# TAMWORTH REGIONAL COUNCIL

## ANNEXURES
## for
## ORDINARY COUNCIL AGENDA

## 11 AUGUST 2020

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# Tamworth Regional Council

# PLANNING PROPOSAL

## Proposed Amendment to the

## *Tamworth Regional Local Environmental Plan 2010*

***Removal of Caravan Parks from the RE2 Private Recreation Zone Land Use Table;***

***Change the zone of Lots 1 and 2 DP 1055796, Kennedy Street, Manilla from RE2 Private Recreation to RE1 Public Recreation; and***

***Change the zoning of Lot 2 DP 864981, Greg Norman Drive, Hillvue from SP3 Tourist to RE2 Private Recreation.***

***May 2020***

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| ISSUE | REV | DATE | AUTHOR | ISSUED TO |
|---|---|---|---|---|
| DRAFT | A | December 2018 | Tamworth Regional Council | Ordinary Meeting of Council 18 December 2018 |
| FINAL | 01 | December 2018 | Tamworth Regional Council | NSW Department of Planning and Environment |
| FINAL | 02 | May 2020 | Tamworth Regional Council | NSW Department of Planning, Industry and Environment |

# PLANNING PROPOSAL

***Amendment to the***

## *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*

***Removal of Caravan Parks from the RE2 Private Recreation Zone Land Use Table;***

***Change the zone of Lots 1 and 2 DP 1055796, Kennedy Street, Manilla from RE2 Private Recreation to RE1 Public Recreation; and***

***Change the zoning of Lot 2 DP 864981, Greg Norman Drive, Hillvue from SP3 Tourist to RE2 Private Recreation.***

### *Introduction*

The planning proposal has been prepared in accordance with Sections 3.33 and 3.34 of the *Environmental Planning and Assessment Act* 1979 (*EP&A Act 1979)* and guidelines *"A Guide to Preparing Planning Proposals"* prepared by the NSW Department of Planning and Environment and addresses the following matters:

- Part 1 - Objective or Intended Outcomes;
- Part 2 - Explanation of Provisions;
- Part 3 - Justification;
- Part 4 - Mapping;
- Part 5 - Community Consultation; and
- Part 6 - Project timeline.

The planning proposal will result in an amendment to the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)* to prohibit caravan parks within the *RE2 Private Recreation* zone, change the zone of Lots 1 and 2 DP 1055796, Kennedy Street, Manilla from *RE2 Private Recreation* to *RE1 Public Recreation,* and change the zoning of Lot 2 DP 864981, Greg Norman Drive, Hillvue from *SP3 Tourist* to *RE2 Private Recreation.*

### *Background*

The potential for incompatible land uses such as caravan parks to potentially impact upon facilities and infrastructure has been recently been brought to Council's attention in relation to an application for a manufactured home estate adjoining the sporting and entertainment precinct in the suburb of Hillvue, Tamworth.

At Council's Ordinary Council Meeting held on 30 October 2018, a development application (DA2019-0037) was refused on the grounds that the proposed development for a manufactured home estate was inconsistent with the zoning of the subject site zoned *RE2 Private Recreation,* and with the

surrounding lands zoned *SP3 Tourist*. These lands are currently being developed for major Regional and National recreational and sporting activities.

At the Ordinary Meeting of Council, 18 December 2018, it was then resolved:

> *That in relation to the report "Amendment to the Tamworth Regional Local Environmental Plan 2010 - Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone", Council:*
>
> *(i) prepare and submit a Planning Proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 3.33 and 3.34 of the Environmental Planning and Assessment Act 1979; and*
>
> *(ii) publicly exhibit the proposal upon receipt of a Gateway Determination in relation to the Planning Proposal.*

Council submitted the planning proposal to the Department of Planning and Environment (the Department). The Department and Council agreed to defer consideration of the Gateway Determination until after the outcome of the NSW Land and Environmental Court hearing regarding development application DA2019-0037 was known.

Development application DA2019-0037 was the subject of the NSW Land and Environmental Court hearing: *Andersen v Tamworth Regional Council [2019] NSWLEC 1580*. The decision for that case was given on 26 November 2019. It upheld the appeal and granted development consent for the purpose of a manufactured home estate comprising 99 dwelling sites and community facilities on Lot 2 DP 864981 and Lot 120 DP 1105753, Greg Norman Drive, Hillvue, New South Wales.

Subsequent to that decision, the Department and Council agreed to continue the processing of the planning proposal. The Gateway Determination was issued on 11 December 2019.

Caravan parks are defined under the *TRLEP 2010* as:

- *Land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.*

Moveable dwellings have the same meaning as in the *Local Government Act 1993*.

> Moveable dwelling means:
>
> *(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or*
> *(b) a manufactured home, or*
> *(c) any conveyance, structure or thing of a class or description prescribed by the regulations* [under the Local Government Act 1993] *for the purposes of this definition.*

The *Local Government Act 1993* in conjunction with *State Environmental Planning Policy (SEPP) 36 Manufactured Home Estates* provides for the development of manufactured home estates where caravan parks are permitted.

Manufactured home estates, moveable dwellings and manufactured homes provide a diversity of housing choices in a range of locations offering short term and long term accommodation. This type of development is supported. However, caravan parks and manufactured home estates should be located within appropriate areas to provide certainty and clarity to Council, developers and property owners.

It is considered that the removal of caravan parks from lands zoned for private recreation is integral for future strategic planning and will provide confidence in relation to investment within the Region.

The *New England North West Regional Plan 2036* prepared by the Department of Planning and Environment recognises the Tamworth Region as a strong economic centre with access to international opportunities. The Regional Plan identifies priorities associated with Tamworth's

Regional Sports and Entertainment Precinct, Australian Equine Livestock and Events Centre, and new industrial estate adjacent to the Tamworth Regional Airport and sets goals for these significant precincts.

To ensure good planning outcomes are achieved in accordance with the Department's Regional Plan, incompatible lands uses that may impact upon the economic viability and growth of the region require addressing to ensure that future interest and investment in the region is not compromised and good strategic planning principles and priorities are set for the region and are continually achieved.

A planning proposal identifying a number of changes to the *TRLEP 2010* is considered the most appropriate method to ensure that a number of key development precincts for recreational, industrial and commercial purposes are protected for the future growth of the Region.

## ***PART 1 – OBJECTIVES OR INTENDED OUTCOMES***

The aim of the planning proposal is to address the location of caravan parks within the private recreation zone that would impact upon potential future and existing development within the Tamworth Region. The proposed changes include:

- Removal of caravan parks from the *RE2 Private Recreation* zone Land Use Table;
- Change the zoning of Lots 1 and 2 DP 1055796, Kennedy Street, Manilla from *RE2 Private Recreation* to *RE1 Public Recreation;* and
- Change the zoning of Lot 2 DP 864981, Longyard Golf Course, Greg Norman Drive, Hillvue from *SP3 Tourist* to *RE2 Private Recreation.*

The planning proposal aims to ensure that incompatible development does not occur in close proximity to significant existing and proposed development that has been identified as economic and social drivers within the Region.

*Remove caravan parks from the RE2 Private Recreation zone Land Use Table*

Caravan parks are currently a permissible form of development in the *RE2 Private Recreation* zone of the *TRLEP 2010*. The regulatory framework to manage caravan parks and related development sits across both the *EP&A Act 1979* and the *Local Government Act 1993,* which results in overlap and multiple approvals, making the system complex with the definitions for manufactured home estates, moveable dwellings and caravan parks sitting across a number of different instruments and regulated through a dual approvals system.

NSW Legislation and Approval System for the development of caravan parks:

- *Environmental Planning and Assessment Act 1979*
- *State Environmental Planning Policy No. 21 Caravan Parks (SEPP 21)*
- *State Environmental Planning Policy No. 36 Manufactured Home Estate (SEPP 36)*
- Local Environmental Plans (Standard Instrument) – *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*
- *Local Government Act 1993 (Section 68)*
- *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*

The complexity of the various provisions precipitates unforeseen and incompatible planning and development outcomes.

Amendments to *TRLEP 2010* Zone Map

***Site Identification***

**Site 1**

Those lands that are publicly owned should be more appropriately zoned *RE1 Public Recreation*. Accordingly the first site is identified as:

- Lot 1 and 2 DP 1055796, Kennedy Street, Manilla
  (Refer to **Attachment 1**).

The parcel of land known as Lot 1 and 2 DP 1055796, forms the River Gums Caravan Park, located in Kennedy Street, Manilla under the ownership of Crown Lands and under the control of Tamworth Regional Council. A proposed change of zone from *RE2 Private Recreation* to *RE1 Public Recreation* will be consistent with the ownership of the land and zoning of the adjacent Crown reserve known as Chaffey Park, and will facilitate the continued use of the caravan park in an appropriate location.

Changing the zoning of the parcel of land from private to public recreation will ensure the continued use of the caravan park on Lot 1 DP 1055796 as it is a permissible use within the Public Recreation zone. It should be noted that Lot 2 DP 1055796 forms a connection with Chaffey Park and supports vehicle access to the foreshore of the Namoi River. The change of zone from private recreation to public recreation will continue to support the recreational use of this riparian precinct.

**Site 2**

Some land is required to be rezoned to ensure the development of caravan parks and any associated uses are prohibited in close proximity to significant existing and proposed development that has been identified as economic and social drivers within the Region. Accordingly the second site is identified as:

- Lot 2 DP 864981, Greg Norman Drive, Hillvue.
  (Refer to **Attachment 2**)

The land known as Lot 2 DP 864981, forms the southern portion of the Longyard Golf Course and is zoned *SP3 Tourist*. The lands that form the Longyard Golf Course are zoned *RE2 Private Recreation* with the exception of Lot 2 DP 864981. The current *SP3 Tourist* zone is a carry over from the introduction of the Standard Template by the Department and transition to the *TRLEP 2010*. Rezoning the land to *RE2 Private Recreation* will ensure consistency with the existing zone and continued land use as a golf course.

Amendments to *TRLEP 2010* Land Use Table

***Site Identification***

There are a number of sites zoned *RE2 Private Recreation* that are located within Tamworth and Manilla. These include lands for golf courses, bowling and tennis clubs, caravan parks and a motor sports complex. The majority of these lands are in private ownership (Refer to **Attachment 7 & 8 –** Zone RE2 Private Recreation).

## ***PART 2 – EXPLANATION OF PROVISIONS***

As described above, there are a number of changes required to be made to zoning of lands in Manilla and Tamworth that currently permit the development of caravan parks. The lots affected are listed below. (Refer to **Attachment 3 & 4** – Current Zoning Maps)

| Street address | Lot & DP | Current zone | Land Area (approx.) |
|---|---|---|---|
| Kennedy Street, Manilla | Lots 1 & 2 DP 1055796 | *RE2 Private Recreation* | Lot 1 = 1.84ha<br>Lot 2 = 7261.77m² |
| Greg Norman Drive, Hillvue | Lot 2 DP 864981 | *SP3 Tourist* | 16.23ha |

***Proposed Changes to Land Zoning***

The lots affected by the change of Land Zoning are listed below.
(Refer to **Attachment 5 & 6** – Proposed Land Zoning Maps)

| Land Use | Street address | Lot & DP | Current zoning | Proposed zone |
|---|---|---|---|---|
| Caravan Park | Kennedy Street, Manilla | Lot 1 DP 105579 | *RE2 Private Recreation* | *RE1 Public Recreation* |
| Vacant Land | Kennedy Street, Manilla | Lot 2 DP 105579 | *RE2 Private Recreation* | *RE1 Public Recreation* |
| Golf Course | Greg Norman Drive, Hillvue | Lot 2 DP 864981 | *SP3 Tourist* | *RE2 Private Recreation* |

***Proposed Changes to Lot Size***

The Lot Size provisions for the subject lots will not change and will remain as zero.

***Proposed Changes to Land Use Table***

The change to permitted land use will affect all *RE2 Private Recreation* zoned land in the Local Government Area, which is a total of 20 locations. Currently, there are a total of 45 lots affected within all instances of the *RE2 Private Recreation* zone.

The lots affected are listed below (Refer also to **Attachment 7 & 8 –** Zone RE2 Private Recreation).

| Location | Street address | Lot | Section | Deposited plan | Zone | Land area (approx.) | Total land area $m^2$ (approx.) |
|---|---|---|---|---|---|---|---|
| 1 | 252 Manilla Street MANILLA NSW 2346 | A | - | 348010 | RE2 Private Recreation | 670.61 $m^2$ | 7,246.6$m^2$ |
| | Manilla Tennis Club Manilla Street MANILLA NSW 2346 | 9 | 17 | 758644 | RE2 Private Recreation | 2,023.36$m^2$ | |
| | | 10 | 17 | 758644 | RE2 Private Recreation | 2,023.42$m^2$ | |
| | | 8 | 17 | 758644 | RE2 Private Recreation | 2,023.36$m^2$ | |
| | | 7008 | - | 94271 | RE2 Private | 505.85$m^2$ | |

| Location | Street address | Lot | Section | Deposited plan | Zone | Land area (approx.) | Total land area m$^2$ (approx.) |
|---|---|---|---|---|---|---|---|
| | | | | | Recreation | | |
| 2 | Bowling Club Arthur Street MANILLA NSW 2346 | 8 | 1 | 5787 | RE2 Private Recreation | 1,008.30m$^2$ | 5211.95m$^2$ |
| | | 5 | 1 | 5787 | RE2 Private Recreation | 1,008.94m$^2$ | |
| | | 6 | 1 | 5787 | RE2 Private Recreation | 1,008.72m$^2$ | |
| | | 7 | 1 | 5787 | RE2 Private Recreation | 1,008.54m$^2$ | |
| | | 4 | 1 | 5787 | RE2 Private Recreation | 1,009.17m$^2$ | |
| | Bowling Club Hill Street MANILLA NSW 2346 | 152 | - | 546573 | RE2 Private Recreation | 168.28m$^2$ | |
| 3 | River Gums Caravan Park Kennedy Street MANILLA NSW 2346 | 1 | - | 1055796 | RE2 Private Recreation | 1.836ha | 2.5621ha |
| | Kennedy Street MANILLA NSW 2346 | 2 | - | 1055796 | RE2 Private Recreation | 7,261m$^2$ | |
| 4 | Golf Club 136 Halls Creek Road MANILLA NSW 2346 | 1 | - | 228519 | RE2 Private Recreation | 17.11ha | 17.11ha |
| 5 | Bowling Club 20-26 Bligh Street NORTH TAMWORTH NSW 2340 | 11 | - | 1076924 | RE2 Private Recreation | 6,672m$^2$ | 6,672m$^2$ |
| 6 | Bowling Club 158-168 Piper Street EAST TAMWORTH NSW 2340 | 368 | - | 753848 | RE2 Private Recreation | 1.03ha | 1.03ha |
| 7 | Golf Course (Tamworth) Duri Road WEST | 1 | - | 867186 | RE2 Private Recreation | 41.08ha | 41.22ha |

| Location | Street address | Lot | Section | Deposited plan | Zone | Land area (approx.) | Total land area m$^2$ (approx.) |
|---|---|---|---|---|---|---|---|
| | TAMWORTH NSW 2340 | | | | | | |
| | Kent Street SOUTH TAMWORTH NSW 2340 | 66 | - | 21859 | RE2 Private Recreation | 1,435.70m$^2$ | |
| 8 | Denison Street TAMINDA NSW 2340 | 42 (Portion of) | - | 1006078 | RE2 Private Recreation | 2,103.6m$^2$ | 2,103.6m$^2$ |
| 9 | Leagues Club 58 Phillip Street WEST TAMWORTH NSW 2340 | 2 | - | 815862 | RE2 Private Recreation | 3.771ha | 3.77ha |
| 10 | 15-21 Bridge Street WEST TAMWORTH NSW 2340 | 1 | - | 164103 | RE2 Private Recreation | 4,444.53m$^2$ | 4.08ha |
| | "9-11 Bridge Street WEST TAMWORTH NSW 2340" | 2 | - | 202975 | RE2 Private Recreation | 596.15m$^2$ | |
| | | 2 | - | 164103 | RE2 Private Recreation | 738.28 m$^2$ | |
| | | 3 | - | 164103 | RE2 Private Recreation | 3.28ha | |
| | | 1 | - | 156211 | RE2 Private Recreation | 2,257.54 m$^2$ | |
| 11 | 7 Bridge Street WEST TAMWORTH NSW 2340 | 1 | - | 135378 | RE2 Private Recreation | 1,733m$^2$ | 5075.33m$^2$ |
| | 3-7 Carter Street WEST TAMWORTH NSW 2340 | 1 | | 222992 | RE2 Private Recreation | 3,342.33m$^2$ | |
| 12 | 28 Bridge Street WEST TAMWORTH NSW 2340 | 1 | | 795397 | RE2 Private Recreation | 703.1m$^2$ | 4.09ha |
| | 80-90 Ebsworth Street | 2 | | 163120 | RE2 Private Recreation | 743.19 m$^2$ | |

| Location | Street address | Lot | Section | Deposited plan | Zone | Land area (approx.) | Total land area $m^2$ (approx.) |
|---|---|---|---|---|---|---|---|
| | WEST TAMWORTH NSW 2340 | 2 | | 205304 | RE2 Private Recreation | 1.74ha | |
| | | 1 | | 163120 | RE2 Private Recreation | 744.28 $m^2$ | |
| | | 3 | | 163120 | RE2 Private Recreation | 743.15 $m^2$ | |
| | | 4 | | 163120 | RE2 Private Recreation | 743.28 $m^2$ | |
| | | 1 | | 205304 | RE2 Private Recreation | 9,421.30 $m^2$ | |
| | "30-32 Bridge Street WEST TAMWORTH NSW 2340" | 1 | | 155835 | RE2 Private Recreation | 549.21$m^2$ | |
| | | 2 | | 151672 | RE2 Private Recreation | 1,469.42$m^2$ | |
| | | 9 | | 1009737 | RE2 Private Recreation | 8,414$m^2$ | |
| **13** | 20 Bridge Street WEST TAMWORTH NSW 2340 | 1 | | 798959 | RE2 Private Recreation | 1,557$m^2$ | 1,557$m^2$ |
| **14** | 16D Kent Street SOUTH TAMWORTH NSW 2340 | 2 | | 1079858 | RE2 Private Recreation | 2,117$m^2$ | 2,117$m^2$ |
| **15** | Bunkhouse 118 Goonoo Goonoo Road WEST TAMWORTH NSW 2340 | 21 (Portion of) | | 1012268 | RE2 Private Recreation | 2,986.5$m^2$ | 2,986.5$m^2$ |
| **16** | George Street WEST TAMWORTH NSW 2340 | 9 | | 38241 | RE2 Private Recreation | 1,259.93$m^2$ | 1,259.93$m^2$ |
| **17** | Water Bore Locks Lane WEST TAMWORTH NSW 2340 | 1 | | 380047 | RE2 Private Recreation | 753.76$m^2$ | |
| | Calala Lane | 1 | - | 1101985 | RE2 | 1,677.41$m^2$ | |

| Location | Street address | Lot | Section | Deposited plan | Zone | Land area (approx.) | Total land area $m^2$ (approx.) |
|---|---|---|---|---|---|---|---|
| | SOUTH TAMWORTH NSW 2340 | (Portion of) | | | Private Recreation | | |
| **18** | Oakburn Park 1216 Gunnedah Road WESTDALE NSW 2340 | 42 | - | 1129256 | RE2 Private Recreation | - | 39.8ha |
| **19** | Longyard Golf Course Greg Norman Drive HILLVUE NSW 2340 | 120 | - | 1105753 | RE2 Private Recreation | 6.79ha | 50.07ha |
| **20** | Longyard Golf Course Greg Norman Drive HILLVUE NSW 2340 | | | | RE2 Private Recreation | 43.28ha | |

***Proposed Amendments for RE2 Private Recreation Land Use Table***

The Gateway Determination, issued 11 December 2019, required the planning proposal to identify the proposed amendments to the *RE2 Private Recreation* zone land use table.

In accordance with this Gateway requirement, it is identified that there are a number of changes required to be made to permitted uses within the *RE2 Private Recreation* zone.

The *Tamworth Regional Local Environmental Plan 2010* defines a **caravan park** as:

> **caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

Caravan parks are currently a use permitted with consent within the *RE2 Private Recreation* zone. The planning proposal would identify caravan parks as a prohibited use within the *RE2 Private Recreation* zone. The proposed land use table would therefore be as follows:

# Tamworth Regional Local Environmental Plan 2010

Land Use Table Zone RE2

### Zone RE2 Private Recreation

### 1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.

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- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

**2 Permitted without consent**
Environmental protection works; Moorings; Roads

**3 Permitted with consent**
Aquaculture; Community facilities; Environmental facilities; Food and drink premises; Garden centres; Kiosks; Medical centres; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Shops; Any other development not specified in item 2 or 4

**4 Prohibited**
Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; **Caravan Parks;** Cemeteries; Commercial premises; Correctional centres; Depots; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Places of public worship; Pubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Wharf or boating facilities; Wholesale supplies

***Instances of Caravan Parks within the RE2 Private Recreation zone***

There is a caravan park currently operating within the *RE2 Private Recreation* zone. This is located at Lot 1, DP 1055796 Kennedy Street, Manilla, NSW 2346.

There are no other approved caravan parks located within the *RE2 Private Recreation* zone under the *TRLEP 2010*.

## *PART 3 – JUSTIFICATION*

### *Section A – Need for the Planning Proposal*

**A1 Is this planning proposal a result of any strategic study or report?**

*Council Report*

A development application was lodged with Council for a manufactured home estate permissible via the definition of 'caravan park', on an eastern portion of the Longyard Golf Course, Greg Norman Drive, Hillvue. The application was recommended for refusal on the grounds that the use is incompatible with the Regional Sports and Entertainment Precinct located adjacent to the proposed development site.

The planning proposal process was initiated as a result of the Council resolution from the Ordinary Meeting on the 30 October 2018 stating:

"*That the General Manager investigate and prepare a report on the process to amend the LEP to prohibit manufactured homes and caravan parks on the entire golf course precinct".*

Through that process it has come to Council's attention that a number of other significant sites within the region may also be impacted by nearby lands zoned *RE2 Private Recreation* allowing caravan parks and consequently manufactured home estates.

The significant areas include recreational, commercial and industrial precincts that are either currently under construction or proposed under a strategy has the capacity to attract considerable economic investment. These sites have been identified in both Local and State Strategies to support economic and employment growth of these areas.

*Local Strategy*

The *Tamworth Regional Development Strategy 2008 (TRDS 2008)* provides Council with a strategic plan to manage growth and outlines the visions and guiding principles for urban and rural areas in the Tamworth region. The strategy highlights the need to support and strengthen employment and economic development. Considerable investment has been made at a Federal, State and Local Government level toward existing and future commercial, industrial and tourist development.

The *TRDS 2008* recommended that one of the main factors of economic growth for the region was the attraction of new economic activity. The strategy recommends the following initiatives:

- "*Provide for and facilitate future economic growth in the Region";*
- *"Ensure innovative and sustainable growth in the Tourism sector";*
- *"Encourage and support commercial development within the Region"; and*
- *"Ensure the provision of well-located, suitable land for future industrial purposes".*

Chapter 7 of the *TRDS 2008*, 'Supporting Employment and Economic Development' outlines strategic directions and actions in relation to future employment opportunities and potential economic development. Section 7.2 includes strategic directions to 'ensure planning policy facilitates and supports business development' and a specific direction 'prevent residential encroachment onto land that would limit the efficient and safe operation of industrial activities'.

Chapter 11 of the *TRDS 2008,* 'Local Area Strategies, 11.1 Tamworth City' provides a guide for areas that have significant industrial, commercial and recreational opportunities. One principle identified as a key opportunity for the city is 'Supporting Employment and Economic Growth'. The two main factors central to economic growth of the region are population growth and the ability for the Tamworth community to attract economic activity. References are made to the Australian Equine Livestock and Events Centre (AELEC), Sports Precinct (now Northern Inland Centre of Sporting Excellence), Tamworth Regional Entertainment Conference Centre (TRECC), expansion of industrial land and growth of the Tamworth Regional Airport.

It is considered the proposed changes to amend the *TRLEP 2010* are consistent with the aims and objectives of the *TRDS 2008* to achieve sustainable economic growth and generate employment within the Region.

**A2 Is this planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The planning proposal is the only legal method of amending the *TRLEP 2010* to prohibit the future development of caravan parks and associated uses on sites that are likely to compromise future economic investment within the Region.

The Gateway Determination, issued 11 December 2019, required that the planning proposal be amended to address the outcome of the Land and Environmental Court hearing regarding Lot 2 DP 964981, Greg Normal Drive, Hillvue, and the consequences and effect of the proposal on that land.

***Land and Environment Court Hearing – Andersen v Tamworth Regional Council***

*Andersen v Tamworth Regional Council [2019] NSWLEC 1580* granted development consent for the purpose of a manufactured home estate comprising 99 dwellings and including community facilities on Lot 2 DP 864981 and Lot 120 DP 1105753, Greg Norman Drive, Hillvue, New South Wales, subject to conditions of consent.

Tamworth Regional Council, as proponent, has sought legal advice regarding the outcome of the Land and Environmental Court hearing and the consequences and effect of this planning proposal on that land. Council is satisfied that this legal advice provides confidence for the planning proposal to legally proceed as currently drafted.

Proceeding with the planning proposal in its current form represents a consistently applied approach to the permissibility of manufactured home estate development in locations where it is identified that such development would be unsuitable within in the zone and incompatible with adjoining precincts. Therefore, this approach represents the best planning outcome for the whole Tamworth Regional Local Government Area.

**A3 Is there a net community benefit?**

There is a significant net community benefit associated with the proposed amendments to the *TRLEP 2010*. Refer to **Attachment 9** for an analysis of the net community benefit.

## ***Section B – Relationship to strategic planning framework***

**B1 Is the planning proposal consistent with the objectives and action contained within the applicable regional or sub-regional strategy?**

The *New England North West Regional Plan 2036* which guides the NSW Government's land use planning priorities and decisions to 2036 supports the priorities of the Tamworth Local Government Area. The planning proposal is considered to be consistent with the Regional Plan and the goals and priorities outlined below:

**Goal 1** – *A Strong and Dynamic Regional Economy*
- Direction 7 – Build strong economic centres
- Direction 8 – Expand tourism and visitor opportunities
- Direction 9 – Coordinate growth in the cities of Armidale and Tamworth

**Goal 3** – *Strong Infrastructure and Transport Networks for the Future*
- Direction 13 – Expand emerging industries through freight and logistics connectivity ('Implement local planning controls to protect freight and logistics facilities from encroachment of sensitive land uses')

**Goal 4** – *Attractive and Thriving Communities*
- Direction 18 – Provide great places to live ('Ensuring a wider range of housing in appropriate locations…')

The Regional Plan identifies on Figure 6 (page 31) a range of key precincts relevant to this proposal including Tamworth Regional Airport, Glen Artney Industrial area and the Regional Sport and Entertainment Precinct incorporating AELEC and the sports dome. The planning proposal is also consistent with Local Government Narrative for the Tamworth Region (page 66) which references to the importance of these precincts.

The development of caravan parks within inappropriate locations will impact upon the goals that have been identified for the Region by the Department of Planning and Environment and is likely to compromise the Tamworth Regional community both economically and socially.

**B2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The planning proposal is considered to be consistent with Tamworth Regional Council's *Community Strategic Plan 2017-2027* and the themes outlined below:

- The *Community Strategic Plan 2017-2027 – A Spirit of Community* identifies the following:
  - C1.2 Provide high quality sporting facilities to meet he diverse needs of the community; &
  - C1.3 Provide high quality specialised sporting facilities to drive sporting excellence for the Region and State.

- The *Community Strategic Plan 2017-2027 – A Prosperous Region* identifies the following:
  - P1.1 Support and facilitate economic development and employment opportunities;
  - P2.1 Market the Tamworth Region as a destination for living, working and leisure; and
  - P4.1 To establish rail, air, land connection to enable local, national and international trade.

Allowing the development of caravan parks within the *RE2 Private Recreation* zone would result in an impact upon the development of significant social and economic precincts that have the capacity to generate long term employment and investment within the Region.

**B3 Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?**

Refer to **Attachment 10.**

**B4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

Refer to **Attachment 11.**

## ***Section C – Environmental, Social and Economic Impacts***

**C1 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

**C2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There will be no other environmental effects as a result of the planning proposal.

**C3 How has the planning proposal adequately addressed any social and economic effects?**

The social and economic outcomes will not change for those lands affected by the removal of caravan parks from the *RE2 Private Recreation* zone. Those lands affected by the rezoning will continue their existing uses as a caravan park and golf course and continue to provide economic and social benefit to the community.

***Section D – State and Commonwealth interests***

**D1 Is there adequate public infrastructure for the planning proposal?**

The subject lands are currently serviced by road, water, sewer, electricity and telecommunications infrastructure. No future infrastructure is required as part of this planning proposal process.

**D2 What are the views of State and Commonwealth Public Authorities consulted in accordance with gateway determination?**

The proposed changes to remove caravan parks from the *RE2 Private Recreation* zone and the rezoning of lands will not require consultation with any public authorities.

## *PART 4 – MAPPING*

The proposed amendment will update the existing *Tamworth Regional Local Environmental Plan 2010 Land Zoning Map*. The proposed revised map sheets are:

7310_COM_LZN_002B_040_20181115 shown at **Attachment 5;** and

7310_COM_LZN_004C_040_20181115 shown at **Attachment 6.**

## *PART 5 – COMMUNITY CONSULTATION*

Council, in accordance with the requirements of a Gateway determination and the NSW Department of Planning's *Guidelines to Preparing LEP's,* will formally notify all relevant landowners, adjoining landholders and other stakeholders of the proposal and extend an invitation to make comment.

In accordance with the *COVID-19 Legislation Amendment (Emergency Measures) Bill 2020* and *Local Government (General Regulation 2005 Amendment)*, public exhibition can be expected to include publication of public exhibition notices and material on Council's website, www.tamworth.nsw.gov.au, for the prescribed exhibition period.

In accordance with the requirements of the Gateway Determination, issued 11 December 2019, Council will consult with the following public authorities during the exhibition period:

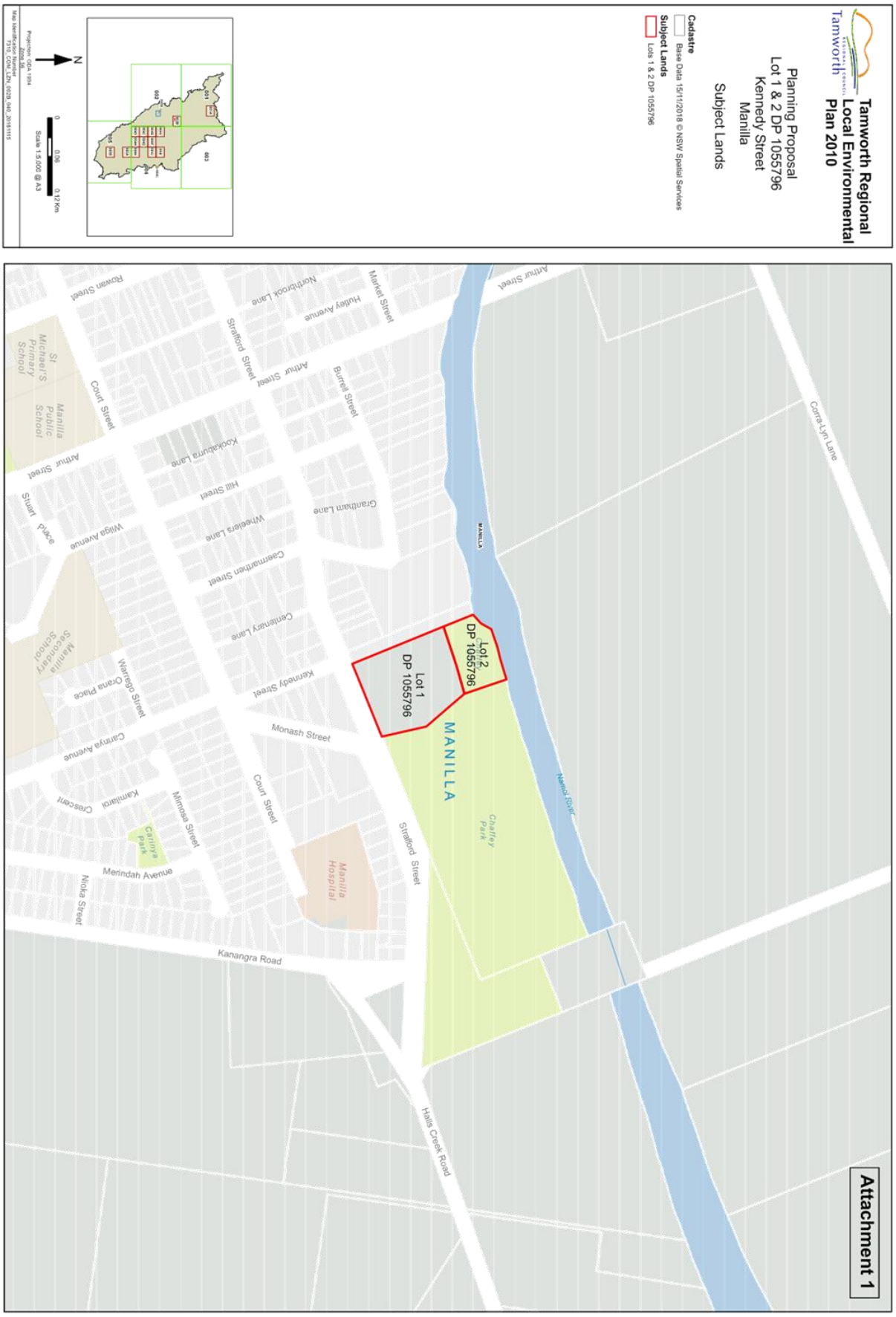
- NSW Rural Fire Service
- Department of Planning, Industry and Environment (Crown Lands)

## *PART 6 – PROJECT TIMELINE*

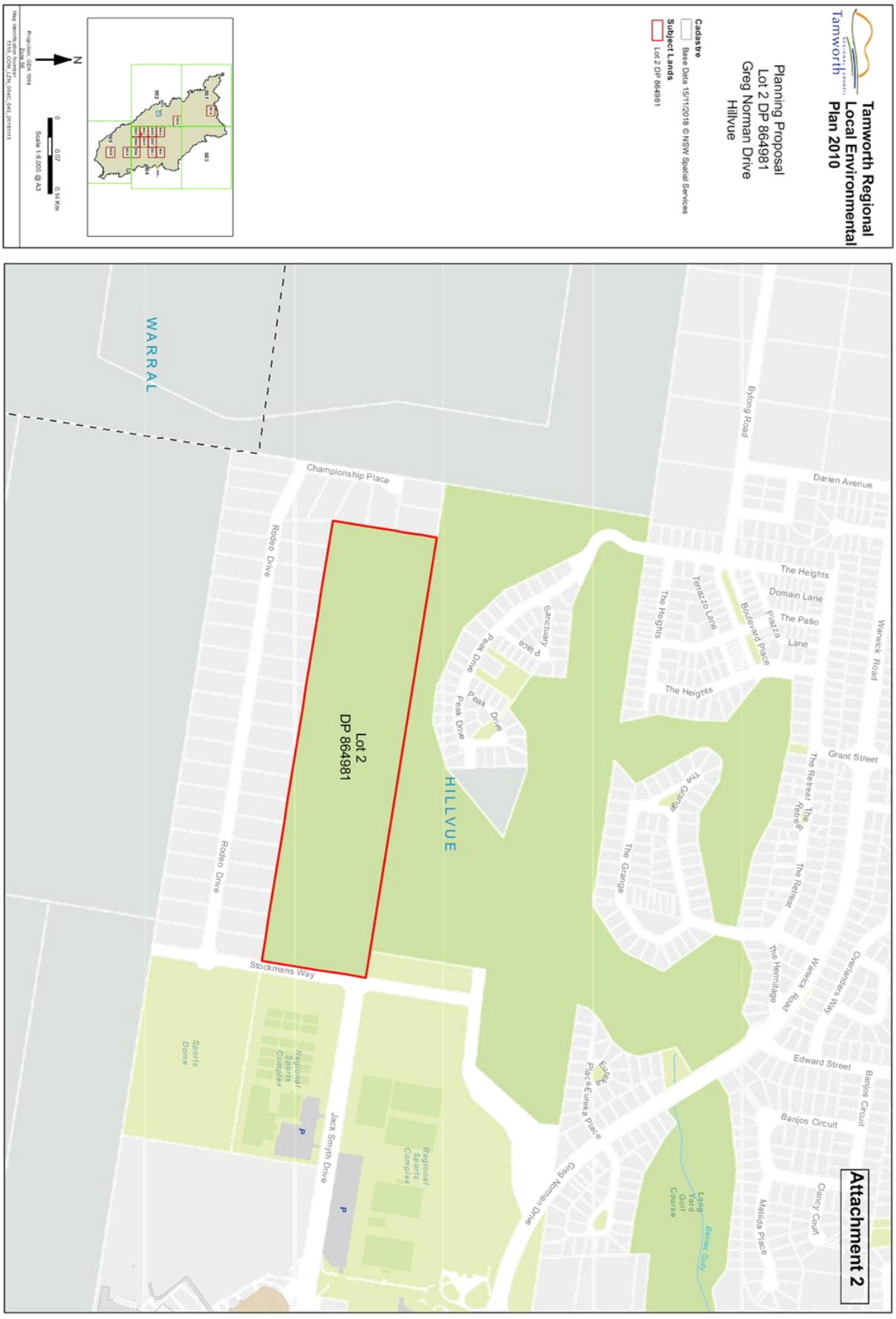
The table below provides an indication of the timeline for the planning proposal.

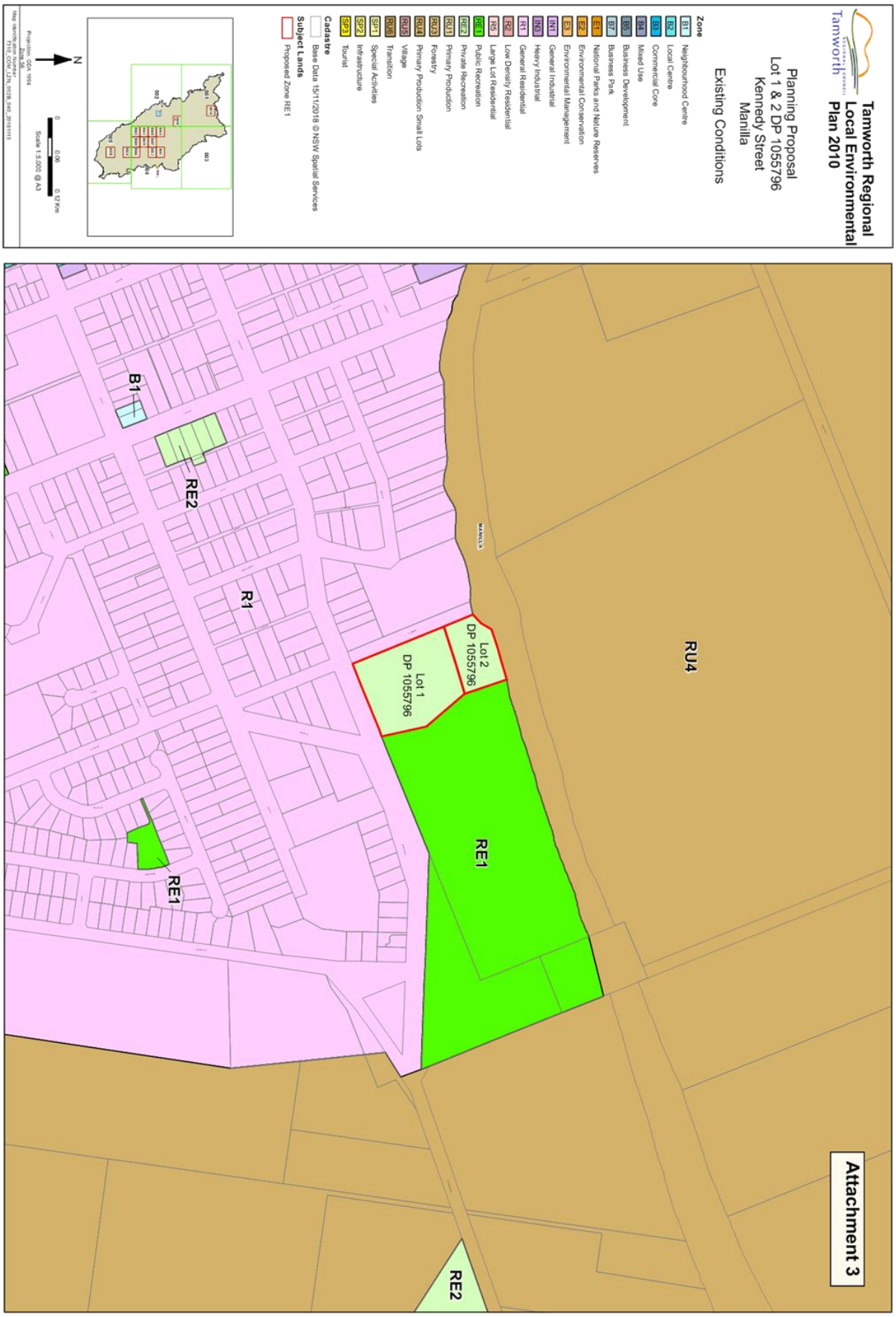
| Planning Making Step | Estimated Completion |
|---|---|
| Date of Gateway determination | 11 December 2019 |
| Additional information provided to Department and approval sought prior | May 2020 |

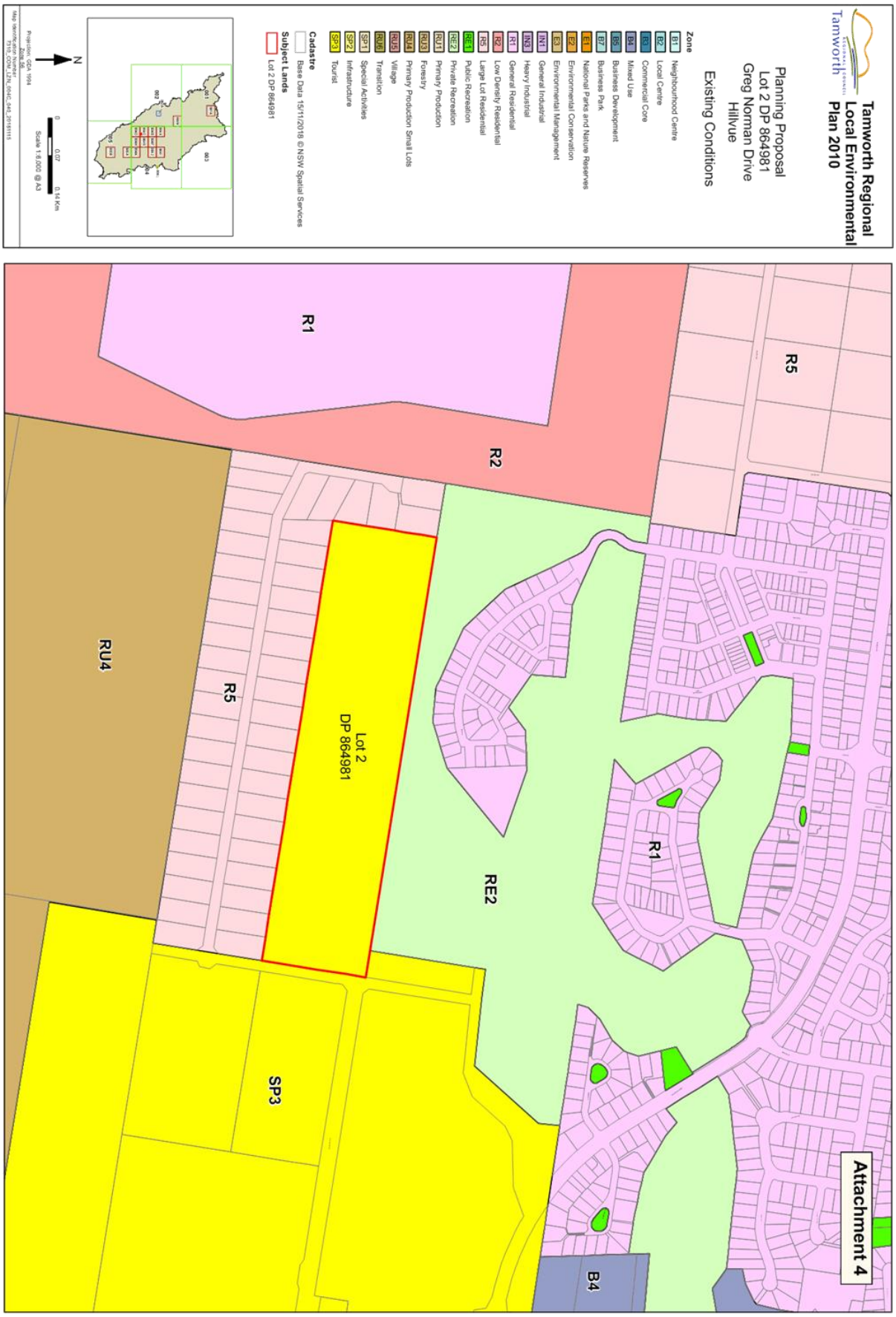
| | |
|---|---|
| to commencement of exhibition | |
| Commencement and completion dates for public exhibition period | 1 June 2020 – 29 June 2020 |
| Timeframe for government agency consultation as required by Gateway determination | 1 June 2020 – 29 June 2020 |
| Dates for public hearing | Not Required |
| Timeframe for consideration of submissions | 2 weeks |
| Timeframe for the consideration of proposal post exhibition | 2 weeks |
| Date of submission to Department to finalise LEP | August 2020 |
| Anticipated date RPA will make the plan (if delegated) | August 2020 |
| Anticipated date RPA will forward to the Department for notification | September 2020 |




Attachment 1


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Lot 2 DP 864981
Projection: GDA 1994
Map Reference Number
Scale 1:6,000 @ A3
0
0.07
0.14 Km
N
Lot 2
DP 864981
HILLVUE
WARRAL
Championship Place
Rodeo Drive
Stockmans Way
Jack Smyth Drive
Greg Norman Drive
Sanctuary Place
Peak Drive
The Heights
Terrazzo Lane
Domain Lane
The Patio
Boulevard Place
Piazza Lane
Darien Avenue
Byfong Road
Warwick Road
Grant Street
The Retreat
The Grange
The Hermitage
Overtons Way
Edward Street
Banjos Circuit
Clancy Court
Matilda Place
Eureka Place
Regional Sports Complex
Sports Dome
Long Yard Golf Course
Attachment 2


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 1 & 2 DP 1055796
Kennedy Street
Manilla
Existing Conditions
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B6 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Proposed Zone RE1
N
0 0.06 0.12 Km
Scale 1:5,000 @ A3
Projection: GDA 1994
Attachment 3
RU4
Lot 2
DP 1055796
Lot 1
DP 1055796
RE1
RE2
R1
B1
RE1
RE2


