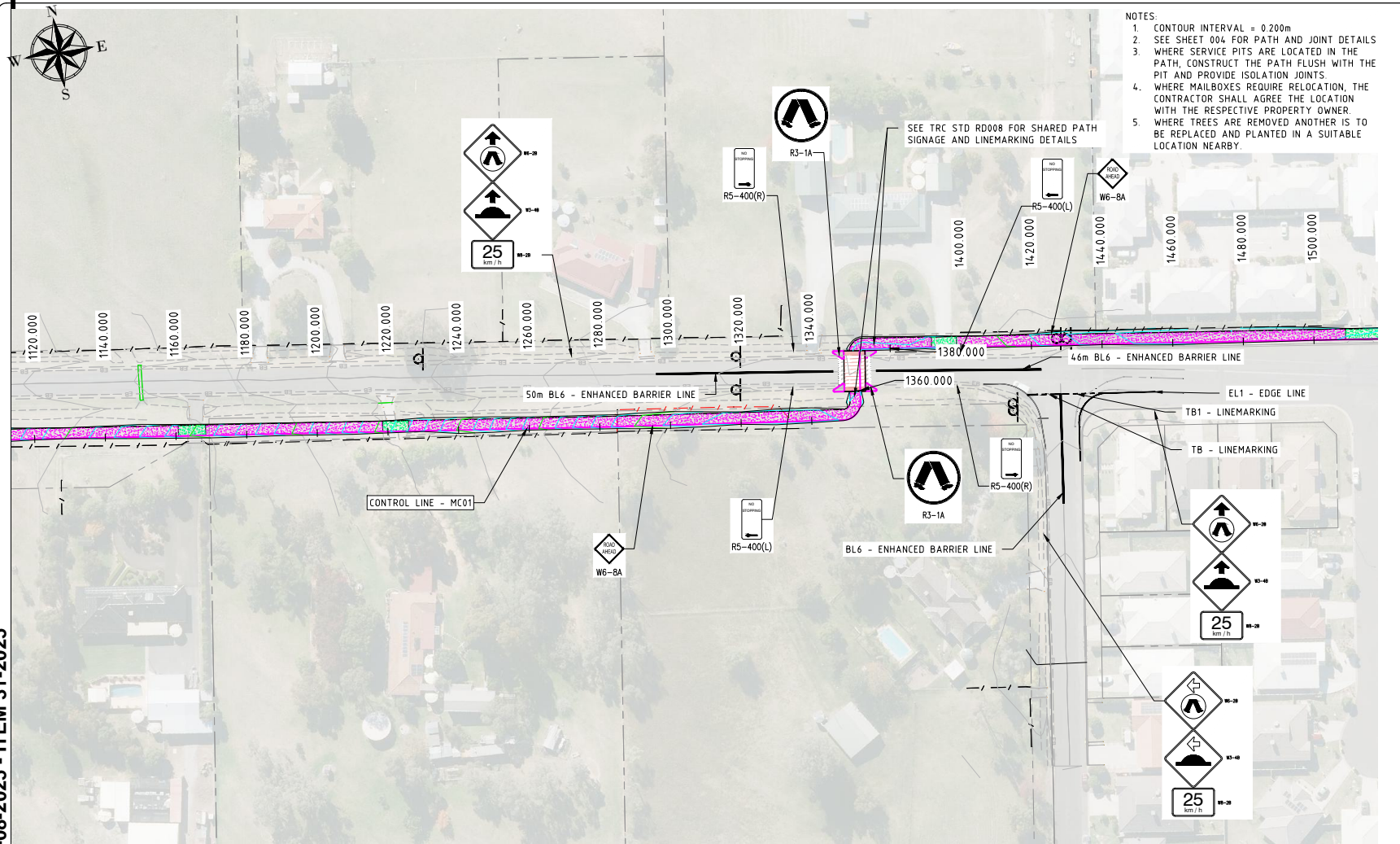


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CHECKED: STEVEN MARSHALL CLIENT REPRESENTATIVE	DATE:

SIGN AND LINE MARKING PLAN - SHEET 3 OF 7			
SURVEYED: WQ	CLIENT REP: SM	DESIGNED: AF	JOB NO: DS\N1593

TAMWORTH REGIONAL COUNCIL	
WARWICK ROAD SHARED PATH - BETWEEN EDWARD STREET AND TAMWORTH LIONS PARK HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1593-502



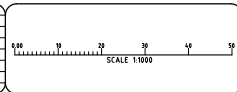
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LAYOUT PLAN
SCALE: 1:1000 AT A3

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DATE	ISSUED FOR CONSTRUCTION	DESCRIPTION
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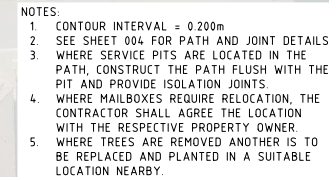


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CHECKED: CALLUM MCKINNON SENIOR DESIGN & PROJECT ENGINEER	DATE:
CHECKED: STEVEN MARSHALL CLIENT REPRESENTATIVE	DATE:

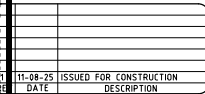
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TAMWORTH REGIONAL COUNCIL	
WARWICK ROAD SHARED PATH - BETWEEN EDWARD STREET AND TAMWORTH LIONS PARK HILLVUE	

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1593-503

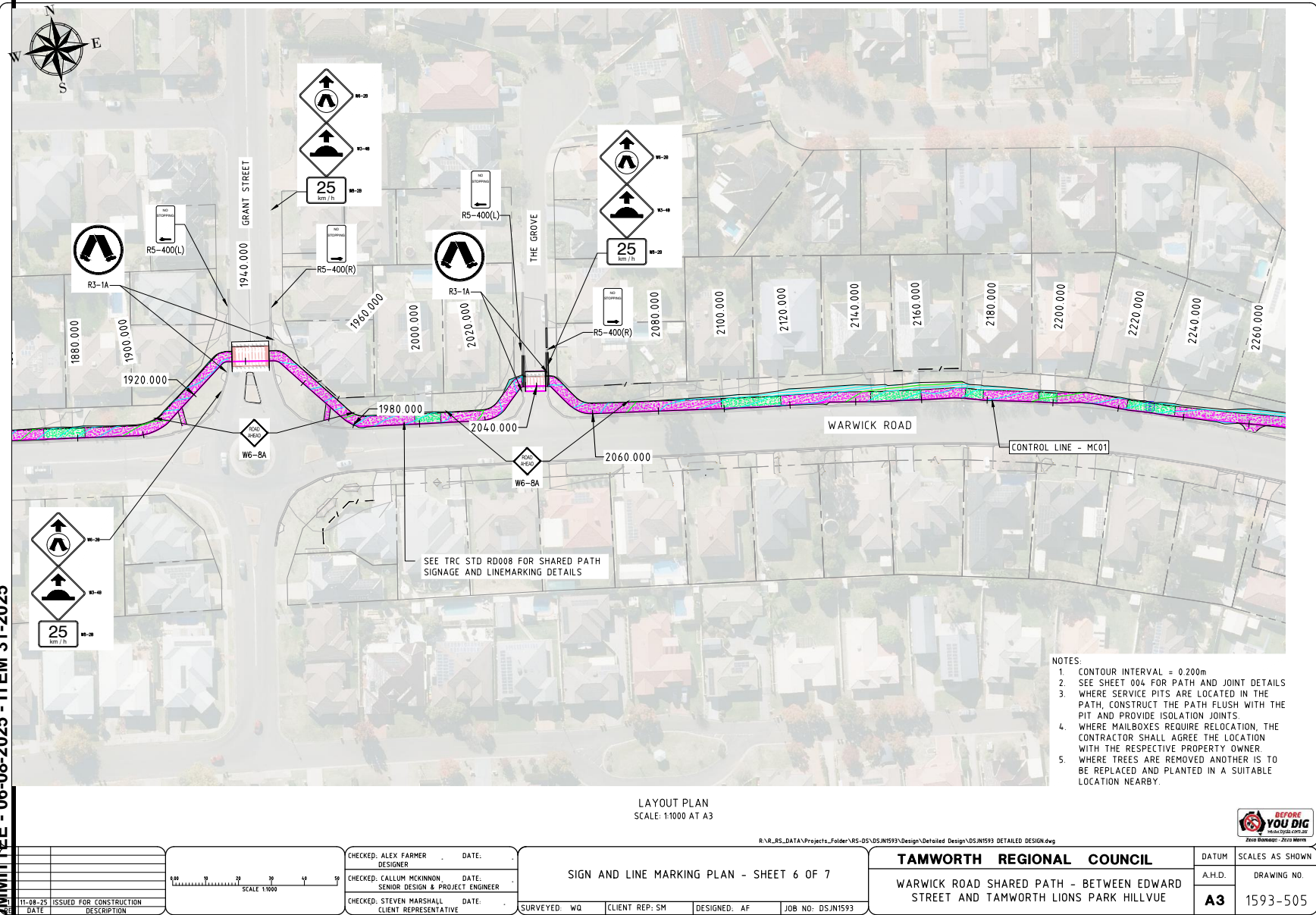


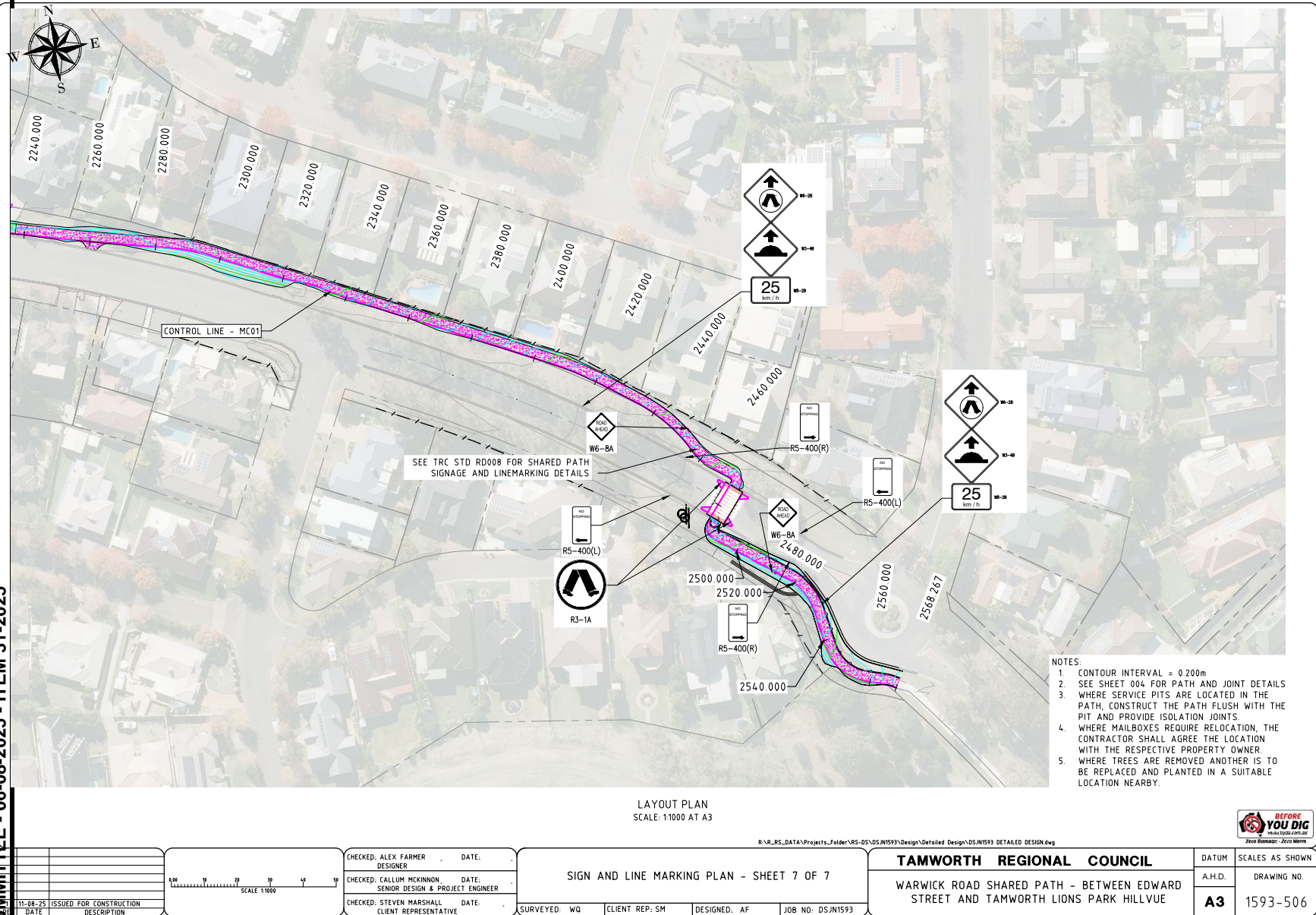
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SIGN AND LINE MARKING PLAN - SHEET 5 OF 7			
SURVEYED: WQ	CLIENT REP: SM	DESIGNED: AF	JOB NO: DJSJ1593

DATUM	SCALES AS SHOWN
A.H.D.	DRAWING NO.
A3	1593-504







Ta  worth
REGIONAL COUNCIL

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



The artwork on this page was created by Gomeroi artist Tess Reading. Her artwork was selected through an expression of interest where Aboriginal artists with a connection to the Kamilaroi/Gomeroi Nation were asked to create an artistic element for inclusion in Council's corporate brand.

Ms Reading describes her work as depicting the land and communities that spread across the Tamworth Regional Council footprint. Elements of the artwork will start to appear on Council's letterheads, business cards, signage and uniforms in 2025.

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CAPITAL WORKS PROGRAM	24

FEEDBACK

We want to hear from you. Please direct any feedback or suggestions about this report to Council by calling (02) 6767 5555, emailing trc@tamworth.nsw.gov.au or visiting www.tamworth.nsw.gov.au.

INTRODUCTION

Welcome to Our [Progress Report January-June 2025](#). This report is prepared in accordance with Section 404 of the Local Government Act 1993, and the Integrated Planning and Reporting framework. This report demonstrates Council's progress in achieving outcomes against Our [Delivery Plan 2023-2025](#) and the actions identified in Our [Annual Plan and Budget 2024/25](#).

Our Progress Report should be read in conjunction with the Integrated Planning and Reporting suite of documents which can be found on Council's website www.tamworth.nsw.gov.au.



INTEGRATED PLANNING AND REPORTING DOCUMENT SUITE

PLANNING

Community Strategic Plan (CSP)	Highest level plan within the IP&R suite, articulating the visions and strategic direction of the community for the next 10 years. The CSP informs development of all other strategies
Community Engagement Strategy (CES)	Supports the development of all policies, plans and key activities
Delivery Program (DP)	Articulates Council's commitment for delivering the objectives of the Community Strategic plan. Outlining key initiatives, strategies and actions over a four-year Council term
Resourcing Strategy (RS)	Demonstrates how the programs and activities identified in the Delivery Program will be resourced through: <ul style="list-style-type: none">• Long-Term Financial Plan• Asset Management Strategy• Workforce Management Strategy
Operational Plan (OP)	Council's action plan for the projects, programs and initiatives it will deliver against the strategies of the Delivery Program over a 12-month period

REPORTING

Progress Reports	Six-monthly report on Council's progress in delivering strategies of the Delivery Program
Annual Report	Reports on the work undertaken to deliver the Delivery Program and Operational Plan
State of Our Region	Prepared at the end of the Council term and reports on the effectiveness of the implementation of the Community Strategic Plan

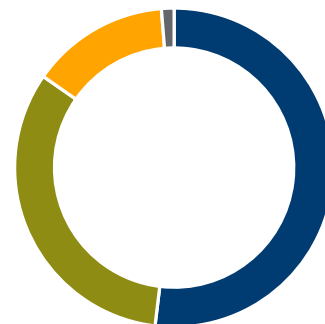
SUMMARY OF PERFORMANCE

Council at its Ordinary Meeting held 25 June 2024, adopted Our Annual Plan & Budget 2024/25 identifying actions aligning with the priorities of Our Community Plan 2023-2033 and Our Delivery Plan 2023-2025. This is the final progress report of Our Delivery Plan 2023-2025 demonstrating progress against actions within the period of January-June 2025.

At the conclusion of this reporting period, 85% of the identified actions were reported as *Achieved or On Track* and 15% identified as *Monitor or Discontinued*.

The Capital Works Program is included at the end of the progress report categorised by the nine focus areas.

ACTION STATUS




■ ACHIEVED 52% ■ ON TRACK 33%
■ MONITOR 14% ■ DISCONTINUED 1%

	ACHIEVED	ON TRACK	MONITOR	DISCONTINUED	TOTAL
 OUR WATER SECURITY	8	3	3	0	14
 A LIVEABLE BUILT ENVIRONMENT	14	12	4	0	30
 PROSPERITY AND INNOVATION	15	19	4	0	38
 RESILIENT AND DIVERSE COMMUNITIES	22	13	12	1	48
 CONNECT OUR REGION AND ITS CITIZENS	11	6	4	0	21
 WORKING WITH AND PROTECTING OUR ENVIRONMENT	9	7	4	0	20
 CELEBRATE OUR CULTURES AND HERITAGE	14	8	2	1	25
 A STRONG AND VIBRANT IDENTITY	6	2	0	0	8
 OPEN AND COLLABORATIVE LEADERSHIP	23	7	0	1	31
TOTAL	122	77	33	3	235

FOCUS
AREA 1

OUR WATER SECURITY



ACHIEVED

ON TRACK

MONITOR

DISCONTINUED

Action / Deliverable		Status	Reporting Period Insights
Establish appropriate drought contingency measures in collation with the State Government			
W.0101.02	Integrated Water Cycle Management – Strategy	<div></div>	The Water Security Plan's completion has been postponed due to a delay in the State's Strategic Business Case, which is a critical component of the plan.
Investigate and develop practical ways to secure our water supply			
W.0102.01	Continue to grow the laboratory as a business	<div></div>	Increase in subcontracted testing expenditure due to increase in testing (PFAS and algae). Cost comparison: 2024/25 \$288,439 compared to 2023/24 \$241,524.
W.0102.02	Ensure the Tamworth Regional Council's in-house laboratory is compliant	<div></div>	NATA Accreditation maintained and current. Next audit is scheduled: 1 September 2025.
W.0102.03	Provide ongoing testing services for water and waste water compliance monitoring	<div></div>	1,316 jobs were completed during the reporting period. 98.0% were completed within the 10-working day target.
W.0102.04	Plan, construct, maintain and manage the Water Infrastructure Network in the region	<div></div>	Water main renewal program completed. Water main replacement in Robert Street Tamworth is progressing with works continuing in East Tamworth and Progress Lane Manilla. Water network leak detection program completed in Tamworth, Moonbi and Kootingal Water Mains.
Improve water sustainability across the region			
W.0201.01	Review and implement the Drought Management Plan and Demand Management Plan	<div></div>	Educational seasonal campaigns have continued promoting reduction in water consumption for each season. Another big focus has been working with the AMR group around the water portal and running a communications plan to encourage the community to sign up. This provides residents near real time water data with leak detection and consumption limits to save users water and money.
W.0201.02	Implement water conservation initiatives identified in the Environmental Sustainability Strategy and Action Plan 2022- 2026	<div></div>	The EVAP cooler study has concluded. The data gathered has been provided to the researchers from UTS-ISF. Findings will be communicated to the study participants and the community when the information is returned to Council. Water education continued throughout the schools. The program reached 10 local schools with a water education week fully funded by Council called Walter Smart and Friends.
Use demand management measures, such as water pricing, to encourage efficient water use			
W.0202.01	Conduct an annual Pricing Review	<div></div>	The annual water pricing review has been updated, and new prices will apply from 1 July 2025.
Progress the establishment of sustainable effluent management practices for all Wastewater Treatment Works			
W.0301.02	Integrated Water Cycle Management - Strategy	<div></div>	The Water Security Plan's completion has been postponed due to a delay in the State's Strategic Business Case, which is a critical component of the plan.
Plan for and upgrade our waste water infrastructure			
W.0302.02	Update waste water model and servicing strategy	<div></div>	Structure plans are being reviewed to assess their impact on current strategic plans and initiatives. This is to identify any inconsistencies or conflicts and to make necessary adjustments.
W.0302.03	Plan, construct, maintain and manage the Sewer Infrastructure Network in the region	<div></div>	Sewer main renewal program is progressing with main cleaning and inspections throughout the region to allow future rehabilitation programs to be undertaken.
Water sustainability is included in all strategies, plans and policies			
W.0401.02	Integrate sustainability within Tamworth Development Control Plan	<div></div>	The DCP was reviewed in the last reporting period with Development Division, this action specifically reports on the addition of biodiversity and urban heat island requirements into the DCP. Changes relating to both biodiversity and urban heat island support achieving water sustainability objectives for the community and organisation and align with actions from the Environmental Sustainability Strategy. Amendments to the DCP were adopted by Council in July 2024.
W.0401.04	Work with relevant teams to integrate sustainability within the DCP in accordance with the actions contained within the Environmental Sustainability Strategy & Action Plan 2022-2026. This may also apply to the LEP where a beneficial outcome is possible	<div></div>	This action was completed in the 23/24 financial year.
Implement sustainable water practices across TRC services and facilities e.g. convert more TRC sports fields and open spaces to more sustainable or non-potable water supplies			
W.0402.01	Explore sustainable water options for open space areas that have high water consumption	<div></div>	Maintenance and servicing of all bore facilities has continued to ensure the maximum use of non-potable water across high water use areas. A significant review of all bore and irrigation infrastructure across Tamworth Sport Turf Precincts is currently underway to develop a masterplan for future infrastructure requirements.

FOCUS
AREA 2

A LIVEABLE BUILT ENVIRONMENT



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Manage growth by updating the strategic land use plans and the environmental plan, and ensure developments meet these requirements		
L.0101.01	Complete a comprehensive review of the Tamworth Regional Local Environmental Plan	A significant milestone has been reached with the publication of Phase 1 of the Tamworth Regional Local Environmental Plan on 16 May 2025. A total of 32 submissions were received: 10 - Government Agency and 22 - community. Additional phases and related planning proposals are underway to manage growth for the sustainable future.
L.0101.02	Review relevant environmental provisions within the Tamworth Regional Local Environmental Plan	The appointment of a Senior Strategic Planner has expedited the process of including environmental provisions in the LEP.
L.0101.03	Review the Tamworth Regional Development Control Plan to enhance provisions relating to urban design and built form	A draft Design Excellence chapter within the Development Control Plan will commence in the second half of 2025, as well as a review of the existing heritage design controls.
Ensure sustainability principles are embedded into our policies and planning tools for future developments		
L.0102.02	Commence reviewing relevant documents (policies etc) to ensure they integrate sustainability where required	Improving sustainability principles in policies, strategies, procedures, as well as the values is progressing.
Revitalise our city centre		
L.0201.01	Complete the CBD precinct masterplan and planning proposal	The implementation of the TRLEP 2010 in phases is assisting the planning aspects of the CBD precinct masterplan. Recruitment is underway to secure a planner to oversee the masterplan project.
Manage streetscapes to improve the visual appeal of the CBD		
L.0202.01	Maintain Councils CBDs throughout the region to promote visual appeal	CBD maintenance continues to be conducted in alignment with Council's Open Space Management Guide. Tamworth's CBD has recently seen the reinstatement a number of hedges and other plantings in Peel Street.
L.0202.02	Complete a design for the extension of the Peel Street beautification plan from White Street to Murray Street in preparation for grant submissions	The design plans for the Peel Street beautification project is reciprocally connected on the outcomes of other CBD Street beautification initiatives.
Encourage night time activity in Tamworth and enhance visitor connection across our towns		
L.0203.02	Engage with local business and community to drive greater night time use of Fitzroy Street Precinct and develop stronger connection and opportunities for smaller towns	Ongoing night-time activation will be 'business as usual' to ensure the continuance of established and new opportunities for economic activation and community connection.
Improve the greening and cooling of the region through the implementation of the Urban Street Tree Management Plan		
L.0204.01	Implementation of Urban Street Management Plan and its associated planting priorities	Council continued its commitment to "Greening the region" with the installation of more than 500 trees across its streetscapes, entryways and significant CBD plantings. Many of these have been undertaken with the support of a range of community groups.
Deliver more opportunities for affordable housing		
L.0301.03	Develop a Local Housing Strategy	The Tamworth Regional Housing Strategy 2024 was adopted by Council on 23 July 2024. The Strategy was forwarded to the Department of Planning, Housing and Infrastructure where it was endorsed.
Encourage the development of diverse housing options		
L.0302.01	Review the Tamworth Regional Local Environmental Plan rural/rural residential lands including minimum lot sizes component	The draft Tamworth Regional Rural Lands Strategy went on public exhibition in May 2025 for 28 days and received a total of 57 submissions: 50 community and 7 state agencies. Staff are currently reviewing the feedback for consideration.
L.0302.02	Explore partnerships with State Government and external housing agencies to expand the supply of affordable housing	Council has formed a partnership with Homes NSW and Aboriginal organisations to identify potential locations where affordable housing may be provided. This will be an ongoing process.
A more diverse Longyard Local Centre		
L.0303.01	Undertake a comprehensive review of Tamworth Local Environmental Plan	The comprehensive review of the Tamworth Regional Local Environmental Plan 2010 has achieved the important milestones of Publication of Amendment 27 of phase 1 of the Review on 16 May 2025. This included changes to clauses that encourage a more diverse Longyard Centre. Structure planning commenced of three key areas including the Sports and Entertainment Precinct at the Longyard locality.
Implement the respective strategic plans and masterplans for our open spaces and recreational facilities		

L.0401.01	Provide quality sporting fields and facilities in accordance with Sports & Recreation's Strategic Plan	●	Council's Sport and Recreation team continue to provide high quality sporting fields and facilities. The Plain Street Sporting precinct will host the 2025 Koori Knockout in October 2025. Council staff have been working on significant renovations ensuring the fields meet the NRL standard.
L.0401.02	Continued development of the Northern Inland Centre of Sporting Excellence	●	The Sports Hub has been a successful addition to the Tamworth Sports Dome and is now the home to the NSW Office of Sport, NIAS, NRL, AFL, Cricket NSW and Northern Inland Football.
L.0401.03	Provide public space that is embellished and serviced in accordance with Council's Open Space Management Guide	●	Council continues to maintain and service its open space in accordance with Council's Open Space Management Guide.
L.0401.04	Delivery of Public Amenities Renewal Program	●	Barraba Rugby Club Amenities building has been completed. Piallmore Recreation Ground amenities facility has been manufactured and delivered with construction underway and scheduled for August completion.
L.0401.05	Offer modern and diverse burial services to support our growing community	●	All burial services across the TRC area have been completed in accordance with industry standards.
L.0401.07	Improve the sports field turf surfaces throughout TRC	●	More than 12ha of sports fields were oversewn to support improved playing surface over winter across the Riverside Sports Precinct. A significant number of Council's active sports fields throughout Tamworth region were renovated during the autumn including the spreading of 300 tonnes of sand on Plain Street fields to improve surface drainage.
L.0401.08	Provide aquatic facilities that service the communities needs	●	Council continued to provide aquatic services, build a more skilled workforce, improve safety and increased reliability of the service. Across the 6 aquatic facilities a total attendance of 55,000 was recorded. Council also offered 5 free entry days at each of the facilities.
L.0401.09	Improve the community utilisation of Sports Dome	●	Casual participation at the Tamworth Sports Dome, including weekdays and weekends (Jan - June) has increased 154% compared to 2024. Pickleball is now a regular feature on Tuesday and Friday evenings.
L.0401.10	Development of a Sports Dome Business Growth Plan	●	The Tamworth Sports Dome will continue to progress its Business Growth Plan through program enhancement, facility improvements, events, and strategic funding partnerships. These efforts aim to strengthen community engagement and maximise operational potential.
L.0401.11	Development for Moonbi Recreation Ground Management Plan	●	Council is currently undertaking a strategic review of all equine facilities to ensure the best operations for these sites.
L.0401.12	Construct the elevated walking platform within Victoria Park (Skywalk)	●	Construction of footings has commenced on site and the contractor is continuing to finalise the design and commencing fabrication of Skywalk components off site.
Develop an arts and learning precinct that includes a performing arts centre and shared cultural facilities			
L.0402.01	Further advance the performing arts centre Business Case and develop financial modelling	●	The RPPP Grant for a revised Business Case and detailed design up to 50% to 60% was submitted. Awaiting outcome.
L.0402.02	Develop a detailed performing arts centre design	●	The RPPP Grant for a revised Business Case and detailed design up to 50% to 60% was submitted. Awaiting outcome.
L.0402.03	Endorsement of the performing arts centre proposed development	●	This project is ongoing and has been included in the 2025/2026 Operational Plan.
Deliver a multipurpose community centre at Kootingal			
L.0403.01	Deliver a multipurpose facility at Kootingal to provide a modern library, Wi-Fi and learning environment	●	New Kootingal Multipurpose Centre and Library opened for business - 26 November 2024.
Establish an Aquatic Centre as a regional sports and recreation attraction			
L.0404.02	Develop a detailed design for a new regional Aquatic & Leisure Centre	●	Detailed design has been progressed to a stage to allow construction procurement to commence. Council expects to engage a contractor early in the 2025/26 FY to assist with finalising the design before commencing construction in early 2026.
L.0404.03	Construct the Tamworth Regional Aquatic and Northern Inland Centre of Sport and Health	●	An Early Contractor Involvement phase has been added to the project to manage project affordability; engaging early with a specialist contractor will allow the project team to ensure the best value outcome for the project budget. A contractor is expected to be engaged in early 2025/26 FY.



Skillshare Park - Autumn 2025

FOCUS
AREA 3

PROSPERITY AND INNOVATION



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Ensure business friendly principles are embedded into our policies, planning and operations, such as fast-tracking development applications		
P.0101.01	MONITOR	Ongoing research and industry feedback being undertaken to monitor need for financial incentives to attract business.
P.0101.02	ON TRACK	Council reviewed and updated the water saving rebate scheme. Although our region received large amounts of rain, 133 water saving rebates were approved at a one-off cost to council of \$15,722.00 between January/June 2025. AMR metering is complete with the water portal. Next Step, investigate how to integrate the technology with large water user audits.
P.0101.04	MONITOR	Council continues to promote fast track developments; however, many applications are unable to be fast-tracked due to failure to comply with the Tamworth Regional Development Control Plan. The fast-track process has been reviewed internally, and work is currently being undertaken on actions, such as a structure review.
P.0101.05	MONITOR	Council continues to implement actions from the internal review of development application processing times in response to Council League Table. Development approval timeframes have decreased however, timeframes are not yet meeting the State Government's KPI (115 days).
P.0101.06	ON TRACK	The NSW Government is in the early stages of planning the Renewable Energy Zone. Ongoing research and engagement is being undertaken across divisions of the organisation to determine impacts and opportunities for the Region.
Implement actions from the Tamworth Economic Development & Investment Strategy		
P.0102.01	ACHIEVED	The tamworthregion.com.au/invest website is now live and is a central information platform for prospective investors and local businesses, connecting directly with key Council strategies, data sources, industry insights, investment case studies, infrastructure projects, tenders, expressions of interest and contact pathways. Streamlined access to information and aligns digital assets with broader regional growth strategies.
Increase opportunities for Aboriginal economic and business growth		
P.0103.01	ACHIEVED	Council continues to increase economic opportunities in partnership with local businesses and agencies resulting in improved business and agency sentiment and engagement levels. Council delivered an Economic Update Breakfast Event highlighting economic opportunities.
P.0103.02	ON TRACK	First Nations businesses will be supported through procurement training and business capacity building initiatives - which are to be launched. Council is also in the process of identifying partners for initiatives in this space. Discussions were held with partners including TACCO. The Innovate Reconciliation Action Plan (IRAP) is currently in development and once complete, will provide the framework to guide initiatives in this space.
Improve the availability and access to tertiary educational opportunities in Tamworth		
P.0201.02	ON TRACK	Council is working in partnership with business, community and organisations to support and develop New Residents initiatives for attraction and settlement.
Support the ongoing service provisions of TAFE and school based vocational education		
P.0202.01	ON TRACK	Discussions are continuing with education providers to understand, enhance and advocate for opportunities.
P.0202.04	ON TRACK	Skill mismatches and development are being addressed as part of workforce, education and new resident initiatives. Ongoing engagement with UNE regarding curriculum and program development in region specific workforce needs including aviation, equine and nursing.
Ensure Tamworth's strategies, plans and policies appropriately enable growth in our food processing industry		
P.0301.01	ON TRACK	Ongoing engagement with business and industry to address challenges faced by businesses in Tamworth are progressing, especially through initiatives with partners like the Tamworth Business Chamber, direct employers and Service NSW - Business Bureau.
Establish a high technology Agribusiness cluster		
P.0303.02	ACHIEVED	Council has supported major ag-tech events in the region through sponsorship, collaboration and promotion. Future events will be supported similarly.
P.0303.03	ON TRACK	Council is facilitating discussions with investors who are interested in the region. Future investment promotion campaigns will also specifically promote the region's agriculture sector.

P.0303.04	Position Tamworth to tap better into growth opportunities via improved linkages with the wider region	●	Engagement in Region wide networks across initiatives including industry specific, Renewable Energy, Regional Economic Development.
Grow our aviation sector to support business			
P.0304.01	Attract and grow the aviation sector activity through investment attractions, business relocation, jobs and skills development	●	This is measured by the amount of investments, new businesses and jobs achieved. Success of the measurement will be determined by economic numbers relating to these key areas at the airport. On track for this reporting period.
P.0304.02	Develop a Tamworth Regional Airport Aviation Development Plan, and Airport Business Plan which has a focus on growth and development	●	The development of a Tamworth Regional Airport Aviation Development Plan has been delayed and will roll over to the 2025/2026 period.
P.0304.03	Increase regular passenger transport services by working productively with airlines	●	The total number of passengers in and out Tamworth Regional Airport across the year based on operated flight schedules were: 80,531 passengers arrived, and 79,955 passengers departed.
P.0304.04	Manage, upgrade and maintain the airport infrastructure so it remains one of the best equipped airports in regional Australia	●	The airport has a detailed capital works budget and asset management plan. Delivery of completed renewal and scheduled maintenance work. Civil Aviation Safety Authority and the Office of Transport Security certification maintained - demonstrating serviceability and compliance of the airfield.
P.0304.05	Explore funding options and secure financial support to deliver improvements and upgrades	●	Determined by the amount of additional funding achieved through available grants and investment by third parties. On track for this reporting period.
Make Tamworth the events capital of Country Australia by leveraging the Country Music Festival and growing our signature, bespoke and business events			
P.0401.01	Develop the Hats Off to Country Festival into a more broader appeal festival in July	●	The Hats off to Country annual event was held 19 to 21 July 2024. This event is creatively developed each year with a specific program to promote inclusiveness, culture and increase visitors to our region.
P.0401.02	Continue to develop relationships with the country music industry leaders to ensure a foundation is maintained for Golden Guitar Awards	●	A new Advisory Group has been formed with key country music stakeholders who meet regularly.
P.0401.03	Investigate, encourage and promote additional country music activities throughout the year	●	Country music is offered and promoted throughout the year across the region. The Tamworth Region's What's On webpage and social media platforms promote country music activities on a regular basis.
P.0401.04	Develop a Regional Tourism Precinct strategy, including infrastructure, visitor experience and visitor servicing model	●	Tamworth Regional Tourism Precinct Strategy Business Case was presented to Councillors at a workshop in May 2024. The report to adopt the Business Case will be presented to Council in late 2025.
P.0401.05	Invest in facilities for and programming of outdoor and larger-scale events and attract and pursue new event initiatives	●	The Tamworth Barbeque Festival was a new outdoor event initiative and was successfully delivered in October 2024.
P.0401.07	Revitalise and enhance the region's popular outdoor, nature-based sites, facilities and activities; Enhance facilities and access to outdoor recreation activities; Create a series of Tamworth Taste Trails	●	The Tamworth Region team is working in collaboration with Tourism Focus Groups to highlight the diverse experiences available across the region. A key focus is promoting nature-based attractions through targeted marketing in publications and the new place branding strategy, with the aim of encouraging visitation through experiences such as road trips.
P.0401.08	Manage the Tamworth Regional Tourism Precinct Strategy	●	The Tamworth Regional Precinct Strategy funded projects have been delivered.
Enrich the experience of visitors through arts, culture, aboriginal culture, nature, heritage and food experiences			
P.0402.02	Deliver Tamworth Regional Council's annual events program, including surrounding towns	●	The events schedule for 2024/25 has been delivered.
P.0402.03	Host Citizenship Ceremonies and New Residents Forums	●	Two Citizenship Ceremonies were held during this reporting period. One ceremony in January - 42 conferees and One ceremony in May - 68 conferees. A total of 110 conferees.
P.0402.05	Manage the Tamworth Region Tourism Events Strategy	●	The Tamworth Region Tourism Events strategy is pertinent to event planning and is reviewed annually ensuring its continued relevance and effectiveness.
Activate our assets and precincts to maximise the potential for equine, Agri, sport, education and business tourism			
P.0403.02	Maintain and update the AELEC Strategic Master Plan	●	Following Council's adoption of a business case detailing plans to expand AELEC's infrastructure, the strategic and master plans are currently being updated to more accurately reflect the adjusted strategic focus and future planning.
P.0403.03	Implement AELEC events that contribute to the Tamworth Region Community and Economy	●	AELEC hosted more than 50 events in the 24/25 year of local, state, national and international significance. AELEC events contribute approximately \$43M and 152,000 visitor nights into the region's economy annually.
P.0403.04	Increase Conferences and Events across the region hosted at the AELEC	●	AELEC continues to retain its reputation as an equine hub while expanding and diversifying its event portfolio into the bovine industry, trade shows and expos, and arena concerts.
P.0403.05	Identify funding opportunities to continue to grow the tourism sector by actively seeking funding that aligns with Tamworth VIP and NSW VES 2030	●	Council is proactively pursuing a range of funding sources to support the continued development of the visitor economy. This includes funding for small to major events, ranging from local community based to international sport.
P.0403.06	Develop Tamworth Region Visitor Economy Plan and implement actions identified as part of the plan to grow visitor experiences and visitation across the region	●	Building on the foundations of the Tamworth Visitor Economy Plan, Council is now progressing into the next phase of delivery, with a focus on activating key initiatives and measuring impact. This includes expanding regional storytelling through digital and print media, enhancing signage, and strengthening data collection to inform future strategies. This next stage aims to deepen visitor connection, extend length of stay, and foster long-term tourism sustainability across the Tamworth region.

P.0403.08	Establish and integrated model to represent tourism and events in Tamworth Region	●	With the Tourism Precinct Plan and Events Strategy to be adopted by Council in 2025, a plan for increased cohesion between tourism and events will be developed in late 2025.
P.0403.09	Manage Outside of School Hours Care (OSHC) Centres that meet the needs of families to work or study outside of school hours	●	Outside of School Hours (OOSH) Service was successful in securing funding under the Australian Governments Community Child Care Fund - Round 4 - Capital Support Program to renovate the facilities at the South OOSH Service site. Council continues to increase its service capacity throughout the region to meet the needs of families requiring care.
P.0403.10	Provide children with additional needs the opportunity to participate in quality and inclusive before school care, after school care and vacation care services	●	Outside of School Hours (OOSH) Service was successful in securing funding under the Australian Governments Community Child Care Fund - Round 4 - Sustainability Support Program to support the progress of the OOSH service in providing quality and inclusive care to vulnerable and disadvantaged families. Council continues to increase its service capacity to ensure quality care is provided for children with additional needs.