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Existing Conditions
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RUR Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Lot 2 DP 864981
N
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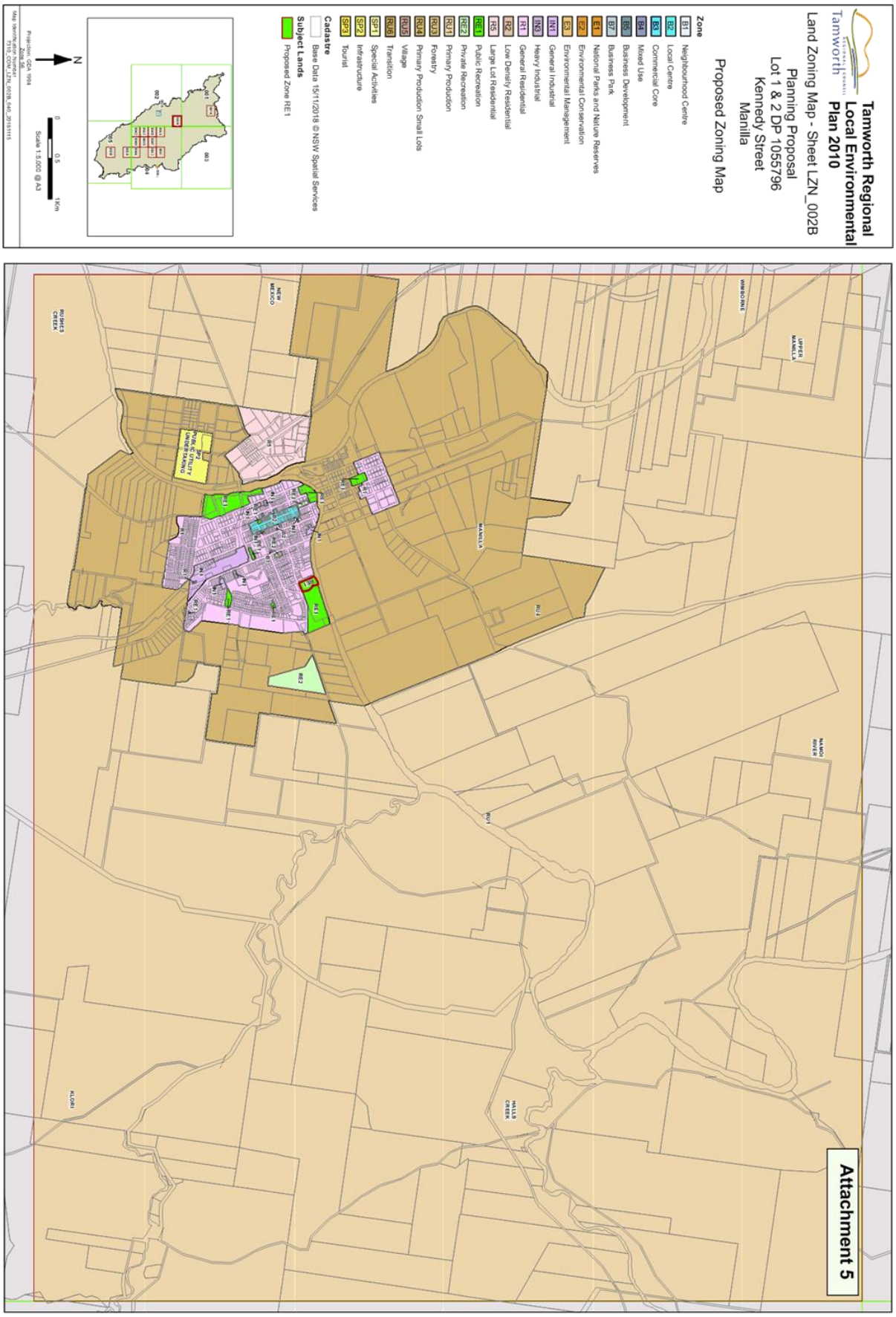
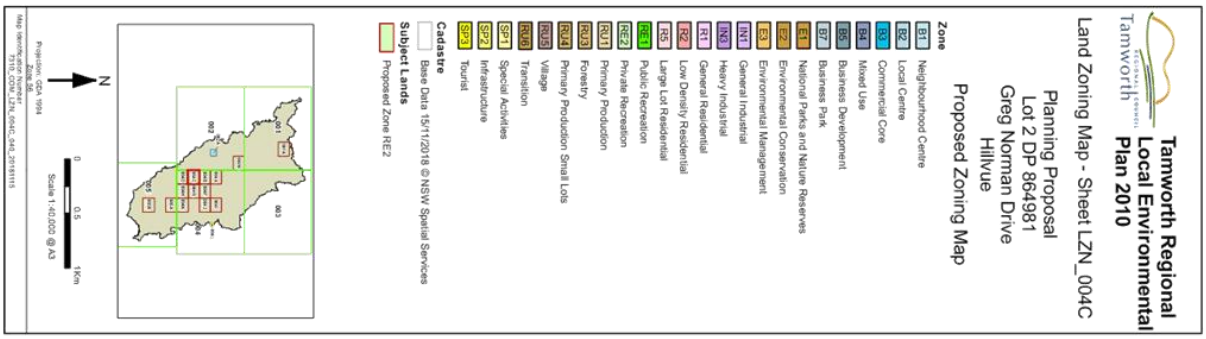
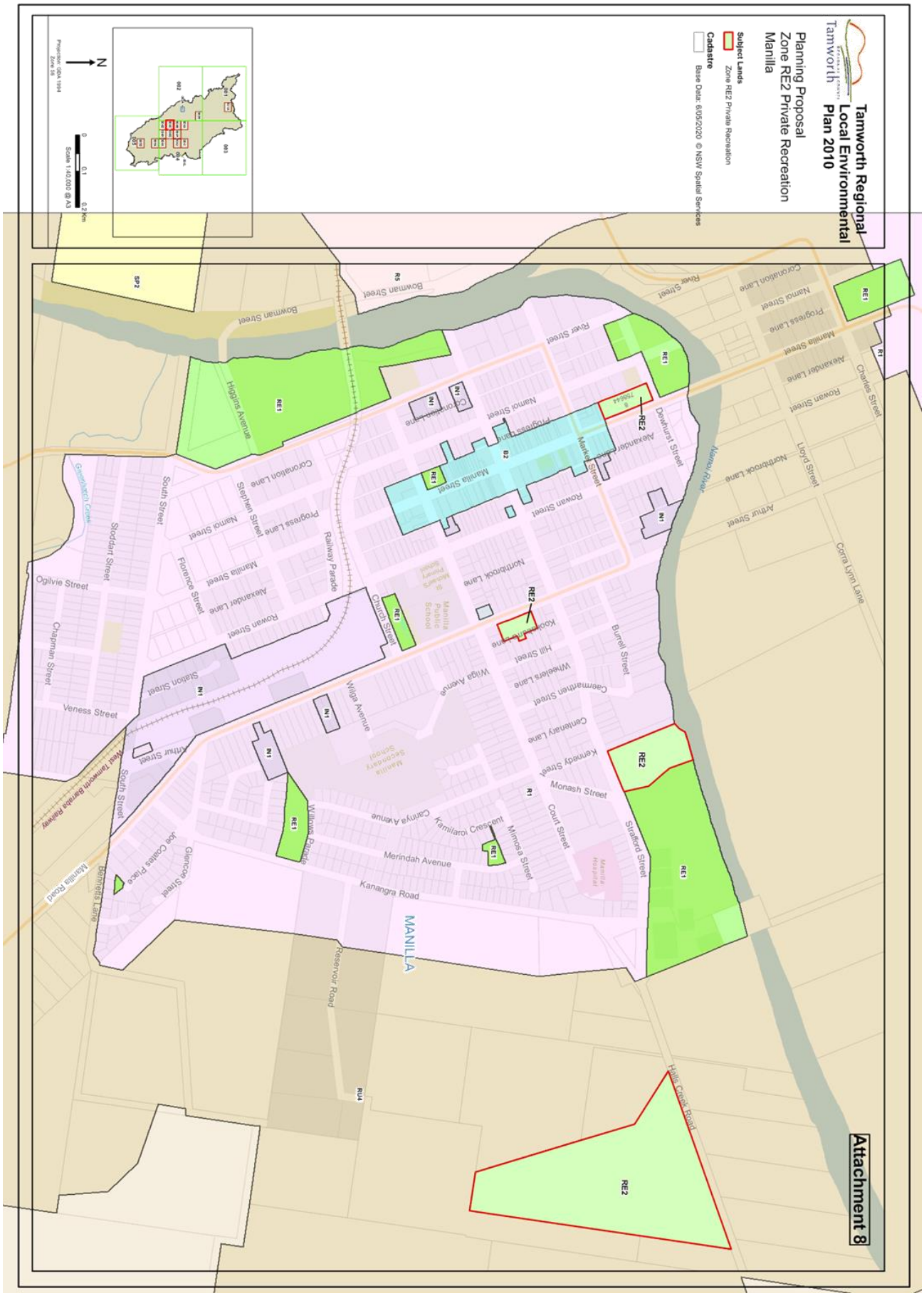
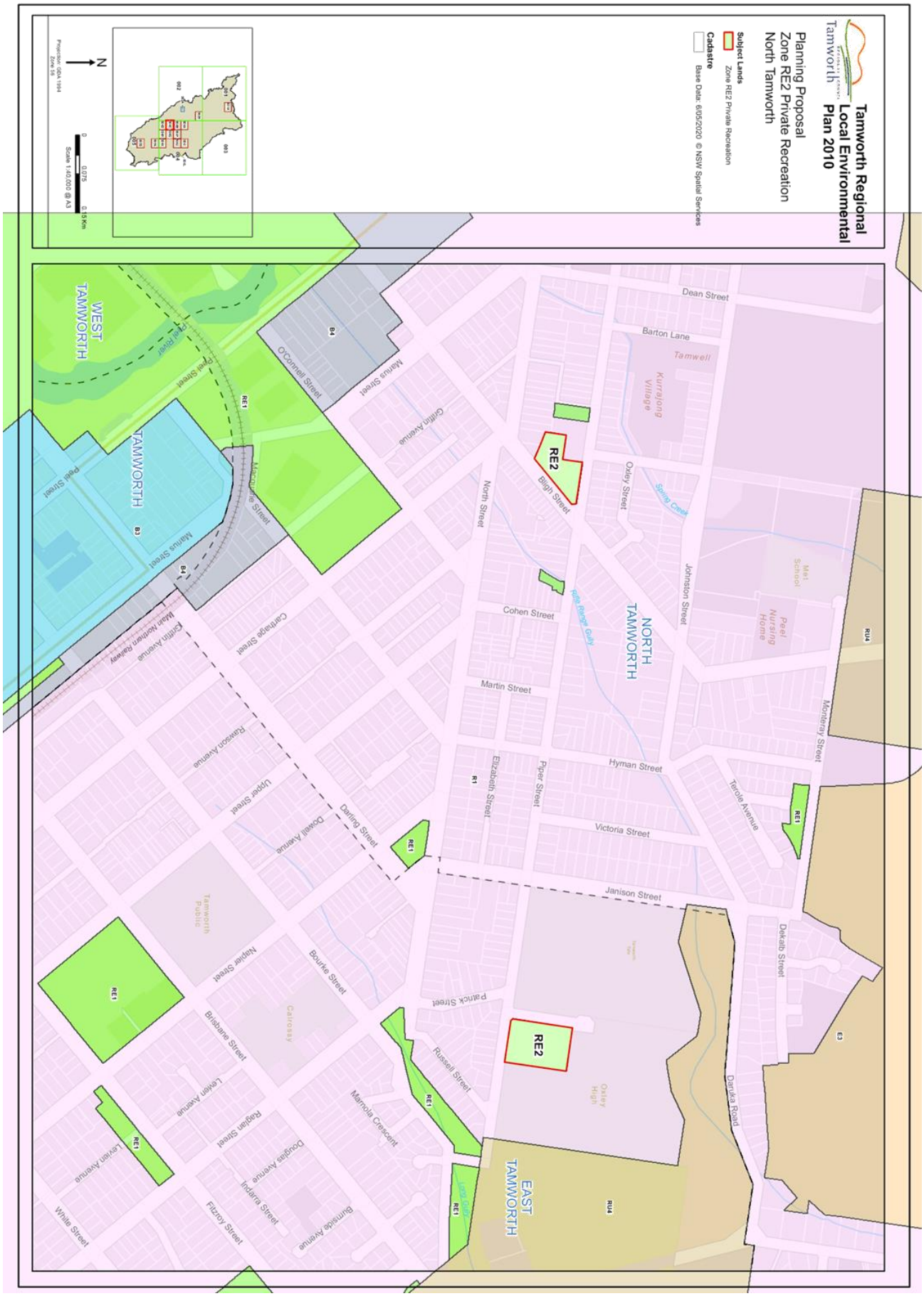
Scale 1:8,000 @ A3
Projection: GDA 1994
Map Identification Number
Attachment 4
R5
R1
R2
RE2
B4
Lot 2
DP 864981
R5
RU4
SP3

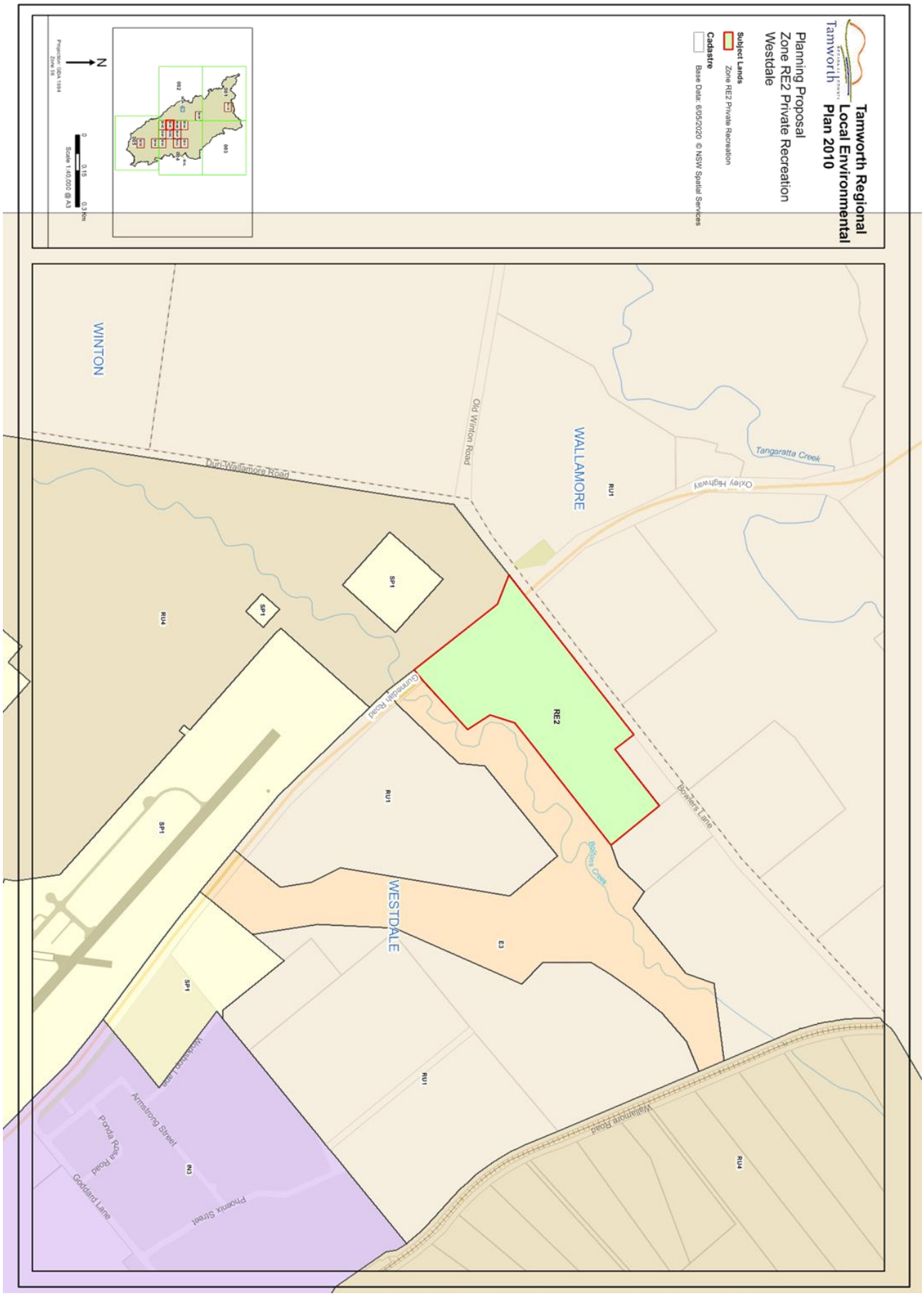

Tamworth Regional Local Environmental Plan 2010
Land Zoning Map - Sheet LZN_002B
Planning Proposal
Lot 1 & 2 DP 1055796
Kennedy Street
Manilla
Proposed Zoning Map
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B6 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Proposed Zone RE1
N
0 0.5 1Km
Scale 1:5,000 @ A3
Projection: GDA 1994
Attachment 5

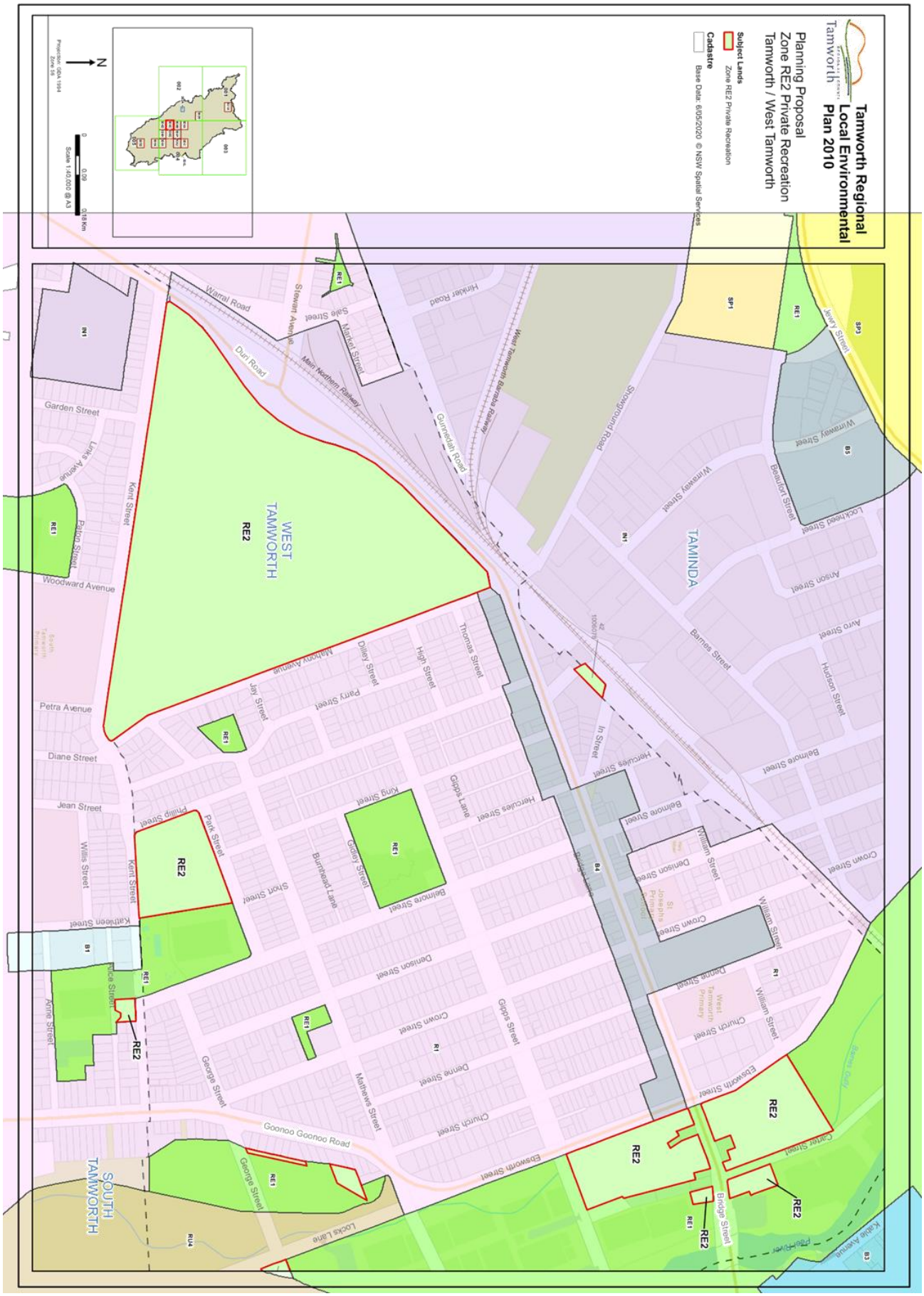

Tamworth Regional Local Environmental Plan 2010
Land Zoning Map - Sheet LZN_004C
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Proposed Zoning Map
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B6 Business Park
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Proposed Zone RE2
N
0 0.5 1Km
Scale 1:40,000 @ A3
Projection: GDA 1994
Map Identification Number
7110_COM_LZN_004C_040_20191115
WALLAMORE
WINTON
WESTDALE
TAMWORTH
OXLEY VALE
NORTH TAMWORTH
BITHRAMERE
WARRAL
KINGSWOOD
HILLVUE
SOUTH TAMWORTH
WEST TAMWORTH
EAST TAMWORTH
CALALA
Attachment 6

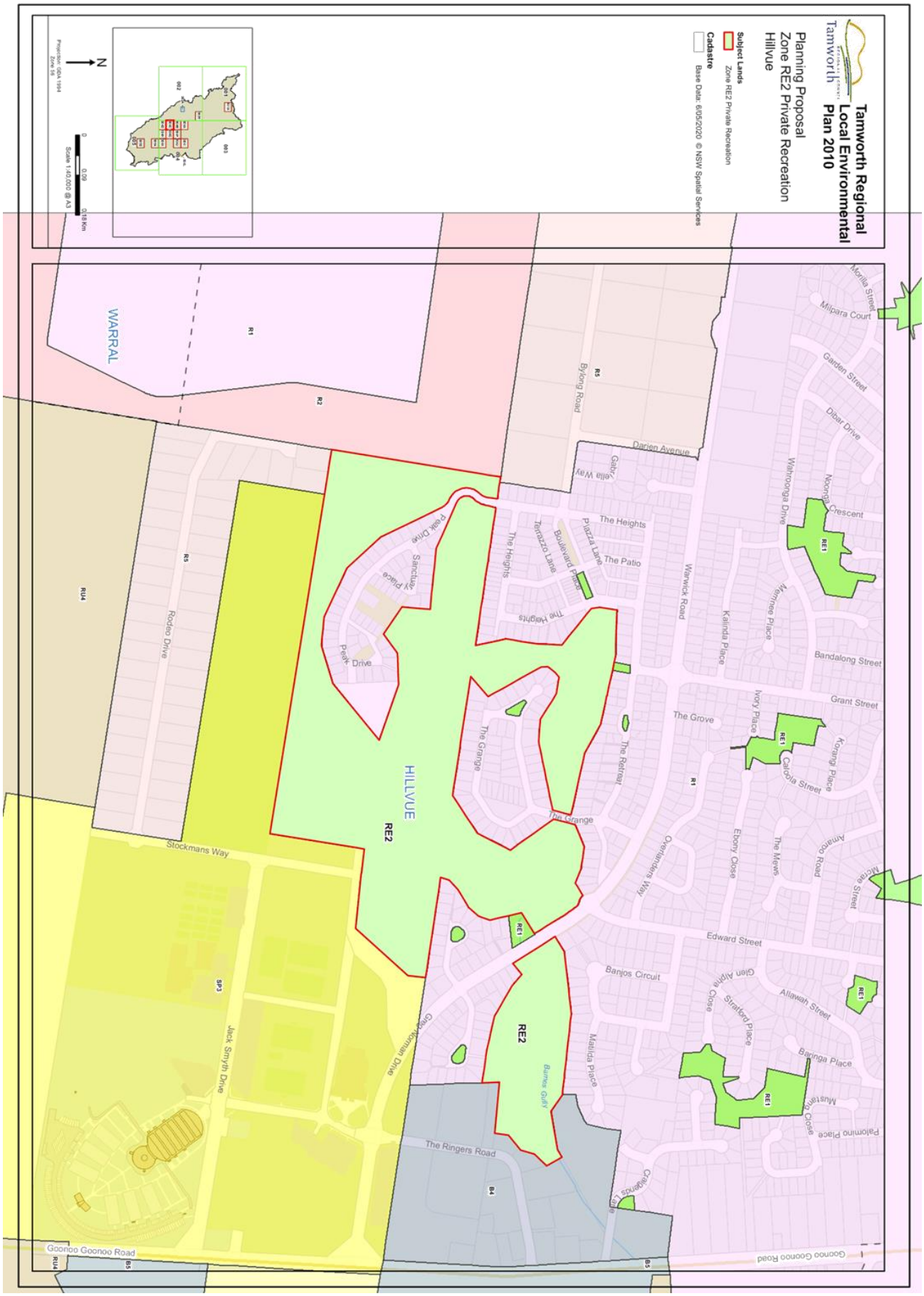
Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Overview
Subject Lands
Zone RE2 - Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
N
0
0.45
0.9 Km
Scale 1:40,000 @ A3
Projection: GDA 1994
Zone: 56
Map Identification Number
Manilla
Tamworth
Attachment 7


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Manilla
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Attachment 8
MANILLA
Manilla Public School
Manilla Secondary School
Manilla Hospital
Manilla Road
Kanangra Road
Merindah Avenue
Reservoir Road
Halls Creek Road
Bowman Street
River Street
Namoi River
Higgins Avenue
Dewhurst Street
Market Street
Manilla Street
Roman Street
Alexander Lane
Northbrook Lane
Church Street
Railway Parade
Stephen Street
Progress Lane
Namoi Street
Coronation Lane
South Street
Sloodart Street
Ogilvie Street
Chapman Street
Veness Street
Florence Street
Saloon Street
Arthur Street
Wilga Avenue
Willows Parade
Cantya Avenue
Kamilaroi Crescent
Mimosa Street
Court Street
Monash Street
Kennedy Street
Centenary Lane
Caemmalten Street
Wheelers Lane
Hill Street
Koomalatta Avenue
Burrell Street
Stratford Street
Glencoe Street
Joe Coates Place
Barnetts Lane
Charles Street
Lloyd Street
Corra Lynn Lane
Northbrook Lane
Arthur Street
Manilla River
Grindstaff Creek
West Tamworth Barraba Railway
RE1
RE2
B2
IN1
R1
R5
RU4
SP2


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
North Tamworth
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Projection: GDA 1994 Zone 56
Scale 1:40,000 @ A3
0
0.075
0.15 Km
N
WEST TAMWORTH
TAMWORTH
NORTH TAMWORTH
EAST TAMWORTH
RE2
RE1
B4
B3
RU4
E3
R1
Dean Street
Barton Lane
Tamwell
Kurrajong Village
Bligh Street
Oxley Street
Spring Creek
North Street
Johnston Street
Cohen Street
Rifle Range Gully
Martin Street
Hyman Street
Victoria Street
Janison Street
Monteray Street
Terdie Avenue
Dekalb Street
Danuka Road
Peel Nursing Home
Met. School
Oxley High
Elizabeth Street
Piper Street
Darling Street
Russell Street
Patrick Street
Bourke Street
Marnola Crescent
Cairoway
Tamworth Public
Napier Street
Brisbane Street
Lewin Avenue
Ragan Street
Douglas Avenue
Indarra Street
Fitzroy Street
Gunsale Avenue
Levien Avenue
White Street
Upper Street
Dowell Avenue
Ramsay Avenue
Carbage Street
Griffin Avenue
Main Northern Railway
Peel River
Peel Street
Marius Street
Griffin Avenue
O'Connell Street
Marius Street


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Westdale
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
N
0 0.15 0.3 km
Scale 1:40,000 @ A3
WINTON
WALLAMORE
WESTDALE
Dun Wallamore Road
Old Winton Road
Tangaratta Creek
Oxley Highway
Bowlers Lane
Bellens Creek
Wallamore Road
Gunnedah Road
Armstrong Street
Phoenix Street
Goddard Lane
Ponds Road
RU1
RU4
RE2
E3
IN2
SP1


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Tamworth / West Tamworth
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Scale 1:40,000 @ A3
0
0.09
0.18 Km
N
WEST TAMWORTH
TAMINDA
SOUTH TAMWORTH
RE2
RE1
IN1
SP1
SP3
B5
B4
B1
R1
RU4
Kent Street
Garden Street
Links Avenue
Paton Street
Woodward Avenue
Petra Avenue
Diane Street
Jean Street
Willis Street
Kathleen Street
Philip Street
Park Street
Anne Street
Peel Street
Jay Street
Dilley Street
High Street
Thomas Street
Hallogy Avenue
Party Street
King Street
Short Street
Burnhead Lane
Gipps Lane
Hercules Street
Belmore Street
Denison Street
Crown Street
Denne Street
Church Street
Mathews Street
Gipps Street
George Street
Goonoo Goonoo Road
Locks Lane
Edgsworth Street
Bridge Street
Bridge Lane
William Street
Dangar Street
Center Street
Kaloo Avenue
Hudson Street
Avro Street
Anson Street
Barnes Street
Beaufort Street
Lockheed Street
Wirraway Street
Strongyground Road
Gunnedah Road
West Tamworth Barraba Railway
Main Northern Railway
Dun Road
Walral Road
Stewart Avenue
Sale Street
Makel Street
Hinkler Road
Jewry Street
Tooloby
St Joseph's Primary
West Tamworth Primary
Peel River


Tamworth Regional Local Environmental Plan 2010
Tamworth
Planning Proposal
Zone RE2 Private Recreation
Hillvue
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Projection: GDA 1994 Zone 56
Scale 1:40,000 @ A3
0
0.09
0.18 Km
N
WARRAL
HILLVUE
RE2
R1
R2
R5
RU4
SP3
B4
B5
RE1
Morilla Street
Milpara Court
Garden Street
Dibar Drive
Darjen Avenue
Byong Road
Gabrielle Way
Wahroonga Drive
Noonga Crescent
The Heights
Piazza Lane
The Patio
Boulevard Place
Tamazzo Lane
Peak Drive
Sanctuary Place
Warwick Road
Kalinda Place
Wawinee Place
Bandalong Street
Grant Street
The Grove
Ivory Place
Karang Place
Cardola Street
The Retreat
The Grange
Rodeo Drive
Stockmans Way
Constantia Way
Ebony Close
The Mews
Armano Road
Mortar Street
Edward Street
Banjos Circuit
Glen Alpine Close
Stratford Place
Allawah Street
Baringa Place
Matilda Place
Burnes Gully
Musterer Close
Palomino Place
Jack Smyth Drive
Greg Norman Drive
The Ringers Road
Crabbonds Lane
Goonoo Goonoo Road

Tamworth REGIONAL COUNCIL

*Attachment 9*

**Analysis of Net Community Benefit Criteria**
***Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone***

| **EVALUATION CRITERIA** ***(YES/NO RESPONSE as applicable)*** | **COMMUNITY COSTS AND BENEFITS** | | |
|---|---|---|---|
| | **BASE CASE – CURRENT SITUATION - or COMMENT** | **PLANNING PROPOSAL** | **COMMUNITY BENEFIT PER CRITERIA** |
| Will the LEP be compatible with agreed State and Regional strategic direction for development in the area?<br><br>**YES** | The proposal is compatible with the *New England North West Regional Plan 2036* prepared by the Department of Planning and Environment and the *Tamworth Regional Development Strategy 2008*. Both plans support economic, social and employment growth within the Region. | The changes identified by the planning proposal will ensure the development of caravan parks are prohibited within the private recreation zone to ensure investment in significant economic and social precincts are protected throughout the Region. | The removal of caravan parks from the *RE2 Private Recreation* zone and the rezoning of Lot 1 and 2 DP 1055796, Kennedy Street in Manilla and Lot 2 DP 864981, Greg Norman Drive at Hillvue, and the prohibition of caravan parks within the *RE2 Private Recreation* zone will ensure that the regional **community benefits** from the investment made in commercial, industrial and recreational precincts at a Federal, State and Local Governments. |
| Is the planning proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or another regional/sub-regional strategy?<br><br>**YES** | The *New England North West Regional Plan 2036* highlights the importance of economic and social investment and employment growth within the Tamworth Region. It also supports the development of compatible land uses that will stimulate future investment and growth. | The proposed changes to the lands are supported by the goals identified by the *New England North West Regional Plan 2036* for future business, commercial and industrial development. | The *New England North West Regional Plan 2036* supports the growth of regional cities including the Tamworth Region to provide high level services and facilities. Accordingly the proposal will **benefit the community** both economically and socially. |
| Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?<br>**N/A** | Not Applicable | Not Applicable | Not Applicable |
| Will the planning proposal facilitate a permanent employment generating activity?<br><br>**NO** | The subject sites are used for recreational purposes including golf, bowling and tennis clubs, caravan parks and motor sports complexes. | The planning proposal will not alter the employment activities on these lands, however will support future investment in commercial, industrial and recreational precincts that have been identified for future | A **community benefit** results from prohibiting incompatible land uses such as caravan parks to ensure the investment in future commercial, industrial and recreational precincts and encourage opportunities to |

Tamworth REGIONAL COUNCIL

*Attachment 9*

**Analysis of Net Community Benefit Criteria**
***Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone***

| **EVALUATION CRITERIA** ***(YES/NO RESPONSE as applicable)*** | **COMMUNITY COSTS AND BENEFITS** | | |
|---|---|---|---|
| | **BASE CASE – CURRENT SITUATION - or COMMENT** | **PLANNING PROPOSAL** | **COMMUNITY BENEFIT PER CRITERIA** |
| | | development, economic investment and employment growth. | provide permanent and part time employment. |
| Will the planning proposal impact upon the supply of residential land and therefore housing supply and affordability?<br><br>**NO** | The subject sites are currently zoned *RE1 Public Recreation, RE2 Private Recreation and SP3 Tourist.* Residential accommodation of all forms is prohibited within these zones due to the nature of core land uses and the aims and objectives of the zones. | The removal of caravan parks from the land use table and proposed changes to the zoning of identified lands will not impact upon the supply of housing as residential accommodation is not permitted within the *RE1 Public Recreation*, *RE2 Private Recreation* and *SP3 Tourist* zones. | Housing supply and affordability will not be impacted by the changes identified by the planning proposal. |
| Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site?<br><br>**YES** | The existing public infrastructure currently services the sites identified by the planning proposal. | The proposed changes will not alter the use of public infrastructure or increase the demand for services. | The existing infrastructure is considered sufficient to service the Regional community in relation to this planning process. |
| Is public transport currently available or is there infrastructure capacity to support future public transport?<br><br>**YES** | Public transport services are currently available throughout the City of Tamworth. | The proposed changes will not increase demand for public transport. | The community will not be impacted or compromised in relation to access to public transport as part of this proposal. |
| Will the proposal result in changes to the car distances travelled by customers, employees and suppliers?<br><br>**NO**<br><br>If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety? | The community currently travel to the recreational uses located on the sites identified for private recreation. | The proposed changes will not alter the distances travelled by patrons accessing the services provided on the lands including those lands to be rezoned. | The community will not be impacted or compromised in relation to distances travelled as part of this proposal. |

Tamworth REGIONAL COUNCIL

*Attachment 9*

**Analysis of Net Community Benefit Criteria**
***Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone***

| **EVALUATION CRITERIA** ***(YES/NO RESPONSE as applicable)*** | **COMMUNITY COSTS AND BENEFITS** | | |
|---|---|---|---|
| | **BASE CASE – CURRENT SITUATION - or COMMENT** | **PLANNING PROPOSAL** | **COMMUNITY BENEFIT PER CRITERIA** |
| Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal?<br><br>**YES**<br><br>If so, what is the expected impact? | There are a number of significant precincts located throughout the city of Tamworth in proximity to lands zoned *RE2 Private Recreation* that have had considerable Government investment for commercial, industrial and recreational services and associated infrastructure. | The proposed changes will ensure the development of caravan parks and manufactured home estates are prohibited within the vicinity of these significant precincts and to ensure ongoing investment at a Federal, State and Local level to further develop these sites for economic and employment growth. | A **community benefit** will result in the protection of significant commercial, industrial and recreation precincts from incompatible development occurring within the vicinity of these sites and to maximise Government investment at all levels to ensure quality services are delivered to the Regional community. |
| Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors?<br><br>**NO** | The existing lands affected by the planning proposal are not identified as having high environmental value. | The proposed changes will not affect lands having high environmental value. | There will be no changes to the expectation of the community in this instance. |
| Will the LEP be compatible or complementary with surrounding land uses? What is the impact on amenity in the location and wider community?<br><br>Will the public domain improve?<br><br>**YES** | The lands known as Lot 1 and 2 DP 1055796 are currently zoned *RE2 Private Recreation* and are located adjacent to public reserve lands zoned *RE1 Public Recreation.* The lands proposed to be rezoned from *SP3 Tourist RE2 Private Recreation* are adjacent to lands zoned *RE2 Private Recreation.* | The proposed rezoning of lands will be complimentary with the surrounding public and private recreation zones and land uses. The removal of caravan parks from the *RE2 Private Recreation* zone will ensure that incompatible land uses do not occur within the vicinity of significant commercial, industrial and recreational precincts. | The planning proposal will **benefit the community** by ensuring incompatible land uses including caravan parks and manufactured home estates are not located within the vicinity of significant regional development precincts that may impact upon the operation of these sites. |

Tamworth REGIONAL COUNCIL

*Attachment 9*

**Analysis of Net Community Benefit Criteria**
***Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone***

| **EVALUATION CRITERIA** ***(YES/NO RESPONSE as applicable)*** | **COMMUNITY COSTS AND BENEFITS** | | |
|---|---|---|---|
| | **BASE CASE – CURRENT SITUATION - or COMMENT** | **PLANNING PROPOSAL** | **COMMUNITY BENEFIT PER CRITERIA** |
| Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area? **NO** | The changes are proposed for lands zoned *RE2 Private Recreation* and *SP3 Tourist* and will not alter the current operations of the lands. | The intention of the proposed changes is not to alter provisions associated with commercial land uses but to protect identified key precincts into the future. | The community will not be impacted by changes associated with business and commercial uses. |
| If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future? **NO** | Not Applicable | Not Applicable | The proposal does not have the potential to develop into a centre but aims to protect identified key precincts into the future. |
| What are the public interest reasons for preparing the draft plan?<br><br>What are the implications of not proceeding at that time? | The implications of not proceeding with the planning proposal will potentially result in incompatible developments such as manufactured home estates locating in the vicinity of significant strategic commercial, industrial and recreational precincts that are important to the region economically and socially. | The planning proposal will ensure that incompatible uses do not compromise lands that are currently operating or are identified for future commercial, industrial and recreational development. Not proceeding with the proposed changes will result in a conflict of land uses in these key areas. | The proposed changes will **benefit the community** by providing greater certainty and opportunity for the development of commercial, industrial and recreational precincts to stimulate the economy and employment growth. |
| **Summary** | **A significant net community benefit is identified by this analysis for the criteria examined above. No significant net cost was identified relating to any of the criteria considered.** | | |

Tamworth REGIONAL COUNCIL

***Attachment 10***

## Consideration of State Environmental Planning Policies Relative to the *Planning Proposal to remove caravan parks from the RE2 Private Recreation Zone*

| SEPP | Applicable to TRC? | Consistent/ Inconsistent | Reason for inconsistency or comment |
|---|---|---|---|
| *State Environmental Planning Policy No. 19 - Bushland in Urban Areas* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy No. 21 - Caravan Parks* | Yes | Consistent | The effect of this planning proposal would be to prohibit caravan parks in unsuitable locations. There is sufficient zoned land (other than the *RE2 Private Recreation)* to permit this use in appropriate locations.<br>SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy No. 36 - Manufactured Home Estates* | Yes | Consistent | The effect of this planning proposal would be to prohibit manufactured home estates in unsuitable locations. There is sufficient zoned land (other than the *RE2 Private Recreation)* to permit this use in appropriate locations.<br>SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy No. 47 – Moore Park Showground* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy No. 50 - Canal Estate Development* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy No.55 - Remediation of Land* | Yes | Consistent | The SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy No. 64 - Advertising and Signage* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Aboriginal Land) 2019* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Affordable Rental Housing) 2009* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |

Tamworth REGIONAL COUNCIL

***Attachment 10***

**Consideration of State Environmental Planning Policies Relative to the *Planning Proposal to remove caravan parks from the RE2 Private Recreation Zone***

| SEPP | Applicable to TRC? | Consistent/ Inconsistent | Reason for inconsistency or comment |
|---|---|---|---|
| *State Environmental Planning Policy (Coastal Management) 2018* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Concurrences and Consents) 2018* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy (Gosford City Centre) 2018* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* | Yes | Consistent | Seniors housing and residential care facilities are prohibited in the *RE2 Private Recreation* zone and in the RE1 Public Recreation Zone. |
| *State Environmental Planning Policy (Infrastructure) 2007* | Yes | Consistent | SEPP provisions are additional to those in the *TRLEP 2010.* |
| *State Environmental Planning Policy (Koala Habitat Protection) 2019* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Kosciuszko National Park-Alpine Resorts) 2007* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Kurnell Peninsula)1989* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Penrith Lakes Scheme) 1989* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Primary Production and Rural Development) 2019* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (State and Regional Development) 2011* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (State Significant Precincts) 2005* | Yes | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy* | No | N/A | Not applicable to the lands identified in the |

Tamworth REGIONAL COUNCIL

*Attachment 10*

**Consideration of State Environmental Planning Policies Relative to the *Planning Proposal to remove caravan parks from the RE2 Private Recreation Zone***

| SEPP | Applicable to TRC? | Consistent/ Inconsistent | Reason for inconsistency or comment |
|---|---|---|---|
| *(Sydney Drinking Water Catchment) 2011* | | | planning proposal. |
| *State Environmental Planning Policy (Sydney Regional Growth Centres) 2006* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Three Ports) 2013* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Urban Renewal) 2010* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Western Sydney Employment Area) 2009* | No | N/A | Not applicable to the lands identified in the planning proposal. |
| *State Environmental Planning Policy (Western Sydney Parklands) 2009* | No | N/A | Not applicable to the lands identified in the planning proposal. |

Tamworth REGIONAL COUNCIL

*Attachment 11*

**Consideration of Section 9.1 Ministerial Directions**
**Planning Proposal to Remove Caravan Parks from the**
***RE2 Private Recreation Zone***

## 1. Employment and Resources

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 1.1 Business and Industrial Zones | Yes | Consistent | The planning proposal is in accordance with the requirement of the Section 9.1 Ministerial Direction. The Tamworth Regional Development Strategy 2008 encourages economic development and employment growth within the Region. |
| 1.2 Rural Zones | Yes | Not Applicable | The proposal does not relate to rural zones, and is therefore not applicable in this instance. |
| 1.3 Mining, Petroleum Production and Extractive Industries | Yes | Not Applicable | The proposal does not relate to this land use, and is therefore not applicable in this instance. |
| 1.4 Oyster Aquaculture | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 1.5 Rural Lands | Yes | Not Applicable | The proposal does not relate to rural lands, and is therefore not applicable in this instance. |

## 2. Environment and Heritage

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 2.1 Environment Protection Zones | Yes | Not Applicable | The proposal does not relate to environmental protection zones, and is therefore not applicable in this instance. |
| 2.2 Coastal Management | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 2.3 Heritage Conservation | Yes | Not Applicable | The proposal does not relate to heritage conservation, and is therefore not applicable in this instance. |
| 2.4 Recreation Vehicle Areas | Yes | Not Applicable | The proposal does not relate to recreation vehicle areas, and is therefore not applicable in this instance. |
| 2.5 Application of E2 and E3 zones and Environmental overlays in far North Coast LEP's | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |

Tamworth REGIONAL COUNCIL

*Attachment 11*

**Consideration of Section 9.1 Ministerial Directions**
**Planning Proposal to Remove Caravan Parks from the**
***RE2 Private Recreation Zone***

**3. Housing, Infrastructure and Urban Development**

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 3.1 Residential Zones | No | Not Applicable | The aim of the planning proposal is to remove caravan parks from the *RE2 Private Recreation* zone. Home occupations are not permitted within the *RE1 Public Recreation*, *RE2 Private Recreation* and *SP3 Tourist* zones. The proposal is therefore not applicable in this instance. |
| 3.2 Caravan Parks and Manufactured Home Estates | Yes | Justifiably Inconsistent | The development of caravan parks including manufactured homes estates is permissible development within a number of *TRLEP 2010* zones including public recreation, rural, residential, business and tourist zones covering a large area of suitable land.<br>The planning proposal aims to rezone Lots 1 & 2 DP 1055796 to *RE1 Public Recreation* to ensure the continuation of the existing caravan park on the land.<br>The planning proposal would identify caravan parks as a prohibited use within the *RE2 Private Recreation* zone.<br>The proposed rezoning of Lot 2 DP 864981 from *SP3 Tourist* to *RE2 Private Recreation* does not affect an existing caravan park.<br>There are no other approved caravan parks located within the *RE2 Private Recreation* zone under the TRLEP 2010.<br>Consequently, while the planning proposal aims to remove caravan parks from the *RE2 Private Recreation* zone it is considered to be justifiably inconsistent with this Section 9.1 Ministerial Direction on the basis that it is considered to be of a minor nature and is in accordance with the *New England North West Regional Plan 2036*. (Refer Direction 5.10 below) |
| 3.3 Home Occupations | Yes | Consistent | The aim of the planning proposal is to remove caravan parks from the *RE2 Private Recreation* zone. Home occupations are not permitted within the *RE1 Public Recreation*, *RE2 Private Recreation* and *SP3 Tourist* zones. The proposal is therefore consistent with the direction. |
| 3.4 Integrating Land Use and Transport | Yes | Not Applicable | The proposal does not relate to Integrating Land Use and Transport, and is therefore not applicable in this instance. |
| 3.5 Development Near Regulated Airports and Defence Airfields | Yes | Consistent | A parcel of land zoned *RE2 Private Recreation* is located within the vicinity of the Tamworth Regional Airport. The removal of caravan parks from the land use table will ensure incompatible land uses will not |

Tamworth REGIONAL COUNCIL

*Attachment 11*

**Consideration of Section 9.1 Ministerial Directions**
**Planning Proposal to Remove Caravan Parks from the**
***RE2 Private Recreation Zone***

| | | | |
|---|---|---|---|
| | | | occur and impact upon the operation of the regional airport. |
| 3.6 Shooting Ranges | Yes | Not Applicable | The proposal does not relate to land near shooting ranges, and is therefore not applicable in this instance. |
| 3.7 Reduction in non-hosted short term rental accommodation | No | Not Applicable | The planning proposal does not relate to land in Byron Shire Council. |

## 4. Hazard and Risk

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 4.1 Acid Sulfate Soils | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 4.2 Mine Subsidence and Unstable Land | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 4.3 Flood Prone Land | Yes | Consistent | The planning proposal aims to rezone the lands known as Lots 1 & 2 DP 1055796 from *RE2 Private Recreation* to *RE1 Public Recreation*. Lot 1 DP 1055796 is identified as Flood Prone Land under the *TRLEP 2010*. The change of zone does not increase development potential on the land.<br>The planning proposal also aims to prohibit caravan parks from the *RE2 Private Recreation* zone.<br>The following lots are identified as Flood Prone Land under the *TRLEP 2010:*<br>Lot A DP 348010, Lot 9 Sec 17 DP 758644, Lot 10 Sec 17 DP 758644, Lot 8 Sec 17 DP 758644, Lot 7008 DP 94271, Lot 1 DP 164103, Lot 2 DP 202975, Lot 2 DP 164103, Lot 3 DP 164103, Lot 1 DP 156211, Lot 1 DP 135378, Lot 1 DP 222992, Lot 1 DP 795397, Lot 2 DP 163120, Lot 2 DP 205304, Lot 1 DP 163120, Lot 3 DP 163120, Lot 4 DP 163120, Lot 1 DP 205304, Lot 1 DP 155835, Lot 2 DP 151672, Lot 9 DP 1009737, Lot 1 DP 798959, Lot 1 DP 380047, (Portion of) Lot 1 DP 1101985.<br>The change to the land use table for the *RE2 Private Recreation* zone does not increase development potential on these lands.<br>The proposal is consistent with this Section 9.1 Ministerial Direction. |
| 4.4 Planning for Bushfire Protection | Yes | Not Applicable | The proposal does not relate to bushfire prone lands, and is therefore not applicable in this instance. |

Tamworth REGIONAL COUNCIL

*Attachment 11*

**Consideration of Section 9.1 Ministerial Directions**
**Planning Proposal to Remove Caravan Parks from the**
***RE2 Private Recreation Zone***

## 5. Regional Planning

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 5.1 Implementation of Regional Strategies | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 5.2 Sydney Drinking Water Catchments | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |
| 5.9 North West Rail Link Corridor Strategy | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |

Tamworth REGIONAL COUNCIL

*Attachment 11*

**Consideration of Section 9.1 Ministerial Directions**
**Planning Proposal to Remove Caravan Parks from the**
***RE2 Private Recreation Zone***

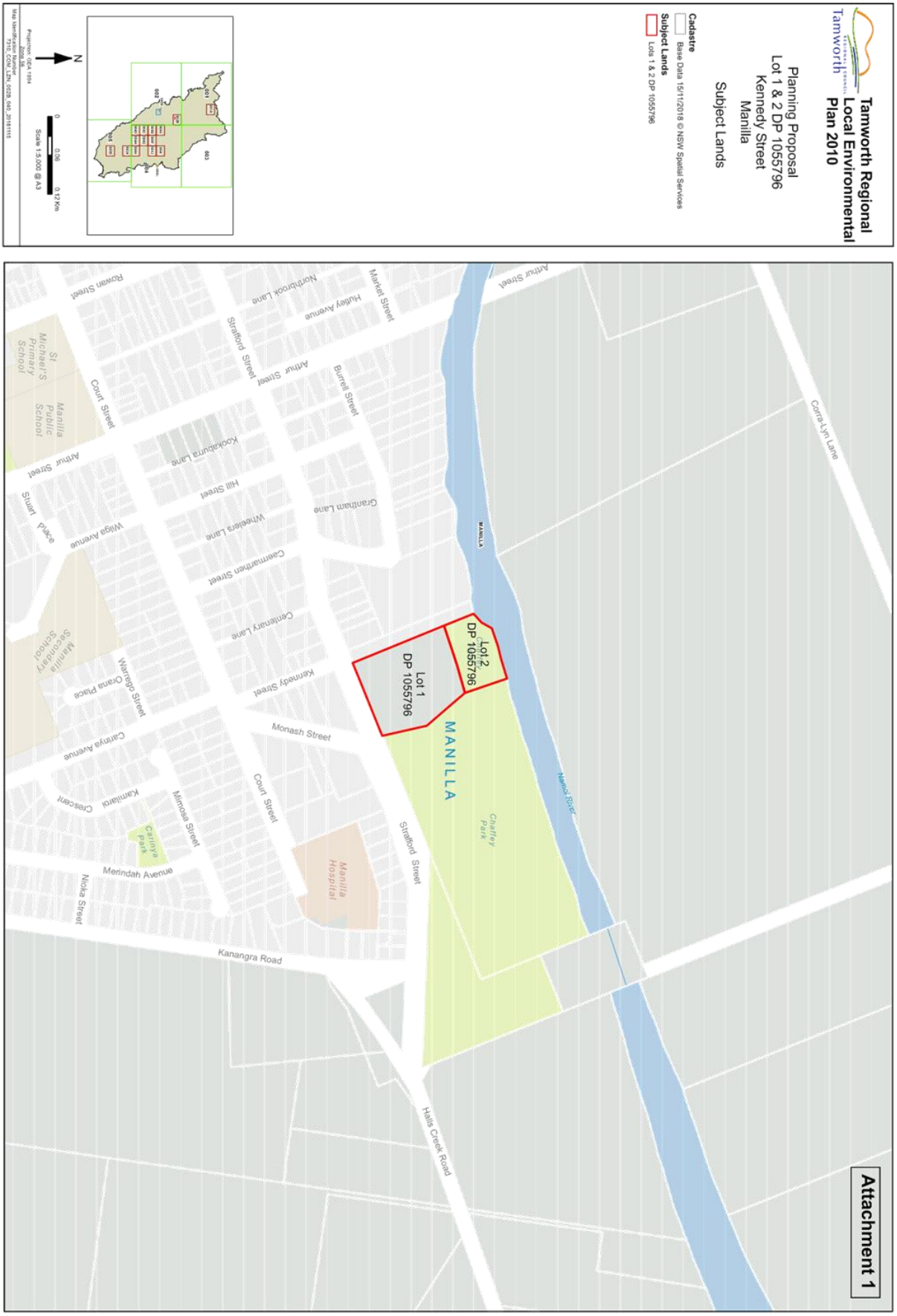
| | | | |
|---|---|---|---|
| 5.10 Implementation of Regional Plans | Yes | Consistent | The proposal is in accordance with the *New England North West Regional Plan 2036*. This regional plan identifies several key precincts in Tamworth including the Tamworth Regional Airport and the Regional Sports and Entertainment Precinct which will be supported by the removal of caravan parks from the *RE2 Private Recreation* zone. |
| 5.11 Development of Aboriginal Land Council Land | No | Not Applicable | Does not affect the Tamworth Regional Local Government Area. |

## 6. Local Plan Making

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 6.1 Approval and Referral Requirements | Yes | Consistent | The planning proposal is in accordance with the requirements of the Section 9.1 Ministerial Direction. |
| 6.2 Reserving Land for Public Purposes | Yes | Consistent | The planning proposal is in accordance with the requirements of the Section 9.1 Ministerial Direction. The rezoning of Lots 1 & 2 DP 1055796 in Manilla from *RE2 Private Recreation* to *RE1 Public Recreation* will not change the existing use of the lands as they are currently utilised for public purposes and will not be altered or compromised by the change in zoning. |
| 6.3 Site Specific Provisions | Yes | Consistent | The planning proposal does not introduce any Site Specific provisions and is in accordance with the requirements of the Section 9.1 Ministerial Direction. |

## 7. Metropolitan Planning

| Direction | Applicable | Consistent | Reason for inconsistency or comment |
|---|---|---|---|
| 7.1 – 7.10 Metropolitan Planning Directions | No | Not Applicable | Directions do not affect the Tamworth Local Government Area. |