FOCUS
AREA 4

RESILIENT AND DIVERSE COMMUNITIES



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Establish local strategies for towns and villages – Kootingal, Manilla, Barraba and Nundle		
R.0101.01 Encourage and support activation of the Region's Towns and Villages	ACHIEVED	<p>Capital Projects completed and progressing:</p> <ul style="list-style-type: none"> Barraba Rugby Clubhouse upgrade completed, Barraba Showground Sheep Pavilion roof replacement – awaiting further works specification review, Bendemeer Town Hall drainage works at rear of building are progressing, Grey Fergie Tractor Muster Committee 2025 event successfully delivered, Kootingal Recreation Reserve irrigation system upgrade – progressing, Limbri Hall public amenities completed, Loomberah Hall footpaths project completed, Museum & Galleries Lights on Doors Open Stipend Program for Moonbi Museum Interpretation and Labelling project progressing, Moonbi Hall main hall room air conditioning install completed, Piallmore Recreation Reserve public amenities upgrade progressing, Stage 2 Memorial Garden completed, Weabonga Hall & Recreation Reserve ground improvements – progressing, Woolbrook Hall upgrade to seating completed, improved drainage works around hall perimeter progressing and Nundle Visitor Information Outlet relocation to enable increased public access times completed. <p>Community items:</p> <ul style="list-style-type: none"> Successful 2025 Regional Australia Day events, Supported S355 community events – preparation works for Piallmore Picker Markets 2025 and Kootingal Country Fair 2025, Manilla Matter Easter Hat Making and Lego Events delivered. Liaised with event coordinator for proposed Barraba Sprint Car Rally, Tamworth Poultry Club for possible storage shed at Manilla.
Deliver inclusive opportunities for local communities to be actively involved in decision-making		
R.0102.01 Finalise Community Resilience Plans for Manilla, Barraba, Kootingal and Nundle	MONITOR	The development of the Resilience Plans are on hold until the Community Precinct Committees are established.
R.0102.02 Commence implementation of Community Resilience plans subject to funding opportunities	MONITOR	The development of the Resilience Plans are on hold until the Community Precinct Committees are established.
R.0102.03 Develop a service model to include face to face touch points throughout Council's Assets (Libraries and Sports Dome)	ON TRACK	Customer Service staff now have a presence at Kootingal Library Multipurpose Centre. A business plan proposal and its associated costs is being developed for the consideration of face-to-face touchpoints at South Tamworth Library.
Develop a framework to improve social and community services in the Tamworth Region		
R.0201.02 Support continuing Section S355 Committees to appropriately deliver their delegated functions	ACHIEVED	Section 355 Committee's review is continuing. All S355's are encouraged to review their Strategic Plans on an annual basis to assist with seeking project approvals and sourcing available funding options both internal and external. S355 Committees with funding under Facility Improvement Fund 2024/2025 are progressing and have completed their projects. Barraba Showground Sheep Pavilion roof replacement \$10,000.00 progressing, Kootingal Recreation Reserve irrigation system upgrade \$2,567.00 progressing, Weabonga Hall & Recreation Reserve ground improvements \$3,757.00 progressing, Woolbrook Hall & Park seating upgrade \$3,000.00 completed.
R.0201.03 Develop and commence implementation of a Tamworth Region Community Development Strategy	DISCONTINUED	This strategy will be included in the new proposed Social Sustainability Strategy.
Advocate and partner with Government, businesses and community services organisations to improve outcomes for our communities including our Youth, Aboriginal, Aged, Volunteer, and Disability communities		
R.0202.02 Consult with the "Tamworth Region Inclusive Culture Advisory Committee" quarterly	ACHIEVED	The Tamworth Region Inclusive Culture Advisory committee meet every 4 months.
R.0202.03 Commence implementation of the Tamworth Region Volunteer Strategy 2024/2028	MONITOR	Final Draft Tamworth Region Volunteer Strategy is currently in review stage.
R.0202.05 Explore external partnerships to create an integrated model for the delivery of youth services across the region	ACHIEVED	Tamworth Regional Council's Youth Strategy includes key actions that intersect with external youth sector partners. TRC Youth Services is actively collaborating with external stakeholders through various partnerships to deliver youth services. These partnerships are formalised through participation in quarterly meetings, monthly Youth Council meetings, and participation in programs and events across the region. This collaborative approach ensures comprehensive support and engagement for young people in the area.

R.0202.06	Develop and commence implementation a 'Learning Region' plan	●	A Learning Region community survey and engagement workshops are complete. The next phase is in progress of undertaking one-on-one interviews with stakeholders.
R.0202.07	Embed outcome based learning activities at Libraries	●	1,012 learning activities were held at the libraries, these include: Workshops, demonstration, tech, literacy & lifelong learning, informed & connected, digital inclusion, personal development and wellbeing, stronger & creative, economic & workforce development (everything except book groups).
R.0202.08	Lead and develop library resource sharing arrangements	●	All conditions of the Central Northern Regional Library agreement have been met and the Regional Resources Policy implemented.
R.0202.09	Work towards meeting "Living Learning Libraries Standards and Guidelines for NSW public libraries"	●	State Library of NSW are currently developing new standards that provide Council guidelines to assess the expected level of service.
R.0202.11	Consult with the Tamworth Regional Arts Advisory Committee quarterly	●	Quarterly meetings held with the new TRAAC committee members. Committee members have increased from 6 to 10 community members for greater representation.
R.0202.12	Manage the Tamworth Youth Strategy Action Plan	●	Tamworth Regional Youth Council (TRYC) and the Youth Services unit review the strategy progress and actions monthly. TRYC was successful in securing \$35,000 in funding under the NSW Government Youth Opportunities Program for the Youthie Grub Hub Training Opportunity Cafe project.
R.0202.13	Develop a Tamworth Region Library Services Strategy 2025-2029	●	Consultation is being carried out in align with the "Learning Region" plan (see action R.0202.06).
R.0202.14	Deliver the Tamworth Region Volunteer Strategy 2024-2028	●	Final Draft Tamworth Region Volunteer Strategy is currently in review stage.
R.0202.15	Explore external funding opportunities to resource the development of a Social Sustainability Strategy for the Tamworth Region	●	Council is currently investigating the socio economic needs to develop a Social Sustainability Strategy.
R.0202.16	Deliver the Tamworth Region Disability Inclusion Action Plan 2024-2028	●	A DRAFT Disability Inclusion Action Plan has been developed and will be presented to Council late 2025 for Council's consideration to place the plan on public exhibition.
R.0202.17	Provide quality education and care services that meet or exceed the National Quality Standards	●	Council provides quality care at two early childhood education and care services. Both locations meet the National Quality Framework standards.
Align our services and programs to align with "Close the Gap" targets			
R.0301.01	Partner with local Coalition of Aboriginal Peak Organisations to deliver agreed outcomes for Closing the Gap agreement	●	Tamworth Aboriginal Community Controlled Organisations (TACCO) and Tamworth Regional Council signed the Mara Ngali partnership agreement, on 9 May 2025. This important milestone will improve collaborative planning and decision-making processes between Council and the Aboriginal Community.
R.0301.02	Improve the level of information on social issues and services by completing community service mapping and gap analysis for the Tamworth Region	●	The Community Safety Working Group, Tamworth Regional Youth Council, Tamworth Region Inclusive Culture Advisory Committee, and Disability Access Working Group bring together different organisations, government agencies and community representatives to discuss social issues, share information about available services, and identify gaps in service delivery.
Advocate to state and federal governments to help secure access to the health services our community needs now and into the future			
R.0401.01	Advocate to government to ensure adequate resources are allocated to plan for, and provide, health services appropriate to the projected regional population	●	Council staff regularly attended the quarterly Cardiovascular Health Working Group meetings which were held in April 2025 and June 2025. This action is now incorporated as 'business as usual' operations.
R.0401.02	Promote and increase awareness of healthy living	●	The Better Oils Program ran from 1 October 2024 to 30 June 2025. This initiative was created to reduce community exposure to saturated and trans fats outside the home by encouraging food businesses to switch to healthier cooking oils in their food preparation activities.
R.0401.05	Promote our smoke free public spaces	●	Promotion of the smoke-free public spaces is to commence in September 2025.
Improve drought resilience of regional communities			
R.0501.01	Implement Tamworth Regional Drought Resilience Plan (TRDRP)	●	Grant funding was received from the Commonwealth and State Government in approx. May 2025 to implement Flagship Action 5.2 from the RDRP.
Support our region's prevention, preparedness, response and recovery measures to help build our resilience to disasters			
R.0502.01	Meet with the Local Emergency Management Committee and provide operational support to emergency management agencies where required	●	Scheduled meetings of the Local Emergency Management Committee (LEMC) have been held throughout the year with additional meetings held to coordinate the emergency management requirements for the 2025 Tamworth Country Music Festival.
R.0502.04	Produce a prioritised flood management works program derived from flood studies across the region including a flood awareness program	●	New Stormwater Engineer commenced with Council June 2025 and is tasked to progress this action as a priority.
R.0502.05	Work with Woolomin community to raise flood awareness	●	Ongoing work with SES to improve flood knowledge in Woolomin community. This action has been delegated to the newly appointed Stormwater Engineer.
R.0502.06	Align replacement program with deliveries	●	The replacement program is complete and delivered within budget. Replacement backlog has improved, and delivery lead times have now recovered and are now reaching best delivery standards.
R.0502.07	Improve the regional preparedness and response to natural disasters based on risk management principles	●	This is delayed due to conflicting priorities and resourcing issues. Update to be provided in next reporting period.
R.0502.08	Implement Council's On-Site Wastewater Management Plan	●	From the 1 October 2024, all new Section 68 applications relating to on-site sewage management systems have been assessed against the requirements of the adopted On-Site Wastewater Management Plan.

Support the State Government's priority to reduce crime including violence, adult re-offending, road fatalities, domestic violence, youth crime

R.0503.01	Ensure CCTV footage is downloaded by Council staff and provided to NSW Police when requested	●	CCTV footage action targets have been met. 147 requests were received between 1 January and 30 June and processed within one working day. Council made a significant financial investment during this reporting period to upgrade the existing CCTV network to provide a safer service to the community.
R.0503.02	Facilitate the meeting of the Local Traffic Committee to discuss and recommend solutions for identified road safety and traffic planning issues	●	The Tamworth Local Traffic Committee (LTC) met monthly with the exception of January and June due to no items on the agenda.
R.0503.03	Review and update the Community Safety and Crime Prevention Plan	●	Adopted by Council 29 June 2023.
R.0503.04	Review and update the Graffiti Management Plan	●	The draft Graffiti Management Plan has been finalised and will be presented to Council in August/September for their consideration to place the plan on public exhibition for community feedback.
R.0503.05	Enforcement of safety in school zones by patrolling areas	●	Regular patrols were conducted in school zones during school terms. 21 infringements were issued for illegal and dangerous parking.

Use education and enforcement of council's compliance regulations to deliver equitable outcomes for individuals and the community

R.0504.01	Promote Food Safety in accordance with the Food Authority Act	●	Council inspect high and medium risk fixed food premises annually for compliance with the Food Act 2003. A total of 241 high and medium risk fixed food businesses from 311 registered premises were inspected between the period of 1 July 2024 and 30 June 2025. To achieve a higher inspection rate, resourcing levels is being assessed.
R.0504.02	Review the Companion Animals Management Plan and commence implementation	●	The project has been delayed due to upcoming changes to the New South Wales legislation and guidelines regarding the management of companion animals. Subsequently the Companion Animals Act 1998 is also undergoing a review.
R.0504.03	Increase the percentage of companion animals rehomed in compliance with the Companion Animals Act	●	Companion animals that have been rehomed to owners, other rescue/shelters and Paws for life is currently: Dogs 87% and Cats 86%.
R.0504.04	Prepare a design for an expanded Companion Animal Shelter to comply with the Companion Animals Act and to enable readiness for potential grant submissions	●	Council is investigating the best solution to expand the Companion Animal Centre and Paws For Life facilities.
R.0504.05	Develop partnerships with external community groups to support the Animal Pound	●	In March, the Tamworth Regional Council in partnership with the RSPCA held a Healthy Pet Day. The event resulted in 75 dogs and cats receiving vaccinations, and 53 dogs and cats microchipped.
R.0504.06	Coordinate the swimming pool audit program in compliance with legislation	●	This program has been delayed and is currently being reviewed to expand operations in 2025/2026. Staffing is at full capacity and will be trained to meet the requirements and community demand.
R.0504.07	Promote awareness of policy, procedure and laws relating to fire safety regulations through submissions of Annual Fire Safety Statements and through the Fire Safety Statement program	●	Council recorded 851 active Fire Safety Program Registrations in 2024/25, this is a 35% increase from the last 12-month period. Council continues to work with building owners and stakeholders within the Fire Industry to promote and regulate Fire Safety in buildings used by the community.
R.0504.08	Undertake investigations into alleged breaches of planning laws and development consents and promote awareness of policy, procedure and laws to encourage compliant activity	●	Manage Illegal activity by undertaking and completing investigations in accordance with relevant legislation and Council's Customer Service Charter. On track for this reporting period.
R.0504.09	Monitor our smoke-free public spaces	●	Regular patrols were conducted in the CBD smoke-free zones. 4 breach complaints were received and actioned during this period.
R.0504.10	Monitor public spaces and enforce Council's Alcohol-Free zones	●	Regular patrols were conducted in the CBD Alcohol free zones.
R.0504.11	Monitor hotspots of illegal activity such as dumping and abandoned vehicles	●	Regular patrols were conducted in known areas of illegal activity and complaints responded to relating to abandoned vehicles. 135 calls were received for abandoned vehicles and 44 calls received for illegal dumping during this period.



FOCUS
AREA 5

CONNECT OUR REGION AND ITS CITIZENS



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable		Status	Reporting Period Insights
Improve connections with capital cities, other regions and within the region			
C.0101.01	Provide a regional airport with a reputation for safety, comfort and reliability	ACHIEVED	Tamworth Regional Airport has met all its compliance and regulatory requirements.
Plan transport infrastructure to meet the needs of our community into the future			
C.0201.02	Implement the Regional Transport Strategy	ACHIEVED	Works are continually occurring in progressing the identified projects within the Integrated Transport Plan. This is a collaborative effort between stakeholders, including TfNSW.
Provide and maintain safe, cost effective and fit for purpose roads, bridges and car parking			
C.0202.01	Continue to develop and implement the Pavement Management System in order guide the sealed road maintenance and renewal program	ACHIEVED	Council undertook resealing and reconstruction work on our sealed road network under the guidance of the Pavement Management System. Significant pavement renewal works were completed on Calala Lane, Wallamore Road, Burgmanns Lane and Barry Road.
C.0202.02	Maintain the lifespan of our sealed roads by conducting maintenance in a timely manner	ACHIEVED	Council undertook routine maintenance of our sealed roads throughout the year. With additional maintenance funding from the Special Rate Variation and State Government, Council has been able to use a combination of internal works crews and contractors to undertake maintenance of road pavement, seals, and drainage infrastructure to maintain the service level of our roads.
C.0202.03	Deliver the sealed roads renewal program and keep our community updated through social media	ACHIEVED	Council undertook the largest resealing campaign in its history this financial year. <i>See table below</i>
C.0202.04	Maintain the unsealed road network by conducting maintenance in a timely manner and keep our community updated through social media	ACHIEVED	Council undertook routine maintenance of our unsealed roads throughout the year. With additional maintenance funding from the Special Rate Variation and State Government, Council has been able to use a combination of internal works crews and contractors to undertake maintenance grading and drainage works.
C.0202.05	Deliver the gravel re-sheetting program and keep our community updated through social media	ACHIEVED	Council undertook a strong gravel renewal campaign this financial year. <i>See table below</i>
C.0202.06	Review the Bridge & Culverts Strategy	ON TRACK	The Bridges & Major Culverts Strategy has been reviewed and updated. The Draft Strategy is expected to go to Council for endorsement to place the plan on public exhibition in August/September 2025.
C.0202.07	Deliver the bridge maintenance program and keep our community updated through social media	ACHIEVED	Council undertook routine maintenance of our bridge assets throughout the year.
C.0202.08	Manage the Bridge Renewal Program	ACHIEVED	Council have successfully completed five bridge renewals within the 2024/25 financial year reporting period. Collation of Level 2 Inspection Data for existing Concrete Bridges is ongoing. <i>See table below</i>
C.0202.09	Implement the Regional Parking Strategy	ON TRACK	The Tamworth Regional Car Parking Strategy was adopted by Council on 11 February 2025. Short-term actions identified within the strategy are planned to commence in the 25/26 financial year.
Partner with NSW Government to deliver efficient future proofed highways across our region			
C.0203.01	Continue to grow and connect our region in partnership with NSW Government	ON TRACK	Council continues to work closely with TfNSW to further improve transport infrastructure and services in our region in line with the Integrated Transport Plan. Council to continue to look at ways of engaging with TfNSW to drive outcomes.
Improve local bus services			
C.0301.01	Advocate for improved bus services	MONITOR	The NSW Government has concluded the 16 Regional Cities Services Improvement Program without implementing improvements to the Tamworth Region Bus Services. Council will continue to work closely with Tamworth LGA bus operators to implement improvements through external grant opportunities such as 'CPTIGS'.
Investigate and advocate for the expansion of rail services within and out of our region			
C.0302.01	Advocate for improved rail services	ON TRACK	Council continues to engage with TfNSW to better understand the demand and performance of the existing daily rail services.
Increased participation in walking and cycling			
C.0401.02	Implement Active Transport Strategy	ON TRACK	The Active Transport Strategy was adopted 5 years ago and requires updating. This strategy is expected to be reviewed and updated in late 2025.
Support the community through improved IT services that meet the community's needs			
C.0501.01	Develop and Implement the Technology Blueprint	ON TRACK	Excluding the Microsoft 365 roll out which has been delayed due to low resources, all other initiatives are progressing as per the project schedule during this reporting period.
C.0501.02	Deliver the Technology One Program	ACHIEVED	Planned Technology One activities and projects were delivered. These include: Project Lifecycle Management, Financial Ledgers, Training module uplift, Talent management system and work order expansion.

C.0501.03	Develop and implement a Data and Information Management Operating Model	●	Planned Technology One activities and projects were delivered. These include: Project Lifecycle Management, Financial Ledgers, Training module uplift, Talent management system and work order expansion.
C.0501.04	Enable and support Business Intelligence, Reporting and Analytics capabilities	●	Discovery and implementation will commence after the project Microsoft 365 roll out.
C.0501.05	Formalise and deliver Cybersecurity	●	During this reporting period, Council endorsed Cybersecurity policies and engaged a Cybersecurity specialist to ensure continuity in delivering security awareness training, running phishing simulations, and strengthening Council's overall cybersecurity culture. The need for a Cyber Security Analyst has been identified in the finalisation of the IT new business model.
C.0501.06	Review and update Council ICT Infrastructure and Networks	●	Discovery and design of network infrastructure update is scheduled to commence in late 2025.

GRAVEL RE-SHEETING	SEALED ROAD RENEWAL	BRIDGE RENEWAL
<ul style="list-style-type: none"> • Mt Lindsay Road • Hobden Road • Horton Falls Road • Yarramanbully Road • Longarm Road • Pillierine Road • Corella Road • Settlers Road • Oakhampton Road • Wimbourne Lane • Wisemans Arm Road • Meadows Lance • Marsden Park Road • Somerton Road • Dam Flat Road • Niangala Road • Williams Lane 	<ul style="list-style-type: none"> • Rushes Creek Road • Duncans Creek Road • Croydon Avenue • Minnamurra Crescent • Noobillia Avenue • Paul Street • Darrell Road • Gouldian Way • Harrier Parade • Werri Creek Road • Angela St • Valley Drive • Woodside Road • Lindsay Gap Road • Middlebrook Road • Hume St • Jewry St • Garthowen Road • Wisemans Arm Road • Browns Lane <p>Significant pavement renewal works were also completed on:</p> <ul style="list-style-type: none"> • Calala Lane • Wallamore Road • Burgmanns Lane • Barry Road 	<p>Completed:</p> <ul style="list-style-type: none"> • Walters Bridge, • Kelso's Lane, Bithramere • Bona Vista Bridge (Norris's), Top Somerton Road, Somerton • Mick Maher's Bridge, Gaol Creek Road, Moonbi • Durbin Street Bridge, Nundle • Boltons Creek Bridge, New Winton Road, Westdale <p>Timber Bridges outstanding for Renewal:</p> <ul style="list-style-type: none"> • Munros Creek Bridge (Planned 25/26) • Kiaora Bridge No.1 (Construction TBC) • Recreation Bridge (Construction TBC)



FOCUS
AREA 6

WORKING WITH AND PROTECTING OUR ENVIRONMENT

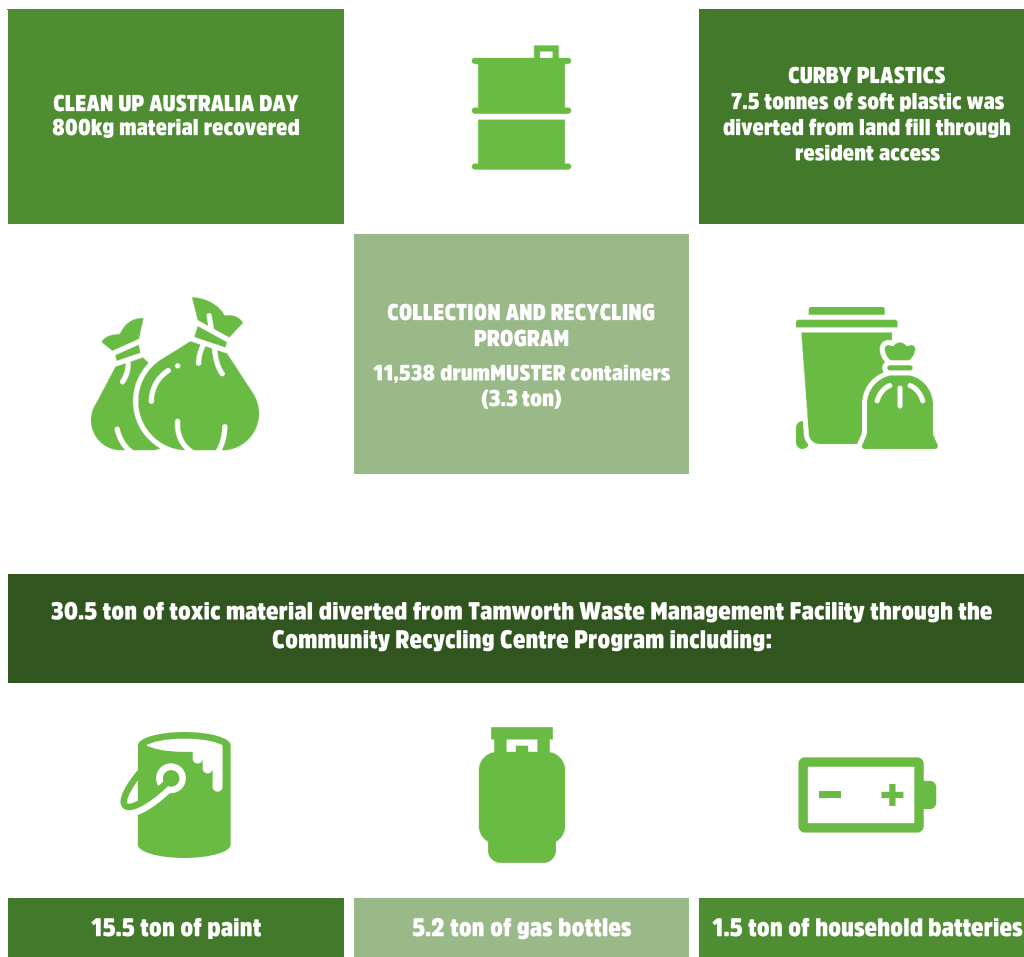


ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Promote energy efficiency and renewable energy through the 2022-2025 Sustainability Strategy		
E.0101.01 Implement Energy efficiency and renewable energy projects, programs and initiatives identified in the Environmental Sustainability Strategy & Action Plan 2022 - 2026	ACHIEVED	Energy Actions from the 2024/2025 FY have been completed. Highlights include completion of energy audits of 20 of Councils high energy using assets, this information was used to support the submission of the CEUF grant application. Internal Plant and Fleet Transition Strategy has been completed.
Make renewable energy available within the Tamworth Global Gateway Park		
E.0102.01 Implement renewable energy within the Tamworth Global Gateway Park	MONITOR	Council is planning the next development stages of the Tamworth Global Gateway Park, which will include investigate opportunities for renewal energy initiatives.
Improve environmental sustainability across the region by implementing the initiatives, plans and programs identified within the Sustainability Strategy		
E.0201.01 Implement relevant initiatives, plans and programs identified within the Environmental Sustainability Strategy & Action Plan 2022-2026	ACHIEVED	Highlights from this reporting period include: <ul style="list-style-type: none"> Completion of phase 2 of biodiversity study Waste audits to improve outcomes for diversion to landfill Improvements to the carbon emission reporting Implementation of RDRP implementation funding
E.0201.04 Plan critical infrastructure placement in advance	ON TRACK	Tamworth has completed a review of landfill capacity of the Forest Road Waste Management Facility. Planning is now underway for the delivery of a new waste landfill infrastructure.
E.0201.07 Develop and insert enhanced environmental provisions in the Tamworth Regional Local Environmental Plan in accordance with government policy	ON TRACK	This action is awaiting the completion of the Biodiversity Baseline Study. Updated environmental provisions will be developed as an outcome of study and be implemented in the Tamworth Regional Local Environmental Plan 2010.
E.0201.08 Develop an Environmental Offsets Strategy for inclusion in the Tamworth Regional Local Environmental Plan	ON TRACK	This action is awaiting the completion of the Biodiversity Baseline Study and Tamworth Regional Rural Lands Strategy.
Manage stormwater runoff to protect our built environment		
E.0202.01 To compile a prioritised list of stormwater management options based on the output from the local stormwater management plans	MONITOR	A new Stormwater Engineer commenced with Council in June 2025 and is tasked to progress this action as a priority.
E.0202.02 Implement in conjunction with regional services operations area to develop a delivery plan for the stormwater management plan actions	ON TRACK	Council recently appointed a Stormwater Engineer and is currently developing a delivery plan to implement the Stormwater Management Plan actions in coordination with the Regional Services Operations division.
E.0202.04 Implement Stormwater Management Plans	ON TRACK	Council recently appointed a Stormwater Engineer and is currently working towards implementing the Stormwater Management Plans.
E.0202.05 Maintain a safe and functional storm water system	ACHIEVED	Council undertook routine maintenance of our stormwater assets throughout the year.
Increase resource recycling, waste minimisation and improve waste segregation through a new 2030 Waste Strategy		
E.0301.01 Working towards achieving the targets within State Governments NSW Plastics Action plan	ACHIEVED	During this reporting period, 7.5 tonnes (t) of soft plastic was diverted from land fill through resident access of the Curby Soft Plastics recycling program.
E.0301.02 Working towards achieving the targets within State Governments Waste and Sustainability Strategy 2041	ACHIEVED	Progress towards achieving actions in the Environmental Sustainability Strategy and Action Plan 2022-2026 to meet targets included in State Governments Waste and Sustainability Strategy 2041.
E.0301.03 Implement waste minimisation projects, programs and initiatives identified in Our Environmental Sustainability Strategy & Action Plan (2022-2026)	ACHIEVED	There are a number of projects, programs and initiatives undertaken during the current reporting period to increase diversion rates from landfill include: Curby, Community Recycling Centre (CRC), kerb side recycling, onsite recycling, amendments to the DCP (for residential, commercial, construction and industrial waste), grant application for funding for collection and processing of industrial plastics (2,3 &5) not typically suitable for kerbside bin collections.
E.0301.05 Implementation of Food Organic, Garden Organic (FOGO) within the Tamworth Region through green bins system	MONITOR	The implementation of this action will be determined in line with the broader Organics Recycling Facility construction and operational launch of the service.
E.0301.06 Implementation of Curby (soft plastics recycling) through yellow bins system	ACHIEVED	Curby was implemented as a trial between December 2022 - May 2025 and overall, the program has collected a total of 28.3 ton during the trial period. As the Trial has ceased, Council endorsed that the Curby program continues to be available for residents to access and participate voluntarily. Council has made provisions for 10,000 Curby bags to be available for residents to utilise for the next 2 years. However, the rewards program is a 3rd party optional program that residents can opt to participate in at their own cost. Council will review in 2 years the Curby program continuation.

E.0301.07	Establish a FOGO processing facility	●	Council resolved to enter into a contract. The design development and approvals process for the processing facility is nearing completion, and Phase 1 of the contract is currently in progress.
E.0301.08	Establish a Small Material Reuse Facility	●	Tamworth has entered into a long-term external contract for the transport and processing of a kerbside recycling service.
E.0301.10	Develop a New Waste Strategy 2030	●	The Waste Strategy is currently being developed and is expected to be a two-year project with a completion timeline of 2027. NSW is undergoing significant waste management changes, specifically with the introduction of a FOGO (Food Organics, Green Organics) collection mandate which will be a key component of the Waste Strategy.
Ensure that our planning and operational processes consider impacts on biosecurity and our natural environment			
E.0401.01	Implement actions from the Sustainability Strategy 2022 - 2025 related to biodiversity	●	This project is currently on-track for completion and aligns with the target set out in the Environmental Sustainability Strategy to "update the regional ecological biodiversity baseline by 2025".
E.0401.02	Provide education to the community through weeds management and encourage landowners to uphold their obligations in compliance with Biosecurity legislation	●	Biosecurity compliance letters sent to landowners of nominated properties in regard to reported priority weeds, advising of their responsibility under the Biosecurity Act. Council in conjunction with contractors conducted inspections and control actions for the Alligator Weed and Parthenium weed.

COLLECTION AND RECYCLING HIGHLIGHTS



FOCUS
AREA 7

CELEBRATE OUR CULTURES AND HERITAGE



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable		Status	Reporting Period Insights
Implement a framework for sustainable arts and cultural activity with an emphasis on celebrating diversity and strengthening creativity across the region			
H.0101.04	Implement the Tamworth Regional Gallery Strategic Plan	ACHIEVED	This plan has now been superseded. The new Tamworth Region Gallery Strategy for 2025 to 2028 has replaced the previous plan and was adopted by Council on 26 November 2024.
H.0101.07	Provide and support activities that celebrate cultural diversity	ACHIEVED	Events and public programs implemented to engage our diverse community. Including First Nations, CALD, Young People, People with a Disability, Rural and Remote. This reporting period attendance: Gallery - 23,779, Museums - 6,675, Offsite - 18,217.
H.0101.08	Implement the Australian Country Music Hall of Fame Strategic Plan	ACHIEVED	The Australian Country Music Hall of Fame Strategic Plan for 2020- 2024 is complete with some actions transferred into the new Visitor Economy Plan including the co-location of Country Music Collections.
H.0101.09	Deliver the Tamworth Region Cultural Plan 2024-2029	ON TRACK	The Cultural Plan implementation is on track for this reporting period.
H.0101.10	Develop 2024-2029 Tamworth Regional Gallery Strategic Plan	ACHIEVED	The new Tamworth Region Gallery Strategy for 2025 to 2028 was formally endorsed by Council at the meeting held on 26 November 2024.
Encourage new community arts initiatives and use of public spaces			
H.0102.01	Deliver and promote a curated Annual Season and performing arts program across a diverse range of genres	ACHIEVED	Post show audience satisfaction survey's confirms satisfaction with the program. All feedback and suggestions received are reviewed for consideration.
H.0102.02	Develop entertainment venues five-year strategic plan	ON TRACK	The Entertainment Venues Strategic Plan is currently being developed. On track for this reporting period.
H.0102.03	Ensure sound, lighting, staging and venue assets are maintained and renewed	ON TRACK	Revised maintenance schedules are being developed with assets constantly checked for end of life and or servicing. All equipment is up to date with checks.
H.0102.04	Review Council's grants and fee waiver policies	MONITOR	Review to commence in late 2025.
H.0102.05	Provide financial assistance for the community through the annual donations program	ACHIEVED	At its Ordinary Meeting held 11 February 2025, Council approved donations to the value of \$66,880.25 in support of local community groups.
Support local Aboriginal and Torres Strait Islander communities in the preservation and celebration of their cultures			
H.0201.03	Explore new opportunities to consult with our Aboriginal communities	ACHIEVED	Tamworth Aboriginal Community Controlled Organisations (TACCO) and Tamworth Regional Council signed the Mara Ngali partnership agreement, on 9 May 2025. This important milestone will improve collaborative planning and decision-making processes between Council and the Aboriginal Community.
H.0201.04	Observe dates of significance and participate in celebrations as advised by local Aboriginal and Torres Strait Islander communities	ACHIEVED	Council actively participated in significant celebrations guided by Aboriginal and Torres Strait Islander communities, such as NAIDOC Week and National Reconciliation Week.
H.0201.07	Coordinate and support the operation of Council's Innovate Reconciliation Action Plan Working Group	ACHIEVED	The Community Safety and Wellbeing division, provides support, specialist advice and administration services to the iRAP Working Group who meet monthly.
H.0201.08	Review and develop a new Tamworth Region Innovate Reconciliation Action Plan (iRAP)	ON TRACK	The Reconciliation Working Group are in the final stage of finalising the draft Tamworth Regional Council Innovate Reconciliation Action Plan (iRAP).
H.0201.09	Deliver the Tamworth Regional Council Innovate Reconciliation Action Plan (iRAP)	ON TRACK	This action will commence in 2026, after the iRAP has been considered by Council and the community for adoption.
H.0201.10	Develop a training matrix for Aboriginal cultural learning, awareness, and Reconciliation across the Organisation	MONITOR	This action will commence as a part of iRAP adoption and implementation in early 2026.
H.0201.11	Review Aboriginal cultural employment strategies, programs, and initiatives for recruitment and retention	DISCONTINUED	This action has been included as part of the iRAP.
Support the development of museum and library heritage collections			
H.0301.01	Manage the Tamworth Regional Museum Engagement Strategy (2019 - 2024)	ACHIEVED	This plan has now been superseded. The new Tamworth Region Museum and Archive Strategy has replaced the previous plan and was adopted by Council on 13 August 2024.
H.0301.03	Continue to provide assistance through the Annual Heritage Assistance Fund	ACHIEVED	The annual Heritage Assistance Fund 2024/25 was determined by Council on 13 August 2024. 11 applications received funding.
H.0301.04	Develop a Tamworth Region Museum and Archive Strategy 2024-2029	ACHIEVED	The Strategy was formally adopted by Council on 13 August 2024.
H.0301.05	Continue to implement the PowerStation Museum Strategic Plan 2021-2025	ON TRACK	Final stages of current PowerStation Museum Strategic Plan being implemented. The building of the PowerStation Museum Engine shed extension is currently outstanding.
H.0301.06	Develop the Library's Local Studies Collection	ACHIEVED	Ensuring our local history is safe, 45 local studies items have been added to the collection.

H.0301.07	Conserve and protect our paper-based history	Digitizing our regions assets of fragile and significant paper-based resources, 107 local studies items digitized.
Ensure development controls and zoning protect the heritage significance of items and conservation areas		
H.0302.01	Complete the review of Tamworth Development Control Plan and Tamworth Local Environmental Plan	Housekeeping Development Control Plan Amendment No. 17 was adopted by Council in late 2024. Amendment No. 18 is currently on public exhibition which focusses on heritage conservation area controls.
H.0302.02	Complete the development of an Aboriginal Cultural Heritage Study and implement relevant recommendations in the Tamworth Local Environmental Plan	A final draft Aboriginal Cultural Heritage Study has been developed and is currently under review.



Signing of the Mara Ngali Partnership Agreement- 9 May 2025

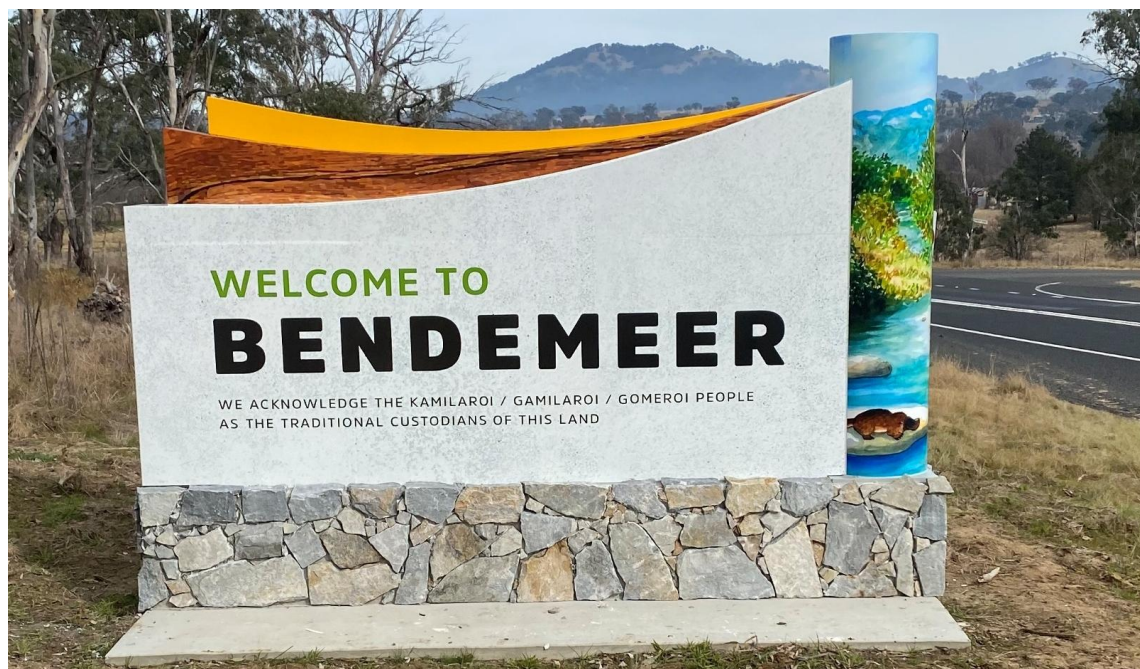
FOCUS
AREA 8

A STRONG AND VIBRANT IDENTITY



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Develop and evolve our story to expand Tamworth's identity through all our communications strategies and plans		
S.0101.01 Ensure Economic Development campaigns are clearly aligned to market segments	ACHIEVED	The tamworthregion.com.au/invest website is now live and is a central information platform for prospective investors and local businesses, connecting directly with key Council strategies, data sources, industry insights, investment case studies, infrastructure projects, tenders, expressions of interest and contact pathways. Streamlined access to information and aligns digital assets with broader regional growth strategies.
S.0101.02 Align and promote new narrative in all marketing campaigns	ACHIEVED	This action is now complete and implemented as ongoing 'business as usual'.
S.0101.03 Manage good branding principles through the branding guidelines	ACHIEVED	In the last 6 months Council has incorporated Aboriginal artwork into our corporate branding and rolled this out across the organisation. This includes branded flags and staff uniforms.
S.0101.05 Provide inclusive opportunities through engagement processes for the community to get actively involved in decision-making	ACHIEVED	In the last 6 months Council has actively engaged with the community on a number of projects including Skywalk, Rural Lands Strategy, Special Entertainment Precinct and the Community Strategic Plan. A majority of projects include face-to-face engagement aspects and regular Councillor Catch Ups ensure that our community has numerous inclusive communication channels and opportunities.
S.0101.06 Implement a Communications Strategy to facilitate the exchange of information between the community and Council	ON TRACK	Council is currently undergoing a mid-term review of the strategy which included a pulse survey to the community in May.
Market Tamworth beyond the region through our Economic and Tourism strategies		
S.0201.01 Ensure marketing plans differentiate between the tourism and economic sectors as guided by the strategies.	ON TRACK	Ongoing collaboration with the Marketing, Economic Development, and Experiences teams is ensuring alignment and effectiveness of marketing efforts across all focus areas, in accordance with their respective strategic plans.
S.0201.02 Review, develop and implement annual marketing plans	ACHIEVED	Marketing plans are developed and reviewed annually.
Show who we are when people arrive by land or air to our towns and region		
S.0301.01 Manage the Regional Entrance Strategy	ACHIEVED	Entrance signs have been installed at Tier 1 (Tamworth) and Tier 2 (Barraba, Bendemeer, Kootingal, Manilla, Moonbi, Nundle). The entrance signs were manufactured locally.