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 1 & 2 DP 1055796
Kennedy Street
Manilla
Subject Lands
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Lots 1 & 2 DP 1055796
N
Projection: GDA 1994
Scale 1:5,000 @ A3
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0.12 Km
Map Identification Number
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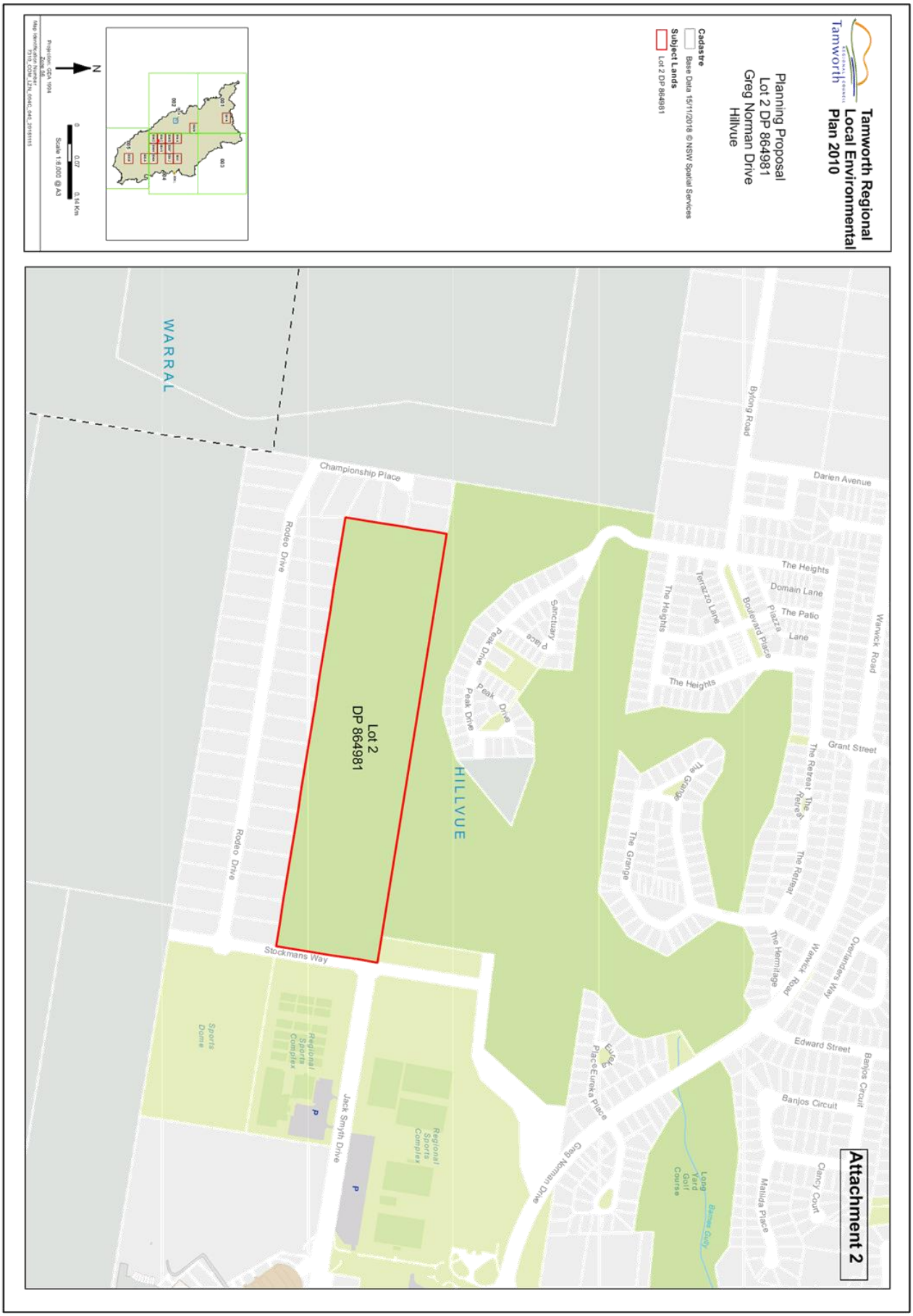
Namoi River
Arthur Street
Market Street
Hubley Avenue
Northbrook Lane
Roman Street
Strafford Street
Burrell Street
Court Street
Kookaburra Lane
Hill Street
Wheelers Lane
Granbiam Lane
Caemarthen Street
Centenary Lane
Kennedy Street
Monash Street
Warrego Street
Orana Place
Canniya Avenue
Kamilaroi Crescent
Mimosa Street
Merindah Avenue
Nioka Street
Kanangra Road
Halls Creek Road
Chaffey Park
Manilla Hospital
Canniya park
Manilla Public School
St Michael's Primary School
Manilla Secondary School
Wiga Avenue
Stuart Place
Attachment 1


Tamworth Regional Local Environmental Plan 2010
Tamworth
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Lot 2 DP 864981
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0
0.07
0.14 Km
Scale 1:6,000 @ A3
Projection: GDA 1994
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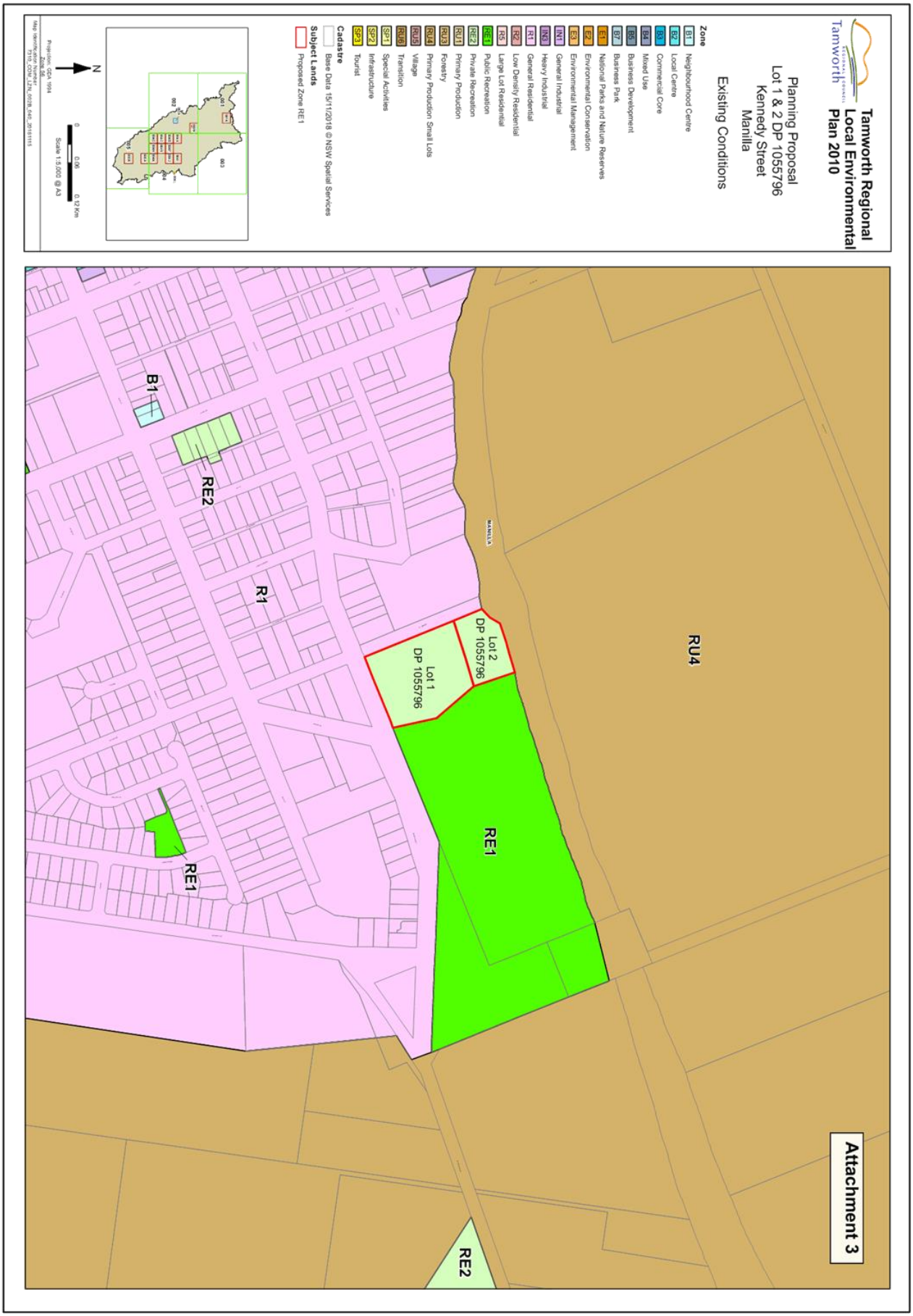
Lot 2
DP 864981
HILLVUE
WARRAL
Championship Place
Rodeo Drive
Stockmans Way
Jack Smyth Drive
Greg Norman Drive
Sports Dome
Regional Sports Complex
Regional Sports Complex
Peak Drive
Sanctuary Place
The Heights
Terrazzo Lane
Domain Lane
The Patio
Piazza Lane
Boulevard Place
The Grange
The Retreat
Darien Avenue
Bylong Road
Warwick Road
Grant Street
Overnights Way
The Hermitage
Edward Street
Banjos Circuit
Clancy Court
Matilda Place
Eureka Place
Long Yard Golf Course
Barnes Gully
Attachment 2


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 1 & 2 DP 1055796
Kennedy Street
Manilla
Existing Conditions
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B6 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 @ NSW Spatial Services
Subject Lands
Proposed Zone RE1
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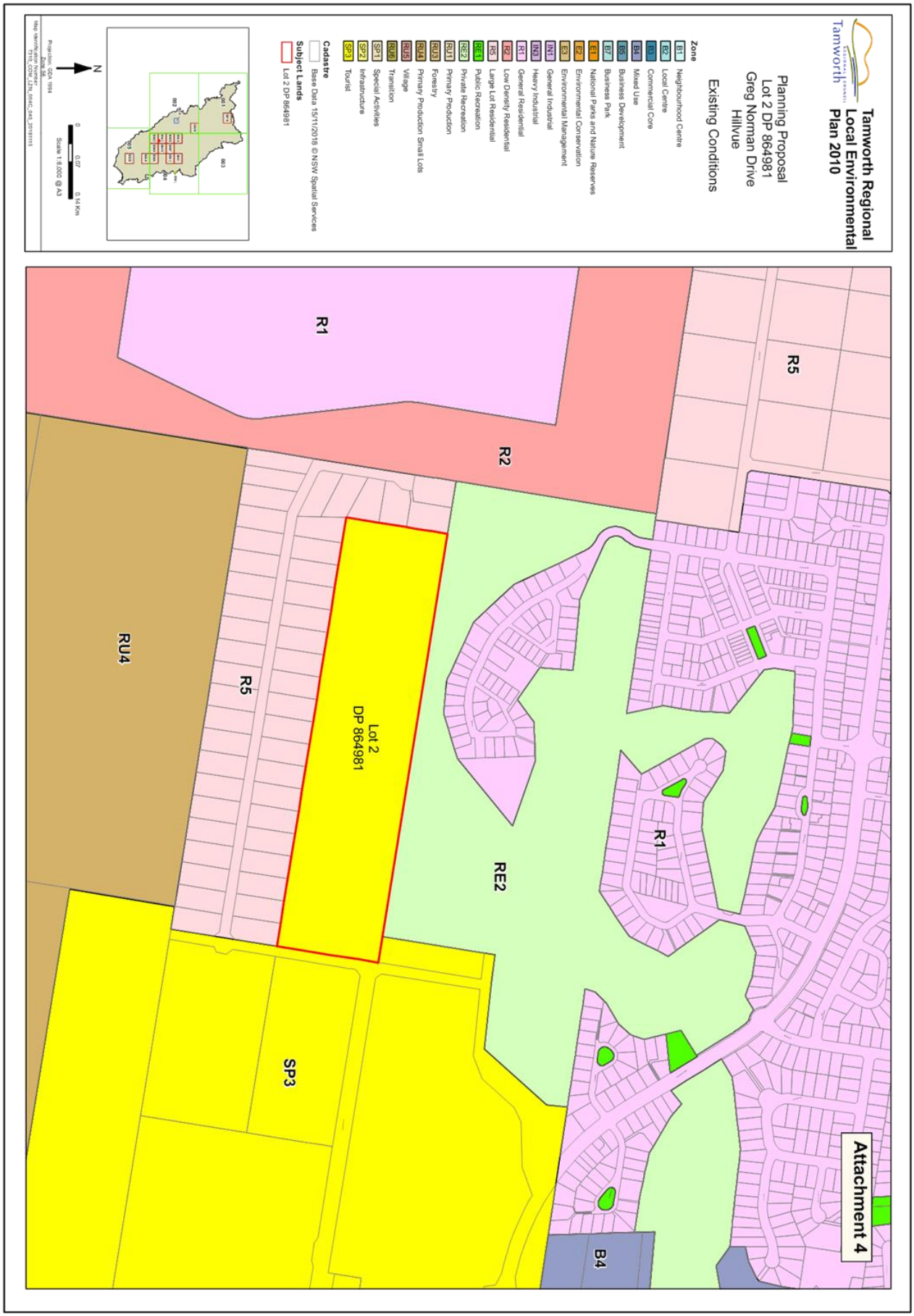
RU4
RE1
RE2
R1
B1
Lot 1
DP 1055796
Lot 2
DP 1055796
Attachment 3


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Existing Conditions
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RUR Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 © NSW Spatial Services
Subject Lands
Lot 2 DP 864981
N
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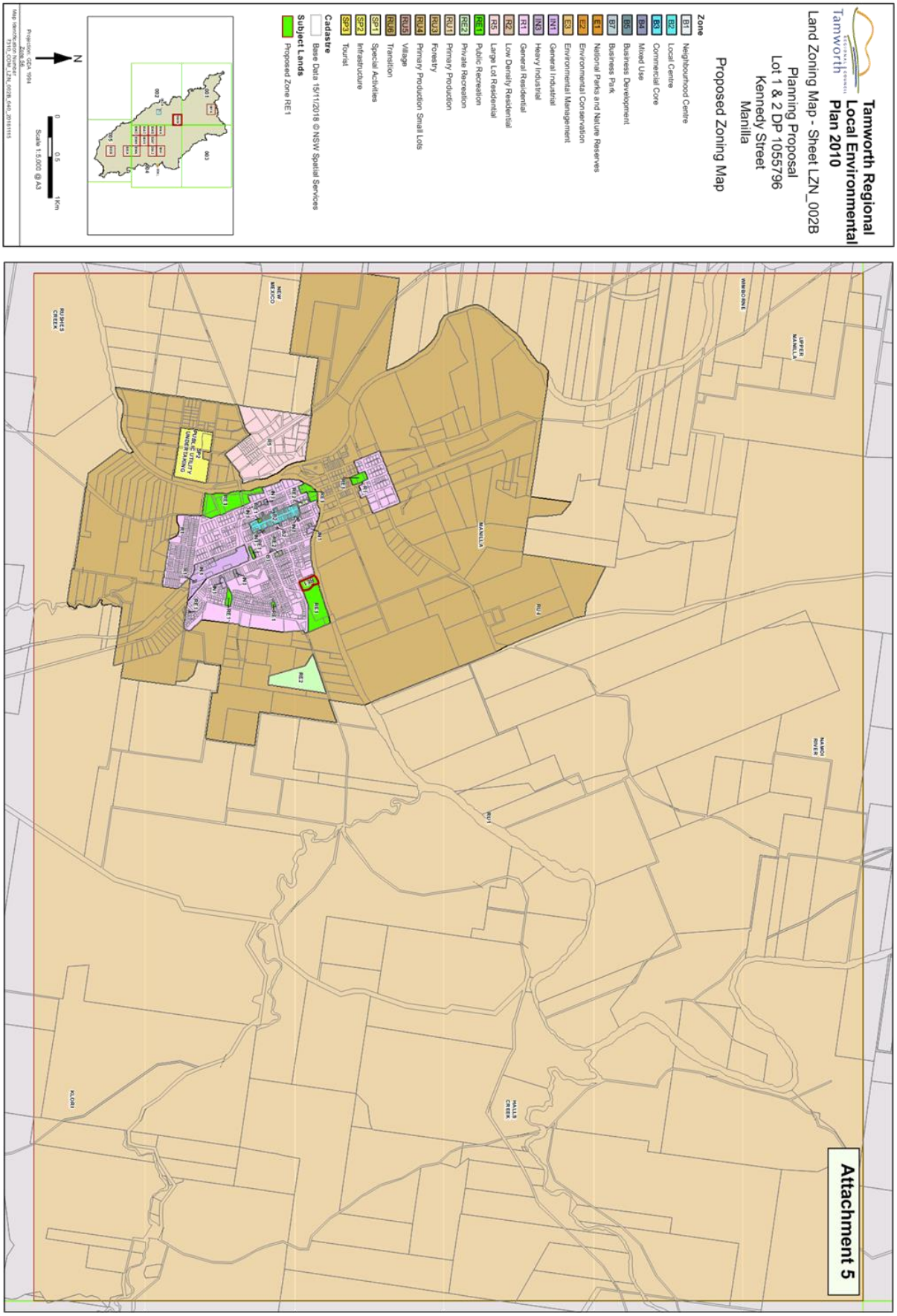
Scale 1:8,000 @ A3
Projection: GDA 1994
Map Reference Number
R5
R1
R2
RU4
R5
Lot 2
DP 864981
RE2
R1
SP3
B4
Attachment 4


Tamworth Regional Local Environmental Plan 2010
Land Zoning Map - Sheet LZN_002B
Planning Proposal
Lot 1 & 2 DP 1055796
Kennedy Street
Manilla
Proposed Zoning Map
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B6 Business Development
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 @ NSW Spatial Services
Subject Lands
Proposed Zone RE1
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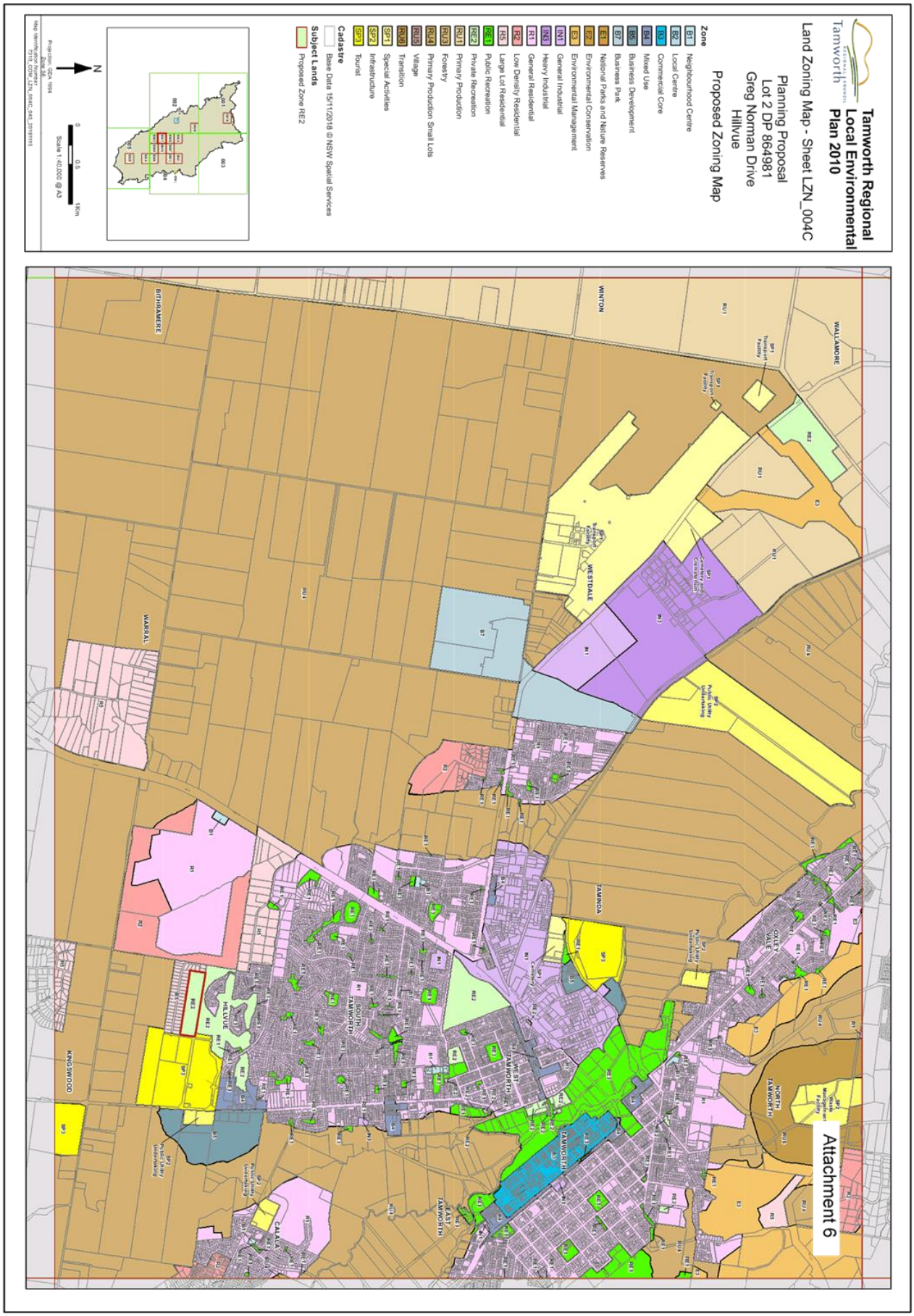
Projection: GDA 1994
Attachment 5


Tamworth Regional Local Environmental Plan 2010
Land Zoning Map - Sheet LZN_004C
Planning Proposal
Lot 2 DP 864981
Greg Norman Drive
Hillvue
Proposed Zoning Map
Zone
B1 Neighbourhood Centre
B2 Local Centre
B3 Commercial Core
B4 Mixed Use
B5 Business Development
B6 Business Park
B7 Business Park
E1 National Parks and Nature Reserves
E2 Environmental Conservation
E3 Environmental Management
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R2 Low Density Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP1 Special Activities
SP2 Infrastructure
SP3 Tourist
Cadastre
Base Data 15/11/2018 @ NSW Spatial Services
Subject Lands
Proposed Zone RE2
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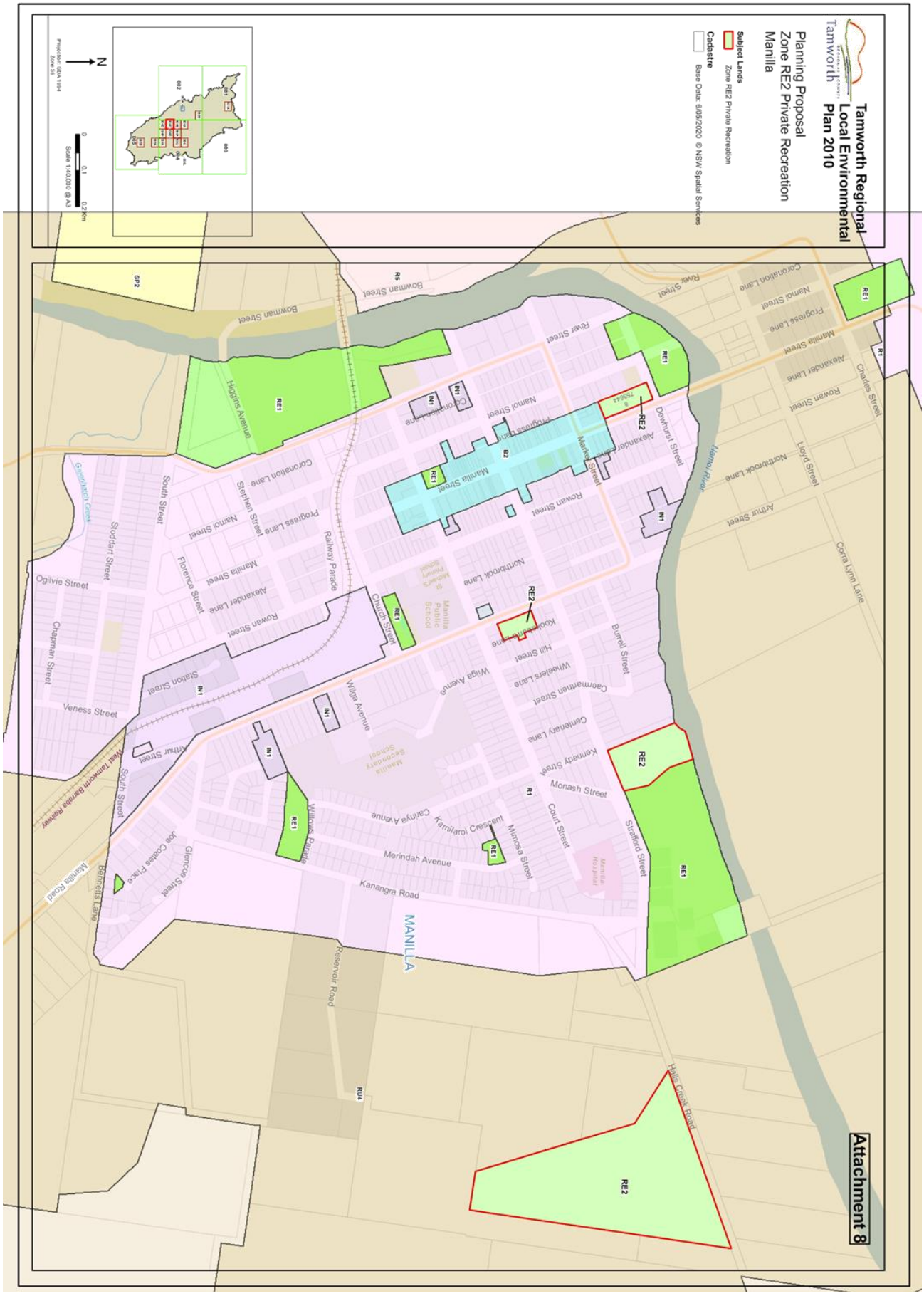
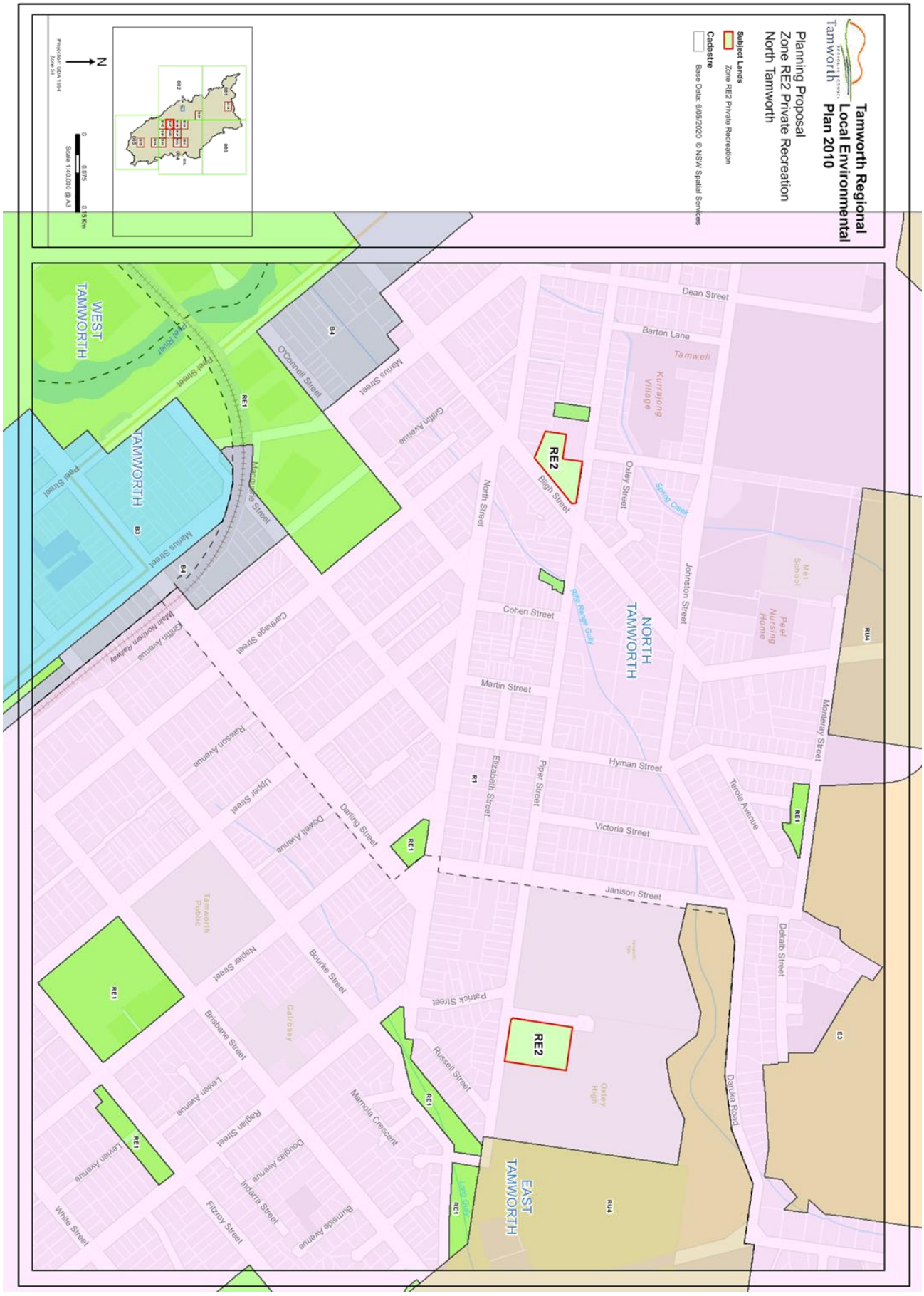
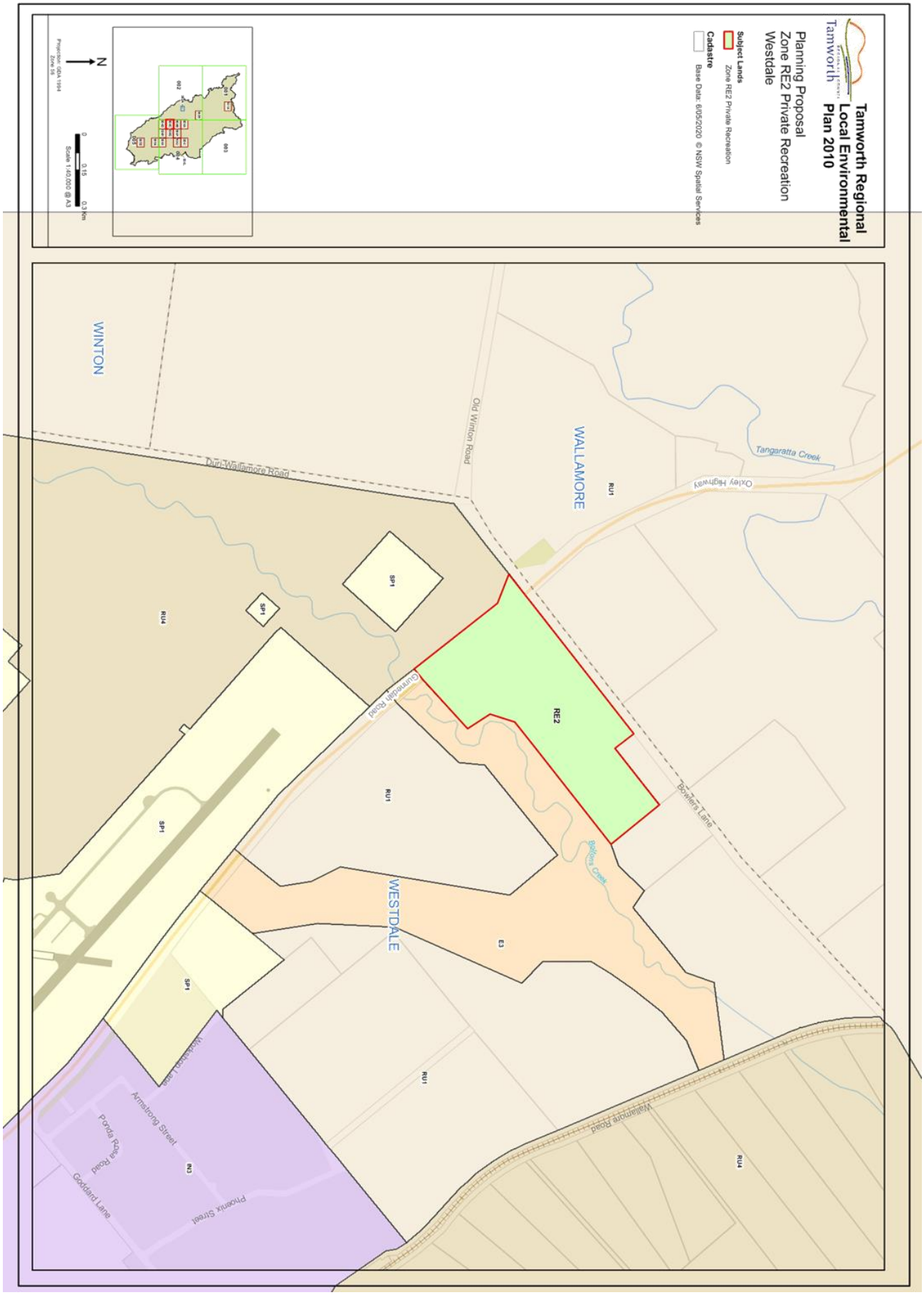
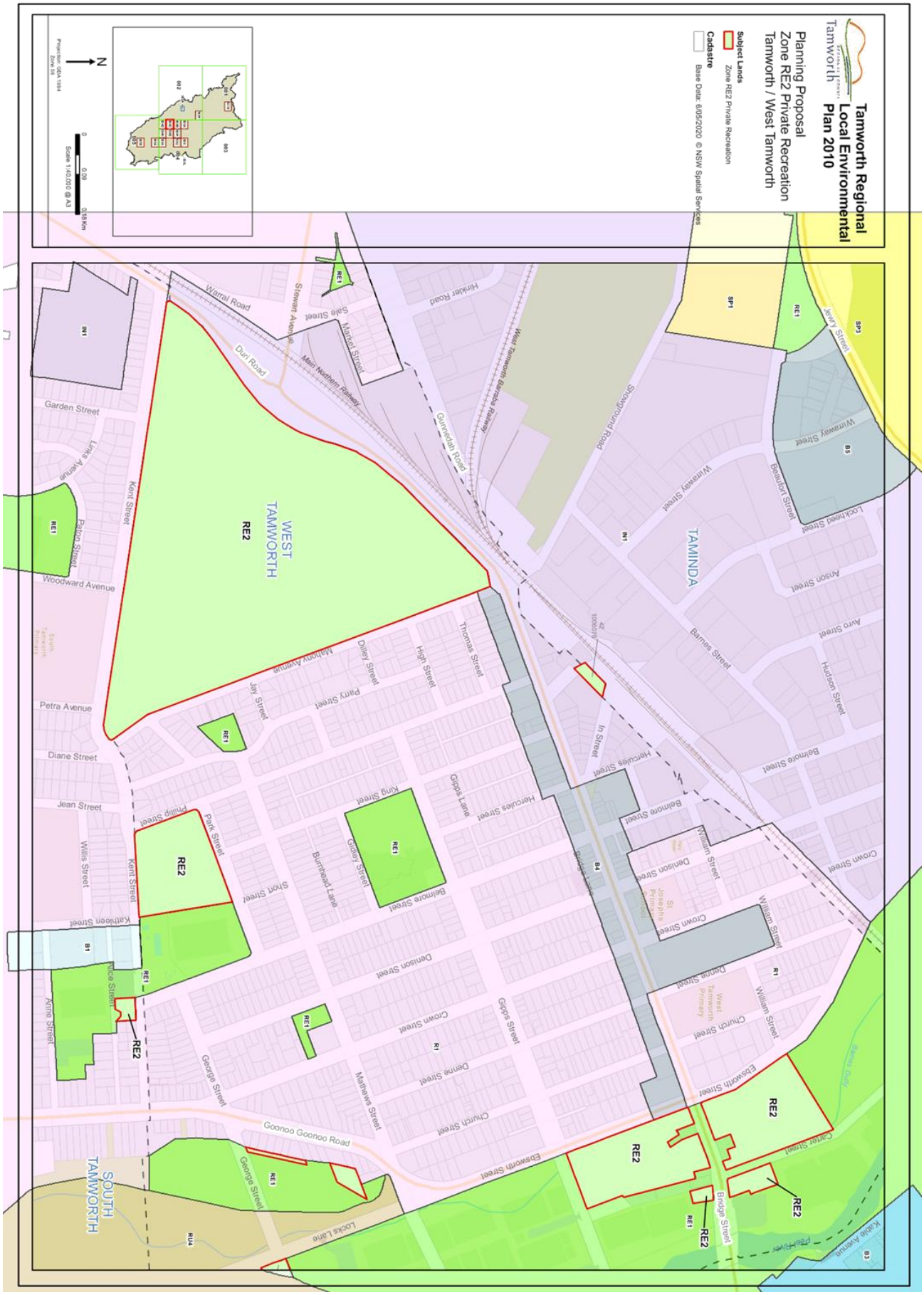
WESTDALE
TAMWORTH
OXLEY VALE
NORTH TAMWORTH
BITHRAMERE
WARRAL
KINGSWOOD
HILLVUE
SOUTH TAMWORTH
WEST TAMWORTH
EAST TAMWORTH
CALALA
Attachment 6

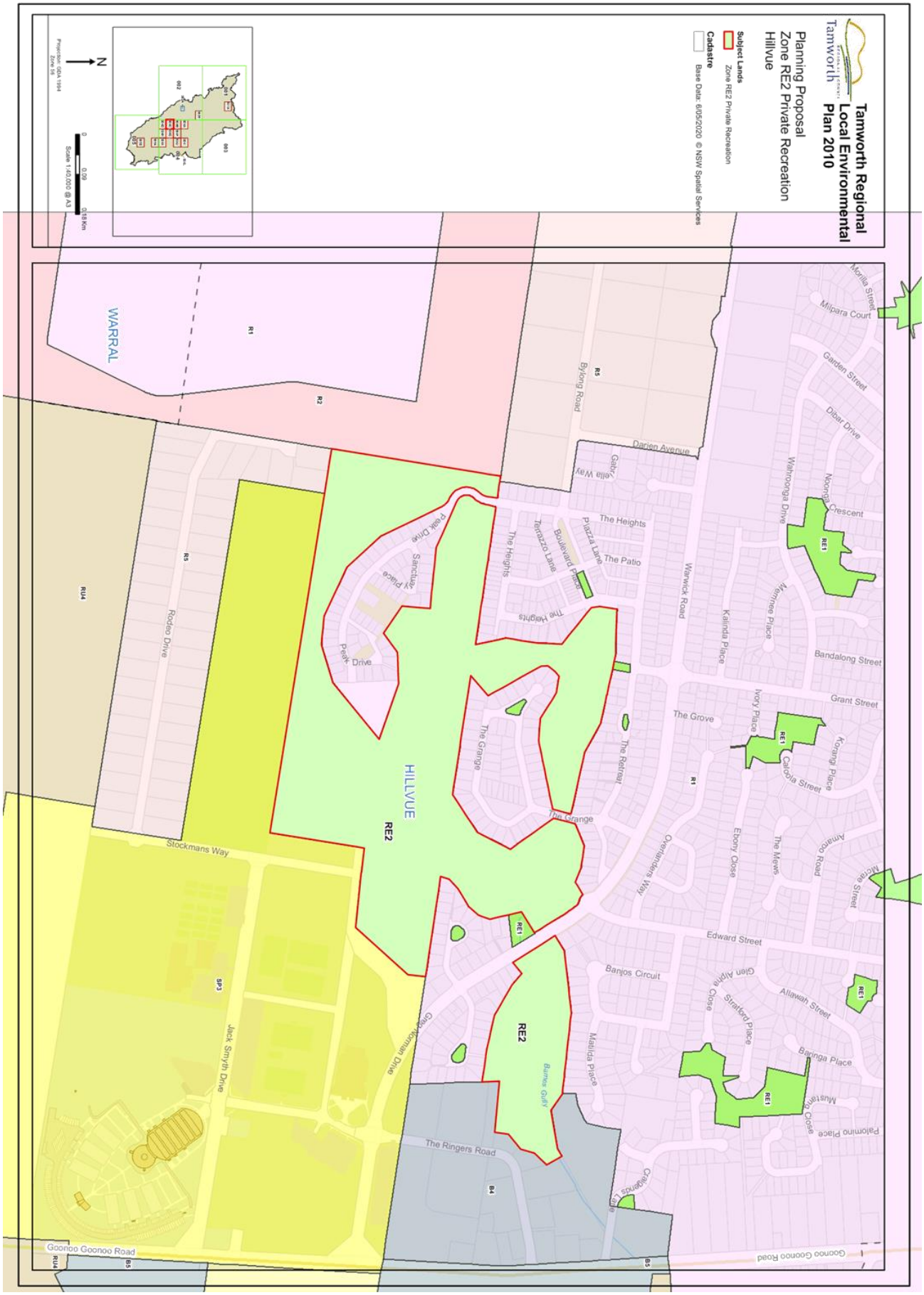
Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Overview
Subject Lands
Zone RE2 - Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Projection: GDA 1994
Zone: 56
Map Identification Number
7110_COM_LRZ_ 6/05/2020
N
0
0.45
0.9 Km
Scale 1:40,000 @ A3
Manilla
Tamworth
Attachment 7


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Manilla
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Scale 1:40,000 @ A3
0
0.1
0.2 Km
N
Attachment 8
MANILLA
Manilla Public School
Manilla Secondary School
Manilla Hospital
Manilla River
Railway Parade
Church Street
Market Street
Dewhurst Street
Manilla Street
Namoi Street
Progress Lane
Alexander Lane
Roman Street
Northbrook Lane
Kooramin Avenue
Hill Street
Wheelers Lane
Caemmalten Street
Centenary Lane
Kennedy Street
Monash Street
Court Street
Mimosa Street
Kamilaroi Crescent
Carinya Avenue
Merindah Avenue
Kanangra Road
Willows Parade
Wilga Avenue
Burrell Street
Stratford Street
Reservoir Road
Halls Creek Road
Bowman Street
River Street
Higgins Avenue
Charles Street
Lloyd Street
Arthur Street
Corra Lynn Lane
Cronulla Lane
Stephen Street
South Street
Sloddart Street
Ogilvie Street
Chapman Street
Veness Street
Florence Street
Station Street
West Tamworth Barraba Railway
Manilla Road
Bennetts Lane
Joe Coates Place
Glencoe Street
Greenhatch Creek
SP2
RE1
RE2
IN1
B2
R1
R5
RU4


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
North Tamworth
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Scale 1:40,000 @ A3
0.075
0.15 Km
N
RE2
RE2
RE1
RU4
E3
B4
B3
R1
NORTH TAMWORTH
EAST TAMWORTH
WEST TAMWORTH
Dean Street
Barton Lane
Tamwell
Kurrajong Village
Bligh Street
Oxley Street
Spring Creek
North Street
Johnston Street
Peel Nursing Home
Cohen Street
Rifle Range Gully
Martin Street
Monteray Street
Hyman Street
Elizabeth Street
Piper Street
Victoria Street
Tercie Avenue
Janison Street
Dekalb Street
Darling Street
Patrick Street
Russell Street
Danuka Road
Oxley High
Bourke Street
Marnola Crescent
Tamworth Public
Cairoway
Brisbane Street
Douglas Avenue
Indarra Street
Fitzroy Street
Bumstead Avenue
White Street
Carbage Street
Upper Street
Dowell Avenue
Ramsay Avenue
Griffin Avenue
Main Northern Railway
Peel River
Peel Street
Hanus Street
O'Connell Street
Lyn Parade
Goldsmith Street


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Westdale
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
N
Scale 1:40,000 @ A3
WINTON
WALLAMORE
WESTDALE
Dun Wallamore Road
Old Winton Road
Oxley Highway
Tangaratta Creek
Bowlers Lane
Bellons Creek
Wallamore Road
Gunnedah Road
Goddard Lane
Armstrong Street
Phoenix Street
Ponds Road
RU1
RU4
RE2
E3
IN2
SP1


Tamworth Regional Local Environmental Plan 2010
Planning Proposal
Zone RE2 Private Recreation
Tamworth / West Tamworth
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
Scale 1:40,000 @ A3
0
0.09
0.18 Km
N
WEST TAMWORTH
TAMINDA
SOUTH TAMWORTH
RE2
RE1
SP1
SP3
B5
B4
B1
IN1
R1
RU4
Kent Street
Garden Street
Links Avenue
Paton Street
Woodward Avenue
Petra Avenue
Diane Street
Jean Street
Willis Street
Kathleen Street
Philip Street
Park Street
Jay Street
Dilley Street
High Street
Thomas Street
Party Street
Hanbury Avenue
King Street
Gipps Lane
Hercules Street
Belmore Street
Denison Street
Short Street
Burnhead Lane
Guiley Street
Crown Street
Denne Street
Church Street
Mathews Street
Gipps Street
George Street
Goonoo Goonoo Road
Edgsworth Street
Anne Street
Rice Street
Locks Lane
Bridge Street
Bridge Lane
William Street
Hudson Street
Avro Street
Anson Street
Barnes Street
Beaufort Street
Lockheed Street
Wirraway Street
Strongground Road
Gunnedah Road
West Tamworth Barraba Railway
Main Northern Railway
Dun Road
Warral Road
Stewart Avenue
Sale Street
Makell Street
Hinkler Road
Jewry Street
Center Street
Peel River
Kaala Avenue
Church Street
Denne Street
Crown Street
Denison Street
William Street
Belmore Street
Hercules Street
Gipps Street
Gipps Lane
Bridge Street
Edgsworth Street
Goonoo Goonoo Road
George Street
Locks Lane
Anne Street
Rice Street
Kathleen Street
Kent Street
Park Street
Philip Street
Jay Street
Dilley Street
High Street
Thomas Street
Party Street
Hanbury Avenue
King Street
Guiley Street
Burnhead Lane
Short Street
Denison Street
Crown Street
Denne Street
Church Street
Mathews Street
Gipps Street
George Street
Goonoo Goonoo Road
Edgsworth Street
Anne Street
Rice Street
Kathleen Street
Kent Street
Paton Street
Woodward Avenue
Petra Avenue
Diane Street
Jean Street
Willis Street
Garden Street
Links Avenue
Warral Road
Stewart Avenue
Sale Street
Makell Street
Hinkler Road
Dun Road
Main Northern Railway
West Tamworth Barraba Railway
Gunnedah Road
Strongground Road
Wirraway Street
Beaufort Street
Lockheed Street
Anson Street
Avro Street
Hudson Street
Barnes Street
Belmore Street
Hercules Street
Bridge Street
Bridge Lane
William Street
Denison Street
Crown Street
Denne Street
Church Street
Edgsworth Street
Center Street
Peel River
Kaala Avenue
Jewry Street
Wirraway Street
Beaufort Street
Lockheed Street
Anson Street
Avro Street
Hudson Street
Barnes Street
Belmore Street
Hercules Street
Bridge Street
Bridge Lane
William Street
Denison Street
Crown Street
Denne Street
Church Street
Edgsworth Street
Center Street
Peel River
Kaala Avenue
Strongground Road
Gunnedah Road
West Tamworth Barraba Railway
Main Northern Railway
Dun Road
Warral Road
Stewart Avenue
Sale Street
Makell Street
Hinkler Road
Jewry Street
Wirraway Street
Beaufort Street
Lockheed Street
Anson Street
Avro Street
Hudson Street
Barnes Street
Belmore Street
Hercules Street
Bridge Street
Bridge Lane
William Street
Denison Street
Crown Street
Denne Street
Church Street
Edgsworth Street
Center Street
Peel River
Kaala Avenue
Jewry Street
Wirraway Street
Beaufort Street
Lockheed Street
Anson Street
Avro Street
Hudson Street
Barnes Street
Belmore Street
Hercules Street
Bridge Street
Bridge Lane
William Street
Denison Street
Crown Street
Denne Street
Church Street
Edgsworth Street
Center Street
Peel River
Kaala Avenue
Jewry Street
Wirraway Street
Beaufort Street
Lockheed Street
Anson Street
Avro Street
Hudson Street
Barnes Street
Belmore Street
Hercules Street
Bridge Street
Bridge Lane
William Street
Denison Street
Crown Street
Denne Street
Church Street
Edgsworth Street
Center Street
Peel River
Kaala Avenue


Tamworth Regional Local Environmental Plan 2010
Tamworth
Planning Proposal
Zone RE2 Private Recreation
Hillvue
Subject Lands
Zone RE2 Private Recreation
Cadastre
Base Data: 6/05/2020 © NSW Spatial Services
N
0 0.09 0.18 Km
Scale 1:40,000 @ A3
Projection: GDA 1994 Zone 56
WARRAL
HILLVUE
RE2
R1
R2
R5
RU4
SP3
B4
B5
RE1
Stockmans Way
Jack Smyth Drive
Rodeo Drive
Goonoo Goonoo Road
The Ringers Road
Crawford Drive
Byong Road
Darjen Avenue
Gabrielle Way
The Heights
Piazza Lane
The Patio
Boulevard Place
Tamazzo Lane
Peak Drive
Sanctuary Place
Warwick Road
Kalinda Place
Wawinee Place
Wahroonga Drive
Noonga Crescent
Bandalong Street
Grant Street
The Grove
Ivory Place
Karang Place
Cardola Street
The Retreat
The Grange
Oceanshores Pkwy
Ebony Close
The Mews
Almanno Road
Edward Street
Banjos Circuit
Glen Alpine Close
Stratford Place
Allawah Street
Baringa Place
Mustang Close
Palomino Place
Matilda Place
Burnes Gully
Garden Street
Dibar Drive
Mripara Court
Morilla Street