FOCUS
AREA 9

OPEN AND COLLABORATIVE LEADERSHIP



ACHIEVED ON TRACK MONITOR DISCONTINUED

Action / Deliverable	Status	Reporting Period Insights
Ensure council meets the requirements of the Local Government Act and other information and disclosure requirements under State and Federal laws		
T.0101.01	Manage access to information and privacy processes	ACHIEVED Council proactively provides an open and transparent service and the GIPA deadlines prescribed within the GIPA Act are continuing to be met. A total of 820 GIPA applications were received: 801 x informal and 19 x formal.
T.0101.02	Manage Council's Model Code of Meeting Practice and Model Code of Conduct	ACHIEVED Council adheres to the OLG Model Code of Meeting Practice for NSW Council's. The consultation phase has now concluded, and Council is awaiting OLG to release the amendments/changes for implementation.
T.0101.03	Provide Council's Ordinary Council Meeting business papers to the public at least 3 days prior to the scheduled meeting date	ACHIEVED Council's Ordinary meeting business papers were consistently provided to the public 3 days prior to the scheduled meetings.
T.0101.04	Review the General Policy Register annually	ACHIEVED The General Policy Register was reviewed and adopted by Council in October 2024.
T.0101.05	Review the Operational Policy register annually	ON TRACK The Operational Policy register is currently under review.
T.0101.06	Provide independent and objective internal audit function that adds value and improves Council's operations	ON TRACK Council operates an internal audit function that is independent and objective. Recommendations from Audits are developed to improve Council processes and Governance.
T.0101.07	Ensure compliance with the mandatory Internal Audit Guidelines issued by the Office of Local Government	ACHIEVED Council complies with the Internal Audit Guidelines issued by the Office of Local Government. The Annual Attestation will be included in the Annual Report.
T.0101.08	Complete the Internal Audit program	ON TRACK Two internal audits completed for the year and the External Review of the Internal Audit Function.
T.0101.09	Facilitate and provide advice and support to the Audit, Risk and Improvement Committee and Council on governance, process, procedures and the implementation of audit recommendations	ACHIEVED Full administrative support and guidance has been provided to the ARIC and ARIC members. Professional advice, guidance and support on governance, internal audit, process, procedures and the implementation of internal audit recommendations has been provided to Council and Council staff.
T.0101.10	Manage risk to our community, workforce and partners	ON TRACK Council continues to identify, assess and manage risks associated with the delivery of its services (both internally and community facing). A systematic review is in progress to assess the 64 operational risks identified by management.
T.0101.12	Provide a legal service and support for management and business units	ACHIEVED Legal Services is an ongoing and essential function for the organisation, providing regulatory and administrative responsibilities for the organisation.
T.0101.13	Manage insurance services for Council including processing of insurance claims	ACHIEVED Council maintains a number of insurance policies as a financial risk mitigation strategy. Claims processing and assessments continue to follow established procedures. The completion of claims varies depending on the complexity of the insurance claim.
Make our planning and reporting easy to understand and reflective of the community's wants, needs and aspirations		
T.0102.01	Utilise the Integrated Planning and Reporting Framework to guide our community's long-term vision for the region	ACHIEVED Council endorsed the 2025-2035 Community Strategic Plan and adopted the 2025-2029 Delivery Program, 2025-2036 Resourcing Strategy and 2025-2026 Operational Plan and Budget on 30 June 2025.
T.0102.02	Coordinate strategies and plans are aligned with our community's priorities	ACHIEVED Council endorsed the 2025-2035 Community Strategic Plan and adopted the 2025-2029 Delivery Program, 2025-2036 Resourcing Strategy and 2025-2026 Operational Plan and Budget on 30 June 2025. On track for this reporting period.
T.0102.03	Undertake Council's Service Delivery Reviews	ON TRACK The Business Improvement Review is scheduled to commence from July 2025.
T.0102.04	Develop and implement Business Unit business plans	DISCONTINUED This action has been merged with action T.0102.03. Business unit plans will form part of the Business Improvement Review Program.
T.0102.05	Continue to improve our asset management processes to align with and support Long Term Financial Planning	ON TRACK Completed the four yearly review of asset management documentation in line with the 10-year Community Strategic Plan, including budget and expenditure updates. Ongoing progress on continuous improvement for each of the organisation's asset type.
T.0102.06	Incorporate Sustainability and SDG's within Council's decision-making process	ACHIEVED Sustainability Goals are identified in the IP&R suite of planning documents endorsed/adopted on 30 June 2025.
Ensure long term financial sustainability through short-, medium- and long-term financial planning		
T.0201.01	Manage Council's income and expenditure in-line with Treasury guidelines	ACHIEVED Quarterly Budget Review - December 2024 and March 2025 were reported to Council in accordance with Statutory Guidelines.
T.0201.02	Review and update the Long-Term Financial Plan Annually	ACHIEVED Council adopted the 2025-2036 Resourcing Strategy, which includes the Long-Term Financial Plan, at its Ordinary meeting held 30 June 2025.

T.0201.03	Develop a streamlined procurement procedure	●	Procurement procedures have been completed. These procedures will be reviewed and updated annually to include any statutory and system changes. Work is currently being undertaken to include changes attributable to Modern Slavery.
T.0201.05	Meet the conditions outlined in the IPART Special Variation Instrument	●	The Special Variation status and update will be included in the 2024/25 Annual Report.
T.0201.06	Report on the containment measures identified as part of Special Variation application	●	All cost containment measures prioritised for 2024/2025 are reported on.
Assets are managed to meet our community's needs through sustainable, cost-effective lifecycle management			
T.0202.01	Manage Council's plant and fleet	●	Council's Plant and Fleet asset renewal is complete within budget.
T.0202.02	Manage Council buildings	●	Council's buildings were managed and maintained in accordance with the Asset Management Plan.
Develop and implement a Communications Strategy to help build trust and transparency between our community and Council			
T.0301.01	Communicate to the Community via channels identified in Communications Strategy	●	Council continues to ensure all communications with the community use the most appropriate channels identified in the Communications Strategy. These are reviewed and addressed in Communications Plans for all projects.
Attract and retain a high performing and engaged workforce			
T.0401.01	Develop a framework that addresses recruitment, retention, development, leadership and culture	●	Council has implemented its Workforce Management Plan including strategies such as Talent Acquisition, Learning and Development, Performance Management, Health Monitoring program, Employee Feedback Survey, Council's new Corporate Values and implementation of improved HR technology systems.
Plan for our future workforce			
T.0402.01	Develop a Strategic Workforce Plan in consultation with leaders and employees to ensure our workforce is sustainable	●	Council worked with University of Newcastle to create a Strategic Workforce Plan which has informed the next iteration of Council's Workforce Management Plan for IP&R. The project was finalised in December 2023.
T.0402.02	Ensure Council complies with the Child Safe Scheme and the Child Safe Standards are embedded across Council's operations	●	Council implemented its Child Safe project to ensure compliance with the Child Safe Standards in December 2024. The project has entered business as usual with the appointment of a Child Safe Leader and Child Safe Champion group of representatives from across the organisation which meets quarterly.
Develop and manage relationships with all levels of government and stakeholders			
T.0501.01	Continue to develop and manage relationships with all levels of government and stakeholders	●	Relationships with all levels of government have been enhanced and developed through regular meetings, conferences, submissions, events and delegations, between executive staff and government representatives.
T.0501.02	Participate in all relevant regional, state and federal bodies that benefit and promote TRC and its interests	●	Council Executive and staff have continued to participate where possible in all relevant State and Federal bodies.



Refurbished Council Chamber April 2025

CAPITAL WORKS PROGRAM

Financial report date at 30 July 2025 – 2024/2025 Financial Year before carryovers



OUR WATER SECURITY

Program	Total Actuals & Commitments \$
W.0102 - Investigate and develop practical ways to secure our water supply	
Barraba Water	
Barraba Water - Connors Creek Dam Renewal Works	96,778
Barraba Water - Pipeline telemetry improvements	10,065
Split Rock Dam Pump Station - Electrical & Control Renewal	57,057
Bendemeer Water	
Bendemeer Water - Process/Treatment Improvements	20,791
Laboratory	
Lab - Lunchroom Furniture	3,716
Lab - Mantech Instrumentation Upgrade	6,763
Lab - Method Development Equipment	12,506
Lab - Microlab Additional Overhead Cupboards	2,791
Lab - Replace Fridge	13,969
Manilla Water	
Manilla - Water Main Replacement - Progress Lane	384,111
Manilla Water - New 4ML/d Water Treatment Plant	8,455
Moonbi/Kootingal Water	
Kootingal Water - 3.5ML Storage at Kootingal Twins Site	8,160
Nundle Water	
Nundle Water - Treatment Improvements	24,681
Regional Water Services	
TRC - Automatic Water Meters	257,353
TRC Water - Mains Renewal - Control	105,227
Tamworth Water	
Bulk Water Meter Upgrades - Sports & Recreation Assets	11,544
Calala WTP Polymer Batching System Upgrade	148,910
Carthage Street Water main - Preliminaries	74,224
Carthage Street Water Main Replacement - Exp	38,176
Dungowan Dam - Debris Boom Replacement	227,552
Dungowan Dam - Power Supply Battery Backup	28,819
Hall Street Water Main Replacement - Exp	104,127
Lancaster Street Stage 1 Water main Replacement - Exp	118,118
Main Replacement - Wongala St	1,175
Peel and Dungowan Rate of Flow Valves	64,410
Robert St Water Main Replacement	900,543
Robert Street - Water Main Design	3,767
Sapphire Crescent Water Main Replacement - Exp	349,475
Shand Circuit Water Main Renewal	24,260
Tam Water - Calala WTP - New PAC Dosing Facility - Desi	310
Tam Water - Calala WTP Upgrade Filters - Design & Con	20,347
Tam Water - Dungowan Pipeline Improvements	183,816

Program	Total Actuals & Commitments \$
Tam Water - Hills Plain Bournes Lane Reservoir-Design	555
Tam Water - OTH 24ML Reservoir - Design	16,302
Tam Water - Pump Station Peel Intake - Renewals	1,470
Tam Water - Treatment Plant Renewal Works	312,287
Tamworth Water - AELEC Pump & Treatment Plant Renewals	5,415
Tamworth Water - Calala Treatment 3.3kw to 415V Conversion	324,052
Tamworth Water - Calala WTP - Soda Ash Dosing Renewal	0
Tamworth Water - Calala WTP SCA2 Renewal/Replace - Design	62,718
Tamworth Water - Calala WTP UV Install/Tank Upgrade	9,447
Tamworth Water - Pump Station Oxley Park (Victoria Pk) Renew	44,867
Tamworth Water Pump Station - Hills Plain (Victoria Pk) Cons	4,339
Tamworth Water-New Lead-In Mains for Warwick/Bylong/Smiths	80,235
TOTAL	4,173,683

W.0201 - Improve water sustainability across the region

Sustainability Unit	
AELEC Shower Tap upgrade	4,940
AELEC Water Refill Stations	12,000
Flynn Street - Pressure Cleaner	10,400
TOTAL	27,340

W.0302 - Improve water sustainability across the region

Barraba Wastewater	
Barraba Sew - Pump - Cooper Street Pump station - Construct	144,239
Barraba Sew - WWTP Upgrade/Reuse Augmentation - Construct	196,824
Barraba Sewer -Reuse Augmentation - Prelim/Design	620
Regional Wastewater Services	
TRC - Sewer Mains Rehabilitation/Reconstruction	96,558
TRC Sewer - Mains Reconstruction Control	202
Tamworth Wastewater	
Drillers Mud Waste Management System	55,779
Low Pressure Sewer System Renewals	105,906
Relocation of Sewer Rising Main Lot 165 DP719892 - Wilson's	3,935
Tam Sew - South Tamworth Commercial Area	60,853
Tam Sew - SPS3C - Upgrade Pump Station/Add Storage	55,555
Tam Sew - SPS8 Pump Renewal and Capacity Upgrade	16,849
Tam Sew -SPS Swan St - Upgrade to 440L/s at 19m	320,543
Tam Sewer - Centre Pivot Irrigators - Renewal	489,223
Tam Sewer - Effluent Reuse Farm Access Roads Renewal	180,808
Tam Sewer - IDAL Electrical Cabling Renewal	9,310
Tam Sewer - Maturation Pond Renewals	22,800
Tam Sewer - Pump Station Improvements	23,030
Tam Sewer - Pump Stations Upgrade Telemetry & SCADA Systems	32,245
Tam Sewer - RE System Duplication	4,457
Tam Sewer - SPS Oxley Vale - Rising main to Westdale WWTP	208,484
Tam Sewer - SPS8 4250m DN525 Parallel Main	2,757
Tam Sewer - SPS8 Construct Storm Flow Station	456
Tam Sewer - Westdale WWTP Control System Renewal	23,287
Tam Sewer -Trickling Filter-columns and bearing	18,739
Tam Sew-New Lead-In Mains for Warwick/Bylong/Smiths	245,720

Program	Total Actuals & Commitments \$
Water Purification Facility - Early Phase Works	197,762
Westdale WWTP - Ferric Dosing System Renewal	366,582
TOTAL	2,883,523
Total	\$7,084,546



A LIVEABLE BUILT ENVIRONMENT

Program	Total Actuals & Commitments \$
L.0202 - Manage streetscapes to improve the visual appeal of the CBD	
Capital and Non-Recurrent Works - S & R	
CBD Beautification Works - Upgrade Gardens	8,710
Peel Street Hedge Replacement - Exp	55,760
Tamworth Regional Council Entrance Strategy - Exp	953,074
Infrastructure Projects	
CBD Trees Stage 2 - Exp	383,153
TOTAL	1,400,697
L.0401 - Implement the respective strategic plans and masterplans for our open spaces and recreational facilities	
Capital and Non-Recurrent Works - S & R	
ANZAC Park BBQ Renewal	7,021
ANZAC Park Pergola Pavers Renewal	23,234
Athletics Track Improvements - Exp	6,768
Attunga Columbarium Wall - Exp	7,994
Attunga Rest Stop Handrail	3,800
Barraba Mall Disability Toilet Renewal	829
Barraba Pool- Variable Speed Drive renewal	4,380
Barraba Rugby Union Clubhouse Extension-Exp	606,535
Bendemeer Tennis Court Resurfacing - Exp	100,795
Bicentennial Park - Toilet Door Upgrade	23,113
Bicentennial Park Synthetic Turf Renewal	12,526
BMX Track Security Fence - Exp	52,504
Botanic Gardens - Edging upgrade	7,965
Captain Cook Park Nundle Play Equip Reseal	9,229
Chaffey Park Manilla BBQ Renewal	11,500
Chemical Tank Fence - South Tamworth Pool Renewal	3,603
Cherry St Barraba Park Furniture Renewal	10,098
Cricket Nets New 3 Lane Facility - Riverside 3	186
Cricket Nets Refurb - Riverside No 1 and No 2	1,096
Dungowan Recreation Ground - Lighting - Exp	213,899
Entrance ramp- South Tamworth Pool renewal	9,400
Glen Riddle Reserve - Capital Works - Exp	5,396
Joe Coates Park Shelter Renewal	8,195
Kootingal Pool - Changeroom Roof Replacement	2,605
Lighting Control 4G Asset Upgrade - Exp	27,190

Program	Total Actuals & Commitments \$
Lions Park Playground Repairs	6,386
Manilla Pool - Main Building Floor Refurb	11,657
Manilla Pool- sample line booster pump renewal	1,637
Marsupial Park - Food Preparation Compliance - Upgrade	9,620
Marsupial Park Fall Protection Renewal	13,554
Marsupial Park Playground Fence Renewal	8,843
Moonbi Lookout - Stonewall Upgrade - Exp	7,841
NICSE Outdoor Netball Courts Resurface	254,200
Nundle Pool - Chage Room Ceiling Renewal	18,725
Olympic Pool Stairs - Renewal	6,730
Piallmore Amenities Upgrade - Exp	86,776
Pool Dosing & Monitoring Equipment Renewal	5,652
Pools - Chemical Compliance	23,850
Pools - Xplor Point of Sale Hardware	19,780
Powerhouse Park Table Setting Renewal	3,028
Riverside Baseball Scorers Box Renewal	5,006
Rugby League Goal Post Renewal - Exp	5,850
Shade Sail Renewal Belmore Park	4,510
Shade Sail Replacements - Various Pools	13,095
Softball - Synthetic Turf Replacement - Porter Field	7,300
Somerton Rec Ground Tank Renewal	3,380
South & West Pool - Roller Door Upgrade	317
Sports Dome - Exit/Emergency light replacements	8,865
Sports Dome - Sewer Pump Station Renewal	74,536
Tam Marsupial Park Free Flight Aviary Upgrade - Exp	84,350
Tamworth Regional Sports Turf Precinct Upgrade	144,930
Tamworth Riverside 3 Lighting - Exp	3,500
Toilet Pan Renewals - Pools	15,497
Woolomin Evac Centre Ramp/Stair Renewal	30,617
Infrastructure Projects	
No. 1 Oval Pavilion Upgrade - Exp	56,469
Skywalk - Exp	1,697,406
TRAC and NICSH (Stage 1) Prelims - Exp	1,671,841
Treloar Tennis Redevelopment - Exp	249,795
TOTAL	5,715,404
L.0402 - Develop an arts and learning precinct that includes a performing arts centre and shared cultural facilities	
Infrastructure Projects	
Tamworth Regional Aquatic Centre Const - Exp	166,467
TOTAL	166,467
L.0403 - Deliver a multipurpose community centre at Kootingal	
Infrastructure Projects	
Kootingal Hall Multi-Purpose Centre	819,125
TOTAL	819,125
Total	\$8,101,693



PROSPERITY AND INNOVATION

Program	Total Actuals & Commitments \$
P.0101 - Ensure business friendly principles are embedded into our policies, planning and operations, such as fast-tracking development applications	
Infrastructure Projects	
Arcadia Urban Release Access Project - Exp	674,119
TOTAL	674,119
P.0304 - Grow our aviation sector to support business	
Pilot Training Facility	
IFFT - Singapore Airlines - Retrofit/IT/Prep Works - Exp	51,180
IFFT - External Lighting	106,884
IFFT - House Renovation Works	31,976
IFFT - Main Residential Building HVAC Works (Air-Con)	2,292
IFFT - Major Kitchen Refurbishment	55,722
IFFT - SQFC IFFT Admin/Training Facility Works - Stg 1	34,276
IFFT - Wash Bay	8,516
IFFT A Block Renovations	345
IFFT B Block Renovations	39,935
IFFT E Block Renovations	244,456
IFFT F Block Renovations	245,698
TOTAL	821,280
P.0403 - Activate our assets and precincts to maximise the potential for equine, Agri, sport, education and business tourism	
AELEC	
AELEC - Campdraft Fence Upgrades - Phase 1	5,138
AELEC - Camping Area Upgrade - Sandstone Blocks	6,860
AELEC - Cattle Ramp Renewal	9,408
AELEC - Cattle Yard Panels - Renewal	43,687
AELEC - Education Building Data Projector Renewal	6,390
AELEC - Fire Exit Doors - Phase 1	44,521
AELEC - Fire Exit Doors - Phase 2	79,545
AELEC - Manufacture Arena Roller	3,116
AELEC - Replace Food Display Unit	6,199
AELEC - Sound Equipment Upgrades	12,957
AELEC - Upgrade Water Shut Off Valves Stable Blocks	15,219
AELEC - Video Intercom System Main Entry	2,486
Capital and Non-Recurrent Works - S & R	
Equine Facility Upgrades - Exp	282,532
TOTAL	518,058
Total	\$2,013,457



RESILIENT AND DIVERSE COMMUNITIES

Program	Total Actuals & Commitments \$
R.0101 - Establish local strategies for towns and villages – Kootingal, Manilla, Barraba and Nundle	
Place Management	
Dungowan Recreation Ground Committee - Amenities Block	4,004
Limbri Committee - Water Storage Improvement	1,000
Woolbrook Hall & Park Committee - Kitchen	4,181
TOTAL	9,185
R.0202 - Advocate and partner with Government, businesses and community services organisations to improve outcomes for our communities including our Youth, Aboriginal, Aged, Volunteer, and Disability communities	
Expenses	
CNRL - Digitization Van - Exp	86,761
CNRL - Ebook/Eaudio Purchases	80,000
CNRL - Library Materials	259,704
Makerspace Resources	8,879
Library - Barraba	
Barraba Library - Welcoming Spaces Furn & Fit - Exp	1,535
Library - Kootingal	
Kootingal Library - Welcoming Spaces Furn & Fit - Exp	99,774
Library - Nundle	
Nundle Library - Welcoming Spaces Furn & Fit - Exp	2,862
Library - Tamworth City	
Tamworth & Kootingal Libraries - After-Hours Access - Exp	82,772
Tamworth City Library - Equipment	12,210
TOTAL	634,497
R.0502 - Support our region's prevention, preparedness, response and recovery measures to help build our resilience to disasters	
Rural Fire service	
Kootingal Brigade Station Extension	57,230
Moore Creek Brigade Improvements	7,295
TOTAL	64,525
R.0504 - Use education and enforcement of council's compliance regulations to deliver equitable outcomes for individuals and the community	
Infrastructure Projects	
Tamworth Pound Upgrade - Exp	134,777
TOTAL	134,777
Total	\$842,984