## ANNEXURE 3 - RE2 PLANNING PROPOSAL - COMPREHENSIVE SUMMARY OF SUBMISSIONS

| No. | Reference | Comment Received | Council Comment |
|---|---|---|---|
| 1. | 2020-194102 | **Supportive**<br>Supports the proposed changes that will ensure the Longyard Golf Course is maintained as a golf course and not be at risk of having caravan parks and/or manufactured home developments constructed on the golf course in the future.<br><br>Suggests that the Longyard Golf Course should remain intact as it is vital to the local golfing community for physical and mental wellbeing. The potential destruction of the golf course for the sake of a potential caravan park or manufactured home development would be detrimental to the value of homes that surround the Longyard Golf Course. Hundreds of homes that have been built over the years would see their value depreciate significantly if this changing in zoning is not passed. | Support for the proposal is noted.<br><br>Concerns relating to preservation of the Longyard Golf Course are noted.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendments. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendments. |
| 2. | 2020-192637 | **Supportive**<br>Supports the proposed LEP amendment. Suggests that Council should ensure that the Longyard Golf Course is maintained as a golf course and not be at risk of having caravan parks and/or manufactured home developments constructed on the golf course. | Support for the proposal is noted.<br><br>Concerns relating to preservation of the Longyard Golf Course are noted.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendments. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendments. |
| 3. | 2020-192636 | **Supportive**<br>Supports the proposed changes as they are important. | Support for the proposal is noted. |

| | | | |
|---|---|---|---|
| 4. | 2020-190841 | **Supportive**<br>Supports the change to the zoning of Lot 2 DP 864981 Longyard Golf Course Greg Norman Drive Hillvue from Tourist to Private Recreation. | Support for the proposal is noted. |
| 5. | 2020-188792 | **Supportive**<br>Supports the changes to the RE2 Private Recreation zone land use table and changes to the zone of certain lands as these will protect the golf course. | Support for the proposal is noted.<br><br>Concerns relating to preservation of the Longyard Golf Course are noted.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendments. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendments. |
| 6. | 2020-187994 | **Supportive**<br>Supports the proposed changes to the TRC LEP 2010 as it will protect a unique residential location. | Support for the proposal is noted.<br><br>Concerns relating to preservation of the amenity of the Longyard area are noted.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendments. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendments. |
| 7. | Document Set ID 3724 | **Support for Rezoning**<br>Does not object to the rezoning of Lot 2 to RE2 Private Recreation.<br><br>**Objection to Land Use Table Changes**<br>Objects to the caravan park use being prohibited in the RE2 Private Recreation zone. | Support for the proposal is noted.<br><br>Council considers that permanent residential accommodation is inconsistent with the objectives of the RE2 Private Recreation zone. The |

| | | | |
|---|---|---|---|
| | | Advises the planning process allows Council assessment and decision on suitability of the uses via the assessment process. The planning process also allows the matter to be appealed and heard 'anew' and either overturned or agreed to by the Land and Environment Court.<br><br>Council is disregarding the judgement for the development consent over Lot 2 DP 864981. The Land and Environment Court granted consent for the development of a manufactured home estate over the western portion of the Longyard Golf Course.<br><br>Making caravan parks (and in turn manufactured home estates) prohibited in the RE2 Private Recreation Zone has no reasonable justification and is unwarranted since:<br><br>a) the proposed change is in response to a specific development that has been shown to the Courts to be appropriate and consistent with the Objectives of the RE2 Private Recreation zone;<br>b) a new manufactured home estate that can provide affordable accommodation.<br><br>"It is submitted the Consent granted by the Land and Environment Court for the development over the western portion of Longyard Golf has demonstrated a manufactured home estate can be a compatible land uses with the adjacent residential and non-residential land uses." | proposed amendment to the LEP represents a consistently applied approach to the permissibility of caravan parks and manufactured home estate development in locations where it is identified that such development would be unsuitable within the zone and incompatible with adjoining development.<br><br>It is agreed that a merit assessment does occur at the development assessment stage in relation to potential impact of a manufactured home estate on adjoining properties, however it is also considered that manufactured home estates are not an appropriate use in an RE2 Private Recreation zone.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendment. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendment.<br><br>It is understood that the submission is referring to the eastern portion of the Longyard Golf Course. |

| | | | |
|---|---|---|---|
| 8. | Document Set ID 59223 | **Supportive**<br>Supports the removal of caravan parks from the RE2 Private Recreation zone Land Use Table for the following reasons:<br><br>a) concerns about traffic, noise and impact by the development of the caravan park;<br>b) the current usage is a positive element to Tamworth's residential offering;<br>c) caravan park development would negatively impact the environmental and tourism draw of the AELEC/TRECC / Sports Dome Precinct. | Support for the proposal is noted.<br><br>Concerns relating to the impacts of caravan park development and the preservation of the Longyard/Peak residential area are noted.<br><br>Future manufactured home estates will not be permissible within the RE2 Private Recreation zone as a result of the proposed amendments. However, the consent for the manufactured home estate development over Lot 2 DP 864981 and Lot 120 DP 1105753 issued by *[2019] NSWLEC 1580* will not be impacted by the proposed amendments. |

# NSW Rural Fire Service - Fire Control Centre

## DRAWING LIST

### SURVEY
**BATH STEWART ASSOCIATES**

| | |
|---|---|
| 18080 | TITLE SHEET |
| 18080 | LAYOUT PLAN SHEET 1 OF 4 |
| 18080 | LAYOUT PLAN SHEET 2 OF 4 |
| 18080 | LAYOUT PLAN SHEET 3 OF 4 |
| 18080 | LAYOUT PLAN SHEET 4 OF 4 |

### ARCHITECTURAL
**HILL LOCKART ARCHITECTS**

**SITE PLANS**

| | |
|---|---|
| WD101 | COVER SHEET / LOCALITY PLAN |
| WD102 | OVERALL SITE PLAN |
| WD103 | SITE PLAN |
| WD104 | SITE SETOUT PLAN |
| WD105 | ENTRY DETAILS |

**FIRE CONTROL CENTRE**

| | |
|---|---|
| WD200 | FLOOR PLAN |
| WD201 | FURNITURE PLAN |
| WD202 | REFLECTED CEILING PLAN |
| WD203 | ROOF PLAN |
| WD204 | ELEVATIONS |
| WD205 | SECTIONS |
| WD206 | DOOR SCHEDULE |
| WD207 | WINDOW SCHEDULE |
| WD208 | WET AREA DETAILS |
| WD209 | JOINERY DETAILS |
| WD210 | JOINERY DETAILS |
| WD211 | DETAILS - PLAN |

**AREA COMMAND + OPERATIONAL SUPPORT**

| | |
|---|---|
| WD301 | FLOOR PLAN |
| WD302 | ROOF / REFLECTED CEILING PLAN |
| WD303 | ELEVATIONS |
| WD304 | SECTIONS |

**STORE SHED + AMENITIES BLOCK**

| | |
|---|---|
| WD401 | FLOOR PLAN |
| WD402 | ROOF PLAN |
| WD403 | ELEVATIONS |
| WD404 | SECTIONS + DOOR & WINDOW SCHEDULES |
| WD405 | WET AREAS |

### STRUCTURAL
**HENRY & HYMAS**

| | |
|---|---|
| S1.00 | TITLE SHEET & DRAWING LIST |
| S1.01 | CONSTRUCTION NOTES |
| S2.00 | FOOTING PLAN - FIRE CONTROL CENTRE |
| S2.01 | FOOTING PLAN - STORE SHED |
| S2.02 | FOOTING PLAN - SUPPORT BRIGADE SHED AND SPECIAL OPERATIONS |
| S3.00 | GROUND FLOOR SLAB PLAN - FIRE CONTROL CENTRE |
| S3.01 | GROUND FLOOR SLAB PLAN - STORE SHED |
| S3.02 | GROUND FLOOR SLAB PLAN - SUPPORT BRIGADE SHED AND SPECIAL OPERATIONS |
| S3.05 | GROUND FLOOR SLAB DETAILS - SHEET 1 |
| S4.00 | ROOF FRAMING PLAN - FIRE CONTROL CENTRE |
| S4.01 | STRUCTURAL STEEL SECTIONS - FIRE CONTROL CENTRE |
| S4.02 | ROOF FRAMING PLAN - STORE SHED |
| S4.03 | STRUCTURAL STEEL SECTIONS - STORE SHED |
| S4.04 | ROOF FRAMING PLAN - SUPPORT BRIGADE AND SPECIAL OPERATIONS |
| S4.05 | STRUCTURAL STEEL SECTIONS - SUPPORT BRIGADE AND SPECIAL OPERATIONS SHEET 1 |
| S4.06 | STRUCTURAL STEEL SECTIONS - SUPPORT BRIGADE AND SPECIAL OPERATIONS SHEET 2 |
| S4.10 | ROOF FRAMING DETAILS - SHEET 1 |
| S4.11 | ROOF FRAMING DETAILS - SHEET 2 |

### CIVIL
**HENRY & HYMAS**

| | |
|---|---|
| 18560_CC_C200 | SITE OVERALL PLAN |
| 18560_CC_C201 | DETAIL CIVIL PLAN SHEET 1 OF 4 |
| 18560_CC_C202 | DETAIL CIVIL PLAN SHEET 2 OF 4 |
| 18560_CC_C203 | DETAIL CIVIL PLAN SHEET 3 OF 4 |
| 18560_CC_C204 | DETAIL CIVIL PLAN SHEET 4 OF 4 |

### ELECTRICAL
**MARLINE**

| | |
|---|---|
| E-01 | LEGEND, NOTES & DRAWING SCHEDULE N.T.S |
| E-02 | CONTROL CENTRE POWER LAYOUT 1:100 |
| E-03 | SPECIAL OPERATIONS POWER LAYOUT 1:100 |
| E-04 | CONTROL CENTRE LIGHTING LAYOUT 1:100 |
| E-05 | SPECIAL OPERATIONS LIGHTING LAYOUT 1:100 |
| E-06 | SINGLE LINE DIAGRAMS N.T.S |
| E-07 | SINGLE LINE DIAGRAMS |

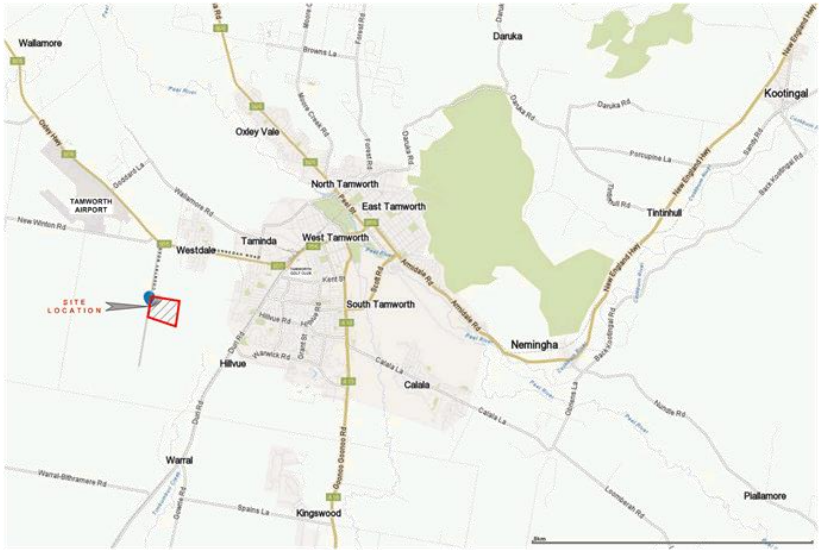
### HYDRAULIC
**MARLINE**

| | |
|---|---|
| H-01 | LEGEND, NOTES & DRAWING SCHEDULE N.T.S |
| H-02 | SITE SERVICES & TANK DETAILS 1:500 |
| H-03 | CONTROL CENTRE - WATER LAYOUT 1:100 |
| H-04 | SPEC OPS - WATER LAYOUT 1:100 |
| H-05 | STORE SHED - WATER LAYOUT 1:100 |
| H-06 | CONTROL CENTRE - SANITARY DRAINAGE 1:100 |
| H-07 | SPEC OPS - SANITARY DRAINAGE 1:100 |
| H-08 | DETAILS 1:10 |

### MECHANICAL
**MARLINE**

| | |
|---|---|
| M-01 | LEGEND & NOTES N.T.S. |
| M-02 | SCHEDULES & DETAILS N.T.S. |
| M-03 | FIRE CONTROL CENTRE - AIR CONDITIONING & VENTILATION LAYOUT 1:100 |
| M-04 | SPECIAL OPERATIONS - AIR CONDITIONING & VENTILATION LAYOUT 1:100 |
| M-05 | FIRE CONTROL CENTRE - PIPING & CONTROLS LAYOUT 1:100 |
| M-06 | SPECIAL OPERATIONS - PIPING & CONTROLS LAYOUT 1:100 |
| M-07 | DETAILS N.T.S. |

**PERSPECTIVE - Fire Control Centre**




**LOCATION PLAN**
NOT TO SCALE

**PRELIMINARY COPY ONLY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

| REVISION | | |
|---|---|---|
| REV | DATE | COMMENT |
| D | 21/08/2018 | ISSUE FOR CO-ORDINATION |
| E | 03/09/2018 | 80% ISSUE |
| F | 09/09/2018 | 2018 RFS DESIGN |
| G | 14/09/2018 | EXECUTION 3D ISSUE |

A1 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. CHECK ALL DIMENSIONS ON SITE — 100MM — 100MM ON ORIGINAL

Tamworth REGIONAL COUNCIL — Home then just a city

CLIENT
**TAMWORTH REGIONAL COUNCIL**
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964

Hill Lockart Architects
GREGORY HILL ARCHITECTS PTY. LTD. A.C.N. 050 156 166 TRADING AS
NSW ARCHITECTS REGISTRATION BOARD No. GREG HILL 5660
P.O. BOX 921, TAMWORTH N.S.W. 2340
228 MARSILE STREET, TAMWORTH N.S.W. 2340
TELEPHONE (02) 6766 0188 FAX (02) 6766 7283
WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au
NSW A.I.A. Member Practice

**NSW Rural Fire Service**
Proposed Fire Control Centre
& Area COMMANDER

**COVER SHEET / LOCALITY PLAN**

JOB NO: T2715
SCALE: 1:1 @ A1
DRAWN: GH
DATE: 16/10/2018
CHECKED: LO
APPROVED: NP
CONTRACT NUMBER
SHEET NO: WD101
REVISION: G

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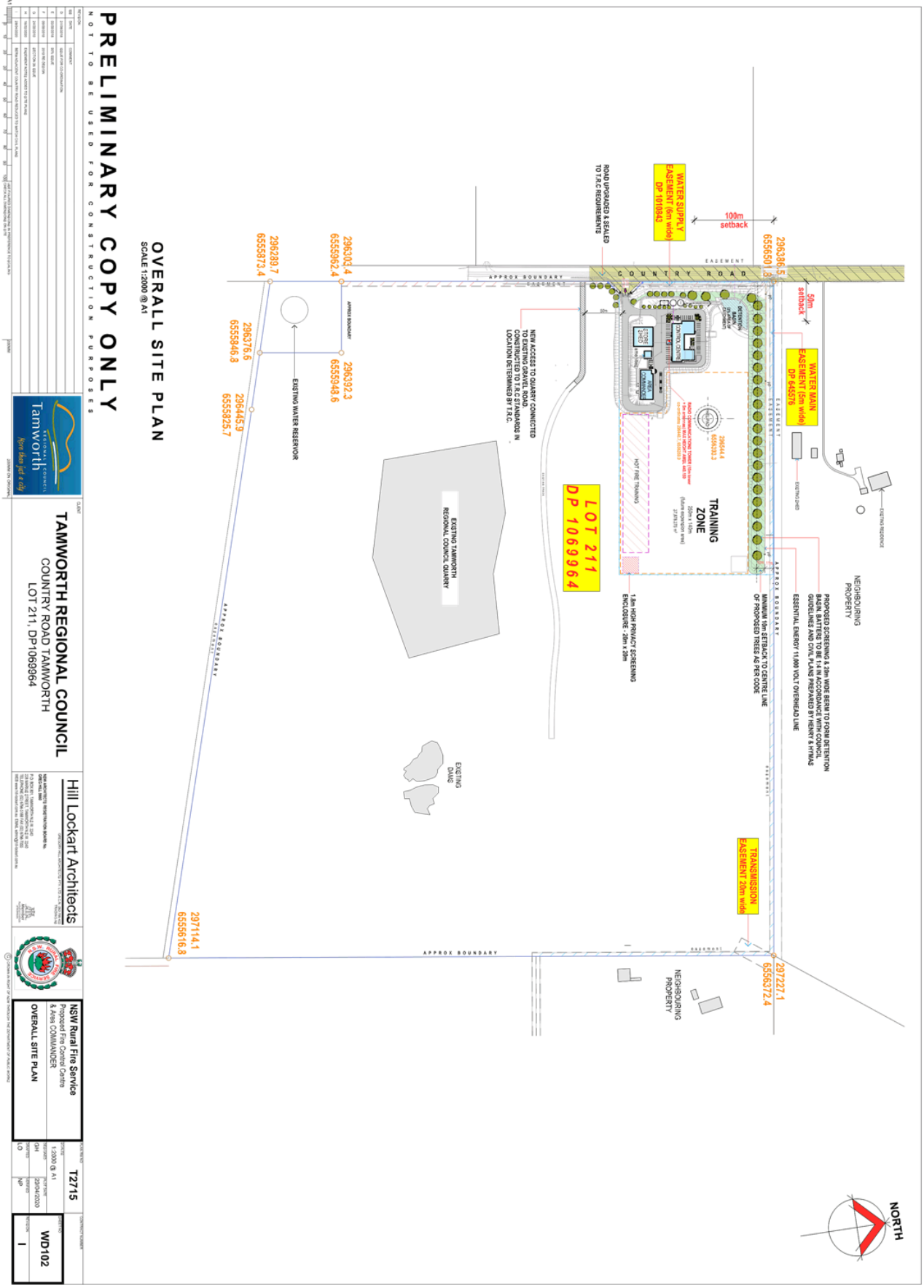
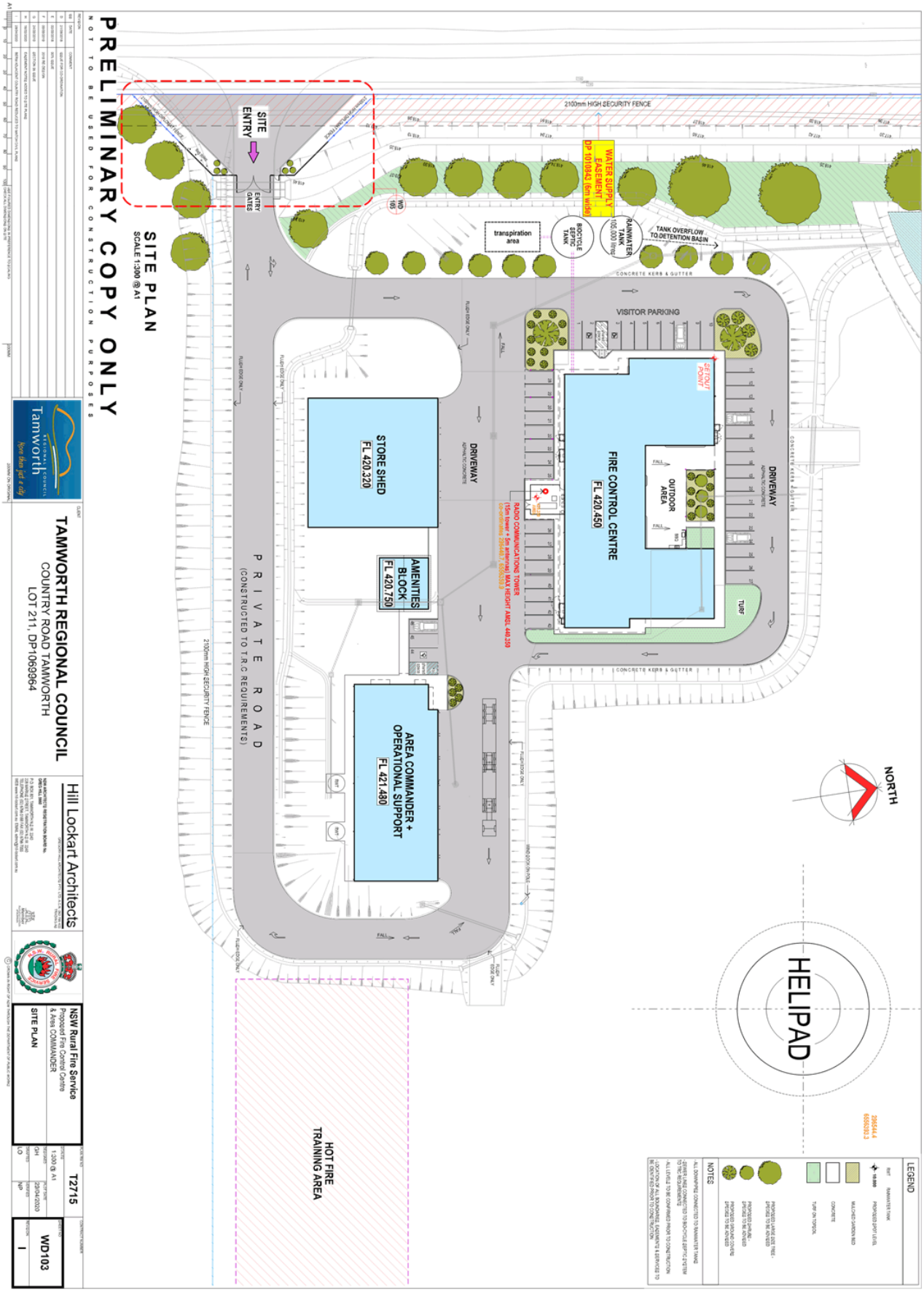
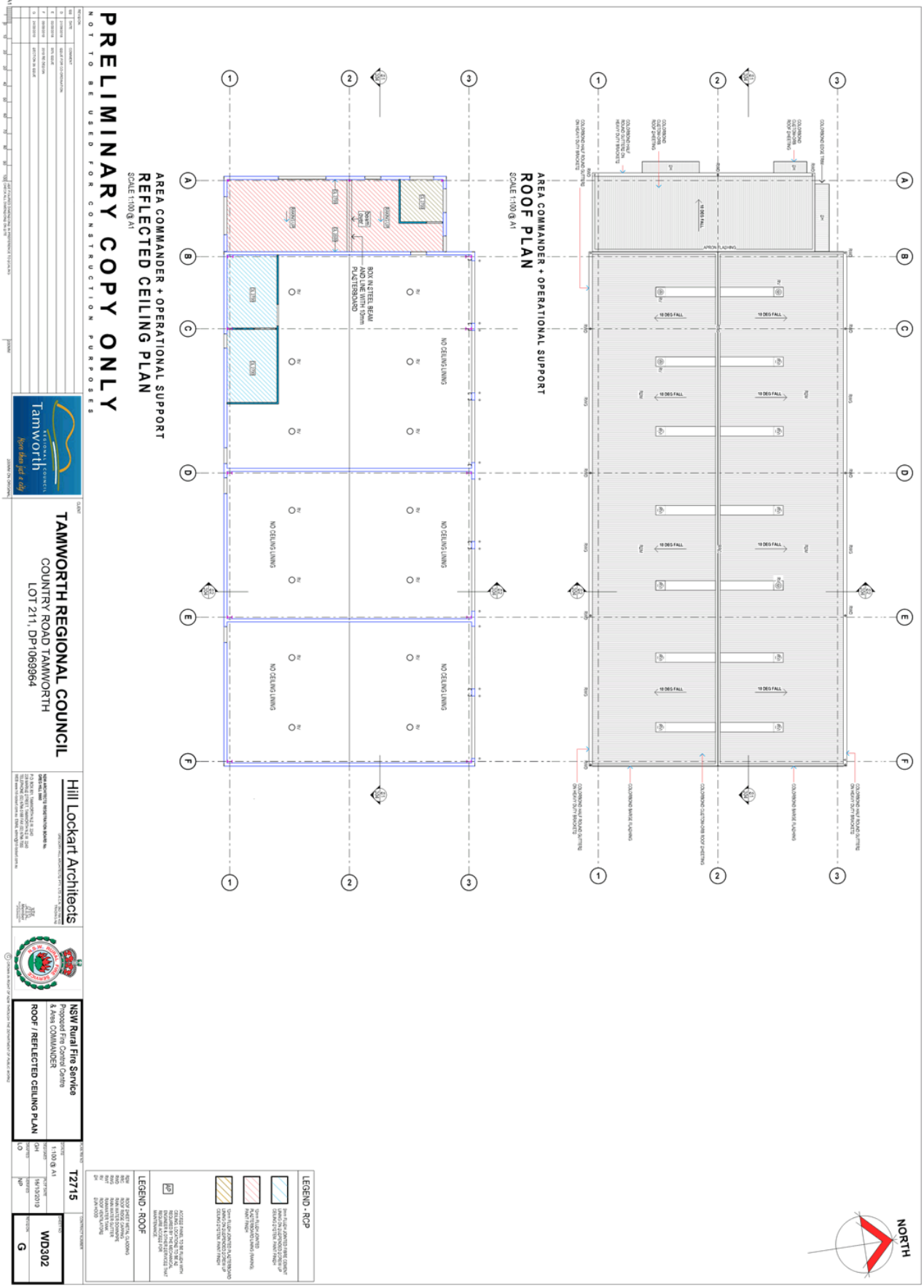
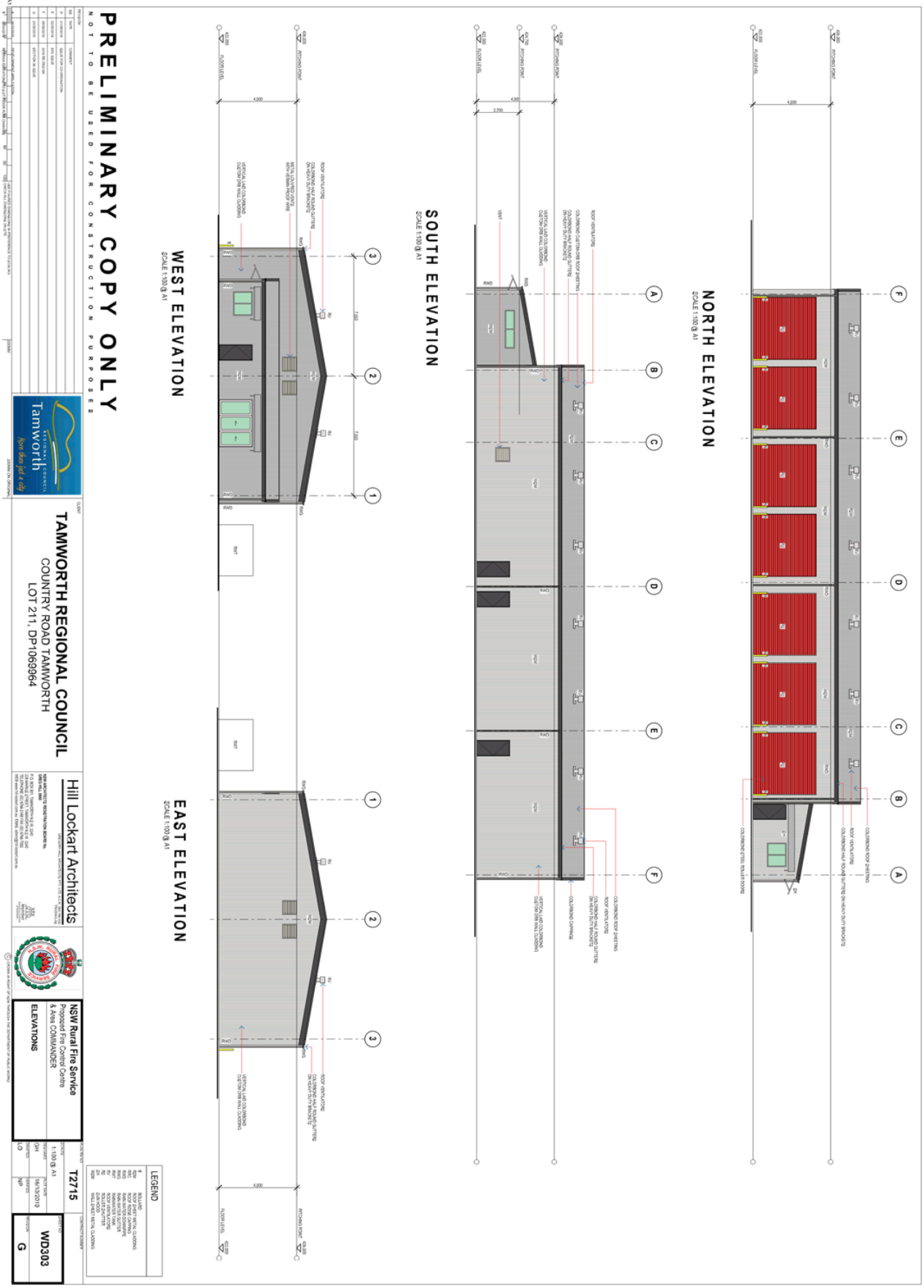
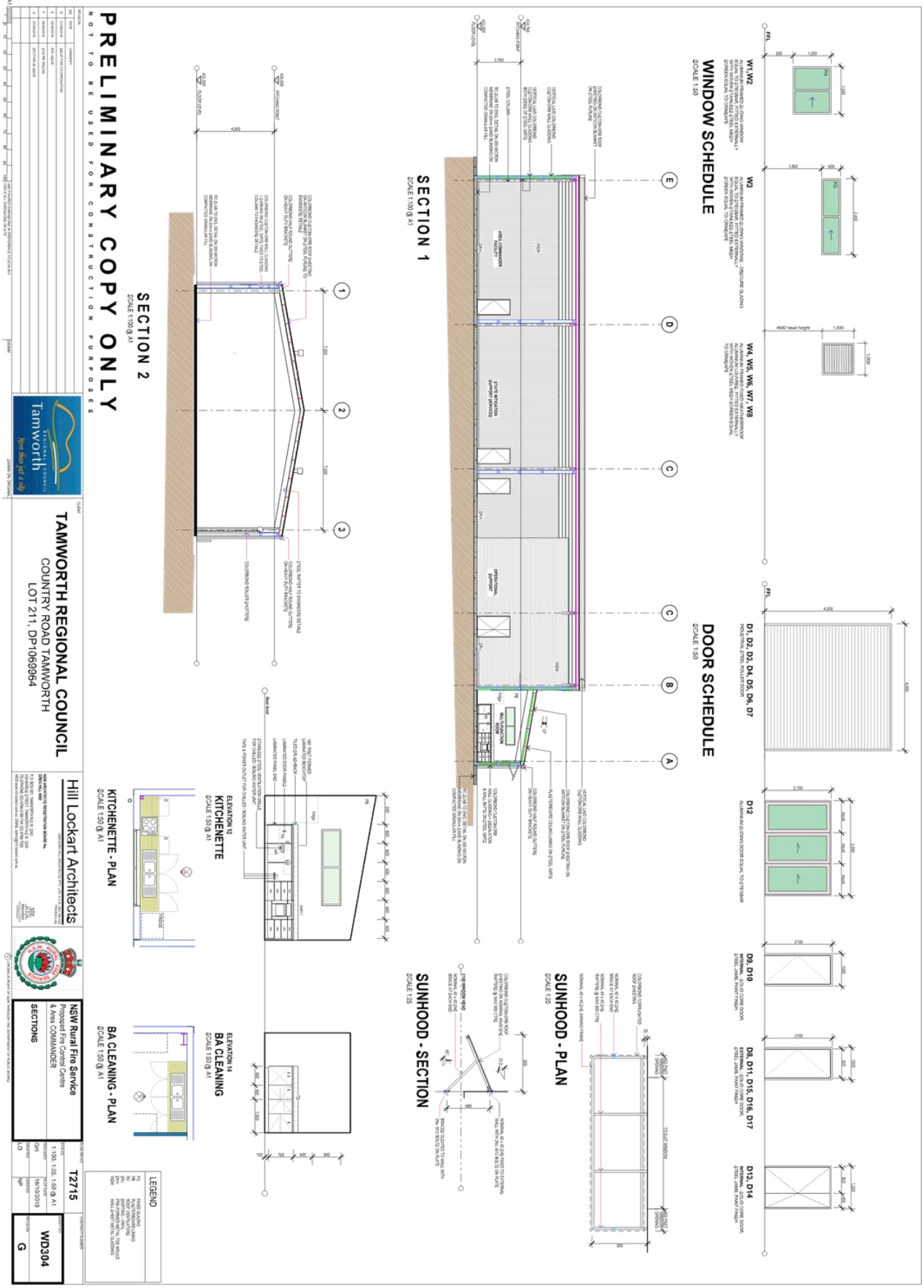
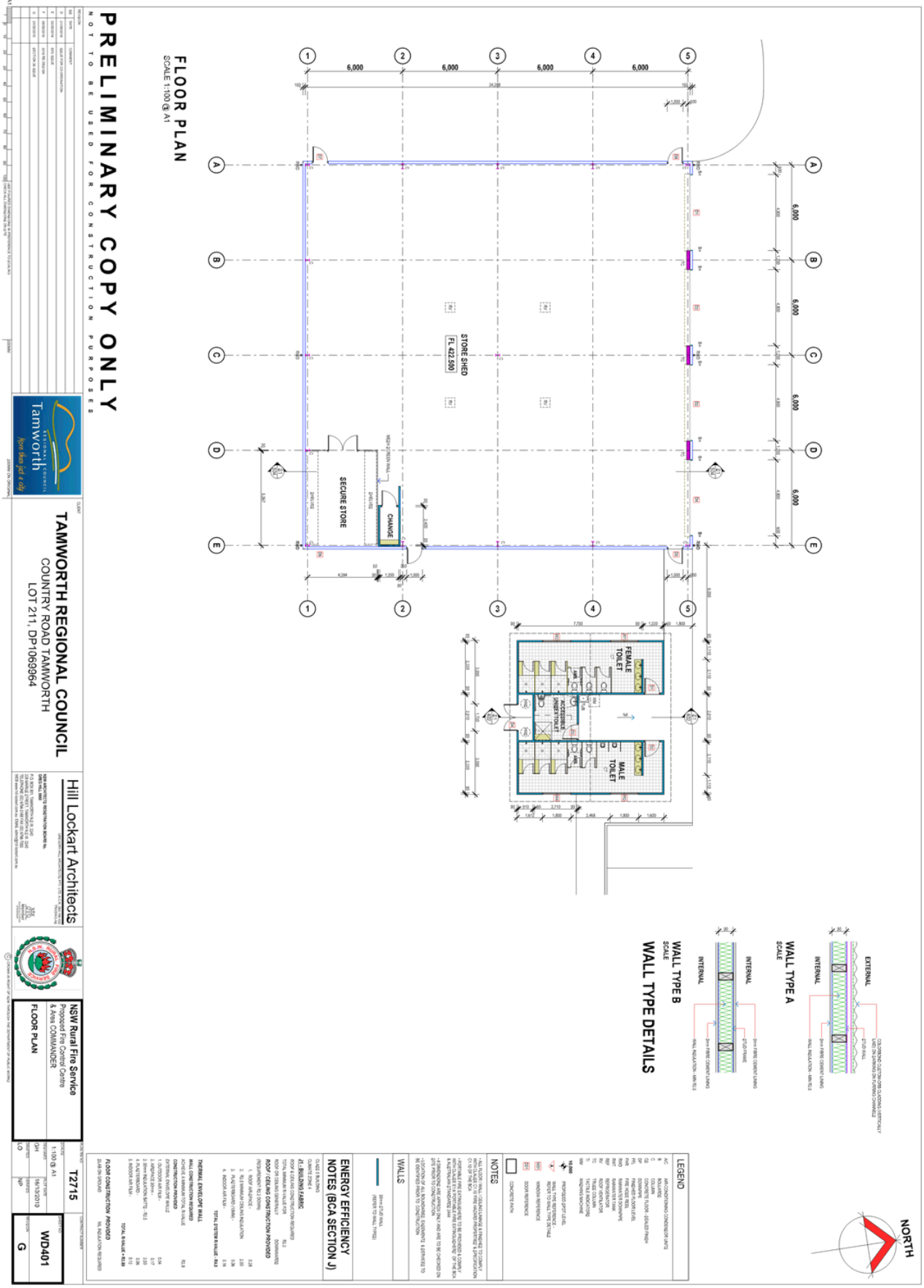

PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
OVERALL SITE PLAN
SCALE 1:2000 @ A1
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
OVERALL SITE PLAN
T2715
WD102
1
NORTH
COUNTRY ROAD
APPROX BOUNDARY
EASEMENT
50m setback
100m setback
WATER MAIN EASEMENT (5m wide) DP 645576
WATER SUPPLY EASEMENT (6m wide) DP 1010843
TRANSMISSION EASEMENT 20m wide
LOT 211 DP 1069964
TRAINING ZONE
HOT FIRE TRAINING
EXISTING TAMWORTH REGIONAL COUNCIL QUARRY
EXISTING DAMS
EXISTING WATER RESERVOIR
NEIGHBOURING PROPERTY
ROAD UPGRADED & SEALED TO T.R.C. REQUIREMENTS
NEW ACCESS TO QUARRY CONNECTED TO EXISTING GRAVEL ROAD CONSTRUCTED TO T.R.C STANDARDS IN LOCATION DETERMINED BY T.R.C.
1.8m HIGH PRIVACY SCREENING ENCLOSURE - 12m x 20m
MINIMUM 10m SETBACK TO CENTRE LINE OF PROPOSED TREES AS PER CODE
ESSENTIAL ENERGY 11,000 VOLT OVERHEAD LINE
296386.5
6556301.8
296303.4
6555962.4
296392.3
6555948.6
296239.7
6555873.4
296376.6
6555846.8
296445.9
6555825.7
297114.1
6555616.8
297227.1
6556372.4

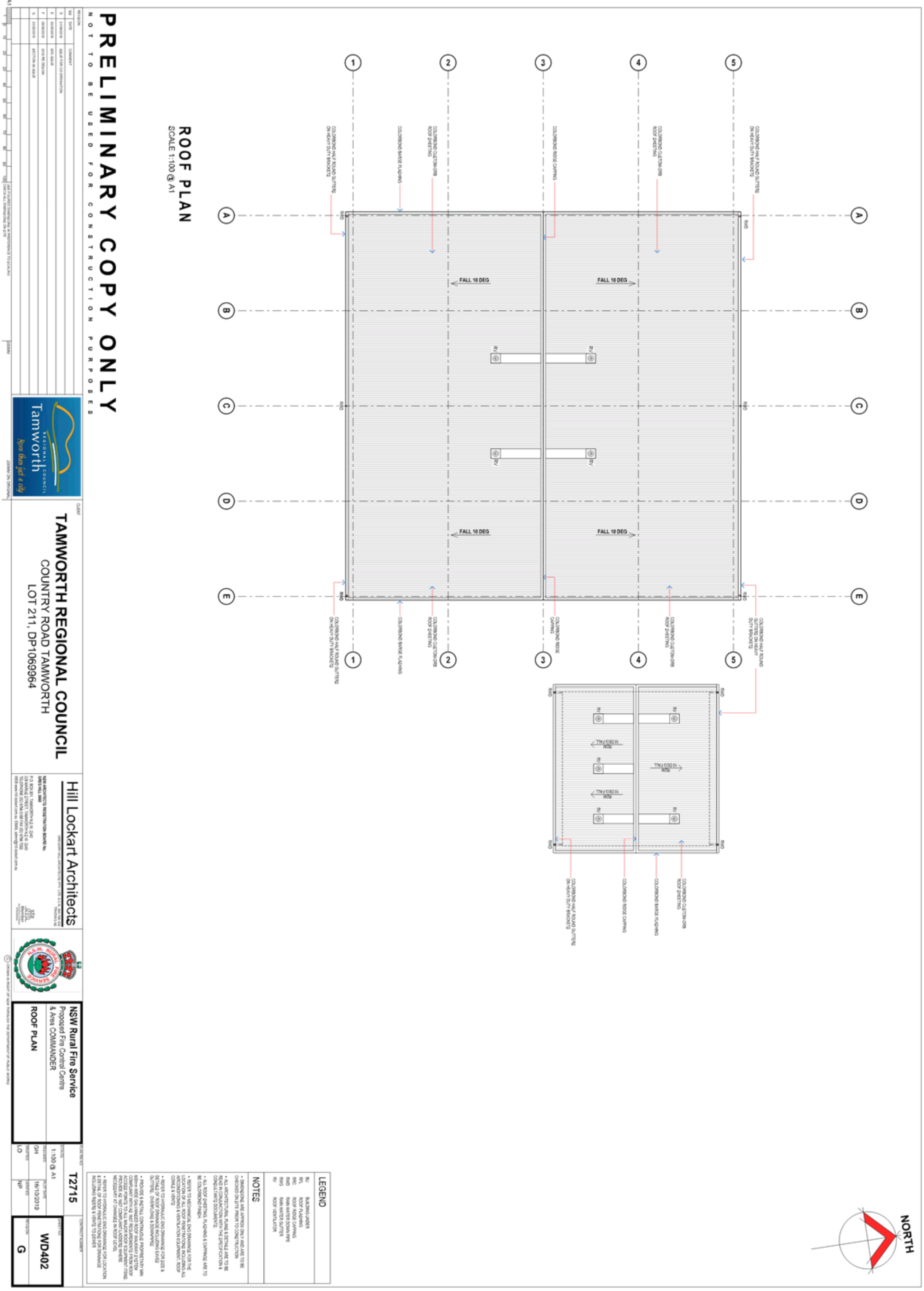

PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
SITE PLAN
SCALE 1:300 @ A1
SITE ENTRY
ENTRY GATES
2100mm HIGH SECURITY FENCE
WATER SUPPLY EASEMENT - DP 1010842 (6m wide)
RAINWATER TANK 100,000 litres
BIOCYCLE SEPTIC TANK
TANK OVERFLOW TO DETENTION BASIN
transpiration area
CONCRETE KERB & GUTTER
VISITOR PARKING
DRIVEWAY
FIRE CONTROL CENTRE
FL 420.450
OUTDOOR AREA
TURF
RADIO COMMUNICATIONS TOWER
STORE SHED
FL 420.320
AMENITIES BLOCK
FL 420.750
AREA COMMANDER + OPERATIONAL SUPPORT
FL 421.480
PRIVATE ROAD
(CONSTRUCTED TO T.R.C REQUIREMENTS)
HOT FIRE TRAINING AREA
NORTH
HELIPAD
LEGEND
NOTES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
SITE PLAN
T2715
WD103
1
1:300 @ A1
GH
LO
NP
23/04/2020

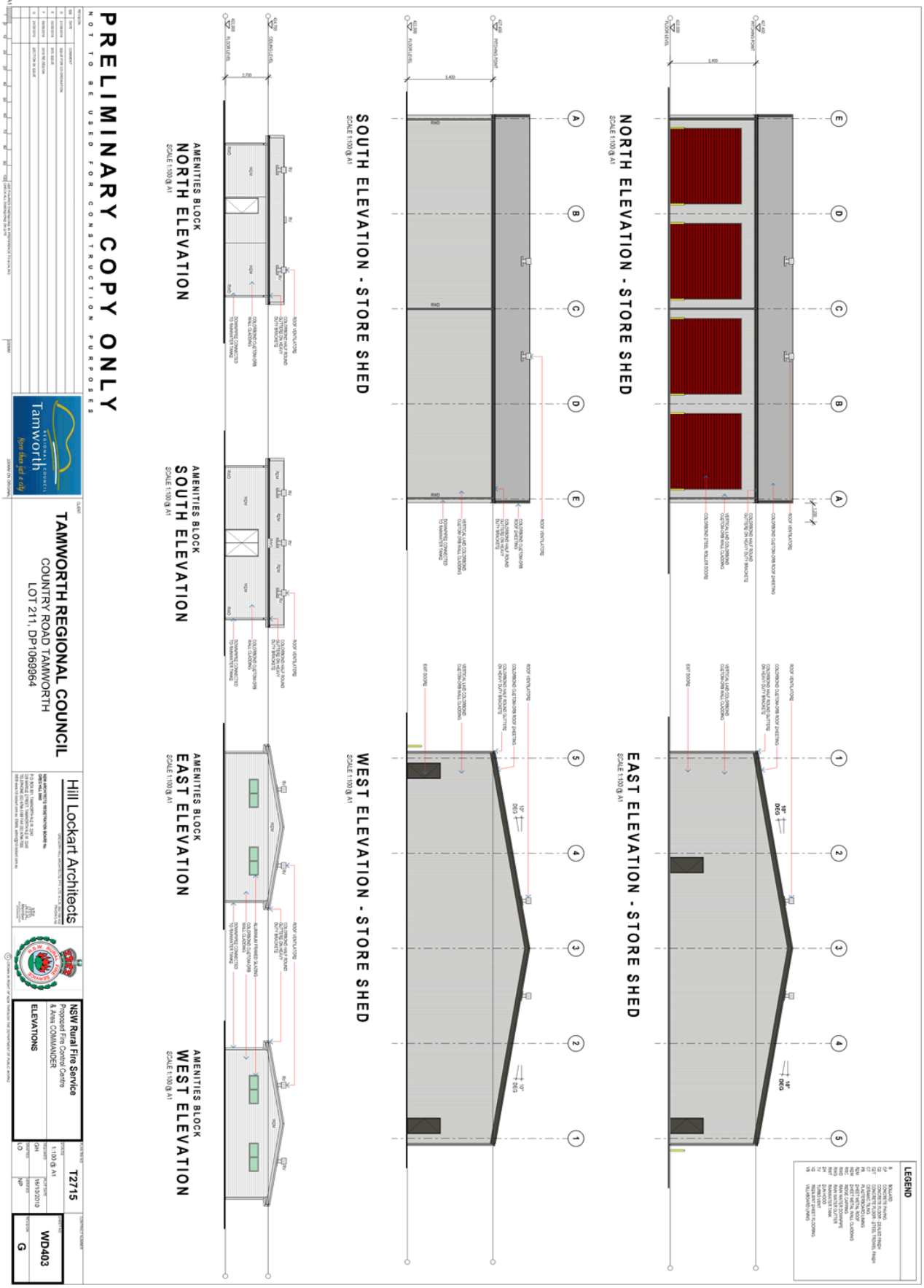

AREA COMMANDER + OPERATIONAL SUPPORT
ROOF PLAN
SCALE 1:100 @ A1
AREA COMMANDER + OPERATIONAL SUPPORT
REFLECTED CEILING PLAN
SCALE 1:100 @ A1
NO CEILING LINING
10 DEG FALL
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ROOF / REFLECTED CEILING PLAN
T2715
WD302
G
NORTH

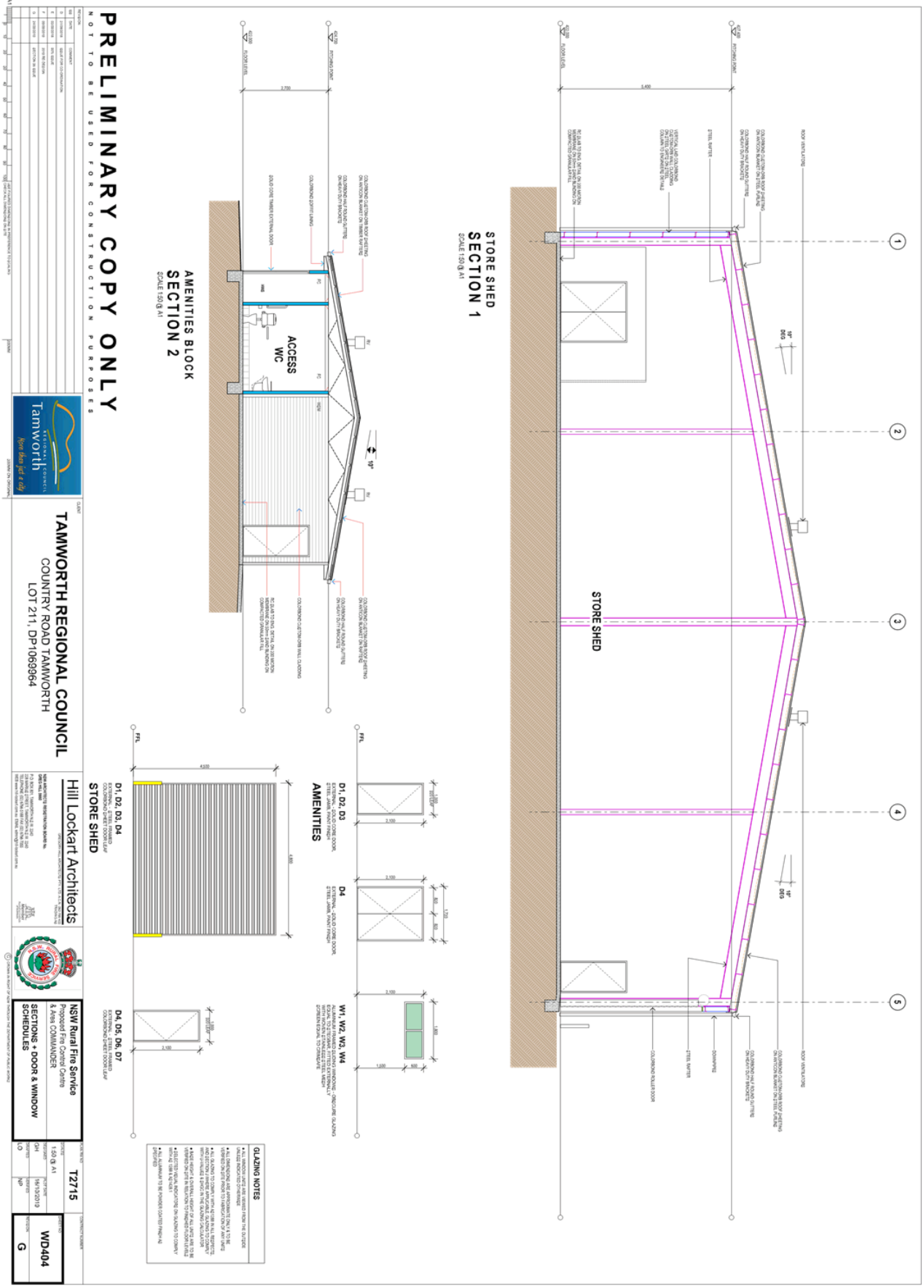

NORTH ELEVATION
SCALE 1:100 @ A1
SOUTH ELEVATION
SCALE 1:100 @ A1
WEST ELEVATION
SCALE 1:100 @ A1
EAST ELEVATION
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ELEVATIONS
T2715
WD303
G
LEGEND