CONNECT OUR REGION AND ITS CITIZENS

Program	Total Actuals & Commitments \$
C.0101 - Improve connections with capital cities, other regions and within the region	
Airport Projects	
Airport - Building Renewal Works	56,371
Airport - Airside Renewal Works	43,068
Airport - Hangar 6 Refurbishment	8,485
Airport - Helipads SEST	4,800
Airport - Illuminated Wind Indicator renewal & circuit	19,341
Airport - Landside Renewal Works	37,269
Airport - Overlay Taxiways Alpha/Charlie	24,450
Airport - Qantas Hangar 1 & 2 Works	5,068
Airport - SEST IFTT Apron and Associated Taxiways	13,282
Airport - SEST Runway 12R/30L and Taxiway B2	150,280
Airport - SEST Taxiways Bravo1,A1,A2 & 30R Run-Up Bay	95,283
Airport Car Park Equipment - Skidata v16 Upgrade - Exp	31,896
Airport Forecourt and Flag Pole Works	879
Screening Point Display Unit	2,993
TOTAL	493,465
C.0201 - Plan transport infrastructure to meet the needs of our community into the future	
Traffic Facilities	
Carthage Street - Road Safety Program - Exp	971
Infrastructure Around schools R2 Lighting - Exp	131,480
Jack Smyth Drive - Road Safety Program - Exp	8,460
Longyard Drive - Road Safety Program - Exp	9,333
The Ringers Road - Road Safety Program - Exp	9,871
TOTAL	160,115
C.0202 - Provide and maintain safe, cost effective and fit for purpose roads, bridges and car parking	
Asset Renewal - Local Roads and Drainage	
Asphalt Works - Craigends Lane/Various Cul-de-sac	4,887
Barry Road Pavement Stabilisation Seg 20 & 30	311,772
Burgmanns Lane Rehabilitation	2,319,121
Corella Road Gravel Renewal	82,392
Final Seal Meldorn Lane	130,580
Glenbarra Road Resheeting	42,986
Gravel Renewal - Dam Flat Road	39,642
Gravel Renewal - Hobden Road	61,283
Gravel Renewal - Horton Falls Rd	12,146
Gravel Renewal - Longarm Rd	133,614
Gravel Renewal - Marsden Park Road	37,193
Gravel Renewal - Meadows Lane	2,650
Gravel Renewal - Mt Lindsay Rd	197,871
Gravel Renewal - Mt Lindsay Road	7,102
Gravel Renewal - Niangala Road Resheeting	202,928
Gravel Renewal - Pillarine Rd	56,238
Gravel Renewal - Somerton Road	142,065

Program	Total Actuals & Commitments \$
Gravel Renewal - The Mine Road	44,372
Gravel Renewal - Williams Lane Resheeting	54,237
Gravel Renewal - Wisemans Arm Rd	99,311
Gravel Renewal - Yarramanbully Rd	33,912
Jenkins & Oakenville Street - Nundle	10,312
Oakhampton Road Resheeting	82,444
Pavement Renewal - Calala Lane	276,719
Pavement Renewal - Greg Norman Drive	865
Pavement Renewal - New Winton Road	166
Pavement Renewal - Wallamore-Goddard Rds Intersection	999,393
Pavement Renewal Burgmanns Lane	492
Re seal - Attunga	1,314
Re seal - Calala	137,928
Re seal - Duncans Creek	380,421
Re seal - East Tamworth	105,204
Re seal - Garthowen Road	328,471
Re seal - Kingswood/Hillvue	344,658
Re seal - Moore Creek	152,234
Re seal - North Tamworth	138,831
Re seal - Nundle	114,971
Re seal - Oxley Vale	214,356
Re seal - South Tamworth	357,747
Re seal - Warral	2,863
Re seal - West Tamworth	529,235
Sealed Pavement Renewal - Southern - Proj Mgt	36,181
Sealed Renewal Projects - Design Works	25,258
Settlers Road Resheeting	71,997
TRC-Sealed Road Reseals Program	4,688
Wimbourne Lane Resheeting	19,196
Classified Roads	
7718 Dungowan/Nowendoc Re seal	101,712
7774 Jewry/Diaper St Re seal	47,304
MR 105 Nundle Road Re seal	184,044
MR 106 Lindsays Gap Road Re seal	157,472
MR 130 Werris Creek Road Re seal	91,906
Nundle Road Nemingha - Seg 1450-1460	262,551
Re seal - Main Road 357	114,348
Re seal - RR7711	402,518
TRC-Regional Road-Re seal Program	657
Infrastructure Projects	
Airport - Public Roadworks	674,646
Burgmanns Lane Bridge/Culverts - Exp	772,010
Bylong Rd/Warwick Rd Intersection Upgrade	1,434
Durbin Street Bridge - Renewal - Exp	252,659
Federal Blackspot 24/25 - Daruka Road - Exp	78,679
Kiaora Bridge No 1, Bendemeer - Renewal Exp	2,098
Kingstown Road Upgrade - Fixing Local Roads - Exp	3,569,604
Mick Mahers Bridge - Renewal - Exp	1,144,913
Moore Creek Rd Widening - Browns to Bournes - Exp	3,755
New Winton Road (Boltons Creek) Bridge - Exp	964,651

Program	Total Actuals & Commitments \$
Norris's Bridge - Renewal - Exp	3,591
OLG Flood Grant (ineligible grant funded costs)	130,590
Pavement Renewal - Carthage Street	939,587
Port Stephens Cutting - Major Upgrade - Grant Exp	655,461
Regional Drainage Improvements	3,592
River Road - Mahony Gully Bridge Replacement - Exp	7,951
Robert Street - Safety Improvements - Exp	5,423
Timber Bridge Replacement - Round 4	23,797
Walters Bridge - Renewal - Exp	11,341
Traffic Facilities	
AELEC Jack Smyth Drive Car Park - Reseal	5,805
TRC-Asset Data Improvement Program	46,013
TOTAL	19,012,358
C.0401 - Increased participation in walking and cycling	
Infrastructure Projects	
Riverside Shared Path Lighting - Exp	307,819
Traffic Facilities	
Anthony Rd Footpath - Woodward Av to Petra Av - Exp	87,395
Garden St Footpath - Hillvue Rd to South End - Exp	6,361
Garden St Footpath - Robert St to Kent St - Exp	34,215
Murray St Footpath - Marius St to Peel St both sides - Exp	105,428
North St Footpath - Bligh St to Bourke St - Exp	200,209
Pram Ramp Construction - Active Transport 22-23 - Exp	201,291
Thibault St Footpath - Levee to Goonoo Goonoo Rd - Exp	32,681
TRC-Pedestrian Improvement Works	166
TOTAL	975,565
C.0501 - Support the community through improved IT services that meet the community's needs	
Capital & Non-Recurrent Projects	
AWS Edge Server	78,030
Core Switches Replacement (IT)	4,253
Cyber Security Information Security Management - Telstra	82,635
Cyber Security Review and Resourcing	82,659
Digitech - BS&S wages	366,323
Digitech Project Mgt - Civil - Exp	16,421
Fresh Desk IT Service Mgt	401,451
Information Mgt Governance & Framework	35,750
IT Workstation Upgrade	275,678
Microsoft 365 (M365) Transition Project	456,893
Network Infrastructure Rebuild	1,666
Statement of Benefits - Execution Plan for T1 Optimisation	212,447
Technology One - One Council Transition Consulting	692,788
TechOne CPM Update	21
TRC - IT Capital Renewals and Upgrades	36,291
TRC Website Optimisation & Rebuild	146,443
TOTAL	2,889,749
Total	\$23,531,252



WORKING WITH AND PROTECTING OUR ENVIRONMENT

Program	Total Actuals & Commitments \$
E.0202 - Manage stormwater runoff to protect our built environment	
Asset Renewal - Local Roads and Drainage	
Causeway - Charles Street Bendemeer	921
Causeway Renewal-Jump Up Rd PW00238	28,460
Pipe Culverts - Various Locations	18,307
Pipe Renewal Weabonga Rd (B0043649)	17,975
Southern Roads - Kerb & Gutter Renewal	8,520
TRC-Drainage Renewal-Southern-Control	1,409
Infrastructure Projects	
Drainage Levy Works	64,482
Stormwater Upgrade - Denne Street West Tamworth	3,700
Stormwater Upgrade - Evans Street Westdale	230,670
Stormwater Upgrade - Panorama Road Calala	592,776
TOTAL	967,220
E.0301 - Increase resource recycling, waste minimisation and improve waste segregation through a new 2030 Waste Strategy	
Capital and Non-Recurrent Projects	
Barraba Landfill - Construction of SVTS	12,643
Barraba Landfill - Facility Signage Upgrades	437
Barraba Landfill - Improvements - Road Reserve Access	20,126
Barraba Landfill - Office Conversion	35,251
Bendemeer Landfill - WTS Electricity Supply/Installation	52,484
Bendemeer Landfill - Facility Signage Upgrades	164
Dungowan Landfill - Facility Signage Upgrades	662
Dungowan Landfill - WTS Electricity Supply/Installation	62,173
Duri Landfill - Facility Signage Upgrades	1,160
Duri Landfill - WTS Electricity Supply/Installation	56,327
Forest Road Landfill - Drainage Divert Leachate Run-off	112,079
Forest Road Landfill - Surface Water Management	189
Forest Road SMRF -Road Sealing	12,189
Kootingal Landfill - Facility Signage Upgrades	2,392
Kootingal Landfill - WTS Electricity Supply/Installation	61,122
Manilla Landfill - Facility Signage Upgrades	407
Manilla Landfill - SVTS Waste Disposal Area Structure	11,085
Manilla Landfill - WTS Electricity Supply/Installation	50,661
Niangala Landfill - Facility Signage Upgrades	164
Niangala Landfill - WTS Electricity Supply/Installation	63,267
Nundle Landfill - Facility Signage Upgrades	724
Nundle Landfill - WTS Electricity Supply/Installation	20,910
Skip bins - FRL	35,500
Somerton Landfill - Facility Signage Upgrades	164
Somerton Landfill - WTS Electricity Supply/Installation	51,456
Tamworth Landfill - Compactor Purchase Trimble/Sitech	46,264
Tamworth Landfill - Landfill Lids	227,100
Tamworth Landfill - PRP EPL 5921 Work Investigation	61,302
Tamworth Landfill - Replace Weighbridge Building	19,708

Program	Total Actuals & Commitments \$
Tamworth Landfill - Roundabout	411,659
Tamworth Landfill - Upgrade to SCADA	11,835
Tamworth Landfill - Weighbridge Works - Completion	873,038
Watson's Creek Landfill - WTS Electricity Supply/Installation	53,535
Watsons Creek Landfill - Facility Signage Upgrades	1,285
Organics Recycling Facility	
TRC - Organics Recycling Facility Construction	2,161,447
Small Materials Resource Facility	
SMRF - Remove old Challenge Equipment and assoc upgrading	584,419
SMRF - Replace Septic with Low Pressure Syst - Exp	64,038
SMRF - Stage 2 Works	195,799
Tamworth Landfill - Materials Recycling Facility Works	29,120
Sustainability Unit	
Town and Villages CBD Area - Dual Bin Stations	31,595
TOTAL	5,435,880
Total	\$6,403,100



CELEBRATE OUR CULTURES AND HERITAGE

Program	Total Actuals & Commitments \$
H.0102 - Encourage new community arts initiatives and use of public spaces	
Capitol Theatre	
Capitol Theatre - Fit Out and Refurbishment	5,766
Capitol Theatre - Theatrical Lighting	103,764
Capitol Theatre - Vision Projector	20,000
Community Centre	
Community Centre - Heritage Room Black Performance Curtain	6,682
Community Centre - Heritage Room Lighting	4,852
Community Centre - Main Foyer Renewal	33,600
Tamworth Town Hall	
Town Hall - Curtains & Gallery Drape	21,164
TRECC	
TRECC - Air Conditioning Controllers 10 & 11	8,918
TRECC - Air-Conditioning	11,263
TRECC - Fire Compliance	81,871
TRECC - Foyer Furniture	2,583
TOTAL	300,463
H.0301 - Support the development of museum and library heritage collections	
Art Gallery	
Tamworth-Art Gallery - Acquisitions	3,183
TRC - Public Art Work	37,374

Infrastructure Projects	
Powerstation - Collection Care & Conserve/Digitisation - Exp	28,711
Museums	
Nundle's Precious Gems and the Fossickers Way - Construction	97,724
Nundle's Precious Gems and the Fossickers Way - Exhibition	23,798
Nundle's Precious Gems and the Fossickers Way - Project Mgmt	12,549
Tamworth-PowerStation Museum - Exhibition Display	2,617
TOTAL	205,956
Total	\$506,419



A STRONG AND VIBRANT IDENTITY

Program	Total Actuals & Commitments \$
S.0201 - Market Tamworth beyond the region through our Economic and Tourism strategies	
Destination Development	
Fitzroy Place Light Activation - Exp	113
Tamworth Global Gateway Park	
Goddard Lane Electrical Zone Substation Upgrade - Exp	4,075,261
Precinct Management and Consultants - Exp	245,245
Taminda Ring Road (Jewry Street) Extension - Exp	26,070
TGGP - Landscaping	298,538
TGGP - Stage 5 Business Park Stage 2 - Design - EXP	47,072
TGGP - Stage 6 Zone Substation Loop - Design - EXP	20,263
TGGP - Stage 7 Ring Road Extension - Design - EXP	30,600
TGGP - Stage 8 Ring Road Complete - Design - EXP	33,529
Total	\$4,776,691



OPEN AND COLLABORATIVE LEADERSHIP

Program	Total Actuals & Commitments \$
T.0101 - Ensure council meets the requirements of the Local Government Act and other information and disclosure requirements under State and Federal laws	
Executive Services	
Council Chamber - Lands Building	206,457
TOTAL	206,457
T.0202 - Assets are managed to meet our community's needs through sustainable, cost-effective lifecycle management	
Corporate Buildings & Maintenance Services	
2/218 Peel St - Film & Sound Archive Fitout Renewal	30,564
30-32 Bridge St - Stormwater Pit/Drainage Works - Exp	35,672
Art Gallery - Air Con Renewal Humidifier/Filters	14,814
Attunga Youth Hall - Amenities Renewal	32,556
Barraba - Clay Pan Building - Pier/Wall Renewal	35,728
Barraba Museum - Access Ramp Renewal	24,571
Barraba Museum - Fence Renewal	2,677
Barraba Museum - Stormwater Renewal	1,058
Barraba Office - Auto Door Renewal	6,754
Buildings - Asbestos Rectification Renewal	12,052
Buildings - Fire Services Renewal	13,149
Buildings - Roof Access Renewal	37,224
Buildings - Water Meter & Fittings Renewal	21,614
Calala Cottage - External Painting Renewal	32,527
Calala Cottage - Rainwater Tank Renewal	2,400
Commercial Buildings Asbestos Rectification Renewal	6,180
Council Buildings - Fire Safety Compliance	16,735
Kingswood RFS - Asbestos Removal	43,508
Library & Art Gallery Security System - Renewal	51,895
Limabri Hall - Toilet Renewal	124,903
Loomberah Hall - Aircon Renewal	25,360
Manilla - River Gums Caravan Park - Septic Renewal	8,676
Manilla - Royce Cottage - Verandah Renewal	616
Manilla Admin Building - Handrail Renewal	9,160
Nundle - Fossickers Tourist Park Septic Renewal	5,523
Somerton Hall - Water Tank Renewal	7,202
Tamworth - Calala Cottage - Alarm Renewal	2,220
Tamworth - Lands Building - Toilet Renewal	54,043
Tamworth Art Gallery - Plant Room Floor Reseal	6,827
Tamworth Powerstation Museum - Roof Renewal	15,405
Tamworth Regional Youth Centre - Light Renewal	4,536
Tamworth SES Structural Renewal	19,956
Tamworth-Parry Building-Replace Carpet	747

Program	Total Actuals & Commitments \$
Woolbrook Hall - Drainage Renewal	5,559
Fleet Services	
TRC-Plant Replacement (Large)	4,895,939
TRC-Plant Replacement (Small)	108,869
TRC-Replace Sedans/Light Commercial	3,274,950
Infrastructure Projects	
Tamworth Mechanics Institute - Sub Floor - Replacement	349,268
Place Management	
Kootingal War Memorial Hall - Replace Air Conditioning	127
Services Centre	
Barraba Depot - Asset Renewals	9,717
Flynn Street (Parry) Depot - Asset Renewals	19,853
Manilla Depot - Asset Renewals	22,330
Nundle Depot - Asset Renewals	824
Tamworth Depot - Asset Renewals	101,270
TOTAL	9,495,558
Total	\$ 9,702,015
CAPITAL WORKS PROGRAM GRAND TOTAL	\$62,962,157



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Tamworth Regional Council Internal Audit Charter



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1. INTRODUCTION

Tamworth Regional Council has established the Internal Audit function as a key component of Council's governance and assurance framework, in compliance with the Local Government (General) Regulation 2021, and the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW.

This Charter provides the framework and authority for performance of internal audit activities at Tamworth Regional Council.

This Charter has been approved by the governing body taking into account the advice of Council's Audit, Risk and Improvement Committee and the Committee's Terms of Reference.

Chief Audit Executive describes the person responsible for effectively managing all aspects of the Internal Audit function and ensuring the quality performance of Internal Audit Services in accordance with the "Global Internal Audit Standards" issued by the Institute of Internal Auditors. The Chief Audit Executive is accountable to the Audit, Risk and Improvement Committee for the Internal Audit function's implementation of and conformance with requirements of the Charter. At Tamworth Regional Council, this is the Internal Auditor.

The "Global Internal Audit Standards" requires the Internal Audit functions to have an Internal Audit Mandate and an Internal Audit Charter – this document captures both requirements.

2. VISION

The vision of the Internal Audit function is to embrace and operate in line with the relevant and recognised elements of "world class" internal audit.

3. PURPOSE

Internal auditing strengthens the organisation's ability to create, protect and sustain value by providing the Audit, Risk and Improvement Committee and management with independent, risk-based and objective assurance, advice, insight and foresight.

Internal Audit provides assurance and advice to:

- the Audit, Risk and Improvement Committee to increase their level of confidence about Council's governance, risk management and control processes; and
- assist management improve business performance.

4. AUTHORITY

All Internal Audit work is undertaken under the authority of the Audit, Risk and Improvement Committee.

Internal Audit staff and service providers are authorised to have full, free and unrestricted access to all functions, premises, assets, personnel, records and other documentation and information necessary to enable Internal Audit to fulfil its responsibilities in line with its approved Strategic Internal Audit Work Plan.

5. CONFIDENTIALITY

All records, documentation and information accessed in the course of undertaking internal audit work are to be used solely for the performance of these activities. Internal Audit staff and service providers are responsible and accountable for maintaining the confidentiality of the information they receive during the course of their work.

All internal audit documentation and work papers remain the property of Tamworth Regional Council including where internal audit services are provided by service providers.

6. INDEPENDENCE

Internal Audit is required to be independent and internal auditors are required to be objective.

Internal Audit has no direct authority or responsibility for the activities it reviews. Internal Audit has no responsibility for management of business activities, or for development or implementation of operational systems or procedures. The Internal Auditor is authorised to use their own professional judgement in determining how internal audit services will be delivered.

The strength of Internal Audit comes from being independent of management.

Where the Internal Auditor may be responsible for a non-audit activity such as investigations, there are independence safeguards in place:

- when responsible for non-audit activities, the Internal Auditor is not performing Line 3 internal audit duties when managing or performing those activities;
- review of the non-audit activities must be managed and performed independently of the Internal Auditor and reported direct to the Audit, Risk and Improvement Committee;
- audit action monitoring and closure relating to the non-audit activities to be managed outside internal audit;
- periodic independent review of safeguards effectiveness;
- Internal Auditor annual declaration to the Audit, Risk and Improvement Committee on any effect to Internal Auditor independence and objectivity from the non-audit activities; and
- Audit, Risk and Improvement Committee approval.

7. CONFLICT OF INTERESTS AND IMPAIRMENT OF OBJECTIVITY

Conflict of interest is a situation in which an internal auditor, who is in a position of trust, has a competing professional or personal interest. Such competing interests can make it difficult to fulfil duties impartially. A conflict of interest exists even if no unethical or improper act results. A conflict of interest can create an appearance of impropriety that can undermine confidence in the internal auditor, the internal audit function and the profession. A conflict of interest could impair an individual's ability to perform his or her duties and responsibilities objectively.