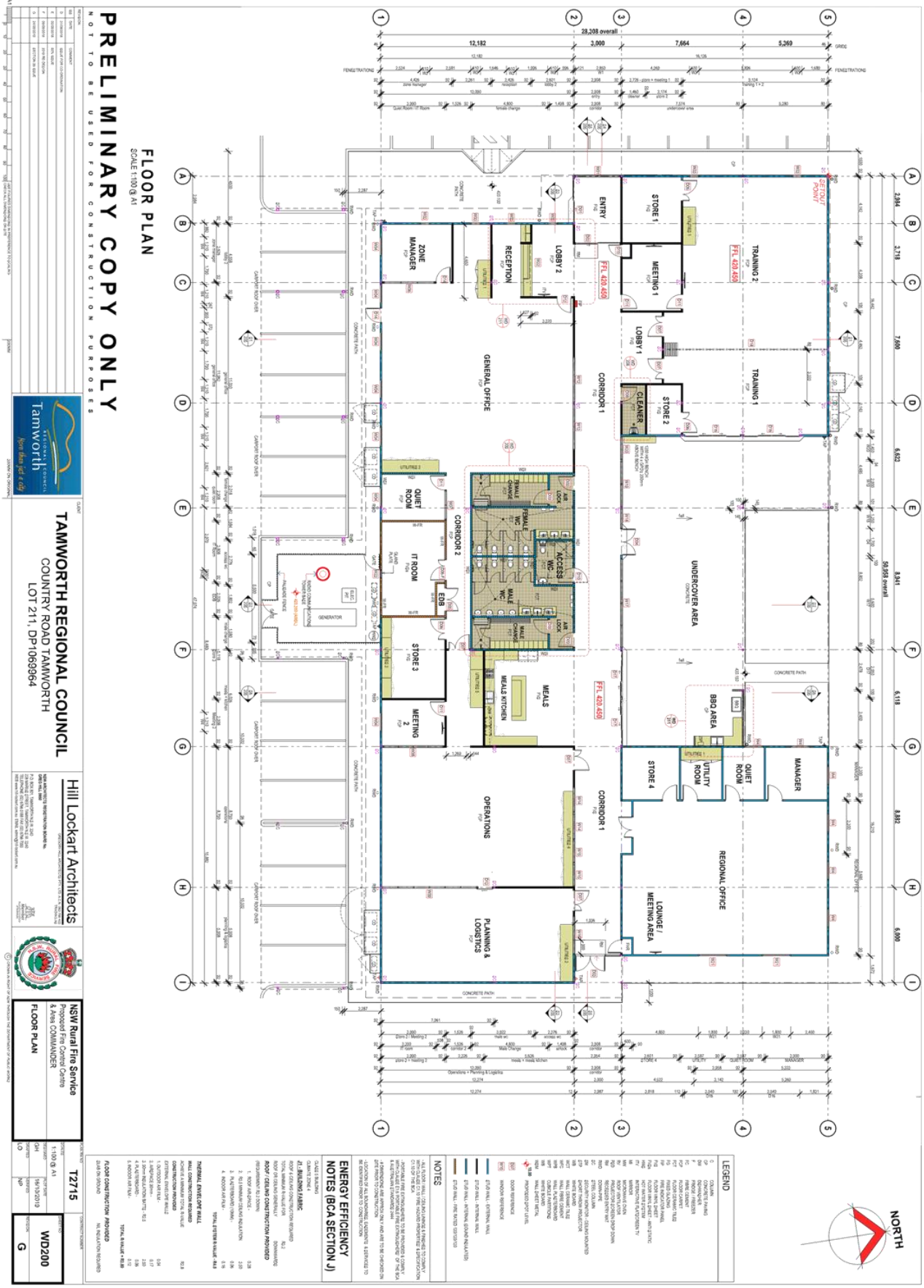

WINDOW SCHEDULE
SCALE 1:50
W1, W2
W3
W4, W5, W6, W7, W8
DOOR SCHEDULE
SCALE 1:50
D1, D2, D3, D4, D5, D6, D7
D12
D9, D10
D8, D11, D15, D16, D17
D13, D14
SECTION 1
SCALE 1:100 @ A1
SUNHOOD - PLAN
SCALE 1:25
SUNHOOD - SECTION
SCALE 1:25
SECTION 2
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
KITCHENETTE - PLAN
SCALE 1:50 @ A1
ELEVATION 13
KITCHENETTE
SCALE 1:50 @ A1
BA CLEANING - PLAN
SCALE 1:50 @ A1
ELEVATION 14
BA CLEANING
SCALE 1:50 @ A1
LEGEND
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1063964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
SECTIONS
T2715
WD304
G

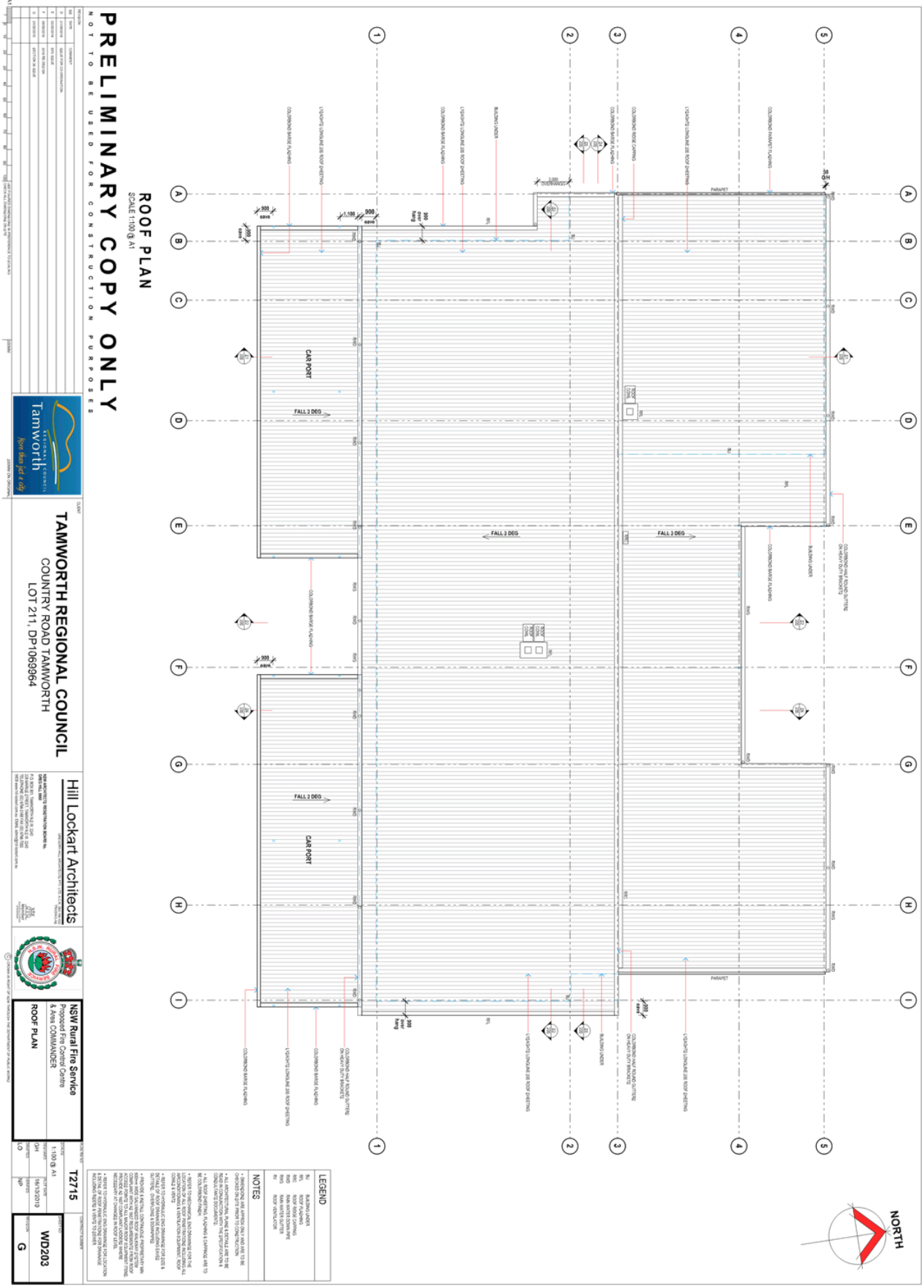

PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
FLOOR PLAN
SCALE 1:100 @ A1
STORE SHED
FL 422.500
SECURE STORE
CHANGE
FEMALE TOILET
MALE TOILET
UNISEX TOILET
6,000
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
FLOOR PLAN
T2715
WD401
G
EXTERNAL
INTERNAL
WALL TYPE A
SCALE
WALL TYPE B
SCALE
WALL TYPE DETAILS
NORTH
LEGEND
NOTES
WALLS
ENERGY EFFICIENCY
NOTES (BCA SECTION J)

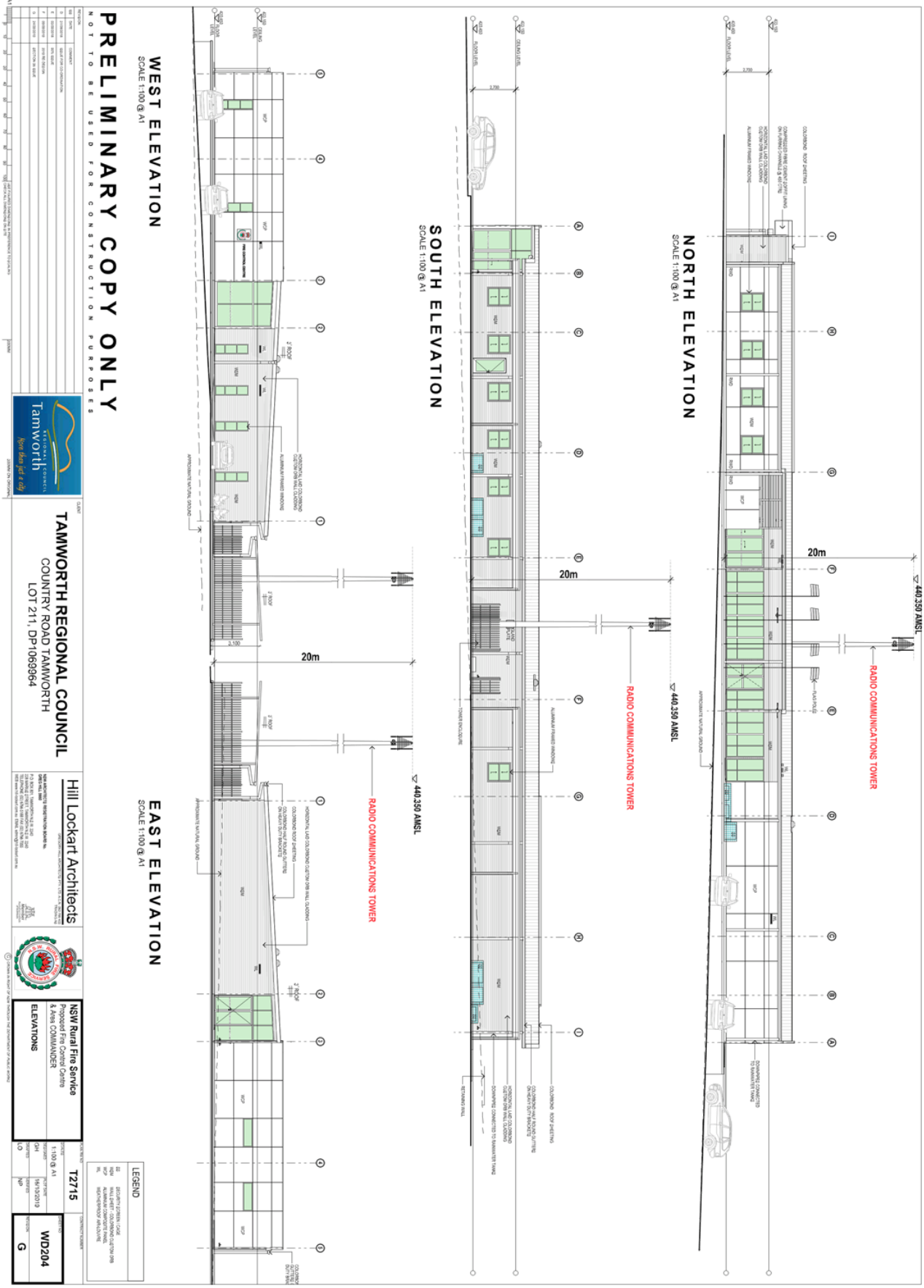

PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
ROOF PLAN
SCALE 1:100 @ A1
FALL 10 DEG
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ROOF PLAN
T2715
1:100 @ A1
16/10/2019
WD402
G
LEGEND
NOTES
NORTH


NORTH ELEVATION - STORE SHED
SCALE 1:100 @ A1
EAST ELEVATION - STORE SHED
SCALE 1:100 @ A1
SOUTH ELEVATION - STORE SHED
SCALE 1:100 @ A1
WEST ELEVATION - STORE SHED
SCALE 1:100 @ A1
LEGEND
AMENITIES BLOCK
NORTH ELEVATION
SCALE 1:100 @ A1
AMENITIES BLOCK
SOUTH ELEVATION
SCALE 1:100 @ A1
AMENITIES BLOCK
EAST ELEVATION
SCALE 1:100 @ A1
AMENITIES BLOCK
WEST ELEVATION
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ELEVATIONS
T2715
WD403
G


STORE SHED
SECTION 1
SCALE 1:50 @ A1
STORE SHED
AMENITIES BLOCK
SECTION 2
SCALE 1:50 @ A1
ACCESS WC
AMENITIES
STORE SHED
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
SECTIONS + DOOR & WINDOW SCHEDULES
T2715
WD404
G


PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
FLOOR PLAN
SCALE: 1:100 @ A1
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
FLOOR PLAN
T2715
WD200
G
NORTH
LEGEND
NOTES
ENERGY EFFICIENCY
NOTES (BCA SECTION J)
TRAINING 2
TRAINING 1
MEETING 1
STORE 1
STORE 2
STORE 3
STORE 4
ENTRY
LOBBY 1
LOBBY 2
RECEPTION
ZONE MANAGER
GENERAL OFFICE
CORRIDOR 1
CORRIDOR 2
CLEANER
QUIET ROOM
IT ROOM
EOB
MEETING 2
UNDERCOVER AREA
BBQ AREA
UTILITY ROOM
MEALS
MEALS KITCHEN
OPERATIONS
PLANNING & LOGISTICS
REGIONAL OFFICE
LOUNGE / MEETING AREA
MANAGER
GENERATOR
CONCRETE PATH
FFL 420.450


ROOF PLAN
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ROOF PLAN
T2715
WD203
G
CAR PORT
CAR PORT
FALL 2 DEG
FALL 2 DEG
FALL 2 DEG
FALL 2 DEG
PARAPET
PARAPET
NORTH
LEGEND
NOTES


NORTH ELEVATION
SCALE 1:100 @ A1
SOUTH ELEVATION
SCALE 1:100 @ A1
WEST ELEVATION
SCALE 1:100 @ A1
EAST ELEVATION
SCALE 1:100 @ A1
RADIO COMMUNICATIONS TOWER
440.350 AMSL
20m
PRELIMINARY COPY ONLY
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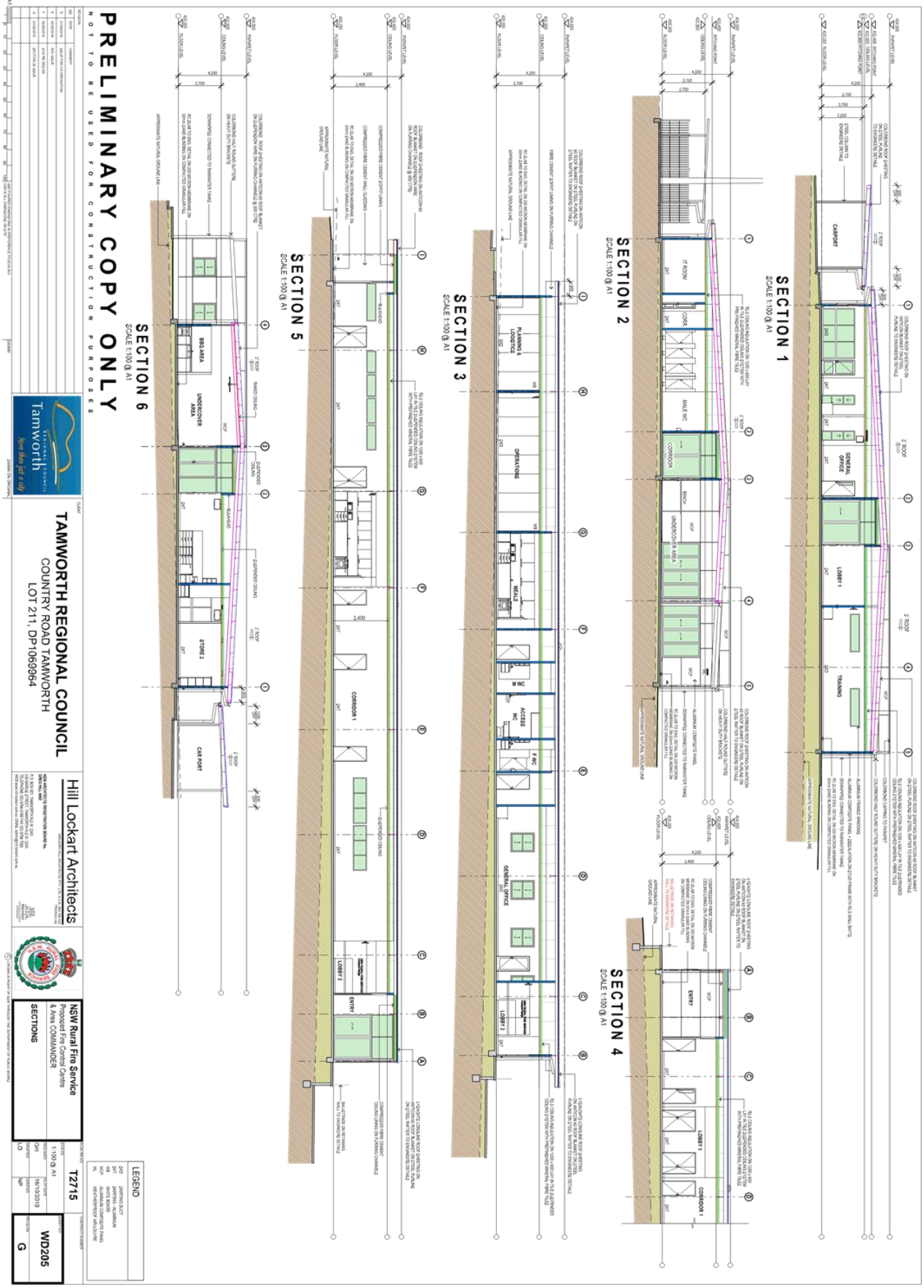
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
ELEVATIONS
T2715
WD204
G
LEGEND


SECTION 1
SCALE 1:100 @ A1
SECTION 2
SCALE 1:100 @ A1
SECTION 3
SCALE 1:100 @ A1
SECTION 4
SCALE 1:100 @ A1
SECTION 5
SCALE 1:100 @ A1
SECTION 6
SCALE 1:100 @ A1
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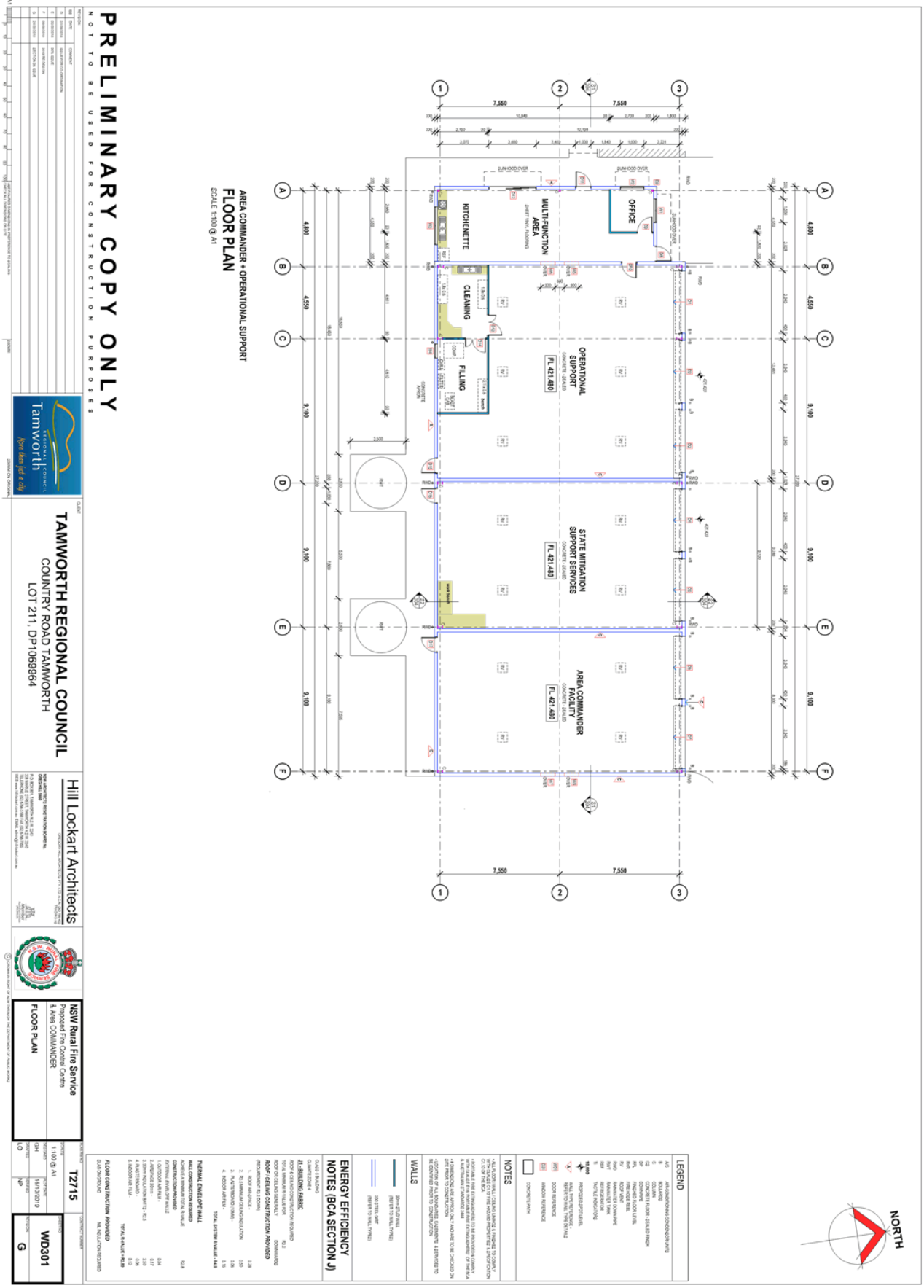
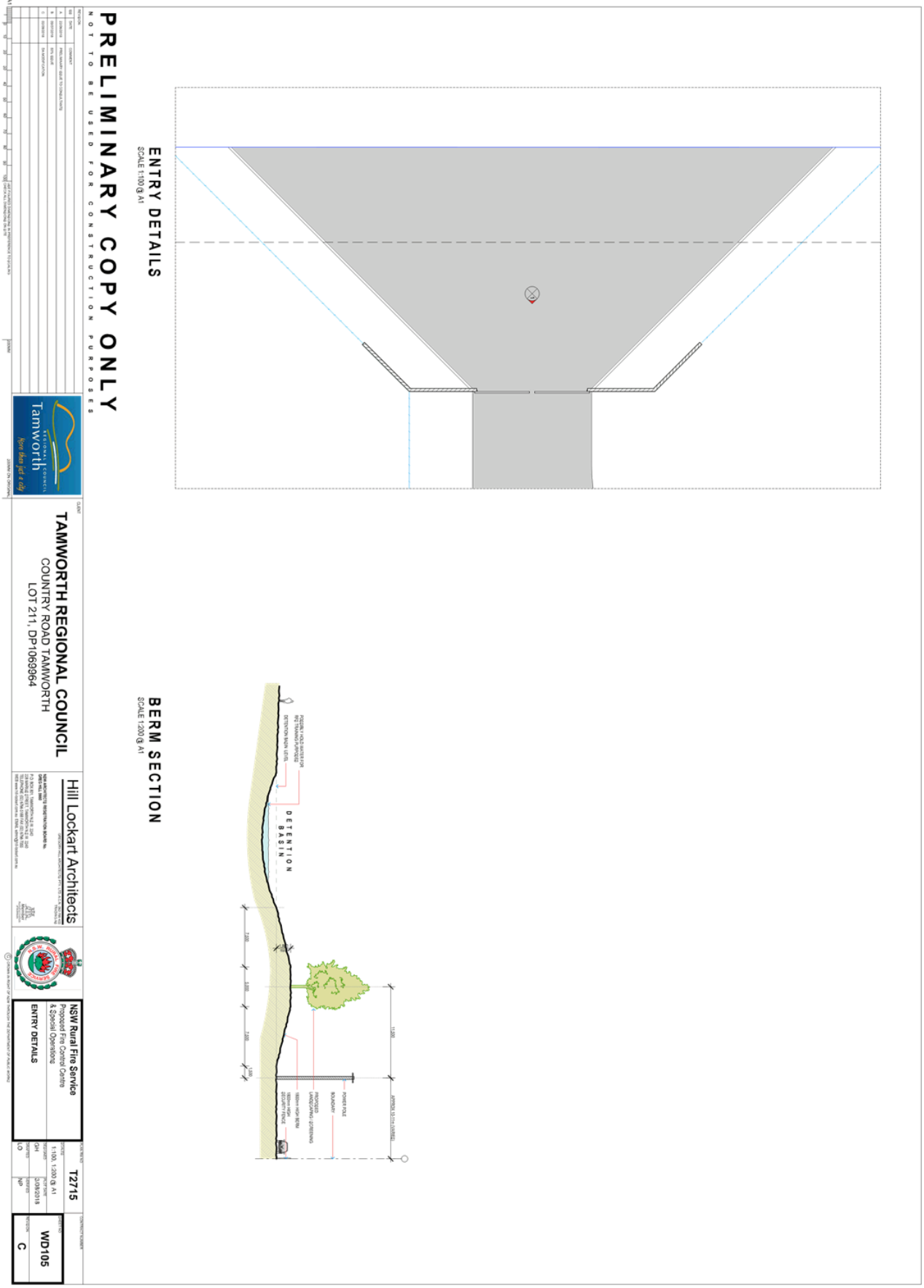
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
SECTIONS
T2715
WD205
G
LEGEND


PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
AREA COMMANDER + OPERATIONAL SUPPORT
FLOOR PLAN
SCALE 1:100 @ A1
OFFICE
MULTI-FUNCTION AREA
KITCHENETTE
CLEANING
FILLING
OPERATIONAL SUPPORT
STATE MITIGATION SUPPORT SERVICES
AREA COMMANDER FACILITY
FL 421.480
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
FLOOR PLAN
T2715
WD301
G
NORTH
LEGEND
NOTES
ENERGY EFFICIENCY
NOTES (BCA SECTION J)
WALLS

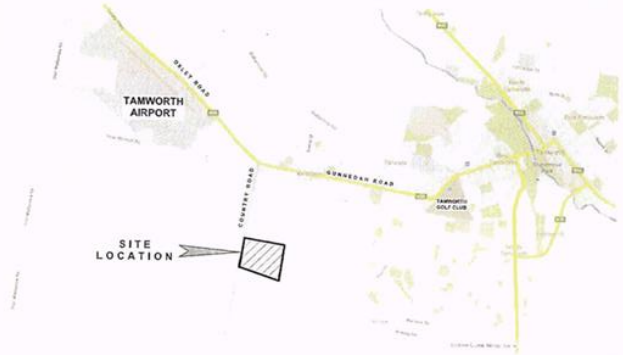

ENTRY DETAILS
SCALE 1:100 @ A1
BERM SECTION
SCALE 1:200 @ A1
DETENTION BASIN
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Special Operations
ENTRY DETAILS
T2715
WD105
C

# NSW Rural Fire Service - Fire Control Centre

## DRAWING LIST

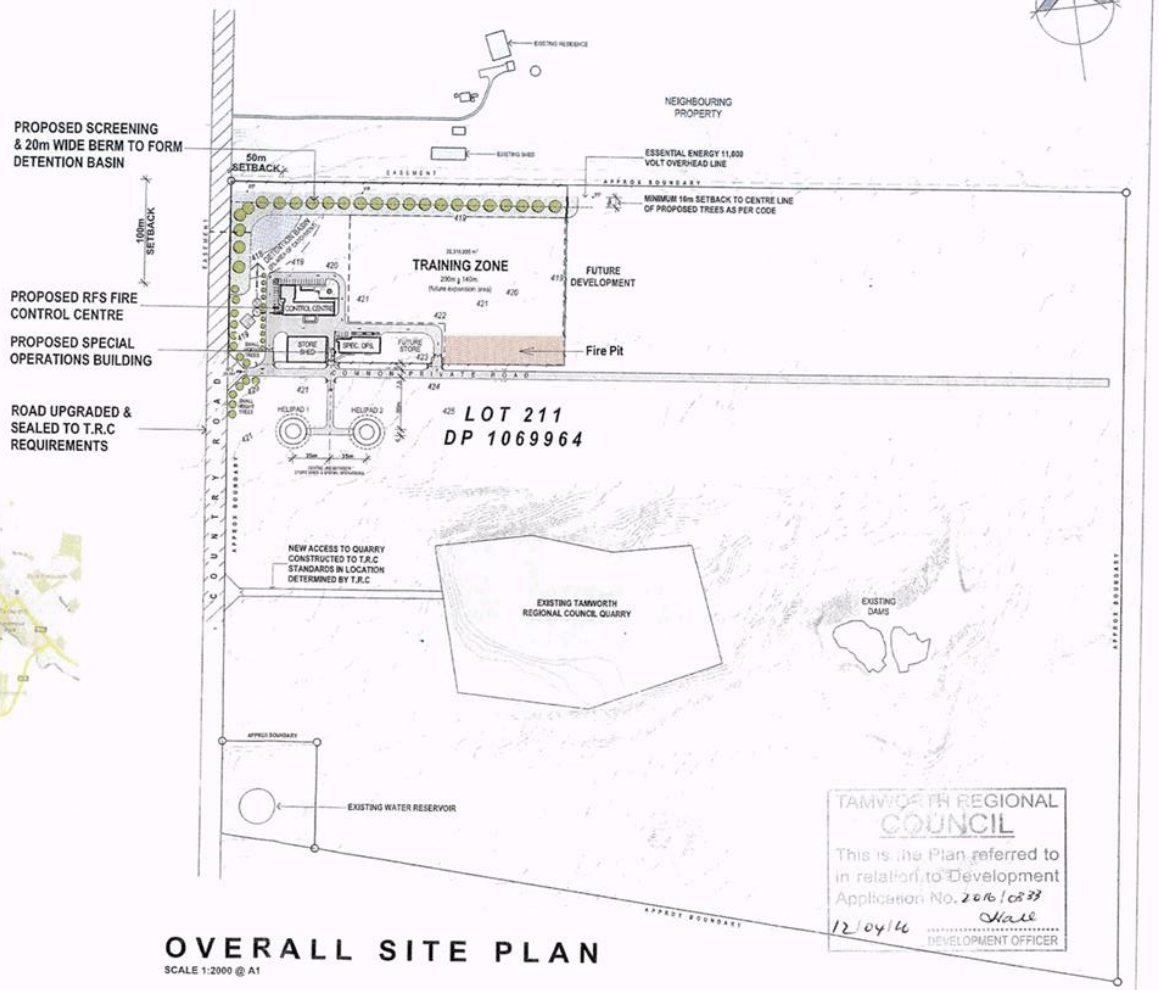
HILL LOCKART ARCHITECTS

| | |
|---|---|
| DA100 | COVER SHEET / OVERALL SITE PLAN |
| DA101 | PART SITE PLAN |
| DA102 | FLOOR PLAN - FIRE CONTROL CENTRE |
| DA103 | FLOOR PLAN - SPECIAL OPERATIONS |
| DA104 | FLOOR PLAN - STORE SHED |
| DA105 | FURNITURE PLAN - FIRE CONTROL CENTRE |
| DA106 | REFLECTED CEILING PLAN - FIRE CONTROL CENTRE |
| DA107 | ROOF PLAN - FIRE CONTROL CENTRE |
| DA108 | ELEVATIONS - FIRE CONTROL CENTRE |
| DA109 | ELEVATIONS - STORE SHED |
| DA110 | ELEVATIONS - SPECIAL OPERATIONS |
| DA111 | SECTIONS - FIRE CONTROL CENTRE |
| DA112 | WET AREA DETAILS |
| DA113 | JOINERY DETAILS |
| DA114 | DOOR & WINDOW SCHEDULE |




## LOCATION PLAN

NOT TO SCALE




## OVERALL SITE PLAN

SCALE 1:2000 @ A1

## PRELIMINARY COPY ONLY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

| | | |
|---|---|---|
| A | 04/03/2016 | ISSUE TO CLIENT FOR REVIEW |
| B | 12/04/2016 | TRACK CHANGES AMENDED, RFS STORE AMENDED |
| C | 29/04/2016 | PRELIMINARY DEVELOPMENT APPLICATION |
| D | 19/05/2016 | DEVELOPMENT APPLICATION |
| E | 14/03/2018 | MINOR PRIVATE CERTIFICATE SUBMISSION - DEVELOPER TERMINOLOGY |

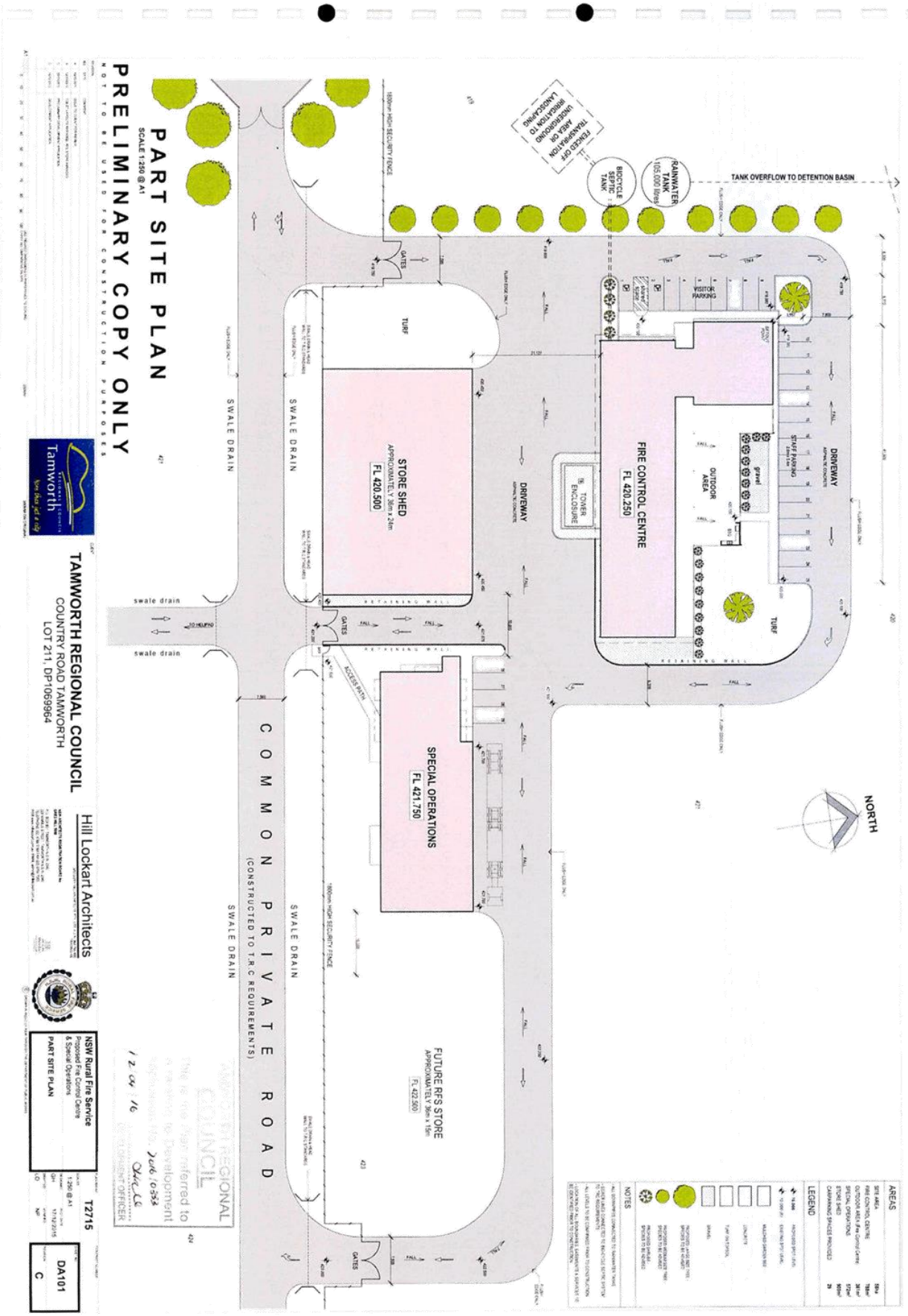
Tamworth Regional Council — Tamworth — Yours than yet a city

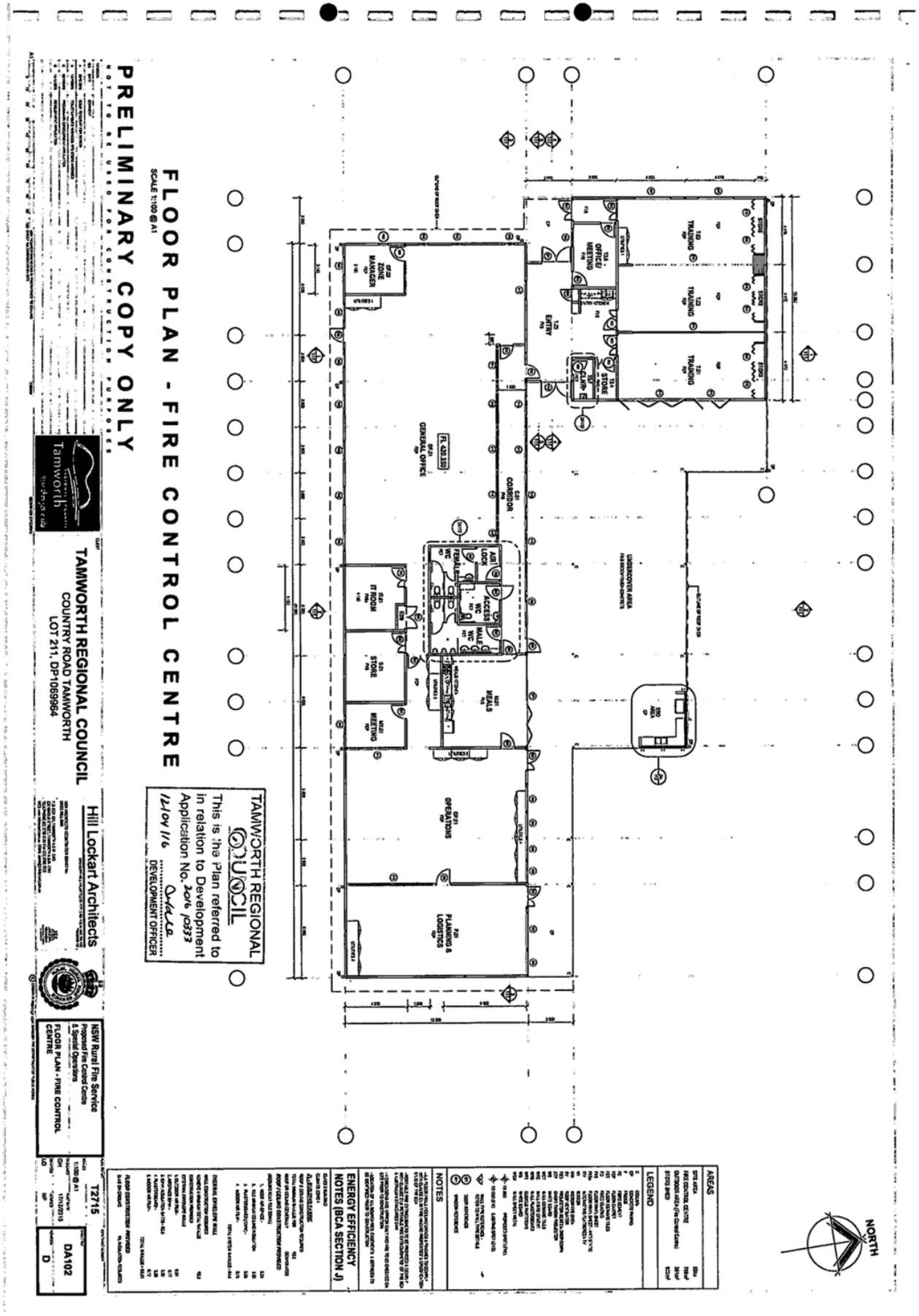
CLIENT
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964

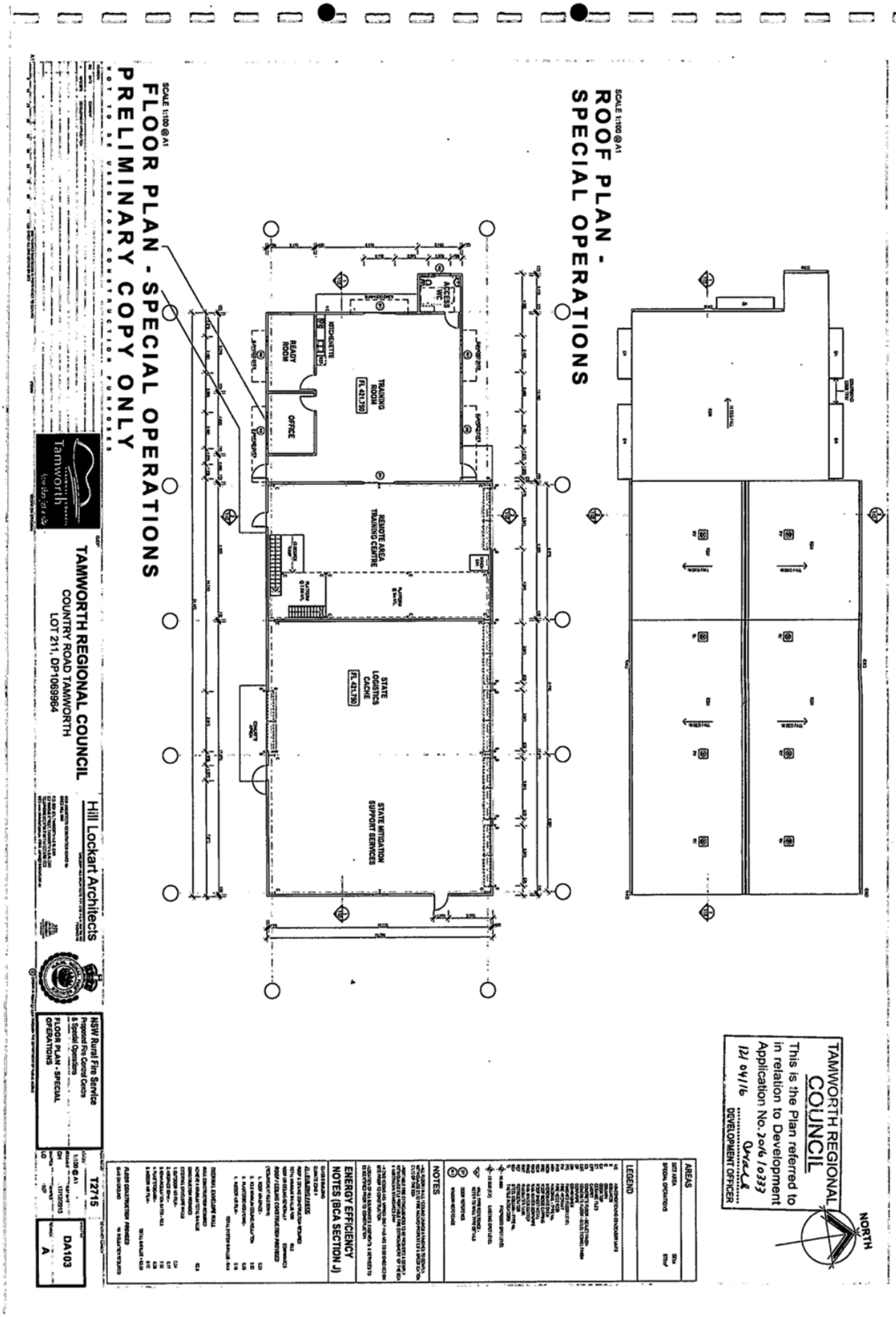
Hill Lockart Architects

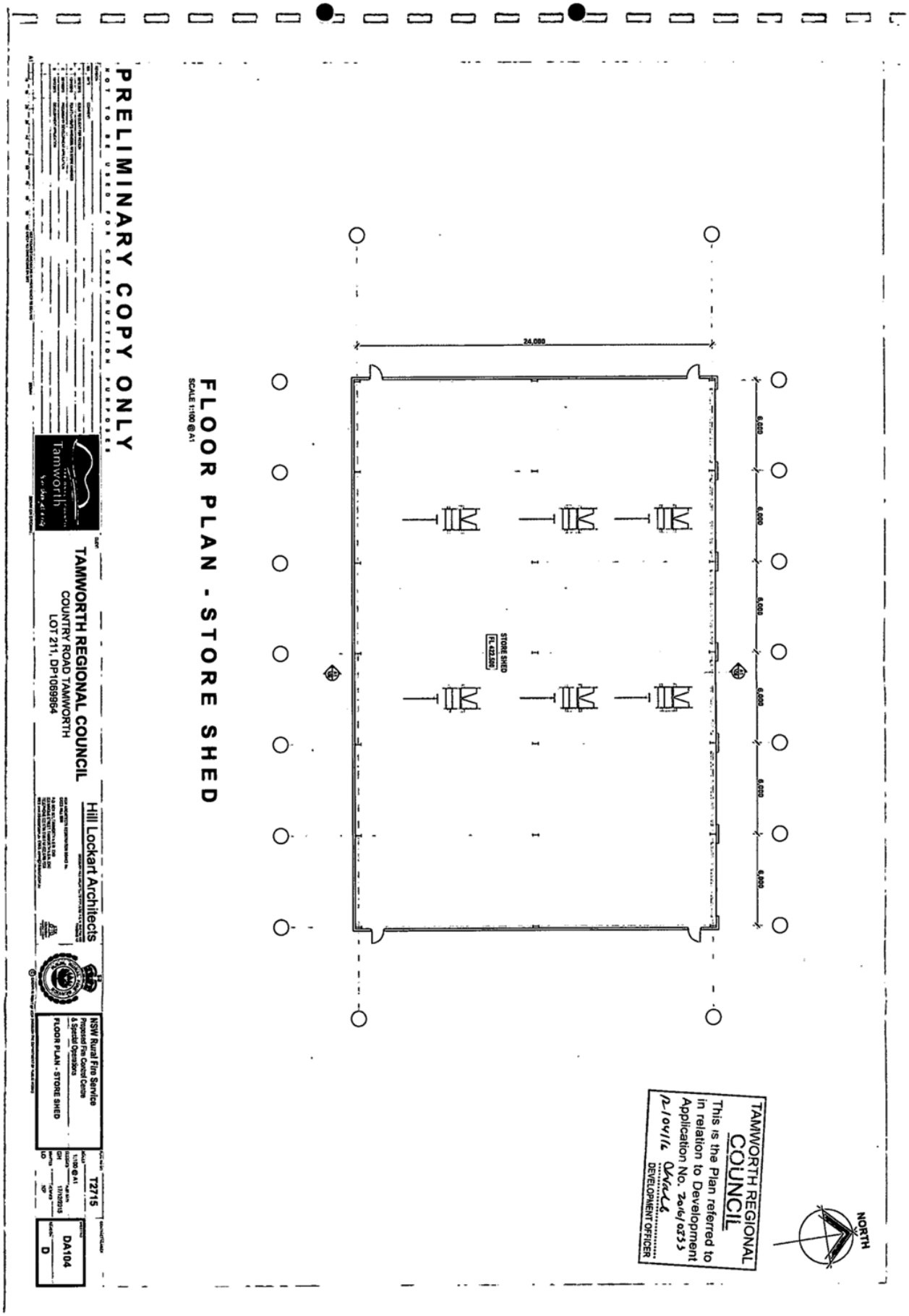
NSW Rural Fire Service
Proposed Fire Control Centre & Special Operations
COVER SHEET / OVERALL SITE PLAN

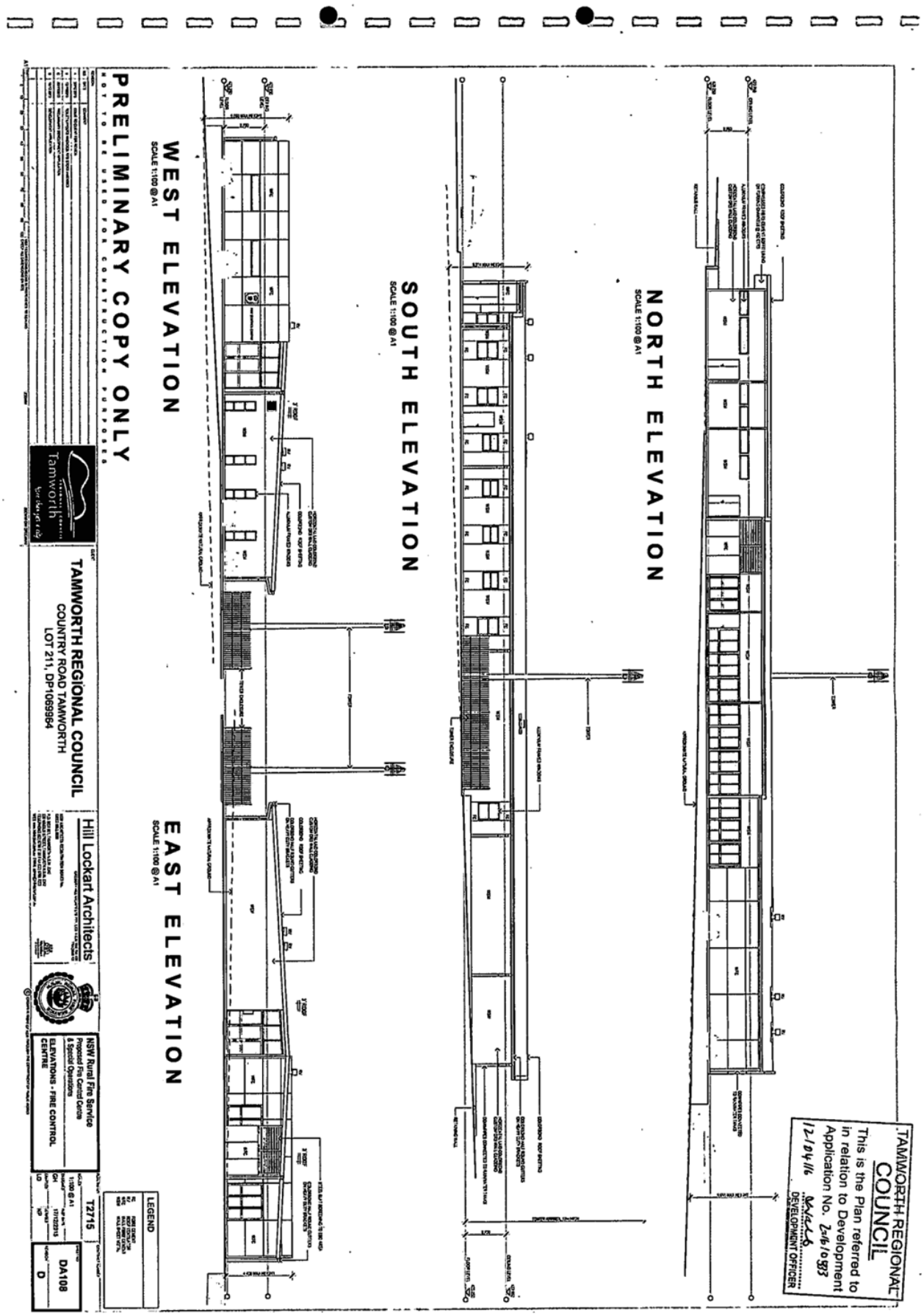
T2715
1:2000 @ A1
GH
4/03/2016
LO
NP
DA100
E