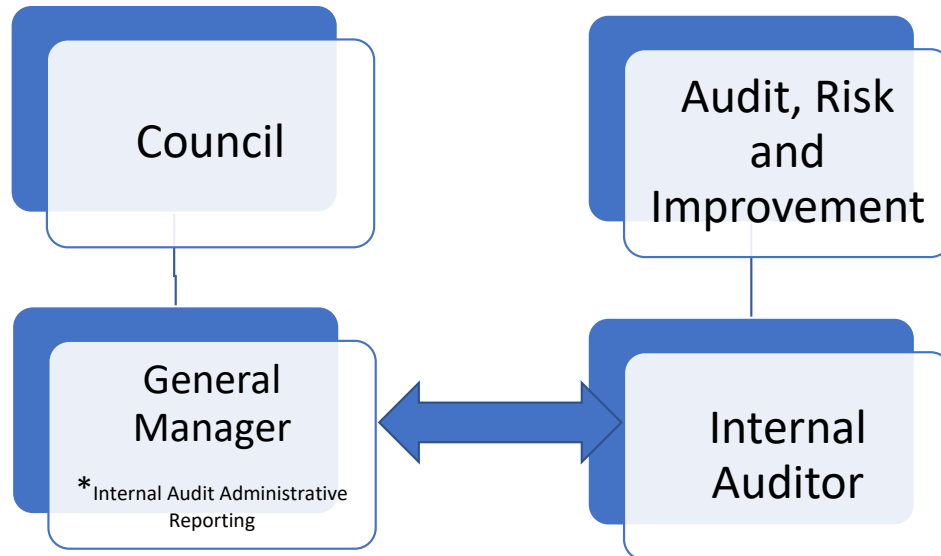
Internal auditors are not to provide audit services for work for which they may previously have been responsible. The Institute of Internal Auditors provides guidance on this point and suggests a period of one year, but each instance should be carefully assessed.

When engaging internal audit service providers, the Internal Auditor shall take steps to identify, evaluate the significance, and manage any perceived, potential or actual conflict of interest that may impinge upon internal audit work performed by a service provider. Where an internal audit service provider may be requested to provide a non-internal audit service by another business area, prior written permission of the Internal Auditor is required before the service provider can be engaged.

Instances of perceived, potential or actual conflict of interest by Internal Audit staff and service providers shall immediately be reported to the Internal Auditor and the Audit, Risk and Improvement Committee Chair.

8. INTERNAL AUDIT POSITIONING

Internal Audit is positioned within Tamworth Regional Council as follows:



*Where this is not practical due to the size or complexity of the organisation, the General Manager may delegate this function to an officer with appropriate seniority. This does not remove the right of direct access of the Internal Auditor to the General Manager and the requirement to meet regularly with the General Manager.

9. REPORTING ARRANGEMENTS

All Internal Audit staff and service providers report to the Internal Auditor, who reports:

- functionally for operations to the Audit Committee through the Chair; and
- administratively to the General Manager.

Functional reporting involves the Audit Committee:

- reviewing and approving the Internal Audit Charter;
- approving decisions regarding appointment and removal of the Internal Auditor, including remuneration;
- assessing Internal Auditor performance;
- reviewing and approving the Internal Audit Plan, and any changes to the plan;
- reviewing reports on the results of audits, audit-related activities, audit team capability, audit performance, and other important matters;
- monitoring Internal Audit compliance with standards, together with quality and improvement arrangements;
- meeting privately with the Internal Auditor at least twice each year without the General Manager or other management present; and
- making enquiries of the Internal Auditor to determine any scope or budget limitations that may impede the execution of Internal Audit responsibilities.

Administrative reporting to the General Manager includes:

- Internal Audit resources and annual budget;
- provision of corporate services to Internal Audit including office accommodation, technology and equipment; and
- human resource administration.

The Internal Auditor will meet regularly with the General Manager, with meetings scheduled quarterly. Right of direct access to the General Manager by the Internal Auditor is preserved for any time the Internal Auditor believes it to be warranted.

10. ROLE

In performance of its activities, Internal Audit will play an active role in:

- developing and maintaining a culture of accountability, integrity and adherence to high ethical standards;
- facilitating the integration of controls and risk management into day-to-day business activities and processes; and
- promoting a culture of cost-consciousness and self-assessment.

Internal Audit will support Tamworth Regional Council by:

- reviewing achievement of objectives;
- assessing if decisions are properly authorised;
- evaluating the reliability and integrity of information;
- ensuring assets are safeguarded;
- assessing compliance with laws, regulations, policies and contracts;
- considering the efficiency, effectiveness, economy and ethics of business activities;
- reviewing opportunities for fraud and corruption;
- following-up previous audits to assess whether remedial action has been effectively implemented;
- providing forward-looking internal audit services; and
- looking for better ways of doing things and sharing these insights within Tamworth Regional Council.

Management may request internal audit services in response to emerging business issues or risks. Internal Audit will attempt to satisfy these requests subject to the assessed level of risk, availability of resources, and endorsement of the Audit, Risk and Improvement Committee.

11. REPORTING TO THE AUDIT, RISK AND IMPROVEMENT COMMITTEE

The Audit, Risk and Improvement Committee supports the Council in exercising their governance responsibilities. The Internal Auditor will report to the Audit, Risk and Improvement Committee on:

- overall performance of Internal Audit, including performance measures agreed with the Audit Committee;
- internal audit work completed;
- progress implementing the Strategic Internal Audit Work Plan;
- common themes emerging from internal audit engagements;

- where appropriate, assessments of individual functions or business units derived from more than one engagement;
- implementation status of internal audit, external audit, and other relevant external and regulatory body recommendations;
- achievements via an annual report to summarise work and achievements for the year, to demonstrate value delivered, and to provide an opinion on the overall state of internal controls and systemic issues identified; and
- Annual Assertion on Internal Audit independence and compliance with internal audit standards.

Annual statement of assurance addressing performance of governance, risk management and control processes across the organisation. The Internal Auditor will also report:

- any disagreement with senior management or other stakeholders on the scope, findings, or other aspects of an engagement that may affect the ability of the internal audit function to execute its responsibilities;
- any incidents where independence may have been impaired, and the actions or safeguards employed to address the impairment; and
- other matters as outlined in this Charter.

12. NATURE AND SCOPE OF WORK

The scope of internal audit work embraces the wider concept of corporate governance and risk, recognising that controls exist in organisations to manage risks and promote effective and efficient governance and performance. Internal audit services may include:

- Assurance Services – Services through which internal auditors perform objective assessments to provide assurance. Examples of assurance services include compliance, financial, operational/performance and technology engagements. Internal auditors may provide limited or reasonable assurance, depending on the nature, timing and extent of procedures performed.
- Advisory Services – Services through which internal auditors provide advice to an organisation's stakeholders without providing assurance or taking on management responsibilities. The nature and scope of advisory services are subject to agreement with relevant stakeholders. Examples include advising on the design and implementation of new policies, processes, systems and products/providing forensic services/providing training/facilitating discussions about risks and controls. 'Advisory services' are also known as 'consulting services'.

Internal Audit will offer a service catalogue with a range of services including:

- audits with a compliance, financial or operational performance improvement focus;
- management requested services where business areas may request internal audit services, usually in response to an issue or an emerging risk;
- multi-stage audits at key project milestones; and
- continuous auditing of controls using technology.

The scope and coverage of Internal Audit work is not limited in any way and may cover any activity, operation and program, including those of subsidiary, controlled and associated organisations.

13. PROFESSIONAL STANDARDS

Internal Audit will govern itself by adherence to mandatory guidance contained in the 'International Professional Practices Framework' (IPPF) and 'Global Internal Audit Standards' issued by the Institute of Internal Auditors (IIA). This includes internal audit work performed by service providers.

14. RESOURCING

The Internal Auditor must advise the Audit, Risk and Improvement Committee if internal audit resources are not sufficient for Internal Audit to fulfil its responsibilities. Any assessment of the Internal Audit operational budget is to be supported by appropriate and objective analysis and benchmarking.

Should resources be insufficient, the Internal Auditor must provide the Audit, Risk and Improvement Committee with options to address the shortfall.

Where an internal audit co-sourced or outsourced model is adopted, in consultation with the Audit, Risk and Improvement Committee, the service provider will be selected through periodic market testing that applies good practice probity principles focused on competence, skills and knowledge against a set of pre-determined criteria including independence and objectivity. Service provider appointment will be approved by the Audit, Risk and Improvement Committee.

15. RESPONSIBILITIES

Internal Auditor responsibilities include, but are not limited to:

Internal Audit

- Establish a 'best in class' Internal Audit function.

Internal Audit Planning

- Be involved with development of an organisation-wide assurance strategy built on an organisation-wide assurance map.
- Develop and implement a strategy for the internal audit function that supports the strategic objectives and success of the organisation
- Develop a risk-based internal audit plan that considers Council's objectives and risks, including those identified by management, and submit the plan to the Audit, Risk and Improvement Committee for review and approval.
- Ensure changes to the internal audit plan are approved by the Audit, Risk and Improvement Committee.

Internal Audit Engagements

- Perform internal audit work contained in the approved internal audit plan and produce a written balanced final communication for each audit containing a conclusion against the engagement objective, positive commentary on what is working well, and improvement actions.
- Include proposed management actions are included in audit reports, identifying a responsible person and realistic timetable for completion.
- Provide final audit communication to management of the area audited, Internal Auditor and the Audit, Risk and Improvement Committee. Copies may be provided to management of other areas where relevant. Copies may be provided to the external auditor if requested.

Improvement Actions

- Establish a system to monitor progress by management to implement internal audit and external audit improvement actions, together with recommendations contained in reports by other relevant external and regulatory bodies.
- Obtain regular management updates on progress to implement audit actions.
- Follow-up and obtain evidence that audit actions are effectively implemented by management before recommending closure to the Audit, Risk and Improvement Committee.

16. MANAGEMENT OBLIGATIONS

An Executive Sponsor will be nominated as the management owner of each audit.

Management and staff are obligated to professionally and constructively contribute to internal audit work, and implementation of audit actions in response to improvement opportunities and recommendations contained in internal audit reports.

Management has maximum of 14 working days from when they receive a draft internal audit report to provide management responses and proposed audit actions which should contain:

- Agreed, partially agreed or not agreed.
- If not agreed, why not.
- Action to be taken – these do not need to include lengthy comments or explanations – the action to be taken is all that is required.
- Responsible person.
- Timing.
- Interim control arrangements to be relied upon where there is a long lead time, such as waiting to close-out an audit action through implementation of a technology solution.

In exceptional circumstances, a longer time period for management responses may be agreed between the Internal Auditor and Executive Sponsor.

Where formal management responses and proposed audit action have not been received within 14 working days, the internal audit report will be provided to the Audit, Risk and Improvement Committee, with a proposed timetable for audit action implementation to be pursued separately through the General Manager.

Where management responses to an audit recommendation is not considered adequate, the Internal Auditor will consult with management of the area audited and attempt to reach a mutually agreeable resolution. If agreement is not reached, the Internal Auditor will refer the matter to the General Manager for resolution. If agreement is still not reached, the final arbiter will be the Audit, Risk and Improvement Committee.

Internal audit will request regular updates from management on progress of audit action implementation. Timing will align to Audit, Risk and Improvement Committee meetings.

There is one opportunity for the General Manager to revise the implementation date should this be necessary due to unexpected delay.

Where an original implementation date is passed, whether approved or not, the audit recommendation cannot be rated to be on track.

Where an audit recommendation rated high or above is not implemented and closed-out by its due date, the Executive Sponsor may be required to attend the next Audit, Risk and Improvement Committee meeting and present details on why the audit action has not been fully implemented and closed-out, and how the associated risk is being addressed in the interim.

Where management seeks to accept a risk from an audit recommendation, a 'management acceptance of risk' form is to be completed that considers approved risk appetite and submit it to the Audit, Risk and Improvement Committee for review and approval.

17. QUALITY ASSURANCE AND IMPROVEMENT PROGRAM

The Internal Auditor is responsible for developing and maintaining a quality assurance and improvement program that includes:

- ongoing internal assessments;
- performance measures agreed by the Audit, Risk and Improvement Committee;

- annual internal assessments against the 'Global Internal Audit Standards';
- annual assertion to the Audit Committee on compliance with internal audit standards; and
- independent external assessments performed at least once every five years by a qualified, independent assessor or assessment team from outside the organisation.

Internal audit is encouraged to develop and maintain mutually beneficial relations with counterparts in other organisations, thought leaders, relevant professional bodies and networks with a view to:

- exchanging information on internal audit good practice; and
- exchanging information on emerging corporate governance, risk management and assurance matters.

18. EVALUATION OF PERFORMANCE

Internal Audit performance will be evaluated annually and results reported to the Audit, Risk and Improvement Committee. This will include:

- results of the quality assurance and improvement program;
- results of Internal Audit performance measures previously approved by the Audit, Risk and Improvement Committee;
- feedback from management of areas where internal audit work has been performed; and
- feedback from Audit, Risk and Improvement Committee members.

19. RELATIONSHIP WITH OTHER ASSURANCE ACTIVITIES

Tamworth Regional Council uses the 3 Lines integrated assurance model to allocate responsibilities for risk management and control, recognising that:

- Line 1 – Management has ownership, responsibility and accountability for assessing, controlling and mitigating risks.
- Line 2 – Risk management facilitates and monitors implementation of effective risk management practices by management and assists risk owners in reporting adequate risk-related information up and down the organisation.
- Line 3 – Internal audit will, through a risk-based approach, provide assurance to the Audit, Risk and Improvement Committee and management on how effectively Council assesses and manages its risks, including the manner in which the first and second lines operate. Internal auditing does not absolve management and staff from any of their risk management and control responsibilities.

Internal Audit will establish and maintain an open relationship with the external auditor and other assurance providers. Internal Audit will plan its activities to ensure adequacy of overall assurance coverage and to minimise duplication of assurance effort across Council.

External audit has full and free access to all internal audit plans, work papers and reports.

20. REVIEW OF THE CHARTER

This Charter will be reviewed annually or when a significant change occurs, with any changes endorsed by the Audit, Risk and Improvement Committee and approved by the Council.

21. APPROVAL OF THE CHARTER

Endorsed:

Audit, Risk and Improvement Committee

4 August 2025



.....
Audit, Risk and Improvement Committee Chair

Approved:
Council
<Resolution Number>
<Date>





REGIONAL COUNCIL

Tamworth

STRATEGIC INTERNAL AUDIT WORK PLAN

1 July 2025 – 30 June 2029

Version 2 updated 21 July 2025

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Strategic Internal Audit Work Plan has been developed to provide guidance and direction on Council's internal audit activities for the next four years. This plan has been developed by assessing the risks in the organisation and determining the internal audit strategy to be undertaken.

1.2. Objectives

The objective of this plan is to assist the Audit, Risk and Improvement Committee and Council in planning and determining the internal audit activities until 30 June 2029. This plan has been endorsed by the Audit, Risk and Improvement Committee and approved by the governing body. It is the responsibility of the Internal Audit function for implementation and ensures that all matters listed in Section 428A of the Local Government Act are reviewed by the Committee over the Council term.

2. BACKGROUND

2.1. Tamworth Regional Council

Tamworth Regional Council (TRC) was established in March 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 62,000 spread over an area three times as large as the Sydney basin.

Tamworth is the regional hub, with population centres including the towns of Manilla, Barraba, Nundle and Kootingal, as well as another 17 hamlets and villages. Tamworth was the first city in the southern hemisphere to introduce electric street lighting, in 1888, and it remains one of NSW's most vibrant regions, with a flourishing modern economy and a strong sense of community.

Tamworth is the Country Music Capital of Australia, with the population doubling in size for 10 days during January for the Annual Country Music Festival.

Council hosts a variety of international, national and state events in world class facilities such as the Australian Equine and Livestock Events Centre (AELEC), the Tamworth Regional Events and Conference Centre (TRECC) and the Sports Dome. Tamworth also has a strong cultural presence with the Capitol Theatre performing arts venue, the Tamworth Conservatorium of Music and a range of art galleries, museums and libraries. Tamworth's main industries are aviation, food processing, equine, education, retail and tourism. Council was considered fit for the future under the NSW State Government guidelines and has a sound financial outlook.

Council employs approximately 650 FTE staff and is currently aligned to Council's strategic plan of Blueprint 100, planning for a population of 100,000 in the Tamworth Region. The General Manager has four major directorates and an executive area to undertake the functions of Council. Council operates the following organisation structure:



2.2. Strengths, Weaknesses, Opportunities and Threats

Internal Factors:

- Conducting internal audit activities within budget constraints;
- Commitment of Senior Management;
- Improvement of processes through internal audit;
- Improved understanding risk management responsibilities;
- Councillor elections and changes to governing body;
- Resources to undertake internal audit.

External Factors:

- Continued growth of the Tamworth region;
- Provision of services to the community within financial constraints;
- Climate conditions, drought, floods, storms and bushfire;
- Need to find new revenue sources and reduce costs;
- Long term asset management – reducing the renewal gap;
- Legislative Compliance

3. INTERNAL AUDIT APPROACH

The Audit, Risk and Improvement Committee was established on 26 March 2012. As the Committee has been in operation for a number of years, an independent assessment of the internal audit function has been scheduled in the 2019/2020 financial year. The outcome of the independent will further guide the internal audit activities of Council.

Tamworth Regional Council regularly reports to management on routine monitoring tasks including:

- GPS Data Analysis;
- Leave Reports;
- Fatigue Management Reports;
- Overdue Purchase Orders;
- Purchase Orders Created after Invoice Report;
- Fuel Audit Reports;
- Records Management Reports;
- Plant Usage Reports; and
- Payroll System Job Codes Analysis.

The internal audit approach consists of:

1. Risk Assessment – Identifying the Risks
2. Internal Audit Plan – Recording the Identified Risks
3. Internal Audits - Scheduling the Internal Audits
4. Reporting Results of Audit to Audit and Risk Committee
5. Monitor and Review Internal Audits and the Internal Audit Plan

Council uses the following risk matrix when assessing risks:

Risk Matrix (Consequence x Likelihood)

	CONSEQUENCES				
LIKELIHOOD	Insignificant	Minor	Moderate	Major	Extreme
Almost-Certain	Medium	High	High	Critical	Critical
Likely	Medium	Medium	High	High	Critical
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Medium	Medium	Medium	High
Rare	Low	Low	Low	Medium	Medium

Consequence

4. INTERNAL AUDIT STRATEGIES

The table below sets out the strategic risk activities as identified previously by the Executive Management Team and the Enterprise Risk Register of Council, the objectives and the risks and issues identified. Internal Reviews have been identified based on the risks identified. The risk rating is determined prior to any controls being implemented. The Enterprise Risk Management Framework is currently being established and this table cannot be updated until this work is completed.