PART SITE PLAN
SCALE 1:250 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Special Operations
PART SITE PLAN
T2715
DA101
C
NORTH
TANK OVERFLOW TO DETENTION BASIN
RAINWATER TANK 105,000 litres
BICYCLE SEPTIC TANK
VISITOR PARKING
DRIVEWAY
STAFF PARKING
OUTDOOR AREA
gravel
TURF
FIRE CONTROL CENTRE
FL 420.250
TOWER ENCLOSURE
STORE SHED
APPROXIMATELY 36m x 24m
FL 420.500
SPECIAL OPERATIONS
FL 421.750
FUTURE RFS STORE
APPROXIMATELY 36m x 18m
FL 422.500
GATES
ACCESS PATH
SWALE DRAIN
COMMON PRIVATE ROAD
(CONSTRUCTED TO T.R.C REQUIREMENTS)
swale drain
TO HUMPHO
1800mm HIGH SECURITY FENCE
RETAINING WALL
AREAS
LEGEND
NOTES


FLOOR PLAN - FIRE CONTROL CENTRE
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2016/0333
12/09/16
DEVELOPMENT OFFICER
NSW Rural Fire Service
Proposed Fire Control Centre & Special Operations
FLOOR PLAN - FIRE CONTROL CENTRE
T2715
DA102
D
NORTH
AREAS
LEGEND
NOTES
ENERGY EFFICIENCY
NOTES (BCA SECTION J)
GENERAL OFFICE
OPERATIONS
PLANNING & LOGISTICS
ZONE MANAGER
IT ROOM
STORE
MEETING
COLLOQUIUM
ACCESS HALL
MEN
WOMEN
AIR LOCK
FEMALE
MALE
TRAINING
OFFICE/ MEETING
ENTRY
CLAIM
LOOKOUT AREA


SCALE 1:100 @ A1
ROOF PLAN - SPECIAL OPERATIONS
SCALE 1:100 @ A1
FLOOR PLAN - SPECIAL OPERATIONS
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TRAINING ROOM
READY ROOM
OFFICE
KITCHENETTE
REMOTE AREA TRAINING CENTRE
STATE LOGISTICS CACHE
STATE MITIGATION SUPPORT SERVICES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre & Special Operations
FLOOR PLAN - SPECIAL OPERATIONS
T2715
DA103
A
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2016/0333
12/04/16
DEVELOPMENT OFFICER
NORTH
AREAS
LEGEND
NOTES
ENERGY EFFICIENCY
NOTES (BCA SECTION J)


NORTH
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2016/0253
12/04/16
DEVELOPMENT OFFICER
6,000
6,000
6,000
6,000
6,000
6,000
24,000
STORE SHED
FL 425.580
FLOOR PLAN - STORE SHED
SCALE 1:100 @ A1
PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
Tamworth
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Special Operations
FLOOR PLAN - STORE SHED
T2715
1:100 @ A1
DA104
D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NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Special Operations
ELEVATIONS - FIRE CONTROL CENTRE
T2715
DA108
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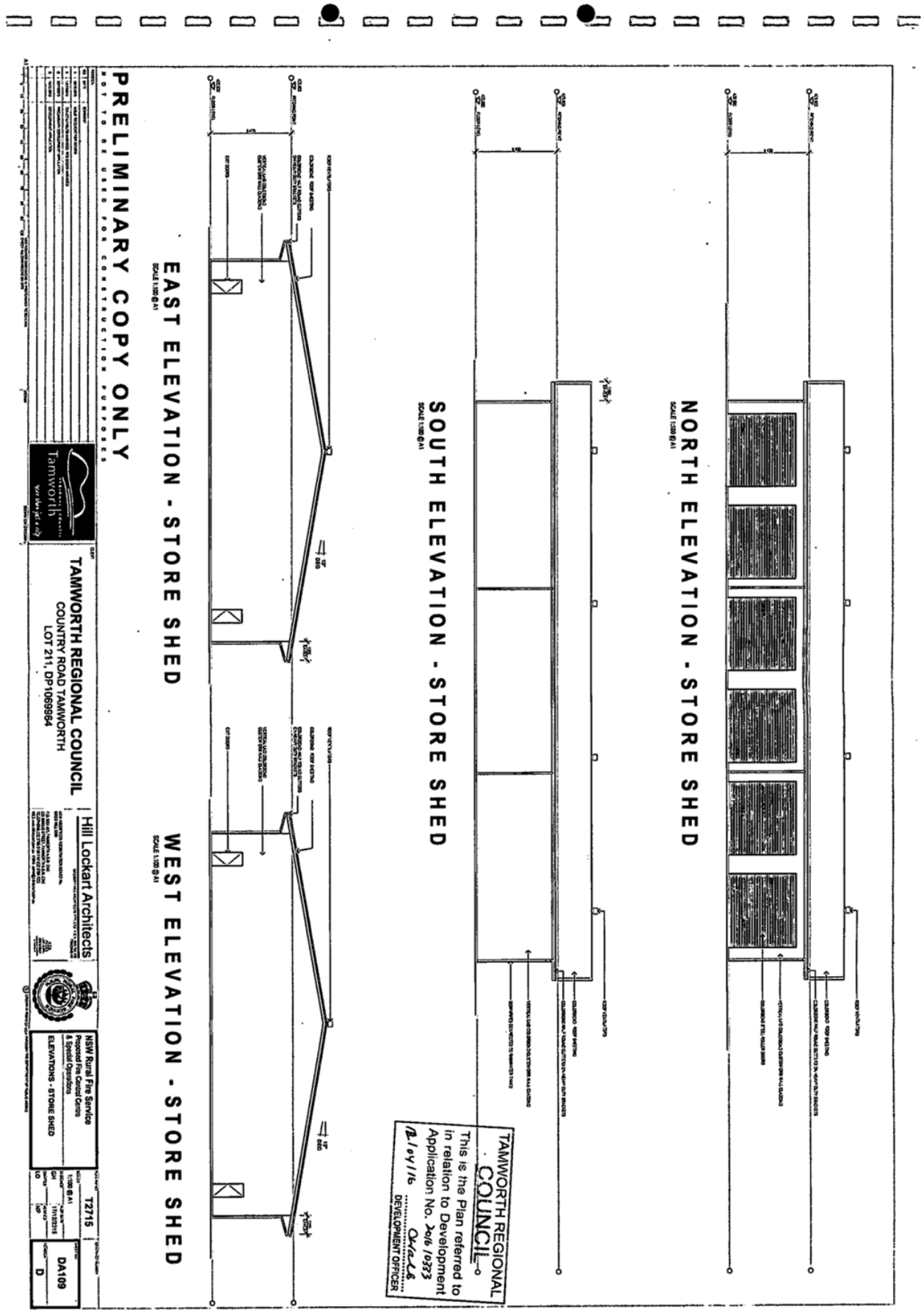
LEGEND
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. DA 108/09/13
12/04/16
DEVELOPMENT OFFICER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LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Projected Fire Control Centre
& Special Operations
ELEVATIONS - STORE SHED
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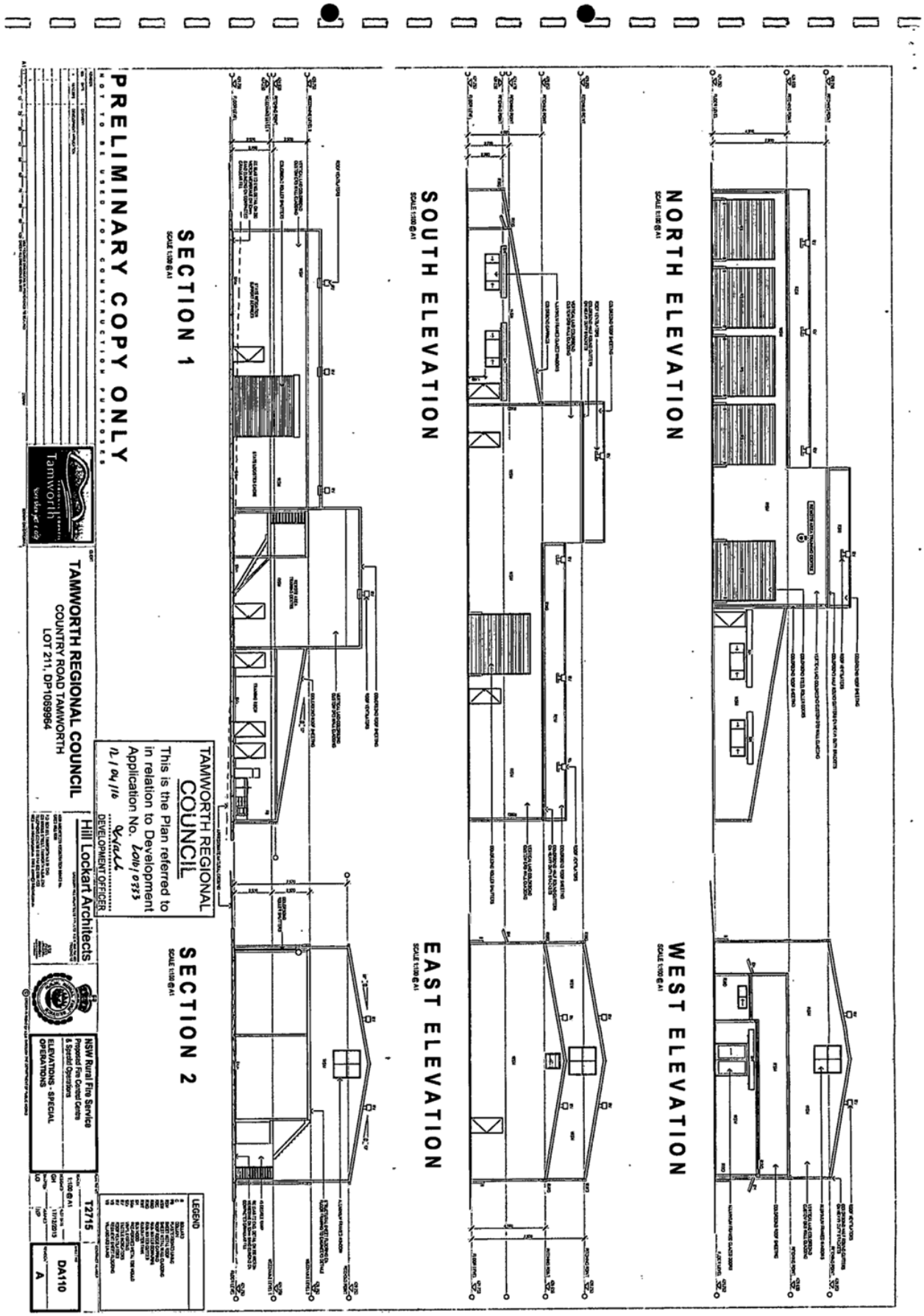
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2016/0273
12/09/16
DEVELOPMENT OFFICER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TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2019/233
DEVELOPMENT OFFICER
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre & Special Operations
ELEVATIONS - SPECIAL OPERATIONS
T2715
DA110
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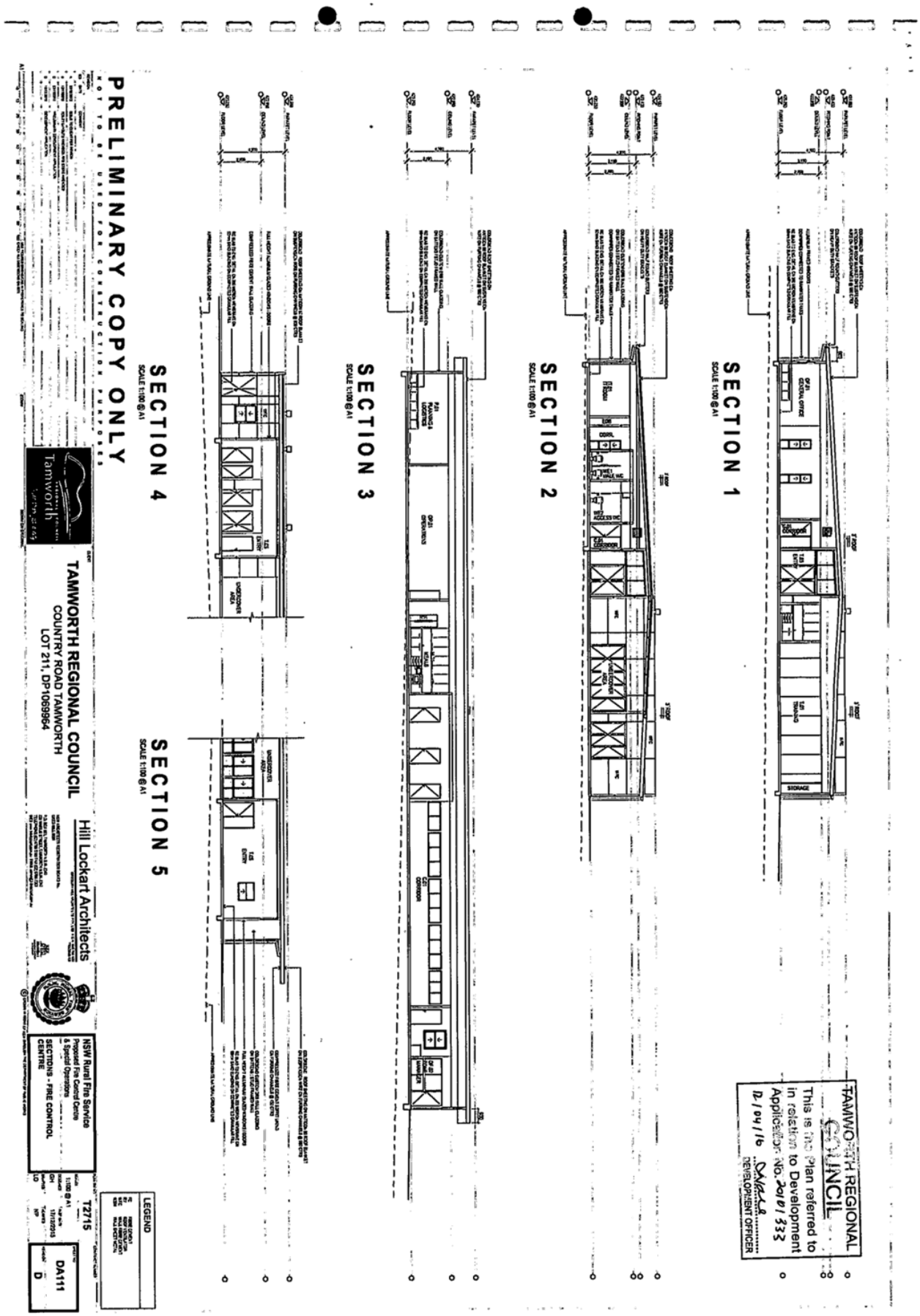
LEGEND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TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Special Operations
SECTIONS - FIRE CONTROL CENTRE
T2715
DA111
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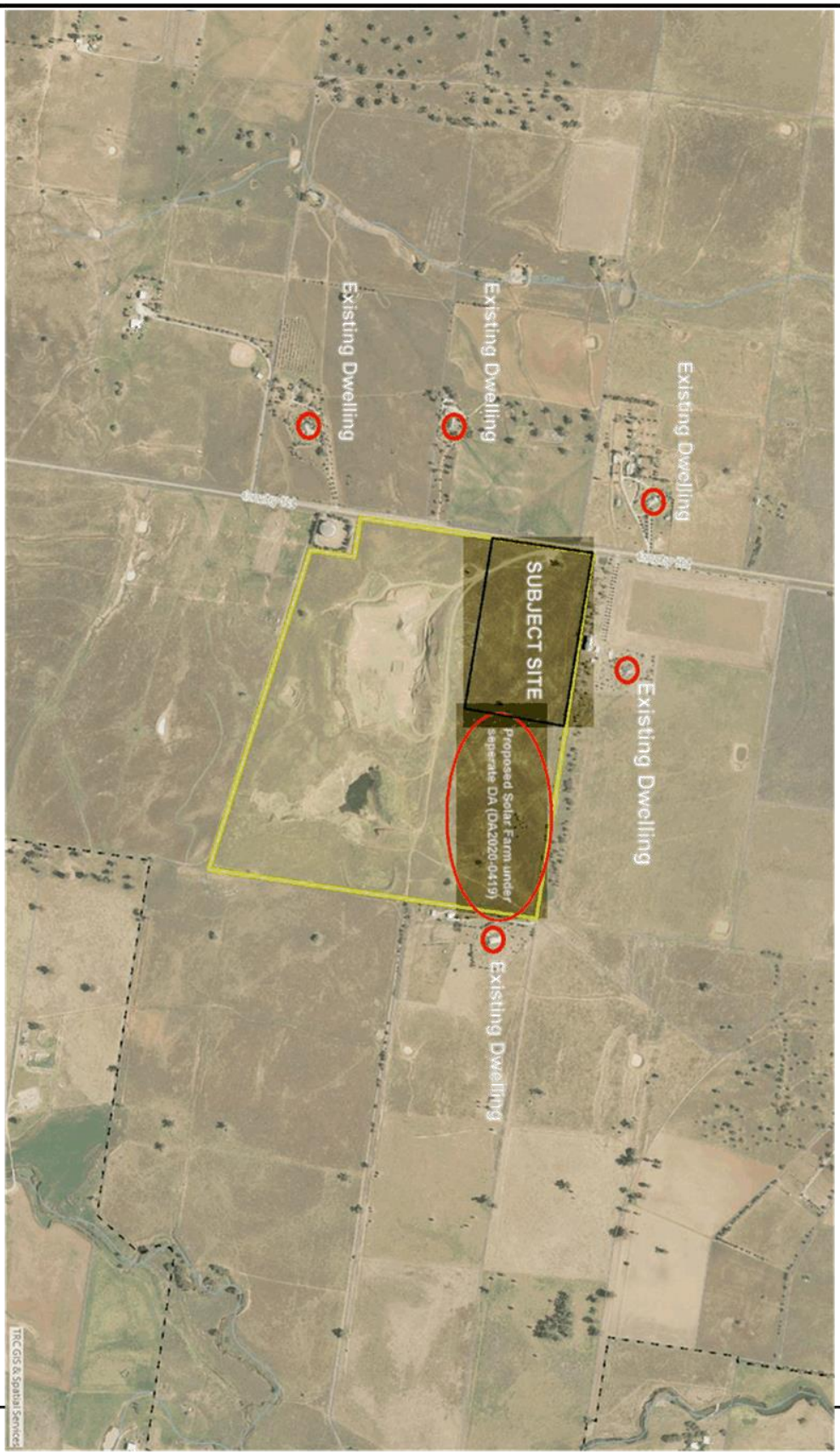
LEGEND
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2019/333
12/04/19
DEVELOPMENT OFFICER

ORDINARY COUNCIL MEETING
ANNEXURE 2 TO ITEM 7.1 - ANNEXURE 2 - LOCALITY PLAN
26 MAY 2020



# AGENDA

## *1 APOLOGIES AND LEAVE OF ABSENCE*

## *2 COMMUNITY CONSULTATION*

## *3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL*

***RECOMMENDATION***

***That the Minutes of the Ordinary Meeting held on Tuesday, 28 April 2020, copies of which were circulated, be taken as read and confirmed as a correct record of the proceedings of the Meeting.***

## *4 DISCLOSURE OF INTEREST*

Pecuniary Interest

Non Pecuniary Conflict of Interest

Political Donations

## *5 MAYORAL MINUTE*

Nil

## *6 NOTICE OF MOTION*

Nil

## *OPEN COUNCIL REPORTS*

## *7 ENVIRONMENT AND PLANNING*

### 7.1 MODIFICATION (MOD2018-0126) TO DEVELOPMENT APPLICATION NO 2016/0333 FOR NSW RURAL FIRE SERVICE FIRE CONTROL CENTRE AND HELIPAD ON LOT 211 DP 1069964, COUNTRY ROAD, WESTDALE – FILE NO LF4325

**DIRECTORATE:** **PLANNING AND COMPLIANCE**
**AUTHOR:** **Mitchell Gillogly, Development Assessment Planner**

**Reference:** **Item 7.2 to Ordinary Council 12 April 2016 - Minute No 80/16**

**2 ANNEXURES ATTACHED**
**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

**GENERAL MANAGER'S ADVISORY NOTE TO:**

**Councillors**
**Applicants**
**Persons making public submissions (written or verbal) Members of the Public**

### *Record (Division) of Voting*

**In accordance with Section 375A(3) of the Local Government Act 1993, a Division is required to be called whenever a motion for a planning decision is put at a meeting of the Council or a Council Committee.**

**A DIVISION under Section 375A(3) of the Act is required on this Planning Application.**

### *Relevant Planning Application*

**In accordance with Section 10.4(4) of the Environmental Planning and Assessment Act 1979, a person who makes a relevant planning application to Council is required to disclose the following reportable political donations and gifts (if any) made by a person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined:**

**(a) all reportable political donations made to any local councillor of the Council;**

**(b) all gifts made to any local councillor or employee of the Council.**

### *Relevant Public Submission*

**In accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979, a person who makes a relevant public submission to Council in relation to a relevant planning application made to the Council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing two years before the submission is made and ending when the application is determined:**

**(a) all reportable political donations made to any local councillor of the Council;**

**(b) all gifts made to any local councillor or employee of the Council.**

### *Disclosure of Reportable Political Donations and Gifts*

**Planning Applications**
Nil

**Public Submissions**
Three

### *RECOMMENDATION*

***That in relation to the "Modification (MOD2018-0126) to Development Application No 2016/0333 for NSW Rural Fire Service Fire Control Centre and Helipad on Lot 211 DP 1069964, Country Road, Westdale", the application be determined by granting consent with a modification to the conditions as follows:***

- ***delete Condition 1 in consideration of a Construction Certificate not being required for Crown Development;***
- ***delete Condition 9 requiring consultation shall be undertaken with the Civil Aviation Safety Authority (CASA) and Airservices Australia;***
- ***amend the wording of Condition 11 in consideration of the proposal being a Crown Development;***
- ***add an advisory note to Condition 12 to clarify specific requirements to be addressed as part of stormwater strategy;***
- ***amend the wording of Condition 12 in consideration of the proposal being a Crown Development;***
- ***add Condition 12a to nominate approved plan set;***
- ***amend the wording of Condition 15 to clarify the notification of events to adjoining landholders;***
- ***amend to the wording of Condition 26 to nominate the preferred location for***

***discharge is at the northern end of the site in the table drain located in Country Road;***

- ***amend the wording of Condition 28 in consideration of a construction certificate not being required for Crown Development;***
- ***add an advisory note to Condition 35 to allow flexibility with pavement design for internal roads;***
- ***add an advisory note to Condition 36 to allow flexibility with pavement design for internal roads;***
- ***amend the wording of Condition 39 regarding the design vehicles for vehicle turning movements;***
- ***amend the wording of Condition 42 to nominate the provision of 46 onsite parking spaces;***
- ***amend the wording of Condition 46 in consideration of the proposal being a Crown Development;***
- ***amend the wording of Condition 48 in consideration of the proposal being a Crown Development;***
- ***delete Condition 49 requiring gazettal of Country Road as a B-double route;***
- ***amend the wording of Condition 50 in consideration of the proposal being a Crown Development;***
- ***amend the wording of Condition 56 to require training vehicles to be removed 72 hours following completion of training events;***
- ***add Condition 56a consultation shall be undertaken with the Civil Aviation Safety Authority (CASA), Airservices Australia and Tamworth Regional Airport; and***
- ***amend the wording of Conditions 7, 28, 30, 32, 35, 36, 40, 50 and 51 to reference the current wording for Council's Engineering Design Minimum Standards for Subdivisions and Developments.***

***In this regard, Conditions of the development consent now comprise:***

***Prior to Work Commencing***

1) ***Deleted (MOD2018-0126)***

2) ***Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:***

   a) ***must be a standard flushing toilet; and***

   b) ***must be connected to a public sewer; or***

   c) ***if connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council.***

   ***The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.***

3) ***The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:***

   a) ***the name, address and telephone number of the developer for the work; and***

   b) ***the name of the principal contractor (if any) for any building work and a***

***telephone number on which that person may be contacted outside working hours; and***

***c) a statement that unauthorised entry to the work site is prohibited.***

***The sign is to be removed when the work has been completed.***

**4)** ***The developer must install water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").***

**5)** ***The contractors engaged in work on Council assets must provide proof of Public Liability Insurance to the value of $20 million to ensure sufficient insurance cover to indemnify Council from liability. The policy should specifically indemnify Council from all claims arising from the execution of the works.***

**6)** ***Traffic Control Plans (TCP) are to be prepared by a person with the applicable certification from Roads and Maritime Services (RMS) in accordance with AS1742.3-1996 and the RMS current version of the "Traffic Control at Worksites" manual. All TCP are to be implemented prior to the commencement of any works undertaken within the road reserve.***

**7)** ***A pavement design report that complies with the requirements of Council's current version of the Engineering Design Minimum Standards for Subdivisions and Developments shall be submitted to Council's Transport and Assets Division for approval.***

**8)** ***An approval must be obtained from Council pursuant to Section 138 of the Roads Act 1993 to undertake works in the Country Road road reserve prior to works commencing.***

***Prior to Commencement of Works***

**9)** ***Deleted (MOD2018-0126)***

**10)** ***To enable the adequacy of the proposed landscaping to be assessed prior to site development works commencing, a landscape design plan shall be prepared and submitted to Council for approval with respect to the landscaped buffer. The plan shall include botanical names, quantities and state of maturity of all trees, shrubs and ground covers.***

**11)** ***A Compliance Certificate under Section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the building. Payments shall be made and information submitted for approval prior to issue of a commencement of construction:***

***a) Deleted (MOD2018-0126); and***

***b) Detailed engineering drawings for the extension of water supply required by Condition 50 of this consent.***

**12)** ***All water, sewer and stormwater works, including the operation of a system of sewage management (OSSM) shall be carried out in accordance with the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulation 2017 and the relevant Australian Standard.***

***The following reports shall be prepared by a suitably qualified person for stormwater works and operation of a system of sewerage management:***

***a) A stormwater servicing strategy in accordance Condition 28 of this consent; and***

***b) An effluent management report with plans outlining the design for the system. The report is to include maximum loading rates for the buildings utilising the system and demonstrate that the on-site effluent management system will be capable of managing the effluent load, with no adverse environmental impact or health risks.***

***Advisory Note: The stormwater management strategy should be cognisant of the need to minimise crossings over the existing 375mm diameter water mains. It is suggested that a single crossing point at the north western corner of the site should be the focus of the strategy. It is further noted that there is an obligation to maintain environmental flows into the existing dam on the south western corner of Lot 3 to the immediate north of the subject site. There is an opportunity to achieve this via a low-flow bypass at the outlet of the proposed on-site detention basin.***

***General***

***12a) Development shall take place in accordance with the attached endorsed plans:***

***a) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD102 & 103, Revision I, dated 29 April 2020; and***

***b) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD200, 203, 204, 301, 302, 303, 401, 402 & 403, Revision G, dated 24 September 2019; and***

***c) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD105, Revision C, dated 3 August 2018.***

**13)** ***The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of Council.***

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

***All building work must be carried out in accordance with the provisions of the National Construction Code.***

**15)** ***The NSW Rural Fire Service shall provide written notice to adjoining landowners or residents of scheduled training days which include the use of the training zone and/or the fire pit a minimum of 7 days prior to the event.***

***Advisory Note: Written notice to adjoining landholders or resident can either be via a letterbox drop or electronic methods, however if electronic notification is the delivery method agreeance from the landholder is required and a copy must be kept by the operator of the facility.***

**16)** ***All building work must be carried out in accordance with the provisions of the National Construction Code and Access to Premises - Buildings Standards 2010.***

**17)** ***Vehicle access to the chicken hatchery and all other properties on Country Road***

***shall be maintained during the construction phase of the development and Country Road. Access shall also be maintained to critical infrastructure including clean potable water (at current flow rates and pressure), electricity and sewer reticulation.***

18) ***It is the responsibility of the developer to meet all the expenses incurred in undertaking the development, including expense incurred complying with conditions imposed under this approval.***

***During Construction or Works***

***General***

19) ***All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code.***

20) ***Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:***

***Monday to Friday – 7:00am to 5:00pm;***

***Saturday – 8:00am to 1:00pm if audible on other residential premises, otherwise 7:00am to 5:00pm;***

***No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.***

***The Developer shall be responsible to instruct and control their contractors regarding the hours of work.***

21) ***The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe an unobstructed access for pedestrians. Where necessary, application may be made by contacting Council.***

22) ***If the work involved in the construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the closure of a public place, approval from Council's Transport and Assets Division is required.***

23) ***Any damage caused to Council infrastructure, as a result of works undertaken for the development site, shall be rectified by the Developer to the satisfaction of Council so as to ensure the integrity of Council's infrastructure.***

24) ***Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, must be removed as soon as practicable by the developer and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.***

25) ***The Developer shall ensure that dust suppression is undertaken to ensure there is no visible dust emitted due to any works associated the development. This can be in the form of water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.***

***Stormwater***

26) ***All roof water and concentrated surface stormwater discharging from the development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) to the satisfaction of Council. No effluent or polluted water of any type may be allowed to enter Council's stormwater drainage system.***

***The approved point of discharge is the table drain fronting the development site on Country Road. The preferred location for discharges is at the northern end of the site.***

27) ***All new roads/driveway accesses created as part of this development shall have a pipe culvert installed over the existing table drain on Country Road. The pipe culvert shall be sized to cater for a 1:20 ARI.***

28) ***Detention of stormwater flows to pre-developed rates is required for this development. In this regard a stormwater servicing strategy shall be prepared in accordance with the requirements of Part 3 of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments and submitted to Council for approval. The stormwater strategy shall address the stormwater drainage design for the development site. This shall be undertaken prior to the commencement of construction for any stage.***

29) ***The stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:***

   a) ***all plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage;***

   b) ***temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;***

   c) ***all overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented;***

   d) ***any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted; and***

   e) ***all overflow from rainwater tanks shall be collected and piped to the approved point of discharge.***

***External Roads (Country Road and Quarry Access)***

30) ***Country Road shall be extended in accordance with the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments starting from the entry of the Baiada poultry hatchery and terminating at the new access to Sutton's Quarry.***

31) ***Country Road shall be sealed for its full width starting from the end of the existing seal on Country Road and terminating at the new access to Sutton's Quarry. Additionally, where widening has been undertaken on Country Road the portion of road widened shall be sealed to full width.***

32) ***Full width road construction that satisfies Road Design Standard Four (RDS4) of the current version of Council's Engineering Design Minimum Standards for***

***Subdivisions and Developments is required for any widening of Country Road to ensure that public road facilities are established at an appropriate standard having regard to the traffic generated by the proposed development.***

**33)** ***For all roads and pavements associated with the development, a pavement design report that complies with the requirements of the current version of Council's Engineering Design Guidelines for Subdivisions and Developments shall be submitted to Council for approval.***

**34)** ***A new unsealed all weather access inclusive of stormwater management devices shall be provided to Sutton's Quarry as detailed on the approved plans.***

***The nominated pavement thickness and pavement material of this access shall be approved by Council's Transport and Assets Division prior to works commencing on this component of the development.***

***Internal Roads and Access***

**35)** ***The internal private road and any proposed helipad access shall be designed in accordance with Road Design Standard Four (RDS4) of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments with exception to the wearing surface design element which shall be either asphalt or a two coat bitumen seal.***

***Advisory Note: Council will consider the use of a structural concrete element in in lieu of a composite type road pavement and seal. The performance and loading parameters for the concrete element shall be the same as for the composite pavement, and shall be designed and certified by a suitably qualified and experienced practitioner***

**36)** ***All internal driveways, parking areas, loading bays and vehicular turning areas being constructed with a base course of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained to facilitate the use of vehicular access and parking facilities and to minimise any associated noise and dust nuisance.***

***In this regard and in conjunction with Condition 7 a pavement design report that complies with the requirements of Council's current version of the Engineering Design Minimum Standards for Subdivisions and Developments shall be submitted to Council's Transport and Assets Division for approval.***

***Advisory Note: Council will consider the use of a structural concrete element in in lieu of a composite type road pavement and seal. The performance and loading parameters for the concrete element shall be the same as for the composite pavement, and shall be designed and certified by a suitably qualified and experienced practitioner***

**37)** ***All internal driveways, parking areas and vehicle turning areas are to be designed in accordance with the requirements of AS452890.1-2004 "Parking Facilities – Off Street Parking".***

**38)** ***The direction of traffic movement within the site shall be clearly indicated by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking and driveway access***

***and in the interest of traffic safety and convenience.***

**39)** ***The Design Vehicle for Vehicle Turning Movements for all accesses associated with this development shall be the largest vehicle required to access the site for RFS operations but at minimum a prime mover and semi trailer (19m).***

***Parking***

**40)** ***The new driveways accessing Country Road shall be constructed in accordance with Council's Engineering Minimum Standards for Subdivisions and Developments, and shall comply with the following:***

***a) the alignment of the driveways across the verge shall be at right angles to Country Road;***

***b) the vehicle crossover shall have satisfactory clearance to any power pole or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the Developer's expense; and***

***c) the verge adjacent to either side of the driveway shall be established with turf and finished flush with the new driveway.***

***Note: The installation of the vehicle crossings is an approved structure in accordance with Section 138 of the Roads Act 1993. The ongoing maintenance, and/or repair of the vehicle crossing, is the responsibility of the adjoining owner in accordance with Section 142 of the Roads Act 1993.***

**41)** ***All parking and loading bays shall be permanently marked out on the pavement surface with loading bays and visitor parking facilities being clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of on-site parking and loading/unloading facilities in accordance with Australian Standard 2890.***

**42)** ***On-site parking accommodation shall be provided for a minimum of 46 vehicles, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise by the conditions of this consent.***

**43)** ***The vehicular entrance and exit driveways and the direction of traffic movement within the site shall be clearly indicted by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking and driveway access and in the interest of traffic safety and convenience in accordance with Australian Standard 2890.***

***Lighting***

**44)** ***To protect the amenity of the surrounding neighbourhood from the emission of light, any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with Australian Standard AS4282.***

***Allotment Filling***

45) ***Any allotment filling that may be required for the development site shall meet the requirements of AS3798 (as amended) – Guidelines on Earthworks for Commercial and Residential Developments.***

***Certification of the allotment filling shall be provided by a geotechnical testing authority registered under NATA. The testing authority shall be required to certify whether the fill complies with the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction, as "controlled fill".***

***Inspections***

46) ***It is required that an appropriately qualified person undertake all critical stage inspections that are applicable to Crown Development as prescribed under the Environmental Planning & Assessment Regulations 2000. For the purposes of this requirement an appropriately qualified person may be Council or an accredited certifier.***

47) ***Notwithstanding hold points identified within the approved ITP, Inspections are required to be carried out by Council for works as specified below:***

- ***a) where applicable placement of formwork and reinforcement at the interface between the road and driveway(s) on Country Road;***
- ***b) pavement tests on Country Road, the common private road and helipad access;***
- ***c) inspection of the preparation of Country Road prior to applying a wearing surface; and***
- ***d) inspection of the detention basin and associated stormwater infrastructure including stormwater pipes prior to backfill.***

***Please note that Council requires a minimum of 48 hours notice for inspections.***

***Prior to Occupation***

48) ***The occupation or use of the whole or any part of a new building must not commence unless the building has been certified as fit for occupation in relation to the building or part.***

49) ***Deleted (MOD2018-0126)***

50) ***A Compliance Certificate under Section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to occupation of building. Council requires the following to be undertaken prior to the issue of a Compliance Certificate.***

***Water***

- ***a) Council's water reticulation system shall be extended to provide adequate service to the development;***
- ***b) The water reticulation extension shall include:***
  - ***i) construction of a connection to the 375mm trunk distribution main in Country Road at a point north of the proposed site boundary; and***
  - ***ii) construction of a reticulation main of minimum 150mm diameter***

***along Country Road to the proposed 'Common Private Road' and along the 'Common Private Road' to the agreed point of connection to the site;***

***c) A single water service with appropriate backflow prevention is to be provided;***

***d) Work shall be undertaken in accordance with Council's Engineering Design Minimum Standards for Subdivisions and Developments; and***

***e) Work on live water mains shall be undertaken by Council at full cost to the developer.***

**51)** ***A Maintenance Bond in accordance with Section 1.5.3 of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments shall be paid to Council for all external works including the quarry access.***

**52)** ***One set of approved construction drawings shall be amended to show the "Work-as-Executed" and be certified by a Registered Surveyor or a Chartered Professional Civil Engineer.***

***One A1 hard copy, a scanned electronic 'PDF version and an AutoCad 'dwg' version of the signed "Work-as-Executed" plans shall be submitted to Council to ensure that adequate records are maintained of community infrastructure.***

**53)** ***For developments where allotment filling has been undertaken, a copy of the NATA testing authority certification for compliance to the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction shall be provided to Council.***

***Ongoing Requirements***

**54)** ***The sealing of the internal parking areas and vehicle crossover are to be maintained at all times.***

**55)** ***The on-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.***

**56)** ***Fire simulation vehicles utilised for training purposes shall be removed and stowed away from the training area no later than 72 hours after the conclusion of training events.***

***56a)*** ***The operation of the facility and helipad shall be undertaken in consultation with the Civil Aviation Safety Authority (CASA), Airservices Australia and Tamworth Regional Airport.***

**APPLICATION DETAILS:**

| | |
|---|---|
| Application No. | MOD2018-0126 |
| Application For: | NSW Rural Fire Service Fire Control Centre and Helipad |
| Date Received: | 23 May 2018 |
| Applicant: | NSW Rural Fire Service |

| | |
|---|---|
| Owner: | Tamworth Regional Council |
| Land/Address: | Lot 211 DP 1069964, Country Road WESTDALE |
| Zoning: | RU4 – Primary Production Small Lots - *Tamworth Regional Local Environmental Plan 2010* |

**DEVELOPMENT ASSESSMENT SUMMARY**

The key issues for this application are the impacts on surrounding neighbours and on the operation of the Tamworth Airport. The application also proposes to be amended to be undertaken as Crown Development on behalf of the NSW Rural Fire Service (RFS) being a public authority, and therefore results in a number of conditions requiring amendment.

**DESCRIPTION OF PROPOSAL:**

Development Application (DA2016/0333) for NSW Rural Fire Service Fire Control Centre and Helipad on the subject land was granted conditional development consent, subject to conditions at an Ordinary Council Meeting on 12 April 2016.

A modification to the Development Application was lodged on 23 May 2018 pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, to modify the development in the following manner:

- undertake the proposal as Crown Development on behalf of the NSW Rural Fire Service (RFS) which is a public authority and falls within the definition of the Crown in NSW;
- modify the conditions of consent to reflect those statutory provisions which are not relevant to Crown Development;
- remove one Heli-pad and relocate remaining Heli-pad to within training zone located directly north-east of the Fire Control Centre;
- increase the floor area and reconfigure the internal layout of the Fire Control Centre;
- reduce the size of the store shed;
- install a 20m telecommunications tower (rather than 12m);
- addition of a detached amenities block;
- reconfigure the internal layout of the Area Commander + Operational Support Building;
- reduce the length of the common private road to the limit of traffic use for the RFS development;
- relocate the new access to Suttons Quarry;
- reduce the length of Country Road construction in line with the relocated new quarry entrance; and
- relocation of earth mound wall.

A detailed assessment of the proposed modifications and likely impacts is provided below:

*Crown Development*

The proposed modification is for the development to be undertaken as a Crown Development pursuant to Clause 4.32 of *Environmental Planning & Assessment Act 1979 (EP&A Act)*. Crown Development may be undertaken by a 'public authority' as prescribed by the Environmental Planning & Assessment Regulation 2000 (The Regs). A 'Public Authority' is defined as:

***public authority** means—*

*a) a public or local authority constituted by or under an Act, or*

*b) a Public Service agency, or*

*c) a statutory body representing the Crown, or*

*d) a Public Service senior executive within the meaning of the Government Sector Employment Act 2013, or*

*e) a statutory State owned corporation (and its subsidiaries) within the meaning of the State Owned Corporations Act 1989, or*

*f) a chief executive officer of a corporation or subsidiary referred to in paragraph (e), or*

*g) a person prescribed by the regulations for the purposes of this definition.*

The NSW Rural Fire Service (NSW RFS) is considered a 'public authority' based on the service being constituted under the *Rural Fires Act 1997*. Therefore, the proposal may be undertaken as Crown Development. It is noted that the original development application could have been undertaken as Crown Development, however the Applicant did not apply for it as such and Council can only consider a proposal as Crown Development if it is requested by the Applicant.

As a result of this modification application requesting the development to be undertaken on behalf of the Crown several conditions of consent are required to be modified to reflect the statutory provisions relevant to Crown Development. This is discussed further in the report.

Pursuant to Section 4.33(1)(b) of the *EP&A Act*, a consent authority must not impose a condition on its consent to a Crown development application except with the approval of the applicant or the Minister. The modified conditions of consent were forwarded to the NSW RFS for approval and were agreed to.

*Alterations & Additions to Fire Control Centre*

The proposal includes an enlargement of the Fire Control Centre in the north-east corner to cater for a regional office, manager office, quiet room, utility room and store room. The remainder of the building will remain unchanged with the exception of the amenities facility which will now include separate changes rooms and additional toilet facilities.

*Alterations & Additions to Area Commander + Operational Support Building*

The modifications include internal and external alterations to the Area Commander + Operational Support Building in order to suit the proposed use of the building. The size of the floor area will reduce from 572m² to 480m² with the internal layout amended to remove the internal training area and include an office and multi function area with kitchenette. The remainder of the building will remain generally unchanged. The building has also been relocated further east in order to better suit the daily operations of the facility.

*Alterations & Additions to Storage Shed*

The storage shed has been reduced in size from 864m² to 576m² and includes an internal change room and storage area.

*Relocation of Helipad*

The modification involves the removal of one helipad and relocation of the remaining helipad to north-east of the Fire Control Centre building. The helipad will be used for fire mapping intelligence missions during emergency bushfire events which the RFS has advised is generally four days per year with an average of four movements per day. However, this is wholly dependant on the severity of emergency bushfire events. The NSW RFS have advised that the helipad is required to be in close proximity to the fire control building in order to provide mapping data quickly to the control building during emergency events. All other RFS air vehicle movements will remain at the RFS existing facilities located at the Tamworth Airport

The primary issue relating to the relocation of the helipad is the potential impact on the operation of the Tamworth Airport and on adjoining landholders.

Air Services Australia undertook a Safety Case and Reporting Determination (SCARD) in consultation with Civil Aviation Safety Authority (CASA), Tamworth Airport Manager and the RFS, in order to identify any operational issues that may affect safety of flight and air traffic management. The SCARD concluded the use of the helipad will have a minimal impact on the operation of the airport. It is noted, the current RFS operations and facilities located at the airport will remain unchanged. This is discussed in greater detail within the body of this report.

*Communications Tower*

The modification involves an increase to the height of the telecommunications tower from 12m to 20m. The communication tower is located approximately 4m below the nominated Obstacle Limitation Surface (OLS) and is a similar height as the existing water reservoir located to the south of the development at a higher elevation. Extensive consultation occurred between Council, Tamworth Airport Manager, Civil Aviation Safety Authority (CASA), Air Services Australia (AA) and the NSW Rural Fire Service in relation to potential impacts on the operation of the Tamworth airport and safety of its users. The completed SCARD report raised no objections to the proposed communications tower. This is discussed in greater detail within the body this report.

*Construction of a detached Amenities Building*

The proposal includes construction of a 117.9m$^2$ amenities building located in between the storage shed and Area Commander + Operational Support Building. The amenities' building includes several toilets, showers and an accessible toilet and will service the facility on training days and during day to day operations. Whilst it is acknowledged the amenities building did not form part of the original approval, the addition of amenities to service the facility is considered minor with the approval substantially the same for which consent was granted.

*Relocation of Screened Storage Area*

The screened storage area has been relocated from the north-east to the south-east corner of the training zone. The new location is located further from adjoining landholders and is considered a suitable location.

*Internal & External Access*

The internal access road has been reduced to only cater for the Rural Fire Service. The access to Suttons Quarry has been relocated further north to reduce the length of upgrading works for Country Road. All works shall be in accordance with Council's Engineering Design Minimum Standards for Subdivision & Developments.

*Relocation of Earthen Mound Wall*

The earth mound wall located parallel to Country Road has been relocated to the east in order for the entire structure to be located outside of an easement.

*Modification to Conditions of Consent*

| Condition No. | Approved Condition via DA2016/0333 | Requested Modification to Condition via MOD2018-0126 | Council's Response |
|---|---|---|---|
| 1 | Requirement for a Construction Certificate and nomination of a Principle Certifying Authority (PCA) | Delete in consideration of the proposal now being undertaken as Crown Development | Pursuant to Section 6.28 of *Environmental Planning & Assessment Act 1979*, the Crown is self-certifying. Crown building work must be certified by or on behalf of the Crown to comply with technical provisions of State's building laws. |
| 3 | Requirement for signage to be erected onsite that contains details of development, builder and PCA. | Removal of reference to a PCA in consideration of the proposal now being undertaken as Crown Development | Reference to a PCA removed. |
| 7 | Submission of a pavement design report to Council. | It is requested that this condition be amended to require that compliance be certified by an accredited certifier, rather than submission to Council for approval. | Condition modified to reflect Crown development. |
| 11 | Payment of water headworks and requirement of detailed engineering drawings for the extension of the water main. | It is requested that Condition 11 be amended so that RFS is only responsible for the cost of direct connection for this development, rather than water head works charges | Council raises no objection. The '2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater" (The Guidelines) prepared by the former Department of Primary Industries – Water, specify exemptions for Crown development. This is discussed in detail within Section S4.15 (1)(a)(i) of this report. |

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| 12 | Requirement for the applicant to obtain a Section 68 pursuant to the *Local Government Act* for water supply work, stormwater work and to operate an Onsite Sewerage Management (OSSM). | Section 69 of the *Local Government Act 1993 (LG Act)* states that Section 68 of *LG Act* does not require the Crown to obtain the approval of a council to do anything that is incidental to the erection or demolition of a building | Condition amended to require all water, sewer and stormwater works, including the operation of a system of sewage management (OSSM) to be carried out in accordance with the *Plumbing & Drainage Act 2011* & Plumbing & Drainage Regulation 2017 and the relevant Australian Standard. Furthermore, a stormwater serving strategy must be submitted to Council for approval and an effluent management report prepared for the OSSM. |
| 15 | The NSW Rural Fire Service shall provide written notice to adjoining landowners of scheduled training days which include the use of the training zone and/or the fire pit a minimum of 14 days prior to the event. | In respect to the 14 days notification to training events, this is not overly practical in that training dates are known well in advance and neighbours will be advised well in advance, however on some occasions training may need to be rescheduled at short notice and 14 days would limit this capability.<br><br>It is also identified that small rural brigades may wish to use the training facility at late notice and 14 days would impact their ability to undertake said training and improve their service provision to the community.<br><br>RFS is proposing 7 days be a more practical notification period.<br><br>It is also requested that alternate and more efficient notification | Council consider a 7 day notification period to be satisfactory. The RFS advised that it is likely all known training events will be notified in a single letter, with the 7 day notification more practicable if small rural brigades may wish to use the training facility at late notice.<br><br>The condition has also been modified to permit electronic notification if agreed between the RFS and adjoining landholder. |

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| | | methods such as email or text message be allowed as agreed with the respective adjoining land holder | |
| 28 | Stormwater servicing strategy to be undertaken prior to the issue of a construction certificate. | It is requested that the words "prior to issue of any Construction Certificate" be replaced with "prior to commencement of construction". | Condition modified to reflect Crown development. |
| 35 | The internal private road and any proposed helipad access shall be designed in accordance with Road Design Standard Four (RDS4) of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments with exception to the wearing surface design element which shall be either asphalt or a two coat bitumen seal. | It is requested that Condition 35 be amended to permit other types of pavements for the internal road and helipad access. | Condition has been modified to permit other types of pavement to be used for internal access. |
| 36 | Submission of a pavement design report to Council. | It is requested that this condition is amended to require that compliance be certified by an accredited certifier, rather than submission to Council for approval. | Condition modified to reflect Crown development. |
| 39 | The design vehicle for vehicle turning movements for all accesses associated with this development shall be a B-Double (26m) | The largest estimated to be a 42-tonne prime-mover (15m long). Based on this, it is requested that this condition be amended to replace the words "B-double (26m)" with the words "the largest vehicle | Condition modified to require the design vehicle for access shall be the largest vehicle required to access the site for RFS operations but at minimum a prime mover and semi trailer (19m). |

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| | | required to access the site for RFS operations". | |
| 46 | A Principle Certifying Authority (PCA) must be appointment to undertake critical stage inspections. | Amend in consideration of the proposal now being undertaken as Crown Development | Condition modified to require an appropriately qualified person undertake all critical stage inspections that are applicable to Crown Development as prescribed under the *Environmental Planning & Assessment Regulations 2000* |
| 48 | The operation or use of building must not commence unless an occupation certificate has been issued. | Amend in consideration of an Occupation Certificate not required to be obtained for Crown development. | Condition modified clarifying an occupation or use of the whole or any part of a new building must not commence unless the building has been certified as fit for occupation in relation to the building or part. |
| 49 | Country Road must be gazetted as a B-Double route to the new entrance to Suttons Quarry prior to the issue of any occupation certificate. | The RFS operations at the site would not require the use of B-doubles. Furthermore, Country Road is not currently a gazetted B-Double route. | The condition has been deleted based on clarification from the RFS that B-Doubles will not access the site and Country Road is not currently a gazetted B-Double route. |
| 50 | A Compliance Certificate must be obtained from Council in relation to water servicing works. | It is requested that the words "prior to issue of a Construction Certificate" be replaced with "prior to commencement of construction".<br><br>It is requested that the words "prior to issue of an Occupation Certificate" be replaced with "prior to occupation of the building". | Condition modified to reflect Crown development. |
| 51 | A maintenance bond must be paid to Council for all external works | It is requested that the requirement for RFS to pay a maintenance bond for the external works on | No change. Council still require payment of a maintenance bond the same for any other type |

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| | including the quarry access | Council assets be removed, noting that the entire development proposal will become a Council asset on completion. | of development of this nature. |
| 56 | Fire simulation vehicles utilised for training purposes shall be removed and stowed away from the training area following the conclusion of training events. | it is requested the wording be amended to allow removal of vehicles within a suitable timeframe following the conclusion of the training event. e.g training may be over two separate weekends and it would be beneficial to allow items to remain for the week in between and be removed at the conclusion of the last weekend of training. | Council agree that this is reasonable and that a suitably timeframe for removal would be a maximum of 72 hours after the event. The condition has been modified to reflect the above. |

All relevant matters under Section 4.55 and 4.15 of the *EPA & Act* have been considered in the assessment of this modification application. The development, to which the consent as modified relates, is considered to remain substantially the same as the development for which consent was originally granted via DA2016/0333.

The submitted modified plan set and the originally approved plan set are **ATTACHED**, refer **ANNEXURE 1**.

**BACKGROUND/TIMELINE**

| | Date |
|---|---|
| MOD2018-0126 accepted by Council | 25 May 2018 |
| Notification to adjoining landholders | 12 June 2018 to 26 June 2018 |
| Additional information requested and responses provided by Applicant | June 2018 - August 2018 |
| Safety Case & Reporting Determination (SCARD) – Final | 4 September 2018 |
| Draft Conditions of Consent emailed to Applicant for approval | 8 October 2018 |
| Several emails seeking update and acceptance by Applicant of Draft Conditions | November 2018 – August 2019 |
| Applicant advises Council amended plans to be submitted | 27 September 2019 |

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| Amended plans received by Council | 16 October 2019 |
| Additional information requested and responses provided by Applicant | November 2019 to March 2020 |
| Draft Conditions of Consent emailed to Applicant for approval | 2 April 2020 |
| Emails and discussions between Council and Applicant | April-May 2020 |
| Final Draft Conditions of Consent emailed to Applicant for approval | 14 May 2020 |
| Email from Applicant regarding acceptance of Draft Conditions of Consent | 18 May 2020 |

**SUBJECT SITE AND LOCALITY MAP:**

The subject site is located on Country Road approximately 1.63 kilometres from the intersection of the Oxley Highway. The land is 58.5 hectares in area and contains an operational Council quarry known as Sutton's Quarry, together with two large dams.

The immediate area surrounding the property comprises rural residential allotments, and the wider area contains Baiada's chicken hatchery, the Tamworth airport and the approved (but not yet constructed) subdivision development known as the Tamworth Business Park.

A Development Application (DA2020-0419) has recently been lodged for construction and use of a 5MW Solar PV Electricity Generation Plant with associated infrastructure located in the north-east corner of the subject site. The development is Regionally Significant and will be determined by the Northern Regional Planning Panel.

Maps illustrating the location of the land and its surrounds are **ATTACHED**, refer **ANNEXURE 2**.

**ASSESSMENT REPORT:**

The following matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, are relevant in considering this application:

***S4.15(1)(a)(i) Provisions of any environmental planning instrument***

***State Environmental Planning Policies***

*State Environmental Planning Policy No. 55 – Remediation of Land:*

Pursuant to Clause 7 of the *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55), Council must consider the potential for site contamination and determine whether the site is suitable for the intended use.

The modification does not involve a change in the land use from the original approval. The site has historically been used as a quarry and prior to Council's acquisition, extensive agriculture. Having regard to the proposed use of the land, no further consideration is required under SEPP 55 as part of this modification.

*Biodiversity Conservation Act 2016 (BC Act)*

The purpose of the *Biodiversity Conservation Act 2016* (*BC Act*) is to maintain a healthy, productive and resilient environment, consistent with the principles of ecologically sustainable development. The original development was approved prior to the adoption of the *BC Act*, with the Biodiversity Conservation (Savings and Transitional) Regulation 2017 applying to the modification. In this regard, a biodiversity assessment is not required if the consent authority is satisfied that the modification will not increase the impact on biodiversity value. The modified development results in a reduction in the development footprint and is consistent with the original development approval; therefore the modified development does not result in an increase impact on biodiversity.

*State Environmental Planning Policy (Koala Habitat Protection) 2019*

State Environmental Planning Policy (Koala Habitat Protection) 2019 (the SEPP) encourages the conservation and management of koala habitat to ensure populations remain in their present range and the trend of population decline is reversed. Council does not currently have a Koala Plan of Management, therefore the SEPP applies.

In accordance with the SEPP, all the identified potential koala habitat areas are outside of the development footprint for the proposal. The original development approval requires the removal of one isolated tree and this does not change under this modification. It is considered the proposal will have low or no direct impact on koalas or koala habitats and no further investigation is required.

*State Environmental Planning Policy (Infrastructure) 2007*

The modification was referred to Essential Energy pursuant to Clause 45 of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) to determine whether there were any potential safety risks of the works within proximity to the overhead powerlines on the northern boundary of the site.

Essential Energy raised no additional issues based on the modification with no change to the current conditions of consent.

***Local Environmental Plan***

*Tamworth Regional Local Environmental Plan 2010:*

Pursuant to the *Tamworth Regional Local Environmental Plan 2010*, the land is zoned RU4 Primary Production Small Lots. The proposed development is defined as an "emergency services facility" which is permissible with consent in zone RU4. The development as modified is substantially the same for which consent was granted and therefore is still considered compatible with the zone objectives.

*Clause 7.6 – Development in Flight Path*

Clause 7.6 of the *Tamworth Regional Local Environmental Plan 2010* requires that Council consider whether the proposed development will adversely affect the operation of the Tamworth airport or penetrate the Obstacle Height Limitation.

The modification involves an increase to the height of the telecommunications tower from 12m to 20m and the relocation of the helipad.

The proposed development was referred to the Civil Aviation Safety Authority (CASA), Air Services Australia (ASA) and the Manager of Tamworth Airport in consideration of the developments proximity to the Tamworth Airport and increase in height of the telecommunications tower. Extensive consultation occurred between Council, CASA, ASA,

Tamworth Airport, RFS and consultants in relation to potential impacts on the operation of the Tamworth Airport and safety of its users.

Air Services Australia undertook a Safety Case and Reporting Determination (SCARD) in consultation with CASA, Tamworth Airport Manager and the RFS, in order to identify any operational issues that may affect safety of flight and air traffic management. The SCARD process concluded that the proposed development will have a minimal impact on the operation of the Airport with a summary of the findings and additional correspondence provide below;

- Assessment by Airservices Airport Developments Team identified nil issues for current procedures associated with the Airport;
- The proposed communication tower is located approximately 4m below the nominated Obstacle Limitation Surface (OLS), therefore does not penetrate the OLS for the Airport and is unlikely restrict the future development of the Airport. Any future change to the height would require an assessment by the Airport;
- The current planned tower height is below surrounding objects' heights which currently dictate the take-off climb gradients for the southern runway. Unless there are changes to the tower height the take-off gradient will be unaffected.
- The use of cold smoke which dissipate low level and does not billow and gas fuelled burners which can be turned "on" and "off" immediately for fire fighting training purposes will have minimal impact on the operations of the Airport. The RFS advise that the use of smoke will occur approximately 3 days per year.
- The use of cold smoke, clean burn gas fires, minimal heat plume will not increase the risk of bird strikes. This is used at other training facilities with no reported instances of attracting birds. The RFS advise that the use of smoke will occur approximately 3 days per year.
- The development is located within two airspaces which are both managed by Tamworth Regional Airport. This allows the airspace to be controlled in relation to the use of the helipad in emergency events;
- The helipad will only be used during emergency bushfire events which is generally 4 days per year with an average of 4 movements per day. The helipad is visible from the control tower. The limited usage will have minimal impact on the operation of the Airport.

Extensive investigations have been undertaken to ensure the current and future operation of the Airport will not be compromised by the modified development. Based on the outcomes of the investigations the development as modified will not compromise the current or future operations of the Airport. An additional condition of consent is recommended which requires the ongoing operation of the facility and helipad shall be undertaken in consultation with CASA, ASA and Tamworth Regional Airport. This condition is an outcome of the SCARD process and provides added protection for the operation of the Airport.

*Clause 7.7 – Development in areas subject to aircraft noise*

Clause 7.7 of the *Tamworth Regional Local Environmental Plan 2010* specifies Council must consider the location of development and people affected by aircraft noise for any development located within the Australian Noise Exposure Forecast (ANEF) contour or flight training path. The land is located outside the ANEF contour, but is located within the flight

training path. In this instance, measures to insulate the buildings from aircraft noise are not considered necessary.

***Other Legislation***

*Tamworth Regional Section 7.12 (formerly S94A) Development Contributions Plan 2013*

In this instance, a Section 7.12 (formerly S94A) contribution will not be levied because RFS is a public authority and the facility is not for profit.

*Water Management Act 2000*

Council may levy headworks charges under the *Water Management Act 2000 (WMA)* as the Local Water Supply Authority. However, the '2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater" (The Guidelines), prepared by the former Department of Primary Industries – Water, pursuant to Section 306(3) of the *WMA* specify exemptions for Crown development.

The guidelines clarify that Crown developments for essential services are generally exempt from general developer charges and Local Water Utilities (LWU) may only charge a Crown development for the portion of the direct connection cost (e.g lead in main) relating to the Crown development. Based on the above, the conditions of consent requiring payment of water and sewer headworks have been removed from the development consent.

***S4.15(1)(a)(ii) Provisions of any draft environmental planning instrument***

There are no draft environmental planning instruments applicable to the proposal.

***S4.15(1)(a)(iii) Provisions of any Development Control Plan***

*Tamworth Regional Development Control Plan 2010:*

*The Tamworth Regional Development Control Plan 2010 – General Development Specification for Other Types of Development Controls* apply to the development.

| Development Control | Assessment of Modified Development |
|---|---|
| Outdoor Lighting | The proposal remains consistent with the original development in this regard. |
| Signage | The proposal remains consistent with the original development in this regard. |
| Parking | The Tamworth Regional Development Control Plan 2010 (TRDCP 2010) does not include a specific parking rate for emergency service facilities.<br>The original approval provided 29 onsite parking spaces.<br>The development as modified provides an additional 17 onsite parking spaces resulting in a total of 46 onsite parking spaces. |
| Landscaping | The proposal remains consistent with the original development in this regard. |

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| Farm Stay | Not applicable. |
| Bushfire Prone Land | The subject site is not identified as bushfire prone land |

***S4.15(1)(a)(iiia) Provisions of any Planning Agreement***

There are no Planning Agreements applicable to the proposal.

***S4.15 (1)(a)(iv) Any matters prescribed by the Regulations***

There are no matters prescribed by the Regulations applicable to the proposal.

***S4.15 (1)(b) The likely impacts of development including environmental impacts on both natural and built environments and social/economic impacts in the locality***

The likely impacts on the surrounding natural and built environment and the social and environments impacts were considered as part of the assessment of DA2016/0333. Therefore, the following assessment only addresses the likely impacts which relate directly to the amendments proposed as part of this modification.

| | Comment |
|---|---|
| Site Design & Internal Design | The site design and internal design remain largely unchanged. The control centre, store shed and area commander building have all be modified in size in order to suit the day to day operational needs of the facility. Additional parking has been provided onsite whilst the internal roads have been realigned based on the site redesign. One helipad will be removed, whilst the other helipad will be relocated to north-east of the control centre. The modification includes an amenities building which will service the site. |
| Access, Transport & Traffic | The proposed modification will not result in an increase to traffic generation, as was previously considered in the original development assessment.<br><br>The RFS have further analysed the types of vehicles that will be using the site and include the regular use of 22.5 tonne trucks (12.5m) which may access the site multiple times a day, and the irregular use of a 42 tonnes prime mover (19m) for delivery/pick up to 6-12 times per year. The largest vehicle in the fire fighting fleet is 8.5m long, with longest in the non-fire fighting fleet being 15m long. The majority of the vehicles accessing the site would be private vehicles. It is expected 30 vehicles would access the site per day for the operation of the fire control centre.<br><br>Based on the above, the design vehicle for turning movements shall be the largest vehicle required to access by the RFS operations, however the Design Vehicle for Vehicle Turning Movements for all accesses associated with this development shall be at minimum a prime mover and semi trailer (19m).<br><br>Whilst the approved development included conditions requiring access to be designed for a B-Double, the RFS have confirmed |

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| | that B-Doubles will not be utilised. It is noted, Country Road is not a gazetted B-Double route.<br><br>The internal roads have been realigned based on the site redesign. The new access to Suttons Quarry via Country Road has been relocated approximately 150m north in order to reduce the length of the required Country Road upgrades. |
| Noise | The daily and bushfire emergency operations of centre will not change as a result on the modification. No changes are proposed to the fire training days as part of this modification.<br><br>The proposal will remove one helipad and relocate the other helipad north-east of the fire control centre. The helipad is required to be in close proximity to the control centre in order to provide mapping data quickly to the control building during emergency events. The helipad will only be used for fire mapping intelligence missions during emergency bushfire events which is generally four days per year with an average of four movements per day.<br><br>The proposed location of the helipad is closer to the adjoining residential property to the north, however it is not considered to significantly increase the noise emission on the property, on top of what would be experienced in the previously approved location. The limited use of the helipad coupled with the 1800mm high earth mound will assist in noise attenuation with the proposed landscaping providing a visual screen from the adjoining property to the north.<br><br>The RFS have advised that they will manage their operations (training days, helipad, daily operations) to ensure that there are no unnecessary activities conducted from the land to minimise disruption to the surrounding residents.<br><br>The RFS are required to notify adjoining landholders 7 days prior to any training event or use of the fire pit. Event dates are known in advance, with the RFS advising all known training events will likely be provided to adjoining landholders in a single document. The reduction from a 14 day to a 7 day notification is to provide flexibility if event is delayed due to weather or if small rural brigades wish to use the training facility at late notice. |
| Utilities | The modification does not result in any additional requirements in relation to the provision of water and sewer. The water main located in Country Road will need to be extended to service the development. The site is not serviced via sewer infrastructure with an Onsite Sewerage Management (OSSM) to service the entire development. An effluent management report must be prepared for the OSSM.<br><br>The management of stormwater onsite has been modified based on the amount of infrastructure located in the Country road reserve (three water mains and optic fibre cables). In this regard, an open |

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| | swale drain will be located onsite and run parallel to Country Road and discharge upstream flows into the drainage infrastructure in the road reserve at the north-west corner of the site. No changes are proposed to the detention basin. A detailed stormwater servicing plan must still must be submitted to Council for approval<br><br>An advisory note has been included as part of this modification requiring the detention basin to ensure that environmental flows are still allowed to flow into the adjoining dam located on Lot 3 DP 18973. |

***S4.15 (1)(c) The Suitability of Site for the Development***

The development as amended remains substantially the same as the approved development and therefore remains suitable for the subject site. Additional consultation with Tamworth Airport Manager, CASA and ASA during this modification assessment has provided further assurances that the current and future operation of the Airport will not be compromised by the development.

***S4.15 (1)(d) Any Submissions Made in Accordance with the Act or Regulations***

The application was advertised and notified to adjoining owners pursuant to the TRDCP 2010 and three submissions were received (two submissions were from and on behalf of one objector). Council received a letter from Hon Barnaby Joyce MP and Hon Kevin Anderson MP on behalf of an objector. Copies of the submissions and letters from the Ministers are **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**. A summary of the issues raised in the submissions is provided below.

| Submission | Comment |
|---|---|
| The earth bank should have:<br>• a better slope of 1:4 to allow easy maintenance;<br>• be 2.5m high and include a mixture of fast growing shrubs and mature trees;<br>• completed as part of stage 1. | The earth bank will be a minimum 1.8m high and include a mixture of screening vegetation and larger trees. It is considered the earth bank will provide sufficient visual screening to the adjoining properties, in particular to the north, based on the height, vegetation screening and natural topography. A recommended condition of consent requires lodgement of a landscape design plan, to Council, prior to commencement of works. The development is proposed to be undertaken as one stage. |
| The proposed development will deny access to natural stormwater to fill the dam on the adjoining property | A recommended condition of consent includes an advisory note which clarifies the obligation of the development to maintain environmental flows into the existing dam on the adjoining property to the north (Lot 3 DP 1036984). |

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| Documents relating to the original proposal are not located on Tamworth Regional Council's Development Portal. | Councils are only legislated to ensure the development consent is publicly available online. All plans and supporting documents are removed from the online portal once approved. This primarily revolves around copyright issues. Access to documents may be obtained by completing a Request for Access via *Government Information (Public Access) Act 2009* |
| It is unclear if the landowner (Council) has provided consent to the modification given the application form has been redacted. | Landowners consent has been provided by the General Manager of Tamworth Regional Council. |
| The proposal cannot be undertaken as Crown Development given Council own the land and the NSW RFS will only occupy the land as a tenant. | The NSW Rural Fire Service (NSW RFS) is considered a 'public authority' based on the service being constituted under the *Rural Fires Act 1997*. Therefore, the proposal may be undertaken as Crown Development. |
| A condition should be included in the modification for a deferred commencement in relation to the potential impact of the telecommunication tower on the operation of the Airport. | As detailed under Clause 7.6 of this report, the SCARD process concluded the proposed development will have minimal impact on the operation of the Airport |
| Written advice from CASA, ASA and Tamworth Airport should be obtained in relation to the telecommunications tower and the operation of the airport. | As detailed under Clause 7.6 of this report, the SCARD process was undertaken by ASA in consultation with CASA and the Tamworth Airport Manager, and concluded the proposed development will have minimal impact on the operation of the Airport |
| The modification cannot include the new support brigade building as part of this modification as it did not form part of the original consent. | The support brigade building has been removed from the modification. |
| Analysis of the proposed amendments to the conditions of consent. | A detailed response to each amended condition of consent has been provided within this report. |
| The submitted development plans are not true in all materially particular and by their presentation and omission materially mislead based on the | In consideration of the issues raised, the following commentary is provided:<br>a) the amended plans show all easements which burden the subject site; |

| | |
|---|---|
| following:<br>a) do not show all easements which burden the subject;<br>b) have not located the existing 11kv power with any degree of accuracy;<br>c) have not made allowance for an easement over the 11kv powerlines;<br>d) have not provided a design/analysis for stormwater control;<br>e) have not define any meaningful manner the earth wall; and<br>f) have no sections through the site. | b) the existing 11kv powerlines are shown in the correct location with no issues raised by Essential Energy;<br>c) Essential Energy does not require an easement over the existing 11kv powerlines;<br>d) detailed stormwater servicing strategy is required to be submitted to Council for approval prior to works commencing;<br>e) detailed design of the earth mound will occur prior to works commencing; and<br>f) based on the information contained on the plans (finished floor levels) and contours, sections through the site are not considered necessary in this instance. |
| The following concerns are held for the operation of the Airport (circuit training) based on the development:<br>a) smoke which would in turn brings increased bird activity on final approach and departures;<br>b) difficulty with clearances until the choppers are sighted once airborne resulting in further delays with circuit operations;<br>c) difficulty for the tower co-ordinating the northern/southern airspaces;<br>d) if the NSW Rural Fire Service call "priority" (for fire support/bombing) it would mean delays with circuit training; and<br>e) our recommendation is for the facilities to be built on the Airport, closer towards the control tower | In relation to issues a), b) and c) these have been assessed and considered as part of the SCARD process and in Section 4.15(1)(a)(i) of this report.<br>The proposal will not cater for fire bombing or fire support at the development site. All fire support and bombing will continue to be operated from the Tamworth Airport.<br>As discussed previously the helipad will only be used for fire mapping intelligence missions during emergency bushfire events which is generally 4 days per year with an average of 4 movements per day. The NSW RFS have advised that the helipad is required to be in close proximity to the fire control building in order to provide mapping data quickly to the control building during emergency events. All fire control centre centres have a helipad based on the importance of analysing data quickly and accurately during emergency events. |

***S4.15(1)(e) The Public Interest***

An upgrade to the RFS facilities in Tamworth will benefit the region by providing a modern facility accommodating training, specialist operators, equipment and volunteers.

**(a) Policy Implications**

Nil

**(b) Financial Implications**

Nil

**(c) Legal Implications**

Nil

**(d) Community Consultation**

The modification was notified to adjoining landholders from 12 June 2018 to 26 June 2018. Three (3) submissions were received during the notification period.

**(e) Reason for Consideration by Council**

Development Application No 2016/0333 was determined by Council at an Ordinary Council meeting held on 12 April 2016.

**(f) Delivery Program Objective/Strategy**

A Prosperous Region – P11 Support and facilitate economic development and employment.

**CONCLUSION:**

This report provides an assessment of the development with regard to all relevant matters for consideration prescribed by Section 4.55 and 4.15 (1) of the *Environmental Planning and Assessment Act 1979* and issues raised in the public submissions.

The development, to which the consent as modified relates, is considered to remain substantially the same as the development for which consent was originally granted via DA2016/0333. Council recommends that the proposed modification application be approved, subject to the amended conditions of consent.

## 7.2 TAMWORTH REGIONAL BLUEPRINT 100 - PUBLIC EXHIBITION OUTCOMES – FILE NO SF10163

**DIRECTORATE:** **PLANNING AND COMPLIANCE**
**AUTHOR:** **Andrew Spicer, Senior Integrated Planner**

**Reference:** **Item 7.1 to Ordinary Council 17 December 2019 - Min No 450/19**
**Item 11.1 to Ordinary Council 13 November 2018 - Min No 289/18**

**3 ANNEXURES ATTACHED**
**1 CONFIDENTIAL ENCLOSURES ENCLOSED**

***RECOMMENDATION***

***That in relation to the report "Tamworth Regional Blueprint 100 – Public Exhibition Outcomes", Council:***

***(i) amend the exhibited draft Blueprint documents in accordance with the recommendations outlined in this report;***

***(ii) adopt the Tamworth Regional Blueprint Part 1 as a policy of Council;***

***(iii) adopt Tamworth Regional Blueprint Part 2 as the Tamworth Regional Council***

**PRESENT:** Cr Col Murray (Mayor), Cr Phil Betts, Cr Charles Impey, Cr Glenn Inglis, Cr Jim Maxwell, Cr Mark Rodda, Cr Helen Tickle, Cr Russell Webb and Cr Juanita Wilson.

**IN ATTENDANCE:** The General Manager, Director Corporate and Governance, Acting Director Planning and Compliance, Director Business and Community, Director Regional Services and Director Water and Waste.

## 1 APOLOGIES AND LEAVE OF ABSENCE

Nil

## 2 COMMUNITY CONSULTATION

### 2.1 ITEM 7.2 - TAMWORTH REGIONAL BLUEPRINT 100 - PUBLIC EXHIBITION OUTCOMES - FILE NO SF10163

Mr David McKinnon addressed Council neither in support nor in opposition to the recommendation.

## 3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL

**MOTION**

**Moved Cr Webb/Cr Inglis**

That the Minutes of the Ordinary Meeting held on Tuesday, 28 April 2020, copies of which were circulated, be taken as read and confirmed as a correct record of the proceedings of the Meeting.

**123/20 RESOLVED**

## 4 DISCLOSURE OF INTEREST

Nil

## 5 MAYORAL MINUTE

Nil

## 6 NOTICE OF MOTION

Nil

## OPEN COUNCIL REPORTS

## 7 ENVIRONMENT AND PLANNING

### 7.1 MODIFICATION (MOD2018-0126) TO DEVELOPMENT APPLICATION NO 2016/0333 FOR NSW RURAL FIRE SERVICE FIRE CONTROL CENTRE AND HELIPAD ON LOT 211 DP 1069964, COUNTRY ROAD, WESTDALE – FILE NO LF4325

**DIRECTORATE:** **PLANNING AND COMPLIANCE**

**AUTHOR:** **Mitchell Gillogly, Development Assessment Planner**

**Reference:** **Item 7.2 to Ordinary Council 12 April 2016 - Minute No 80/16**

**MOTION**

**Moved Cr Tickle/Cr Wilson**

That in relation to the "Modification (MOD2018-0126) to Development Application No 2016/0333 for NSW Rural Fire Service Fire Control Centre and Helipad on Lot 211 DP 1069964, Country Road, Westdale", the application be determined by granting consent with a modification to the conditions as follows:

- delete Condition 1 in consideration of a Construction Certificate not being required for Crown Development;
- delete Condition 9 requiring consultation shall be undertaken with the Civil Aviation Safety Authority (CASA) and Airservices Australia;
- amend the wording of Condition 11 in consideration of the proposal being a Crown Development;
- add an advisory note to Condition 12 to clarify specific requirements to be addressed as part of stormwater strategy;
- amend the wording of Condition 12 in consideration of the proposal being a Crown Development;
- add Condition 12a to nominate approved plan set;
- amend the wording of Condition 15 to clarify the notification of events to adjoining landholders;
- amend to the wording of Condition 26 to nominate the preferred location for discharge is at the northern end of the site in the table drain located in Country Road;
- amend the wording of Condition 28 in consideration of a construction certificate not being required for Crown Development;
- add an advisory note to Condition 35 to allow flexibility with pavement design for internal roads;
- add an advisory note to Condition 36 to allow flexibility with pavement design for internal roads;
- amend the wording of Condition 39 regarding the design vehicles for vehicle turning movements;
- amend the wording of Condition 42 to nominate the provision of 46 onsite parking spaces;
- amend the wording of Condition 46 in consideration of the proposal being a Crown Development;
- amend the wording of Condition 48 in consideration of the proposal being a Crown Development;
- delete Condition 49 requiring gazettal of Country Road as a B-double route;
- amend the wording of Condition 50 in consideration of the proposal being a Crown Development;
- amend the wording of Condition 56 to require training vehicles to be removed

72 hours following completion of training events;

- add Condition 56a consultation shall be undertaken with the Civil Aviation Safety Authority (CASA), Airservices Australia and Tamworth Regional Airport; and
- amend the wording of Conditions 7, 28, 30, 32, 35, 36, 40, 50 and 51 to reference the current wording for Council's Engineering Design Minimum Standards for Subdivisions and Developments.

In this regard, Conditions of the development consent now comprise:

| Prior to Work Commencing |
|---|

1) Deleted (MOD2018-0126)

2) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

   a) must be a standard flushing toilet; and

   b) must be connected to a public sewer; or

   c) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council.

   The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

3) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

   a) the name, address and telephone number of the developer for the work; and

   b) the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and

   c) a statement that unauthorised entry to the work site is prohibited.

   The sign is to be removed when the work has been completed.

4) The developer must install water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

5) The contractors engaged in work on Council assets must provide proof of Public Liability Insurance to the value of $20 million to ensure sufficient insurance cover to indemnify Council from liability. The policy should specifically indemnify Council from all claims arising from the execution of the works.

6) Traffic Control Plans (TCP) are to be prepared by a person with the applicable certification from Roads and Maritime Services (RMS) in accordance with AS1742.3-1996 and the RMS current version of the "Traffic Control at Worksites" manual. All TCP are to be implemented prior to the commencement of any works undertaken within the road reserve.

7) A pavement design report that complies with the requirements of Council's current version of the Engineering Design Minimum Standards for Subdivisions and Developments shall be submitted to Council's Transport

and Assets Division for approval.

8) An approval must be obtained from Council pursuant to Section 138 of the Roads Act 1993 to undertake works in the Country Road road reserve prior to works commencing.

| Prior to Commencement of Works |
|---|

9) Deleted (MOD2018-0126)

10) To enable the adequacy of the proposed landscaping to be assessed prior to site development works commencing, a landscape design plan shall be prepared and submitted to Council for approval with respect to the landscaped buffer. The plan shall include botanical names, quantities and state of maturity of all trees, shrubs and ground covers.

11) A Compliance Certificate under Section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to the occupation of the building. Payments shall be made and information submitted for approval prior to issue of a commencement of construction:

a) Deleted (MOD2018-0126); and

b) Detailed engineering drawings for the extension of water supply required by Condition 50 of this consent.

12) All water, sewer and stormwater works, including the operation of a system of sewage management (OSSM) shall be carried out in accordance with the Plumbing & Drainage Act 2011 and Plumbing & Drainage Regulation 2017 and the relevant Australian Standard.

The following reports shall be prepared by a suitably qualified person for stormwater works and operation of a system of sewerage management:

a) A stormwater servicing strategy in accordance Condition 28 of this consent; and

b) An effluent management report with plans outlining the design for the system. The report is to include maximum loading rates for the buildings utilising the system and demonstrate that the on-site effluent management system will be capable of managing the effluent load, with no adverse environmental impact or health risks.

Advisory Note: The stormwater management strategy should be cognisant of the need to minimise crossings over the existing 375mm diameter water mains. It is suggested that a single crossing point at the north western corner of the site should be the focus of the strategy. It is further noted that there is an obligation to maintain environmental flows into the existing dam on the south western corner of Lot 3 to the immediate north of the subject site. There is an opportunity to achieve this via a low-flow bypass at the outlet of the proposed on-site detention basin.

| General |
|---|

12a) Development shall take place in accordance with the attached endorsed plans:

a) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD102 & 103, Revision I, dated 29 April 2020; and

b) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD200, 203, 204, 301, 302, 303, 401, 402 & 403,

Revision G, dated 24 September 2019; and

c) Architectural Plans prepared by Hill Lockart Architects, Plan RM No. T2715, Sheet No. WD105, Revision C, dated 3 August 2018.

12b) That the earthen mound adjacent to Lot 3 DP 1036984 shall be constructed 2.5m high and include appropriate vegetation screening comprising of native trees and shrubs. Details of the vegetation screening shall be included in the landscape plan required by Condition 10 of this consent.

13) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of Council.

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

All building work must be carried out in accordance with the provisions of the National Construction Code.

15) The NSW Rural Fire Service shall provide written notice to adjoining landowners or residents of scheduled training days which include the use of the training zone and/or the fire pit a minimum of 7 days prior to the event.

Advisory Note: Written notice to adjoining landholders or resident can either be via a letterbox drop or electronic methods, however if electronic notification is the delivery method agreeance from the landholder is required and a copy must be kept by the operator of the facility.

16) All building work must be carried out in accordance with the provisions of the National Construction Code and Access to Premises - Buildings Standards 2010.

17) Vehicle access to the chicken hatchery and all other properties on Country Road shall be maintained during the construction phase of the development and Country Road. Access shall also be maintained to critical infrastructure including clean potable water (at current flow rates and pressure), electricity and sewer reticulation.

18) It is the responsibility of the developer to meet all the expenses incurred in undertaking the development, including expense incurred complying with conditions imposed under this approval.

## During Construction or Works

General

19) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code.

20) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:

Monday to Friday – 7:00am to 5:00pm;

Saturday – 8:00am to 1:00pm if audible on other residential premises, otherwise 7:00am to 5:00pm;

No work to be carried out on Sunday or Public Holidays if it is audible on

other residential premises.

The Developer shall be responsible to instruct and control their contractors regarding the hours of work.

21) The footpath and/or road reserve are not to be used for construction purposes or placing of building materials (without Council's prior consent) to ensure safe an unobstructed access for pedestrians. Where necessary, application may be made by contacting Council.

22) If the work involved in the construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the closure of a public place, approval from Council's Transport and Assets Division is required.

23) Any damage caused to Council infrastructure, as a result of works undertaken for the development site, shall be rectified by the Developer to the satisfaction of Council so as to ensure the integrity of Council's infrastructure.

24) Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, must be removed as soon as practicable by the developer and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.

25) The Developer shall ensure that dust suppression is undertaken to ensure there is no visible dust emitted due to any works associated the development. This can be in the form of water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.

Stormwater

26) All roof water and concentrated surface stormwater discharging from the development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) to the satisfaction of Council. No effluent or polluted water of any type may be allowed to enter Council's stormwater drainage system.

The approved point of discharge is the table drain fronting the development site on Country Road. The preferred location for discharges is at the northern end of the site.

27) All new roads/driveway accesses created as part of this development shall have a pipe culvert installed over the existing table drain on Country Road. The pipe culvert shall be sized to cater for a 1:20 ARI.

28) Detention of stormwater flows to pre-developed rates is required for this development. In this regard a stormwater servicing strategy shall be prepared in accordance with the requirements of Part 3 of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments and submitted to Council for approval. The stormwater strategy shall address the stormwater drainage design for the development site. This shall be undertaken prior to the commencement of construction for any stage.

29) The stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:

a) all plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as

amended) Plumbing and Drainage – Stormwater Drainage;

b) temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;

c) all overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented;

d) any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted; and

e) all overflow from rainwater tanks shall be collected and piped to the approved point of discharge.

External Roads (Country Road and Quarry Access)

30) Country Road shall be extended in accordance with the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments starting from the entry of the Baiada poultry hatchery and terminating at the new access to Sutton's Quarry.

31) Country Road shall be sealed for its full width starting from the end of the existing seal on Country Road and terminating at the new access to Sutton's Quarry. Additionally, where widening has been undertaken on Country Road the portion of road widened shall be sealed to full width.

32) Full width road construction that satisfies Road Design Standard Four (RDS4) of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments is required for any widening of Country Road to ensure that public road facilities are established at an appropriate standard having regard to the traffic generated by the proposed development.

33) For all roads and pavements associated with the development, a pavement design report that complies with the requirements of the current version of Council's Engineering Design Guidelines for Subdivisions and Developments shall be submitted to Council for approval.

34) A new unsealed all weather access inclusive of stormwater management devices shall be provided to Sutton's Quarry as detailed on the approved plans.

The nominated pavement thickness and pavement material of this access shall be approved by Council's Transport and Assets Division prior to works commencing on this component of the development.

Internal Roads and Access

35) The internal private road and any proposed helipad access shall be designed in accordance with Road Design Standard Four (RDS4) of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments with exception to the wearing surface design element which shall be either asphalt or a two coat bitumen seal.

Advisory Note: Council will consider the use of a structural concrete element in in lieu of a composite type road pavement and seal. The performance and loading parameters for the concrete element shall be the same as for the composite pavement, and shall be designed and certified by a suitably qualified and experienced practitioner

36) All internal driveways, parking areas, loading bays and vehicular turning areas being constructed with a base course of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained to facilitate the use of vehicular access and parking facilities and to minimise any associated noise and dust nuisance.

In this regard and in conjunction with Condition 7 a pavement design report that complies with the requirements of Council's current version of the Engineering Design Minimum Standards for Subdivisions and Developments shall be submitted to Council's Transport and Assets Division for approval.

Advisory Note: Council will consider the use of a structural concrete element in in lieu of a composite type road pavement and seal. The performance and loading parameters for the concrete element shall be the same as for the composite pavement, and shall be designed and certified by a suitably qualified and experienced practitioner

37) All internal driveways, parking areas and vehicle turning areas are to be designed in accordance with the requirements of AS452890.1-2004 "Parking Facilities – Off Street Parking".

38) The direction of traffic movement within the site shall be clearly indicated by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking and driveway access and in the interest of traffic safety and convenience.

39) The Design Vehicle for Vehicle Turning Movements for all accesses associated with this development shall be the largest vehicle required to access the site for RFS operations but at minimum a prime mover and semi trailer (19m).

Parking

40) The new driveways accessing Country Road shall be constructed in accordance with Council's Engineering Minimum Standards for Subdivisions and Developments, and shall comply with the following:

a) the alignment of the driveways across the verge shall be at right angles to Country Road;

b) the vehicle crossover shall have satisfactory clearance to any power pole or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the Developer's expense; and

c) the verge adjacent to either side of the driveway shall be established with turf and finished flush with the new driveway.

Note: The installation of the vehicle crossings is an approved structure in accordance with Section 138 of the Roads Act 1993. The ongoing maintenance, and/or repair of the vehicle crossing, is the responsibility of the adjoining owner in accordance with Section 142 of the Roads Act 1993.

41) All parking and loading bays shall be permanently marked out on the pavement surface with loading bays and visitor parking facilities being clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of on-site parking and loading/unloading facilities in accordance with Australian Standard 2890.

42) On-site parking accommodation shall be provided for a minimum of 46 vehicles, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise by the conditions of this consent.

43) The vehicular entrance and exit driveways and the direction of traffic movement within the site shall be clearly indicted by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking and driveway access and in the interest of traffic safety and convenience in accordance with Australian Standard 2890.

Lighting

44) To protect the amenity of the surrounding neighbourhood from the emission of light, any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with Australian Standard AS4282.

Allotment Filling

45) Any allotment filling that may be required for the development site shall meet the requirements of AS3798 (as amended) – Guidelines on Earthworks for Commercial and Residential Developments.

Certification of the allotment filling shall be provided by a geotechnical testing authority registered under NATA. The testing authority shall be required to certify whether the fill complies with the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction, as "controlled fill".

Inspections

46) It is required that an appropriately qualified person undertake all critical stage inspections that are applicable to Crown Development as prescribed under the Environmental Planning & Assessment Regulations 2000. For the purposes of this requirement an appropriately qualified person may be Council or an accredited certifier.

47) Notwithstanding hold points identified within the approved ITP, Inspections are required to be carried out by Council for works as specified below:

a) where applicable placement of formwork and reinforcement at the interface between the road and driveway(s) on Country Road;

b) pavement tests on Country Road, the common private road and helipad access;

c) inspection of the preparation of Country Road prior to applying a wearing surface; and

d) inspection of the detention basin and associated stormwater infrastructure including stormwater pipes prior to backfill.

Please note that Council requires a minimum of 48 hours notice for inspections.

Prior to Occupation

48) The occupation or use of the whole or any part of a new building must not commence unless the building has been certified as fit for occupation in relation to the building or part.

49) Deleted (MOD2018-0126)

50) A Compliance Certificate under Section 306 of the Water Management Act 2000 must be obtained from Council (as the Local Water Supply Authority) prior to occupation of building. Council requires the following to be undertaken prior to the issue of a Compliance Certificate.

Water

a) Council's water reticulation system shall be extended to provide adequate service to the development;

b) The water reticulation extension shall include:

i) construction of a connection to the 375mm trunk distribution main in Country Road at a point north of the proposed site boundary; and

ii) construction of a reticulation main of minimum 150mm diameter along Country Road to the proposed 'Common Private Road' and along the 'Common Private Road' to the agreed point of connection to the site;

c) A single water service with appropriate backflow prevention is to be provided;

d) Work shall be undertaken in accordance with Council's Engineering Design Minimum Standards for Subdivisions and Developments; and

e) Work on live water mains shall be undertaken by Council at full cost to the developer.

51) A Maintenance Bond in accordance with Section 1.5.3 of the current version of Council's Engineering Design Minimum Standards for Subdivisions and Developments shall be paid to Council for all external works including the quarry access.

52) One set of approved construction drawings shall be amended to show the "Work-as-Executed" and be certified by a Registered Surveyor or a Chartered Professional Civil Engineer.

One A1 hard copy, a scanned electronic 'PDF version and an AutoCad 'dwg' version of the signed "Work-as-Executed" plans shall be submitted to Council to ensure that adequate records are maintained of community infrastructure.

53) For developments where allotment filling has been undertaken, a copy of the NATA testing authority certification for compliance to the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction shall be provided to Council.

Ongoing Requirements

54) The sealing of the internal parking areas and vehicle crossover are to be maintained at all times.

55) The on-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.

56) Fire simulation vehicles utilised for training purposes shall be removed and

stowed away from the training area no later than 72 hours after the conclusion of training events.

56a) The operation of the facility and helipad shall be undertaken in consultation with the Civil Aviation Safety Authority (CASA), Airservices Australia and Tamworth Regional Airport.

**124/20 RESOLVED**

| COUNCILLORS WHO VOTED FOR THE DECISION | COUNCILLORS WHO VOTED AGAINST THE DECISION |
|---|---|
| 1. Cr Phil Betts | Nil |
| 2. Cr Charles Impey | |
| 3. Cr Glenn Inglis | |
| 4. Cr Jim Maxwell | |
| 5. Cr Col Murray | |
| 6. Cr Mark Rodda | |
| 7. Cr Helen Tickle | |
| 8. Cr Russell Webb | |
| 9. Cr Juanita Wilson | |

## 7.2 TAMWORTH REGIONAL BLUEPRINT 100 - PUBLIC EXHIBITION OUTCOMES – FILE NO SF10163

**DIRECTORATE:** **PLANNING AND COMPLIANCE**
**AUTHOR:** **Andrew Spicer, Senior Integrated Planner**

**Reference:** **Item 7.1 to Ordinary Council 17 December 2019 - Min No 450/19**
**Item 11.1 to Ordinary Council 13 November 2018 - Min No 289/18**

**MOTION**

**Moved Cr Wilson/Cr Webb**

That in relation to the report "Tamworth Regional Blueprint 100 – Public Exhibition Outcomes", Council:

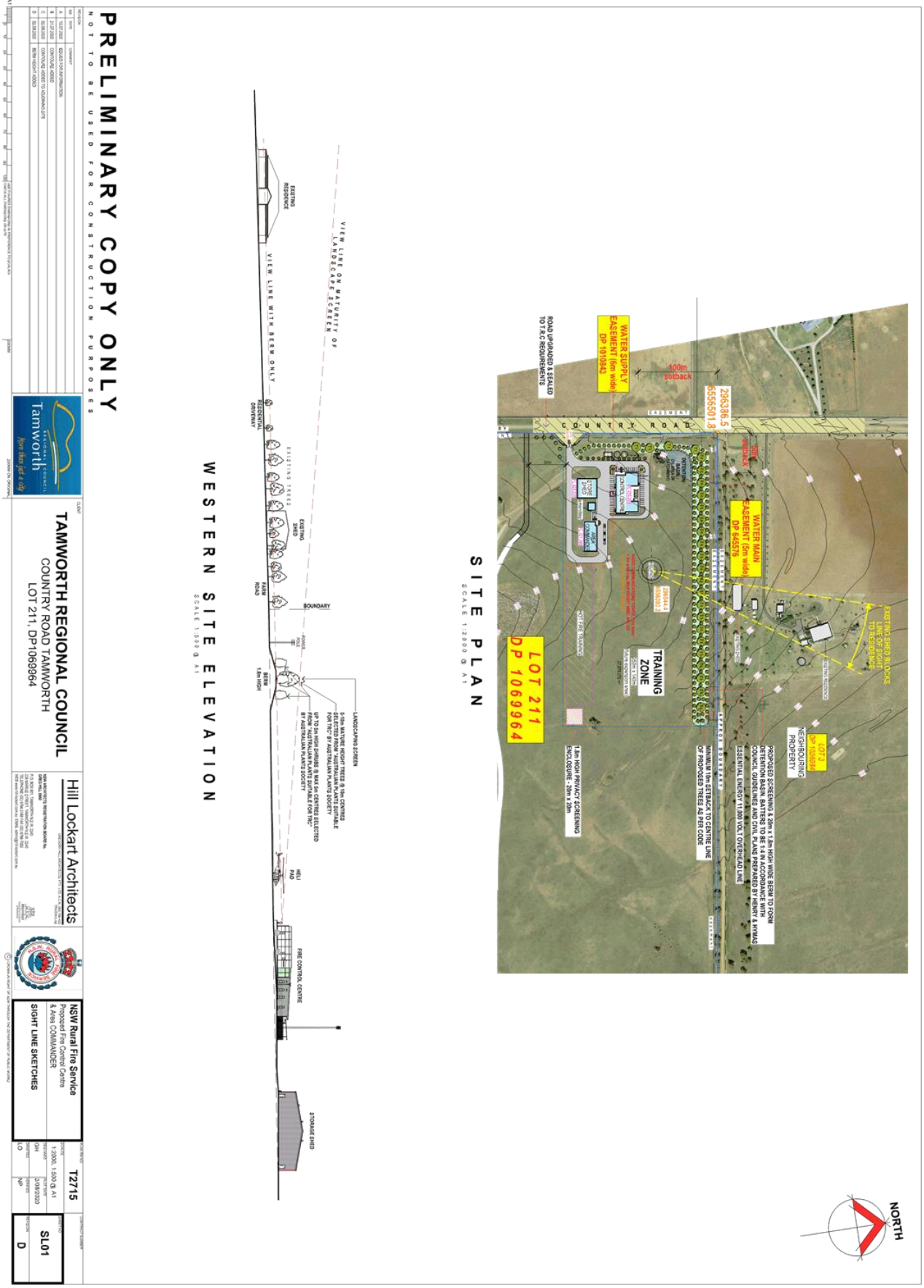
(i) amend the exhibited draft Blueprint documents in accordance with the recommendations outlined in this report;

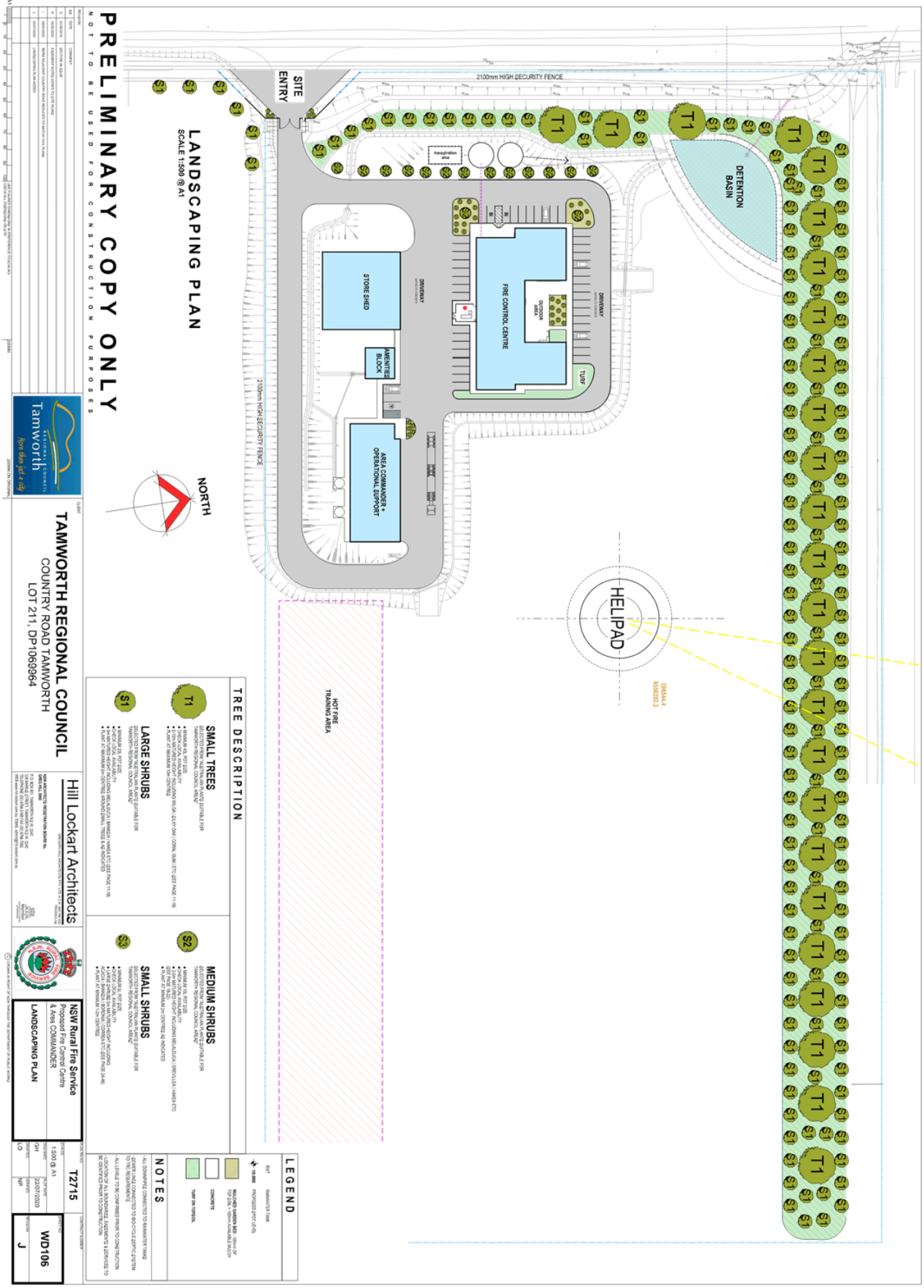
(ii) adopt the Tamworth Regional Blueprint Part 1 as a policy of Council;

(iii) adopt Tamworth Regional Blueprint Part 2 as the Tamworth Regional Council Local Strategic Planning Statement 2020; and

(iv) provide the adopted Tamworth Regional Council Local Strategic Planning Statement 2020 to the NSW Department of Planning, Industry and Environment for publication on the NSW Planning Portal in accordance with Section 3.9(5) of the Environmental Planning and Assessment Act 1979.

**125/20 RESOLVED**


PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
SIGHT LINE SKETCHES
T2715
SL01
D
WESTERN SITE ELEVATION
SITE PLAN
NORTH
COUNTRY ROAD
LOT 211
DP 1069964
TRAINING ZONE
WATER SUPPLY EASEMENT (6m wide) DP 1010943
WATER MAIN EASEMENT (5m wide) DP 645576
100m setback
ROAD UPGRADED & SEALED TO T.R.C REQUIREMENTS
NEIGHBOURING PROPERTY
EXISTING SHED BLOCKS WILL BE REMOVED TO ALLOW FOR CONSTRUCTION
PROPOSED SCREENING & 20m x 1.8m HIGH WIDE BERM TO FORM DETENTION BASIN. BATTERS TO BE 1:4 IN ACCORDANCE WITH COUNCIL GUIDELINES AND CIVIL PLANS PREPARED BY HENRY & HYMAS
ESSENTIAL ENERGY 11,000 VOLT OVERHEAD LINE
MINIMUM 10m SETBACK TO CENTRE LINE OF PROPOSED TREES AS PER CODE
1.8m HIGH PRIVACY SCREENING ENCLOSURE - 20m x 20m
VIEW LINE ON MATURITY OF LANDSCAPE SCREEN
VIEW LINE WITH BERM ONLY
EXISTING RESIDENCE
EXISTING DRIVEWAY
EXISTING TREES
EXISTING SHED
FARM ROAD
BOUNDARY
BERM 1.8m HIGH
LANDSCAPING SCREEN
5-10m MATURE HEIGHT TREES @ 10m CENTRES SELECTED FROM "AUSTRALIAN PLANTS SUITABLE FOR TRC" BY AUSTRALIAN PLANTS SOCIETY
UP TO 5m HIGH SHRUBS @ MAX 5m CENTRES SELECTED FROM "AUSTRALIAN PLANTS SUITABLE FOR TRC" BY AUSTRALIAN PLANTS SOCIETY
HELI PAD
FIRE CONTROL CENTRE
STORAGE SHED


PRELIMINARY COPY ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
LANDSCAPING PLAN
SCALE 1:500 @ A1
NORTH
SITE ENTRY
2100mm HIGH SECURITY FENCE
DETENTION BASIN
FIRE CONTROL CENTRE
STORE SHED
AMENITIES BLOCK
AREA COMMANDER + OPERATIONAL SUPPORT
DRIVEWAY
TURF
HELIPAD
HOT FIRE TRAINING AREA
TREE DESCRIPTION
SMALL TREES
LARGE SHRUBS
MEDIUM SHRUBS
SMALL SHRUBS
LEGEND
NOTES
TAMWORTH REGIONAL COUNCIL
COUNTRY ROAD TAMWORTH
LOT 211, DP1069964
Hill Lockart Architects
NSW Rural Fire Service
Proposed Fire Control Centre
& Area COMMANDER
LANDSCAPING PLAN
T2715
WD106
J

**TRLTC Meeting** *1 July 2020*

# MINUTES

## Tamworth Regional Local Traffic Committee

# General

**BlueJeans meeting, Wednesday 12.00pm, 1 July 2020**

**Attendees**: Cr P Betts (Chair - TRC), C Lanham (MP Rep), F El-Hassan (TRC), A Webb (TRC), K Douglas (TRC - Minutes).

**Visitors:** nil

1. **APOLOGIES:**. Cr H Tickle (TRC), M Russell (TRC), S Wielebinski (TfNSW), Sgt C Knyvett (NSW Police) S Chamberlain (MP Rep)

2. **COMMUNITY CONSULTATION**

**2.1** Nil

3. **PREVIOUS MINUTES / BUSINESS ARISING**

**3.1 PREVIOUS MINUTES**

Attached.