Risk Category	Objective	Risk/Issues	Internal	Risk Rating
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			Controls	
Business Activities	To provide a state of the art internationally recognised facility for local, state, national and international events	AELEC Site. Ensure the site is utilised to its full potential, limiting the risk of harm to participants, staff and visitors to the Centre.	WHS System, Staff Training, Site Inductions, Workplace inspections, Risk Assessments, Insurance, security.	High
Business Activities	To deliver a regional airport with a reputation for safety, comfort and reliability	Airport Security. Ensure the airport security, limiting the risk of harm to staff and visitors to the airport.	WHS System, Staff Training, Site Inductions, Workplace inspections, Risk Assessments, Insurance, complying with legislation, security.	High
Human Resources	Review and Implement the Workforce Plan	Skills Attraction and Retention (Workforce Plan). The organisation's inability to attract, retain and to be able to continually develop a qualified and appropriately skilled workforce as well as building a culture that is focused on the achievement of Council's objectives and values.	Workforce plan - recruitment procedures - leadership programs - performance and reward systems - education and training - wellness programs - staff engagement surveys - salary systems - flexible work arrangement - EEO - staff guidelines.	High
Information Management	Transparency and accountability of government	IT Security and Availability. The risk of not delivering a secure, effective and efficient information management system (internally and externally).	Information and Record management systems - Business Continuity plans - IT strategic plan - security - customer service charter - Code of conduct - legislative compliance - privacy management plan - internet / intranet policy - usage policy - Policies - qualified and experienced staff - training.	Serious
Business Activities	Transparency and accountability of government	Management of Events and Crowds. Ensure events are successful while keeping participants,	WHS System, Staff Training, Site Inductions, Workplace inspections, Risk Assessments, Insurance,	High

		staff and visitors safe and injury free.	complying with legislation, barriers, security.	
Work Health Safety	Transparency and accountability of government	Hold Ups and Cash Security. The risk of not providing a safe work place.	SWMS - WHS system - Risk assessments - WHS plan - SOP - PPE - Training	High
Contractors	Transparency and accountability of government	Contract Management. The risks associated with the lack of a general contract management framework and the potential issues with service providers (adequate specifications for service required, tender process with evaluation and appointment documentation.	Procurement Policy and procedures, project management framework, legal review of terms and conditions.	Serious
Asset and Property Management	Sound asset management planning	Asset Management and Condition Liability. Not being able to manage the organisations asset infrastructure to the level planned (or to appropriate respective asset class benchmark indices) leading to deterioration of assets and potential public safety and liability issues and community dissatisfaction.	Budgeting - long term financial plan - strategic asset management plan - staffing and systems - maintenance programs - resource allocation - general policies and procedures - risk management - insurance - contract management - probity plans - project management plans.	High
Work Health Safety	Transparency and accountability of government	Staff Working Alone or in Remote Areas. The risk of not providing a safe work place.	SWMS - WHS system - Risk assessments - WHS plan - SOP - PPE - Training	High
Work Health Safety	Transparency and accountability of government	The risk of the organisation's WHS System and associated policies and procedures not	SWMS - WHS system - Risk assessments - WHS plan - SOP - PPE - Training - State cover audit and implementation of	High

		complying with the relevant legislative requirements and not providing a safe work place.	recommendations - legislative compliance - Toolbox Talks - WHS committee oversites - staff guidelines - staff training.	
Reputation, Image and Branding	Transparency and accountability of government	Council's actions not being undertaken in a way that reflects positively upon Council's integrity and reputation and does not provide leadership through ethical, accountable and legislative decision making processes. This includes the risk that a governance framework does not exist that would ensure a positive organisational culture with increased staff integrity levels and a reduced exposure to potential fraud/ corruption risks.	Branding guidelines - media and communications policies - transparency and accountability processes - code of conduct and training - experienced and qualified staff - proactive release of information - legislative compliance - community engagement policy, procedures and planning template - delegations manual - Council values - systems - social media - governance framework - Policies and procedures - training and education - internal and external audit - Management and audit committee oversight - probity reviews	Medium
Natural Hazards	Provide responsive, effective emergency management and emergency prevention services	The risk of not being able to appropriately respond to and recover from the effect of a significant Natural Hazard event.	Emergency management and recovery plans - legislative and regulatory requirements - management policies and procedures - hazard evaluation and monitoring - capacity building and education - community services - LEMO - qualified and experienced staff - training – BCP.	Medium
Regulatory Compliance	Transparency and accountability of government	The risk of not conducting business that complies with all relevant State and Federal legislation.	Delegations manual - Policies and procedures - Internal /external audit - legislative compliance framework - Senior Management and Audit committee oversight - LEP and DCP - legal advice - governance framework -	Medium

			Code of conduct - Best practise framework - DLG - professional development - experience and qualified staff.	
Service Delivery	Transparency and accountability of government	Failure to deliver on the organisation's Delivery, Community and Customer Service plans in accordance with the respective Strategic documents which reflect the community's expectations.	Six Monthly performance reporting - operational plans - annual report - strategic plans - performance management system - legislative reviews - community survey - complaints management - customer service charter - audit and risk management committee - community reference groups - SRV committees - Internal auditing.	Medium

Key performance indicators for the Internal Audit Function and the Audit, Risk and Improvement Committee are detailed in the Internal Audit Manual and Terms of Reference for the Audit, Risk and Improvement Committee.

Under Section 428A of the Local Government Act 1993 the Committee must keep under review the following aspects of Council's Operations:

- Compliance
- Risk Management
- Fraud Control
- Financial Management
- Governance
- Implementation of the Strategic Plan, Delivery Program and Strategies
- Service Reviews
- Collection of Performance Measurement Data by Council
- Any other matters prescribed by the Regulations.

5. ANNUAL SCHEDULE OF INTERNAL AUDIT REVIEWS

Audit Timing	Internal Audit Review	Internal Audit Review Objective
1st Quarter 2025/26 (Jul-Sept 2025)	WHS Legislation Compliance	Review of Council's compliance with the WHS Legislation
2nd Quarter 2025/26 (Oct-Dec 2025)	Airport Processes and Procedures	Review the process and procedures at the Airport and Pilot Training Facility to ensure that they are consistent with Council's Policies and procedures.

3rd Quarter 2025/26 (Jan-Mar 2026)	Delegations	Review the process for assigning delegations and the level of understanding of delegations in the organisation.
4th Quarter 2025/26 (Apr-Jun 2026)	Legislative Compliance	Review of Council's processes and compliance with all relevant State and Federal legislation.
1st Quarter 2026/27 (Jul-Sept 2026)	Enterprise Risk Management	Review of Council's Enterprise Risk Framework and compliance with ISO 31000.
2nd Quarter 2026/27 (Oct-Dec 2026)	Cyber	Review of Council's IT systems and controls around cyber security and risk.
3rd Quarter 2026/27 (Jan-Mar 2027)	Fraud and Corruption	Review of Council's Fraud and Corruption Framework in line with the NSW Audit Office Toolkit.
4th Quarter 2026/27 (Apr-Jun 2027)	Procurement	To review the processes and procedures of purchasing and payments to ensure that they are adequate to reduce the risk of fraud or errors going undetected and, improve efficiencies and cost control.
1st Quarter 2027/28 (Jul-Sept 2027)	Business Continuity Plan	Review Council's plans and framework on being able to appropriately respond to and recover from significant events.
2nd Quarter 2027/28 (Oct-Dec 2027)	Payroll	To review the processes and procedures over payroll to ensure that they are adequate to reduce the risk of fraud or errors going undetected and non compliance with relevant awards.
3rd Quarter 2027/28 (Jan-Mar 2028)	Integrated Planning & Reporting Framework	Review the IP & R Framework for compliance with legislation and adequacy to the Community including Community Strategic Plan, Delivery Program, Annual Operational Plan, Resourcing Strategy encompassing the Workforce Plan, Long-term Financial Plan and Asset Management Strategy and Plan, Annual Report and the Community Engagement Strategy.
4th Quarter 2027/28 (Apr-Jun 2028)	Contract Management	Review Council's processes and management of the contract for Waste

		management including compliance with the contract, policies and procedures.
1st Quarter 2028/29 (Jul-Sept 2028)	Developer Contributions	Review of the process in the collection and use of developer contributions and the adequacy of.
2nd Quarter 2028/29 (Oct-Dec 2028)	Information Technology	Review Councils IT systems and controls for adequacy and efficiency.
3rd Quarter 2028/29 (Jan-Mar 2029)	Records Management	Review of Council's records management processes to ensure that they are adequate to comply with relevant legislation.
4th Quarter 2028/29 (Apr-Jun 2029)	Asset Management	To review the completeness and accuracy of data collected on Council's infrastructure and the effective utilisation of current systems such as GIS and the asset management systems (AMS). Review Council's database management for building maintenance and risk management inspections (e.g. Fire and Health assessment) including capture of data, assessment and follow-up and reporting mechanisms.

The Audit, Risk and Improvement Committee will review the schedule of Audits annually to ensure the audits are relevant and to consider any new or emerging risks.

6. COMPLETED INTERNAL AUDIT ACTIVITIES

The first Strategic Internal Audit Plan was developed from 1 July 2011 to 30 June 2014. As the schedule of audits had not been completed by 2014, a revised plan was not considered until 2016. Below is a list of the internal audits undertaken between 1 July 2011 to 30 June 2016:

Internal Audit Review	Internal Audit Review Objective	Audit Undertaken
Review of Records Management	Review of Council's records management processes to ensure that they are adequate to comply with relevant legislation.	Internal Audit report presented to Audit and Risk Committee on 26 June 2012.
Review of Development Application Process	Review of the development application processes and procedures to ensure that these align with Council and legislative requirements.	Internal Audit report presented to Audit and Risk Committee on 25 September 2012.
Stores Processing and Physical Control (identified in conjunction	Review of the controls, efficiency and procedures over Council's stores.	Internal Audit report presented to Audit and Risk Committee on 18 July 2013.

to Tendering and purchasing review)		
Review of purchasing and payments	To review the processes and procedures of purchasing and payments to ensure that they are adequate to reduce the risk of fraud or errors going undetected and, improve efficiencies and cost control.	Internal Audit report presented to Audit and Risk Committee on 18 July 2013.
Tendering and procurement process review	Review compliance with policy and procedures for tendering, quotation, preferred suppliers, expression of interest and ordering. Consider current practices and compliance with DLG guidelines.	Internal Audit report presented to Audit and Risk Committee on 18 July 2013.
Review of salary packaging	To assess current procedures for control over salary packaging. Assess compliance with taxation legislation and current policies. Consider the adequacy of, current arrangements and efficiencies and, consider strategies for improvement.	Internal Audit report presented to Audit and Risk Committee on 22 October 2013.
Project management review	To review the completeness and accuracy of data collected on Council's infrastructure and the effective utilisation of current systems such as GIS and the asset management systems (AMS).	Internal Audit report presented to Audit and Risk Committee on 10 June 2014.
Project management review of the Country Music Festival	To review the annual Country Music Festival project and ensure that the project is adequately managed. To ensure efficient processes exist to identify issues that will provide continual improvement to reduce risks for other Council projects.	Internal Audit report presented to Audit and Risk Committee on 28 October 2014.
Review of receipting processes	To review the processes and procedures of receipting to ensure that they are adequate to reduce the risk of fraud or errors going undetected.	Internal Audit report presented to Audit and Risk Committee on 23 February 2015.
Review of Property and Land development within council	To review the land and property development activities of Council to ensure compliance with Council policy and procedures, assessment of performance and returns (yield), cost control and level of investment strategy development for establishment of	Internal Audit report presented to Audit and Risk Committee on 14 July 2015.

	parameters for decisions. Assess risk management on property acquisition, market value assessment and performance indicator usage.	
Review of the payroll processes and Procedures	To review the processes and procedures over payroll to ensure that they are adequate to reduce the risk of fraud or errors going undetected.	Internal Audit report presented to Audit and Risk Committee on 14 July 2015.
Contract management review	Review Council's processes and management of the contract for Waste management including compliance with the contract, policies and procedures.	Internal Audit report presented to Audit and Risk Committee on 27 October 2015.
Review of plant utilisation	Review the management, efficiencies and utilisation of Council's plant.	Internal Audit report presented to Audit and Risk Committee on 27 October 2015.

The second Strategic Internal Audit Plan was developed from 1 July 2016 to 30 June 2019. Below is a list of the internal audits undertaken between 1 July 2016 to 30 June 2019:

Internal Audit Review	Internal Audit Review Objective	Audit Undertaken
Review of IT Control Environment Including IT DRP	To assess and provide feedback over the current IT controls and security procedures.	Internal review completed by PFK in presented to the Audit Risk and Improvement Committee on 31 July 2018.
Fraud and Corruption Prevention Review (PBP)	The Council should prioritise a systematic fraud assessment to satisfy compliance in this area.	Internal Audit undertaken by OCM in 2018 but unable to finalise report.
Tendering and Procurement Process Review	Review compliance with policy and procedures for tendering, quotation, preferred suppliers, expression of interest and ordering. Consider current practices and compliance with DLG guidelines.	Internal review completed by PFK and presented to the Audit, Risk and Improvement Committee on 31 July 2018.
Contract Management Review	Review Council's processes and management of the contract for Waste management including compliance with the contract, policies and procedures.	Internal Audit undertaken by BDO in 2018 but unable to finalise report.
Review of Development Application Process	Review of the development application processes and procedures to ensure that these align with Council and legislative requirements.	Internal review completed by PFK and presented to the Audit, Risk and

		Improvement Committee on 31 July 2018.
Review of Records Management	Review of Council's records management processes to ensure that they are adequate to comply with relevant legislation.	Internal review completed by PFK and presented to the Audit, Risk and Improvement Committee on 30 April 2019.
Asset Management Review including review Building Management Systems	To review the completeness and accuracy of data collected on Council's infrastructure and the effective utilisation of current systems such as GIS and the asset management systems (AMS). Review Council's database management for building maintenance and risk management inspections (e.g. Fire and Health assessment) including capture of data, assessment and follow-up and reporting mechanisms.	Internal Audit undertaken by RSM and present to the Audit, Risk and Improvement Committee on 30 April 2019.

The third Strategic Internal Audit Plan was developed from 1 July 2019 to 30 June 2022. Below is a list of the internal audits that were completed:

Internal Audit Review	Internal Audit Review Objective	Audit Undertaken
Internal Audit of AELEC	Review the adequacy of Council's systems and processes for AELEC taking into account operations, risks and utilisation.	Completed in June 2019.
Council's Response to COVID-19	Review Council's response to the COVID-19 pandemic from March 2020 to November 2020	Completed in December 2020.
Fraud and Corruption Framework	Review of Council's Fraud and Corruption Framework in line with the NSW Audit Office Toolkit.	Completed in January 2020.
Internal Audit of Non Compliance with the Council's Procurement Policy and Purchasing Procedure	Review of Council's Procurement Policy and Purchasing Procedure and review circumstances of non compliance.	Completed in 31 March 2021.
Internal Audit of Contractor Management	Audit to be undertaken in consultation with the Manager Risk and Safety to ensure the systems established are providing value and protecting the organisation and incorporating elements of best practice.	Audit completed in October 2021.

Internal Audit of Project Management	Review the project management framework including utilisation of systems, efficiencies and compliance.	Completed in February 2022.
Internal Audit of New Employee Induction	Audit to be undertaken in consultation with the Manager People and Culture and Manager Risk and Safety to ensure the Employee Induction provides the right training at the right time.	Audit completed in July 2022.
Internal Audit of Asset Management	Review systems for utilisation, management and maintenance and data capture for buildings and other assets.	Audit completed in May 2022.
Internal Audit of IT	Review the current IT controls and security procedures.	Audit completed in December 2022.
Internal Audit of Delegations	Review the process for assigning delegations and the level of understanding of delegations in the organisation.	Audit not undertaken.

The last Strategic Internal Audit Plan was developed from 1 July 2023 to 30 June 2025. Below is a list of the internal audits that were completed:

Internal Audit Review	Internal Audit Review Objective	Audit Undertaken
Developer Contributions	Review of the process in the collection and use of developer contributions.	Completed in February 2023
Leases, Licenses and Guarantees	Review of the Leases, Licenses and Guarantees of Council to determine adequate process and structure around these arrangements.	Completed in May 2023.
Credit Cards	Review of the use of credit cards in Council including requests, staff selection and reconciliations and monitoring.	Completed in July 2023.
Grant Funding	Review of the process of applying for grant funding, Council needs and resourcing, approvals, execution and acquittals.	Completed in October 2023.
Point of Sales	Review of Council's point of sales and cash receipting processes across Council.	Completed in July 2023.

Records Management	Review of Council's records management processes to ensure that they are adequate to comply with relevant legislation following the implementation of ECM.	Completed in February 2024.
Payroll	Review the payroll process for processing of timesheets, attendance registers and authorisations and identifying gaps where potential fraud may occur.	Completed in May 2024.
Events Management	Review the adequacy of Council's systems and processes for undertaking all events including ensuring events are successful while keeping participants, staff and visitors safe and injury free.	Completed in February 2025.
Integrated Planning & Reporting Framework	Review the IP & R Framework for compliance with legislation and adequacy to the Community including Community Strategic Plan, Delivery Program, Annual Operational Plan, Resourcing Strategy encompassing the Workforce Plan, Long-term Financial Plan and Asset Management Strategy and Plan, Annual Report and the Community Engagement Strategy.	Completed in February 2025.
Internal Audit of Small Plant	Review of Council's processes and systems for small plant and tools including purchasing, distribution and use and disposal.	To be completed
Risk Assurance Mapping Project	Assurance mapping is a tool which enables CAE's and ARIC's to visually present all assurance activities of the organisation, both internal and external as they apply to the Council's risks. This project is to develop a Risk Assurance Map.	To be completed
Asset Management	To review the completeness and accuracy of data collected on Council's infrastructure and the effective utilisation of current systems such as GIS and the asset management systems (AMS). Review Council's database management for building maintenance and risk management inspections (e.g. Fire and Health assessment) including capture of data, assessment and follow-up and reporting mechanisms.	To be completed

Tamworth Regional Council Heritage Working Group (HWG) Meeting

MINUTES

Friday 15 August 2025 from 12.00 to 2:00 pm

Meeting Room 1, 474 Peel Street, Tamworth

Attendees:

☒ = present ☐ = absent

Councillors

<input checked="" type="checkbox"/> Cr Mark Rodda	<input checked="" type="checkbox"/> Cr Marc Sutherland	<input checked="" type="checkbox"/> Cr Ryan Brooke
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Council Staff

<input checked="" type="checkbox"/> Gina Vereker, Director, Liveable Communities	<input checked="" type="checkbox"/> Sam Lobsey, Manager, Development	<input checked="" type="checkbox"/> Clare James, Heritage Advisor (Zoom)
		<input checked="" type="checkbox"/> Terri John, Business Support (Minutes)

Community Members

<input checked="" type="checkbox"/> Juanita Wilson	<input checked="" type="checkbox"/> Jim Maxwell	<input checked="" type="checkbox"/> Steve Warden
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Community Experts

<input checked="" type="checkbox"/> Melinda Gill, Tamworth Historical Society	<input checked="" type="checkbox"/> Fiona Snape, Tamworth Local Aboriginal Land Council	<input type="checkbox"/>
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1. Welcome

Meeting opened by Cr Brooke as Chair at 12.06 pm

2. Acknowledgment of Country

I would like to acknowledge the Gamilaroi/Kamilaroi people, who are the traditional custodians of this land. I would also like to pay respect to Elders past and present, who cared for and still care for this Country, and extend that respect to other Aboriginal people present here today.

Delivered by Cr Brooke

3. **Apologies**

Cr Mark Rodda, Gina Vereker, Juanita Wilson, Jim Maxwell, Fiona Snape.

RESOLUTION

That the apologies received for this meeting be noted and accepted.

Moved: Steve Warden

Seconded: Cr Ryan Brooke

4. **Acceptance of Minutes from Previous Meeting**

Minutes from the Heritage Working Group Meeting held on 20 June 2025

RESOLUTION

That the Heritage Working Group accepts the Minutes of the meeting held 20 June 2025, as a true and accurate record of the meeting.

Moved: Steve Warden

Seconded: Cr Ryan Brooke

5. **Matters arising from the Minutes**

Cr Brooke enquired about King George Avenue Heritage approvals process for the footpath/cycleway works to be undertaken. Steve Warden advocates for the 'soft' option in order to protect the roots of the Heritage Listed Oaks, relocation to the afternoon shady side, with the comment that *"people will still walk along the road, and in the pleasant space between the trees, if the footpath is too exposed and uncomfortable."*

ACTION: Sam Lobsey to obtain information about the Heritage NSW Approval Process for the proposed Cycleway and Footpath for the information of the Working Group

ACTION: Steve Warden provided a copy of document "Correct Signage at a State-listed Location," per Actions arising from Minutes, Heritage Working Group Meeting, 20 June 2025. **(ADDENDUM 1 attached).**

6. **Heritage Assistance Grants**

Members of the Heritage Working Group met on Friday 18 July, 2025, to review the Heritage Assistance Applications as an informal meeting. Subsequently the Heritage Advisor Clare James, and Manager Development, Sam Lobsey held discussions with the applicants, and revised the allocations in accordance with further information obtained.

The following grant funding allocations are recommended to the Heritage Working Group to agree and resolve:

Address of application	Funding Recommended	
81-87 Queen Street, Barraba	Not supported on given information	
44 Gipps Street, Tamworth	\$5,450	Corrugated iron to be used
4 Darling Street, Tamworth	\$9,000	Fence design must be approved, DA required
59 Upper Street, Tamworth	\$2,000	Materials to match existing roofing
165 Peel Street, Tamworth	\$5,450	Clare to approve colours, no paint on bare bricks
6 Darling Street, Tamworth	\$9,000	No floor tiles on front porch, care with cleaning terracotta roofing. DA for fencing
26 Savoy Street, Barraba	Withdrawn, require new quote	
103 Caroline Street, Bendemeer	Withdrawn, not using galvanised iron roofing	
1050 River Road, Bowling Alley Point	\$10,000	Prioritise the Headmasters Residence
57 Strafford Street, Manilla	\$1,550	More discussion / approval of door style
106 Belmore Street, West Tamworth	\$5,000	New plans to be submitted, approved subject to DA approval
67 Denison Street, West Tamworth	\$4,325	Approved work
Totals	\$51,775	Balance remaining \$5,125.19

RESOLUTION

That the Heritage Working Group approves the above-listed Heritage Assistance Grants for recommendation to Council.

Moved: Steve Warden

Seconded: Cr Ryan Brooke

7. General Business

Cr Brooke inquired what the Working Group's thoughts were in regard to what is happening with Ray Walsh House. To be discussed further at the next meeting.

8. Next Meeting:

Next scheduled regular meeting Friday, 5 December 2025

9. Meeting Closed

Meeting closed by Cr Brooke, as Chair, at 1:10 pm.

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