**3.2 BUSINESS ARISING**

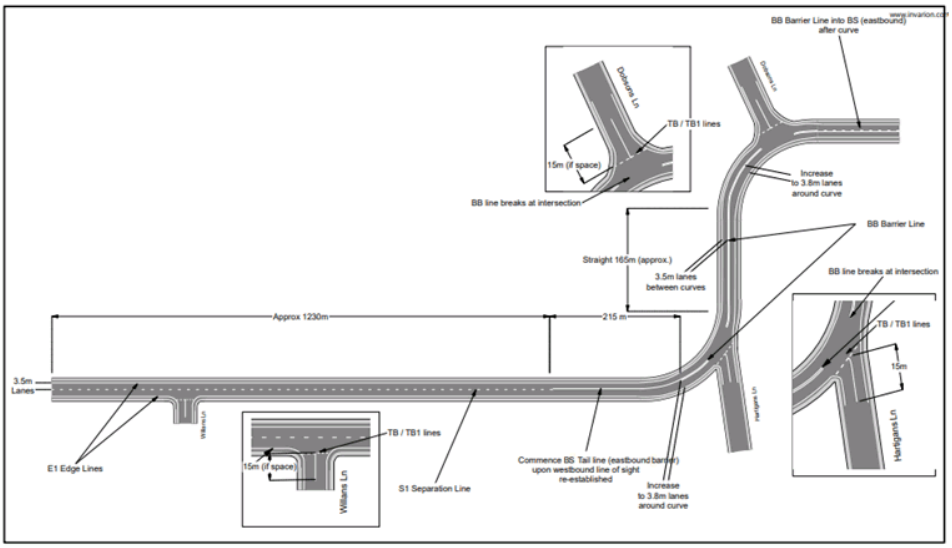
**3.2.1 April - 43/2020 - New Winton Road, Winton line marking**

Road widening and pavement rehabilitation has recently been completed approximately 100m east of Dobsens Lane, to 200m west of Willans Lane, on New Winton Road, Winton.

This was done as part of Stage 3 of upgrade works, as required by BMR Quarries, under DA0199/2012, and MOD0009/2013, to allow for an increased volume of heavy vehicles travelling this route.

The proposed line marking plan is **below**.

**TRLTC Meeting** *1 July 2020*




**STAFF RECOMMENDATION:** that the Committee approve the proposed line marking for New Winton Road, Winton, to provide physical delineation of lanes, and better inform motorist behaviour along the stretch of road that contains three intersections; that of Dobsens Lane, Willans Lane and Hartigans Lane, Winton.

**COMMITTEE RECOMMENDATION:** pending Police and Transport NSW concurrence, the Committee support the proposed line marking for New Winton Road, Winton, to provide physical delineation of lanes, and better inform motorist behaviour along the stretch of road that contains three intersections; that of Dobsens Lane, Willans Lane and Hartigans Lane, Winton.

### 3.2.2 June - 59/2020 Kingfisher Drive and Thornbill Road, Moore Creek, traffic data

*"Will Kingfisher Drive and Thornbill Road Moore Creek will be reviewed for linemarking"*

Traffic counts have been completed for Kingfisher Drive and Thornbill Road, refer to **attached** reports.

**ACTION:** for discussion at the August Traffic meeting.

### 3.2.3 64/2020 - Moonbi Gap Road, Moonbi safety concerns

Council, Traffic NSW and Ballina Council staff met to conduct an RSA on the Moonbi Gap Road, identifying areas for improvement regarding drainage, signage, widening.

If this area is considered for a bypass, an RSA will be required on the entirety of the route, not just this section. Community consultation will also be a requirement.

**FOR INFORMATION ONLY**: a Road Safety Audit (RSA) has been completed on Moonbi Gap Road.

## 4 INFORMAL ITEMS

### 4.1 65/2020 – Marius Street,Tamworth – pedestrian safety when crossing

To be discussed.

Requests have been made for a pedestrian refuge on Marius Street, between Roderick Street and Hill Street.

Was noted that this issue has been addressed previously, with a request made for a crossing near White Street. That request was not successful due to not meeting the warrant and traffic lights being installed at the Fitzroy Street intersection.

**ACTION:** To be addressed further at the August Traffic meeting.

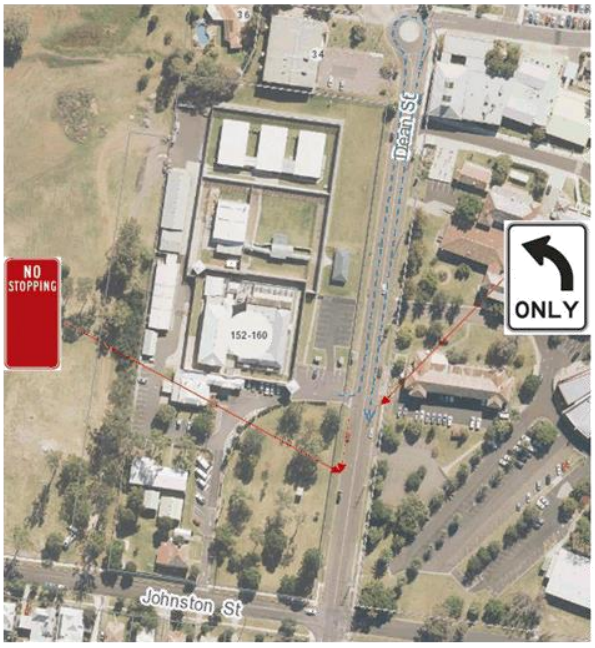
## 5 FORMAL ITEMS

### 5.1 63/2020 - Tamworth Correctional Centre exit on Dean Street, North Tamworth

There have been several near misses at the exit of Tamworth Correctional Centre (TCC). The facility has several precautions, including a boom gate, which controls the exit speed of all vehicles, however near misses continue. Concerns extend to risks posed, should an escort or emergency vehicle with inmates, be involved in an accident and require transfer of inmates.

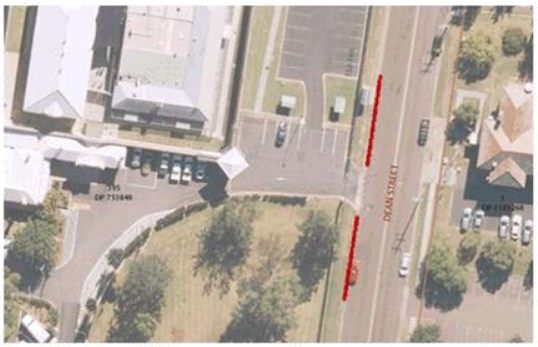
To improve driver behaviour and sight lines, it is proposed to install a R2-14(L) "**All Traffic Turn Left**" sign, and relocate existing R5-400 "**No Stopping**" sign further down Johnston Street from its present position.

**TRLTC Meeting** *1 July 2020*




This request was previously raised at the August 2018 Traffic Committee meeting, and was not supported (Item 98/2018).

**5.2 92/2018 - Dean Street - No Stopping zones request**
Staff at the Tamworth Correctional Centre have requested a **NO STOPPING** zone be implemented on Dean Street, either side of the driveway to the carpark, to improve view for drivers when exiting the carpark.



**STAFF RECOMMENDATION:** that the Committee do not support the installation of **NO STOPPING** on Dean Street, at the driveway to the Tamworth Correctional Centre.

**COMMITTEE RECOMMENDATION:** that the Committee do not support the installation of **NO STOPPING** on Dean Street, at the driveway to the Tamworth Correctional Centre.

**STAFF RECOMMENDATION:** that the Committee support the following:

1. installation of a R2-14(L) "**Left Turn Only**" sign adjacent to the Tamworth Correctional Centre exit on Dean Street; and
2. relocation of the existing P5-400 "**No Stopping**" sign, closer towards Johnston Street, distance to be discussed with LTC.

Concerns –

**a)** sight lines north bound on Dean Street – left turn opposite TCC entrance, replicating hospital arrangements; (what's the concern?)

**b)** re-locate the existing No Stopping sign closer to the Johnston Street corner. Parking is highly sought after. After consultation with TCC, propose to relocate the sign 2-3 car parks further down from the current location.

Noted: the bus zone on the northern side of the driveway would not be affected by any re-arrangement of signage.

**ACTION:** Council/Police/Transport NSW to re-visit the matter to view complexities and address other concerns that may require investigation in the street.

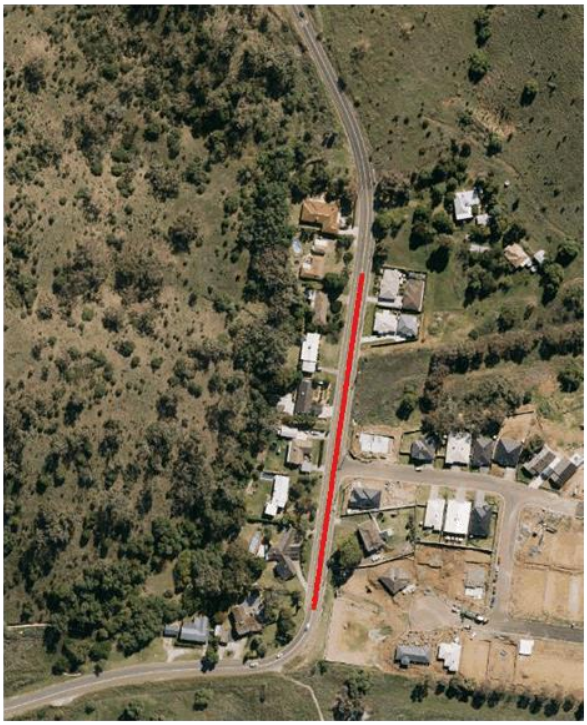
**Update:** Both NSW Police and Transport for NSW support Councils proposal to apply the following measures:

1. Installation of Left turn only sign opposite the exit of the correctional facility.

2. Relocation of existing No stopping sign that is ~6m from the edge of driveway to ~10m.

### 5.2 66/2020 - Line marking on Daruka Road (REQ2020-02542)

A resident has requested that Council extend the double lines in the 50km zone down to approximately number 76 Daruka Road, as they believe cars are speeding, and this extension will give children more time to cross the road safely.



**STAFF RECOMMENDATION:** that the Committee do not support the extension of the existing BB linemarking.

Council staff note there is sufficient/single unbroken linemarking along this section of road, making extension of BB linemarking unwarranted.

**COMMITTEE RECOMMENDATION:** pending Police and Transport NSW concurrence, the Committee do not support the extension of the existing BB linemarking.

### 5.3 67/2020 - TAFE Bus Zone - Piper Street East Tamworth

The Bus Zone at TAFE (shown in red), on Piper Street, contains a **School Bus Zone**, and Council have been issuing fines for vehicles parking in the **School Bus Zone**, however the actual **School Zone** is located closer to Oxley High School (shown in orange).

**STAFF RECOMMENDATION**: that the Committee support the removal of the bus zone adjacent to TAFE, and introduce unrestricted parking, pending confirmation form Tamworth Buslines, that the bus zone is not required in this location.

Tamworth Buslines suggested – space for 2 buses above admin building – make full time 30mt zone, the rest parking

**ACTION:** Angela will revise the street diagram to confirm locations of proposed zones.

**COMMITTEE RECOMMENDATION:** pending Police and Transport NSW concurrence, Committee support the removal of the bus zone adjacent to TAFE, and introduce unrestricted parking, pending confirmation form Tamworth Buslines, that the bus zone is not required in this location.

### 5.4 68/2020 – CBD Parking Strategy - implementation of changes to the parking restrictions in the Tamworth CBD

Earlier in the year, Council approved the Parking strategy including implementation of operational parking management zones. The implementation of the strategy was put on hold due to COVID19. Now that commercial and vehicle practices in the CBD are returning to more normal activities, it is proposed to action some of the changes highlighted in the strategy.

**Action:** Kable Avenue on street parking between Bourke and Brisbane Streets – remove three ticket machines from eastern side of road (34, 35, 36) and associated signs and **No Stopping** zone created adjacent Officeworks to support intersection safety.

**STAFF RECOMMENDATION**: that the Committee support the removal of three ticket machines from the eastern side of Kable Avenue and associated signs, and installation of a **No Stopping** zone adjacent Officeworks to support Brisbane Street intersection safety.

**COMMITTEE RECOMMENDATION:** pending Traffic NSW and Police concurrence, the Committee support the removal of three ticket machines from the eastern side of Kable Avenue and associated signs, and installation of a **No Stopping** zone adjacent Officeworks to support Brisbane Street Tamworth intersection safety.

## 6 GENERAL BUSINESS

**6.1** Nil raised.

## 7 LATE ITEMS

### 7.1 69/2020 – Johnston Street North Tamworth request review of No Stopping zone TRC2020-09535

A request has been received to review the **No Parking** zone on Johnson Street, between Tribe Street and Dean Street, at the Tribe Street end.

Council has been advised that there is currently a four car blister bay on both the north and south bound lanes, that are more than adequate for drop off in the mornings, however, there is a serious parking issue developing outside the blister bay in the south bound **No Parking** zone.

This Issue is that many parents and "P" platers are stopping and parking in the zone for extended periods in order to collect children from McCarthy Catholic College. Concern has been raised that a child and or their parents are going to be involved in an accident due to the dangerous nature of the parking and careless attitudes of those being picked up in that area.

They request rangers patrol the area or have Council investigate opening up more parking along Johnson Street by reducing the No parking zone.

No issues have been raised with Tamworth Buslines or Councillors.

**ACTION:** Angela will carry out site inspections with Council Rangers, and will bring results of investigation to a future committee meeting.

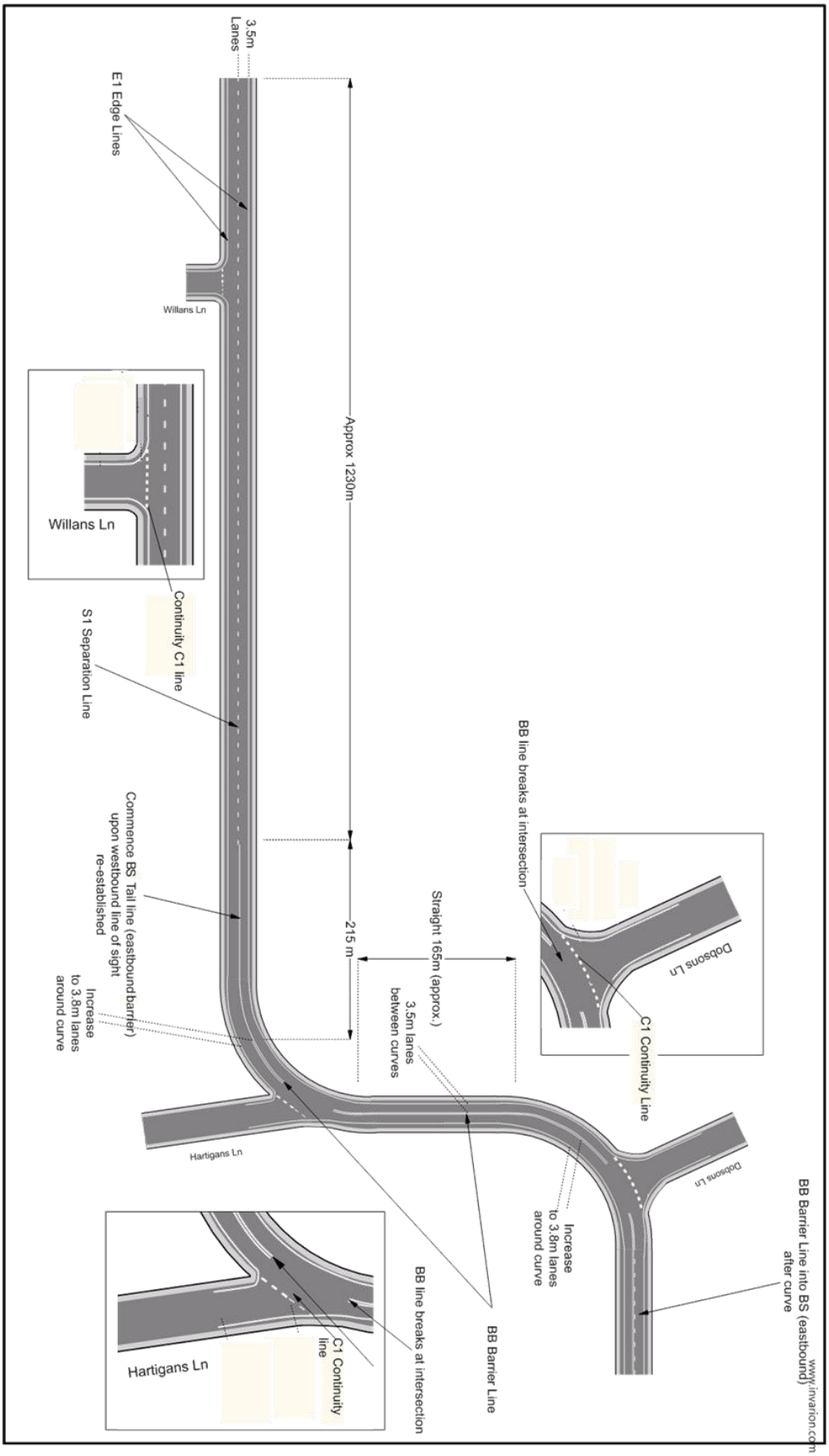
### 7.2 70/2020 - intersection of Browns Lane and Manilla Road, Oxley Vale

A complaint has been received from a member of the public, that vehicles are cutting the corner when turning west off Manilla Road. They request BB linemarking on Browns Lane western approach, to define the lanes at the intersection.

**COMMITTEE RECOMMENDATION:** pending Traffic NSW and Police concurrence, the Committee support BB linemarking on Browns Lane, western side of the Manilla Road intersection, Oxley Vale.

**Meeting closed:** 12.30 pm

**Next meeting**: 5 August 2020, noon via BlueJeans




**Project:** New Winton Road Wider
**TCP:** Linemarking Layout

**Location:** New Winton Road, Tamworth, NI
**Coordinates:** -31.079921, 150.75384
**Road Type:** Two-lane, two way, sealed
**Gazetted Speed:** 80 - 100km/hr
**Operation:** N/A

**Designer:** Christian Bell
**Qualification No.:** 0051923715
**Company:** Roadwork Industries
**Date:** 23/06/2020
**Expiry:** 14/02/2022

ROADWORK INDUSTRIES

LOCAL GOVERNMENT NSW

# 2020 LGNSW WATER MANAGEMENT CONFERENCE

**The Crossing Theatre, 117 Tibbereena Street, Narrabri, 6-8 October 2020**

## DRAFT PROGRAM (15 July)

| | | |
|---|---|---|
| **Conference MC Gerry Gannon** | | |
| **Tuesday, 6 October 2020** | | |
| **3.00pm – 5.00pm** | **Registration opens, The Crossing Theatre foyer** | |
| **6.30pm – 8.30pm** | **Welcome reception and registration**<br>**The Tourist Hotel** | **Scott Phillips**, LGNSW Chief Executive<br>**Mayor** Narrabri Shire Council |
| **Wednesday, 7 October 2020 The Crossing Theatre Auditorium** | | |
| **8.00am** | **Conference registration opens,** The Crossing Theatre foyer | |
| **8.00am** | **Trade exhibition opens,** Riverside Room and foyer | |
| **9.00am** | **Conference opens**<br>Introduction and overview of the day | **Gerry Gannon**, MC |
| **9.05am - 9.10am** | **Welcome to Country** | **Edward Trindall**<br>Elder of the Gomeroi Nation |
| **9.10am - 9.20am** | **Welcome to Narrabri** | **Mayor** of Narrabri Shire Council |
| **9.20am - 9.30am** | **President's address** | **Cr Linda Scott**<br>President<br>Local Government NSW |
| **9.30am – 10.00am** | **Official opening address**<br>Water resource management and what this means for urban water suppliers | **The Hon. Melinda Pavey MP**<br>NSW Minister for Water, Property and Housing |
| **10.00am - 10.10am** | **Federal Minister's address (pre-recorded)**<br>Water security and federal initiatives | **The Hon. Keith Pitt MP**<br>Federal Minister for Resources, Water and Northern Australia |
| **10.10am – 10.40am** | **Presentation: All options on the table**<br>Community engagement on purified recycled water for drinking | **Adam Lovell**<br>Executive Director and<br>**Danielle Francis**<br>Project Manager<br>Water Services Association of Australia |
| **10.40am – 10.45am** | **Sponsor Overview** | |
| **10.45am - 11.15am** | **Morning tea**<br>*(Recycled water tasting – Facilitated by Adam Lovell)* | |
| **11.15am – 11.45am** | **Keynote address**<br>Challenges in urban water supply from a Productivity Commission perspective<br>*Inquiry into the National Water Initiative (NWI)* | **Dr Jane Doolan**<br>Commissioner<br>Productivity Commission |

*This program is correct at the time of printing. Speakers and program details may have changed due to unforeseen circumstances.*

| | | |
|---|---|---|
| **11.45am - 12.10pm** | **Strategic planning for Water and Waste Water Services across NSW**<br>NSW Water Strategy and the NSW Government's Regional Water Strategies | **Jim Bentley**<br>Chief Executive Officer<br>Water Department of Planning, Industry and Environment |
| **12.10pm - 12.30pm** | **Presentation: Uralla water supply arsenic incident**<br>Lessons learned from November 2019 | **Aidan Macqueen**<br>Manager Water, Waste and Sewer<br>Uralla Shire Council |
| **12.30pm – 12.45pm** | **Presentation: An irrigator's perspective on drought**<br>Latest technologies used to improve water management on farms, and what's on the horizon in the future | **Associate Professor Guy Roth**<br>Director of Northern Agriculture<br>Faculty of Science, School of Life and Environmental Sciences, Plant Breeding Institute, Sydney Institute of Agriculture |
| **12.45pm – 1.00pm** | **Presentation: Host council case studies**<br>A discussion of Water Augmentation Project and Baan Baa Water Supply Project | **Darren Raeck**<br>Former Director Infrastructure Delivery and<br>**Bilal Akhtar**<br>Manager Water Services<br>Narrabri Shire Council |
| **1.00pm – 2.00pm** | **Lunch** | |
| **2.00pm – 3.00pm** | **Site visit (all)** – Water storage treatment site, Water Augmentation Project<br>Delegates will see the newly completed $14.18 million project. This project will secure the township's water supply for the next 25 years and will offer insights into projects undertaken by council to improve water use and services.<br><br>Following this site visit, delegates will **either** continue to Baan Baa or the Water Directorate Forum. | |
| **3.00pm - 5.30pm**<br>**Site visit – Baan Baa Water Supply Project and Water Storage**<br>Baan Baa village has had no secure water supply since its establishment in 1882. The Baan Baa water supply drinking water project began in early 2017 and the total budget for the project was $4.46 million, yet it was completed for $3.28 million! This project took the standard design a step further by improving not only the operational efficiencies, but also aligning to a new business system with remote metering and data capture to allow GIS mapping of asset performance. Find out more on site. | **3.00pm – 5.00pm**<br>**Water Directorate Forum**<br>The forum, which is organised and facilitated by the NSW Water Directorate, provides an opportunity for members of the Directorate to discuss issues around the operations of local water utilities.<br><br>**Chair**<br>**Brendan Guiney**, Executive Officer, Water Directorate | |
| **7.00pm - 10.00pm** | **Conference dinner sponsored by Water Directorate**<br>The Crossing Theatre Ballroom<br>**Presentation of the Sam Samra Award** | |

| **Thursday, 8 October 2020** | | |
|---|---|---|
| **8.15am** | **Registration and trade exhibition open** | |
| **9.00am – 9.10am** | **Overview of the day** | **Gerry Gannon**, MC |
| **9.10am – 9.20am** | **NSW Shadow Minister's address** | **Clayton Barr MP**<br>Shadow Minister for Water |
| **9.20am – 9.30am** | **Federal Shadow Minister's address (pre-recorded)** | **Terri Butler MP**<br>Federal Shadow Minister for the Environment and Water |

*This program is correct at the time of printing. Speakers and program details may have changed due to unforeseen circumstances.*

| | | |
|---|---|---|
| **9.30am – 10.30am** | **Panel discussion: Focusing on drought - Four perspectives, facilitated by Gerry Gannon**<br>Panelists present for five minutes each followed by Q&A from the audience | |
| | Climate and water outlook | **Matthew Coulton**<br>General Manager<br>Bureau of Meteorology |
| | Maintaining community water quality during times of crisis | **Josh Tickell**<br>Senior Project Officer<br>NSW Health |
| | Water quality management following bushfires and other extreme weather events | **Professor Stuart Khan**<br>School of Civil & Environmental Engineering<br>University NSW |
| | Maintaining community water security during times of crisis | **Graham Attenborough**<br>Executive Director Water, Programs and Services<br>Water Group, Department of Planning, Industry and Environment |
| **10.30am - 11.00am** | **Morning tea** | |
| **11.00am - 12.30pm** | **Concurrent conference streams** (Select one) | |
| **Location** | **STREAM 1 – Water conservation and demand management, facilitated by Sanjiv Sathiah, Senior Policy Officer, LGNSW** | |
| **11.00am – 11.30am** | Bits you probably hadn't thought of when thinking of smart metering | **Guenter Hauber-Davidson**<br>Managing Director<br>WaterGroup |
| **11.30am – 12.00pm** | Towards net zero water | **Chris Wootton**<br>CEO<br>Alliance for Water Stewardship Asia-Pacific |
| **12.00pm – 12.30pm** | Building water resilience in regional towns by rethinking the "pipe to creek paradigm", a case for integrated water management planning | **Sarah Costello**<br>Manager of Business and Sustainability<br>The Water and Carbon Group |
| **Location** | **STREAM 2 – Local Water Utilities Risk Management, facilitated by Josh Tickell, Senior Project Officer, NSW Health** | |
| **11.00am – 11.30am** | Water supply security: Do the 5/10/10 secure yield rules fail the 2019-2020 drought and climate change? | **Peter Cloke**<br>Principal Hydrologist<br>NSW Urban Water Services |
| **11.30am – 12.00pm** | Survival guide for local government water managers in a new era of risk | **Jo Preston**<br>Senior Risk Specialist<br>Hunter H2O |
| **12.00pm – 12.30pm** | NRAR relationship with LWUs – risk-based approach to regulating works on waterfront land<br>*Getting water access licences, works approvals and controlled activity approvals* | **Alison Collaros**<br>Manager Licensing & Approvals<br>Natural Resources Access Regulator |
| **Location** | **STREAM 3 –Panel discussion: The initiative of councils in responding to drought, facilitated by Gerry Gannon**<br>Panellists present for 10 minutes each, followed by Q&A from the audience | |

*This program is correct at the time of printing. Speakers and program details may have changed due to unforeseen circumstances.*

| | | |
|---|---|---|
| **11.00am – 12.30pm** | Water security for Armidale and Guyra in 2019 "Living within available resources" | **Arun Gautam**<br>Project Engineer<br>Armidale Regional Council |
| | Drought, holidays and water carting – A case study | **Mike Robbins**<br>Commercial Director and<br>**Robert Scott**<br>Director Infrastructure and Engineering Services<br>Mid-Coast Council |
| | Living with the worst drought on record - the Tamworth story | **Tracey Carr**<br>Sustainability Co-ordinator<br>Tamworth Regional Council |
| | Connecting communities: The tale of two pipelines | **Roland Heatley**<br>Water Services Manager<br>Moree Plains Shire Council |
| **12.30pm - 1.30pm** | **Lunch** | |
| **1.30pm – 2.15pm** | **Presentation: The science and strategies of wellbeing during a crisis**<br>How to build protective factors around our people | **Carli Phillips** BHSc, MBA,<br>Mental Health First Aider, Corporate Wellbeing Specialist |
| **2.15pm – 3.00pm** | **Panel discussion: Innovation in indigenous water management**<br>Each panelist will present for five minutes, followed by Q&A from the audience | |
| | Aspirations and concerns of indigenous communities in water resource management | **Bradley Moggridge, *IAE PhD Candidate***<br>Kamilaroi Water Scientist,<br>University of Canberra (invited) |
| | Ensuring adequate water supply and sewerage in Aboriginal Communities | **Vince Keogh**<br>Manager, Aboriginal Communities Water and Sewerage Program (ACWSP)<br>Department of Planning Industry and Environment |
| | Managing NSW State Government infrastructure in a culturally sensitive landscape: *An Aboriginal Cultural Heritage mapping project* | **Elle Lillis**<br>Senior Archaeologist<br>Virtus Heritage |
| **3.00pm – 3.30pm** | **Final Address**<br>Putting water at the forefront of strategic planning | **Erin Saunders**<br>Senior Advisor<br>Western Sydney Development<br>Sydney Water |
| **3.30pm - 3.35pm** | **Conference summary – outcomes and outlook** | **Gerry Gannon**, MC |
| **3.35pm** | **Close of Conference** | |

*This program is correct at the time of printing. Speakers and program details may have changed due to unforeseen circumstances.*

WESTS
ENTERTAINMENT GROUP

30 July 2020

Paul Bennett
General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Dear Paul

In March, Tamworth Regional Council approved sponsorship of $20,000 (ex GST) for the Wests Tigers v Canberra Raiders game which was scheduled to be held on 9 May 2020. Regrettably, the game was cancelled due to the Coronavirus (COVID-19) pandemic.

As you may be aware, the New Zealand Warriors are returning to Tamworth to play a home game on Saturday 29 August 2020 at Scully Park. The game will be held with a reduced venue capacity to comply with Public Health Orders and a COVID-19 Biosecurity Plan will be implemented and complied with at all times during the staging of the event.

Wests Entertainment Group would ask Tamworth Regional Council consider support of this game with a cash investment of $20,000 (exclusive of GST) and the supply of crowd control barriers free of charge. In exchange, Wests Entertainment Group would provide the following benefits to Tamworth Regional Council and your partner, Destination NSW:

1. 50m pitch virtual signage for tourism related marketing
2. Destination Tamworth/Tamworth Regional Council nominated logo to be included on event marketing, promotional and other collateral
3. Twenty (20) general admission tickets to be used as promotional giveaways
4. Provision of ticketing data as outlined below*

* Ticketing data to include:
**Ticket/Postcode Collection**
The postcodes/country of origin (if from overseas) will be collected for ticketed attendees, including online ticket sales and wherever possible for other channels such as tickets sold at the club, walk-ups on the day
**Post Event Survey**
Wests Entertainment Group will circulate a survey post event to the ticketing database. This will be an online survey link provided by Tamworth Regional Council. If it is deemed that an incentive is required to encourage participation in the survey, Tamworth Regional Council will discuss option with Wests Entertainment Group

Tamworth Regional Council will be responsible for providing signage and big screen footage.

Should you require any further information, please do not hesitate to contact me on 0418 668 396 or 6765 1501. I look forward to hearing from you in due course.

Yours sincerely

Rod Laing
Chief Executive Officer

**Wests Entertainment Group**
Administration:
PO Box 3040
West Tamworth NSW 2340
P: 02 6765 7588

**West Tamworth League Club Limited**
Phillip Street
West Tamworth NSW 2340
P: 02 6765 7588

**Wests' Diggers**
Kable Avenue
Tamworth NSW 2340
P: 02 6766 4661

**The Courts @ East**
Napier Street
East Tamworth NSW 2340
P: 02 6766 2070

e:info@tamworthwests.com.au w:wtlc.com.au
ABN 26 001 037 832

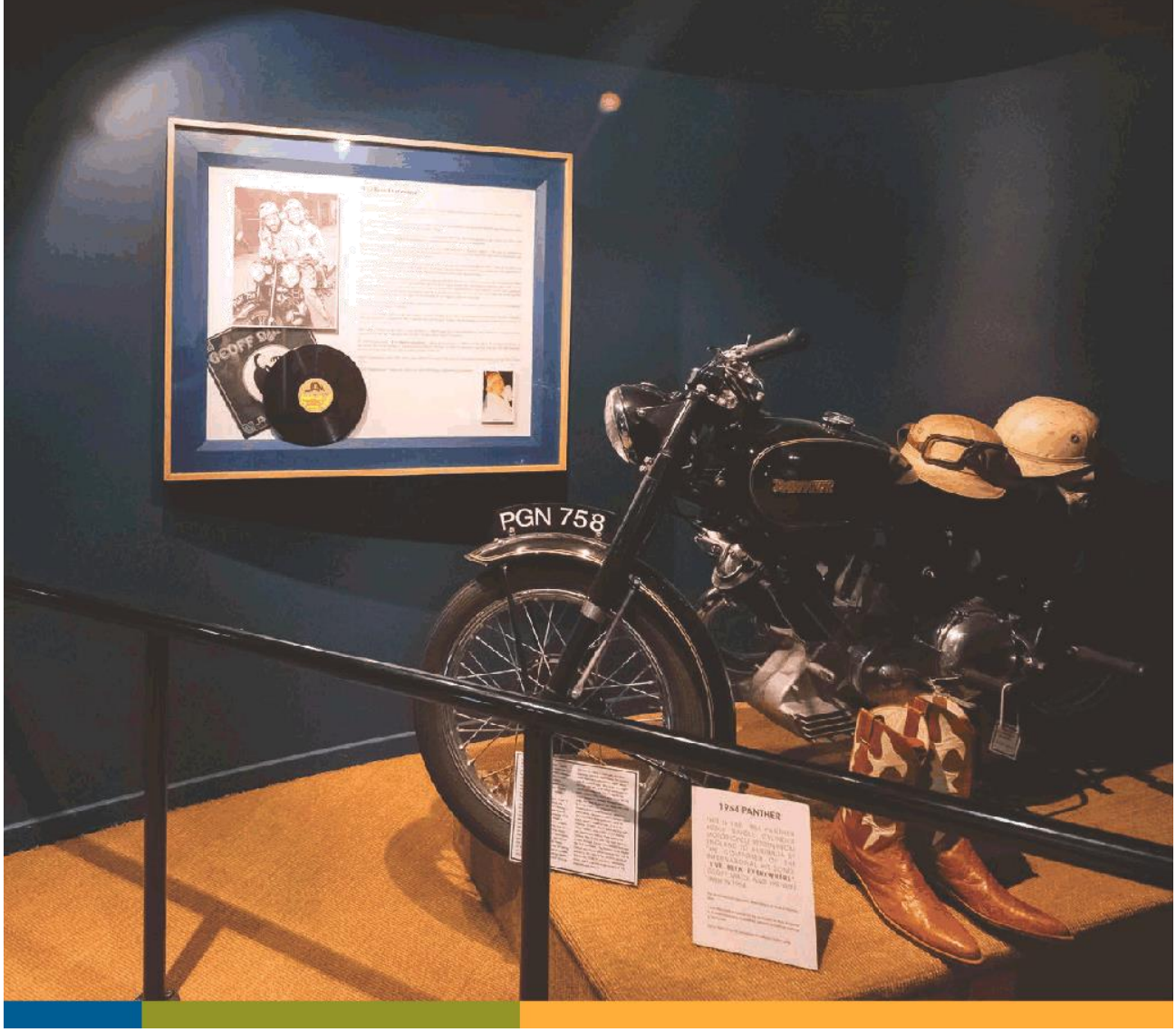
Tamworth Regional Council

Australian Country Music Hall of Fame

A Partnership between Tamworth Regional Council and the Australian Country Music Foundation

# Australian Country Music Hall of Fame

## DRAFT 2020–2024 Strategic Plan



Tamworth Regional Council acknowledges the Gamilaroi/ Kamilaroi people, who are the Traditional Custodians of this land. In presenting this Plan, we would like to pay respect to Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.

DRAFT

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# INTRODUCTION

*The Australian Country Music Hall of Fame, including the Walk a Country Mile exhibit, features an unmatched collection of memorabilia from Australian Country Music artists...*[1]

The stories told by the Australian Country Music Hall of Fame (ACMF) contribute to Tamworth's collective memory, its history and its tourism potential. In order to continue to tell this important story, a sustained and strategic approach to long-term investment in the Museum is required. An investment in permanent galleries, buildings and staffing, and in renewal of collections and exhibitions, combined with a focus on building audiences, will be necessary to increase the Museum's visitor numbers and to establish a Country Music Precinct of excellence.

The ACMF supports and reflects key cultural themes for Tamworth and region, and is of significant importance in the tourism landscape. The Museum combines with other Tamworth music-themed products to offer a 'whole package experience' for niche markets seeking to immerse themselves in a country music escape.

The ACMF is a totally volunteer-run, not-for-profit organisation with the charter to collect, protect, preserve and promote the history and heritage of Australian country music. The Australian Country Music Foundation Inc. (ACMF Inc) was established in 1991 and is the administrator of the Australian Country Music Hall of Fame.

The Museum could not operate without the support of a committed volunteer team, assistance from dedicated sponsors and a strong partnership with Tamworth Regional Council (TRC). This strategic plan has been developed in partnership with ACMF Inc. volunteers, key stakeholders and representative of TRC to map a path to secure its future.

***Collect, conserve, display – history, heritage, culture***

**Mission: To ensure the longevity of Australia's pre-eminent Country Music collection and the narratives contained therein, through the development of robust frameworks, sustainable practices and strategic partnerships.**

[1] *Significance Assessment Report for the Australian Country Music Foundation Collection and Museum (Linda Raymond, May 2007).*

# CURATORIAL THEMES

The ACMF exhibition retains its relevance to international country music. However, it is unique in its commentary on the development of the Australian music industry from the 1930s onwards. The collection provides extensive opportunities to interpret a range of themes relating to popular music culture and the experiences of ordinary Australians, but more particularly to the lives and lifestyles of the many performers who entertained Australians across the country.

Key themes for the Museum include:

- the development of the Australian country music industry
- legends of the Australian country music industry (including broadcasters and associated industries)
- the Museum's context and relevance to today
- the status of Tamworth as Australia's 'Country Music Capital'.

The Museum has a strong relationship with fans and members of the Australian country music industry, which will provide for long-term sustainability and viability. Audience access, inclusion and authenticity are underpinning principles of the ACMFs activities.

Organisational goals that foster an integrated approach are summarised as:

- excellence
- collaboration
- longevity
- access and inclusion
- integrated tourism planning.

# PURPOSE OF THE PLAN

This forward plan outlines the framework and goals of the Australian Country Music Hall of Fame Working Group. The plan outlines a shared vision for the ongoing exhibition, collection care, research and interpretation of the country music story in Tamworth. The plan articulates:

- a sustainable and collaborative approach to collections management and museum development
- the identification of key priorities and principles
- discussion on appropriate governance structures to achieve a shared vision
- strategic partners and resources required to move forward.

The ACMF Inc. has a 10-year vision for developing in Tamworth a Country Music Precinct, involving the collaboration and co-location of a number of services and thematically linked attractions. This plan creates the foundations for the establishment of such a facility and marks the beginning of the journey to achieve such a vision. The document is based on a partnership approach, with collaboration between the Australian Country Music Foundation and Tamworth Regional Council a vital ingredient. Like all successful partnerships, those invested will need to ensure the relationship is based on 'give and take', good faith and mutual support.

The plan maps the Museum's way forward by drawing on existing documentation, including the outgoing business plan, the Collection Significance Statement, the Tamworth Regional Council Cultural Plan 2018–2023, and the outcomes of a workshop held in February 2019 and attended by key stakeholders.

# BACKGROUND

In 1969, Radio 2TM proclaimed Tamworth as Australia's 'Country Music Capital'. In 1973, 2TM staged the first Australian Country Music Awards and launched the Tamworth Country Music Festival with the support of other local groups, including the Capital Country Music Association.

The Australian Country Music Foundation Inc. was established in 1991 and is the administrator of the Australian Country Music Hall of Fame. The ACMF Inc. also acts as custodian of the Country Music Hands of Fame, the Broadcasters' Hall of Fame and the Eric Watson Literary Award.

The current collection was assembled following the amalgamation of two parent organisations, the Heritage Hall (HH) and the ACMF Inc., which were established by Tamworth-based volunteer groups in the early 1990s.

The ACMF Inc. was formed to establish a permanent National Country Music Archive and Resource Centre in Tamworth. To service its vision, it rented the heritage-listed Mechanics Institute Hall from Tamworth City Council (TCC) and invested over $100,000 (a TCC loan) in lighting and air-conditioning. An exhibition space and a small theatrette showing archival footage of country music pioneers were set up. In the early years, ACMF focused on pioneers such as Slim Dusty, Buddy Williams and Smoky Dawson. As time passed, it widened the collection to include more contemporary artists.

By 2002, the TCC loan had become a burden on an organisation that had not yet found strategies to create an adequate income stream. Recognising the archive's value to the Tamworth community, TCC wrote off the loan and made overtures to ACMF Inc. and HH to consider amalgamation. In mid-2002, they joined forces, retaining the name 'Australian Country Music Foundation' along with the Mechanics Institute venue.

In 2015, the ACMF Inc. accepted an offer from Council to move to the iconic guitar-shaped building in Peel Street, formerly the Visitor Information Centre, where it is located today.

# ACCESS & STAFFING

The Australian Country Music Hall of Fame Museum and 'Walk a Country Mile' exhibit is open daily from 10am to 4pm. During the January Country Music Festival and the July 'Hats Off' Festival, the Museum operates with extended opening hours. Admission prices ensure that the Museum is accessible, with entry for adults charged at $7 per person (pp) and offered free for children under 12.

The Museum can cater for a diversity of needs. It has disabled access, and school and tour groups of up to 40 people can be accommodated. Parking is available for RVs, vans and coaches.

The Australian Country Music Foundation Inc. is a not-for-profit association whose operations are conducted entirely by volunteers, including a voluntary Board of Management. Volunteers undertake a wide variety of tasks necessary to operate the Museum and archive, including admissions, tours, information, office work, archiving, education, historical research, computer applications, management, promotion and advertising.

Succession planning is a major challenge for the Museum, and the current staffing is unsustainable in the long term. A Memorandum of Understanding (MOU) established between TRC and the Board of ACMF Inc. overviews a staged approach to the transfer of responsibilities for various aspects of operations over the coming years. In 2018, as part of this agreement, TRC Museums Team staff became more active in developing and maintaining exhibitions, and are on hand to assist with collection-related advice. The Collections Officer (Museums) dedicates an average of one day per week to the ACMF for this purpose.

The building is owned by TRC, which also maintains a budget line for the maintenance of the building and some elements of the exhibition (with particular reference to the 'Walk a Country Mile' exhibition, which is owned by TRC but shares the exhibition space in the same building).

# THE COLLECTION & EXHIBITIONS

*The ACMF collection overall is of very high significance against almost all the relevant criteria. It is unique not only in Australia but also at an international level and is both well-known and well-loved by country music fans not only in Australia but all over the world.*[2]

The **Australian Country Music Hall of Fame** displays memorabilia from pioneers of country music through to current stars. Material within the collection includes:

- sound collection – including 78s, LPs, 45s, CDs, reel-to-reel audiotape, oral histories
- video library – DVDs, VHS, videotape, Prime TV CM Video masters
- books and periodicals
- artefacts
- documents
- sheet music
- posters and photographs
- large oil paintings (ten), including four featuring Archibald Prize entries and four paintings by Pro Hart
- a large collection of historical musical instruments dating back to the 1930s
- a large collection of stage clothing dating back to the 1930s.

Cataloguing is advanced and ongoing, and the organisation uses a bespoke version of access to record object detail. Digitisation of the collection is also underway. The collection is stored within the guitar-shaped building at Peel Street and in an offsite facility. The collection store is crowded, without climate control and is unsuitable for the more fragile items.

[2] *Significance Assessment Report for the Australian Country Music Foundation Collection and Museum (Linda Raymond, May 2007).*

## Exhibitions

The ACMF Inc.'s first exhibition, 'Slim Dusty', opened in January 1995. The Broadcasters' Hall of Fame was inaugurated in 1997 to pay tribute to those broadcasters, past and present, who have played a significant role in the promotion and development of country music in Australia. In the same year, the Smoky Dawson room was dedicated and opened as the Channel 10 Theatrette, showing historic footage of country music pioneers. In 1998, the 'Slim Dusty' exhibition was expanded into the 'Legends of Australian Country Music' exhibit. The 'Legends' exhibition forms the central focus for displays in current exhibitions.

In 1995, the ACMF Inc. was given ownership and control of the Roll of Renown when former owners Radio 2TM passed most of its country music activities and responsibilities to Tamworth City Council. The ACMF Inc. was asked to administer the Hands of Fame on behalf of Council the same year. Since 2001, new awardees to the Broadcasters' Hall of Fame and Hands of Fame are announced at the ACMF-promoted ceremony held during the Country Music Festival.

## Digital Presence

The ACMF is participating in a pilot project to establish a state-based online exhibition framework titled 'Collection and Stories'. Although in its infancy, this digital framework has the capacity to offer significant assistance to local collections to increase access to objects and stories across the state.

The ACMFs current web presence provides key visitation information and a basic outline of exhibitions and the collections. It is desirable to offer ACMF audiences more detailed online information on the collection and collection narratives, and ideally the organisation will work towards a re-launch of the website with a more interactive audience interface. Involvement in the Museums & Galleries of NSW (M&G NSW) pilot program may provide a first step in this process.

The organisation hosts a Facebook page that is active and provides potential audiences with better insight into exhibition content. The Facebook page has just over 500 followers. In contrast, the Tamworth Country Music Festival Facebook page has almost 74,000 followers, indicating that there may be opportunities for leverage via joint marketing. Visitor feedback via social media is overwhelmingly positive.

***Recent Facebook page comments:***

"

**A must see!!!**

**A brilliant display of country music from how it got started to now.**

January 26, 2019

"

"

**Absolutely loved this place**
**Such incredible memories**
**Brilliant displays**
**Everything is fabulous here**

December 31, 2018

"

"

**5 stars!**

**Outstanding! The collections of country history are fantastic, the movies are very informative and the staff are friendly, welcoming and an absolute wealth of information. Thank you**

February 13, 2019

"

# CURRENT CHALLENGES & OPPORTUNITIES

At an ACMF Inc. Working Party workshop convened in February 2019, and attended by ACMF Inc. Board members and volunteers, TRC Councillors and staff, and other stakeholders, participants identified a range of challenges and opportunities facing the organisation.

Key challenges included:

- **Sustainability** – succession planning and staffing for the Museum; providing adequate storage for the collection; accessing external funding.
- **Increasing visitation** – finding the means to leverage from and partner with other attractions and events; promotional management and resources.
- **Change** – industry change and the evolution of consumer appetite changes; attracting audiences across distributed country music attractions in Tamworth.
- **Collaboration** – maintaining key partners and developing a common vision for the future.

Strategic opportunities were identified as:

- **Increasing visitation** – development of a Country Music Precinct; audience development; developing a structured marketing plan; events and public programs.
- **Sustainability** – progressing the MOU/partnership arrangements with TRC; the external funding environment; potential for new partnerships.
- **Collaboration** – strategic partnerships with other attractions (Golden Guitar); harnessing/leveraging visitation to the Country Music Festival.

One of the key challenges for the organisation is to remain relevant to audiences. The music industry is changing rapidly as the means for delivery of popular music evolves and an appetite for more contemporary versions of country music emerges. To ensure the ongoing relevance of the ACMF story to visitors, and therefore the sustainability of operations, the organisation will need to ensure ongoing flexibility and responsiveness to visitor demand.

The Museum currently has limited space to undertake preservation and collection care. It has no onsite meeting/education space, merchandising area or temporary display area. The storage of the collection is problematic. Currently, the collection is housed in unsuitable storage areas onsite, in addition to an offsite location close by. These storage facilities have no form of temperature control and limited security devices. TRC's intention to construct shared archival facilities is dependent upon accessing suitable funding, and thus the resolution of this issue is pending.

# IMPORTANCE OF THE MUSEUM TO TAMWORTH

*Tamworth is widely recognised, both in Australia and overseas, as Australia's 'Country Music Capital' and the Annual Country Music Festival is now recognised as one of the world's top 10 music festivals.*[3]

The Museum is important to Tamworth as a tourist attraction, as a research centre, as a teller of regional and nationally significant stories, and as a reflection of local cultural values. It is part of a distributed collection across the City of Tamworth that incorporates an array of activities, public artworks, events and exhibitions.

An annual highlight in Tamworth is the 10 day Country Music Festival held in January, which attracts up to 50,000 visitors per day. The program features over 700 performers and 2,800 shows across 120 different venues. There are over 400 buskers in the Tamworth CBD.

The ACMF is an active participant in the January festival, hosting numerous visitors to the Museum and the 'Meet the Pioneers' sessions conducted throughout the festival week. The ACMF is responsible for the Broadcasters' Hall of Fame and Hands of Fame imprinting ceremony, and administers the Hands of Fame cornerstone for Tamworth Regional Council.

The ACMF is also actively involved in other major tourist activities, including the annual mid-year festival, 'Hats Off to Country', held in July, when the centre operates on extended opening hours to accommodate additional visitors to the town.

The ACMF has a strong following of loyal country music fans and industry professionals, having developed an emotional connection between the organisation and the music industry, and is an integral part of the country music landscape in Tamworth.

The Museum stands as testimony to the grit and determination of the community to develop the country music industry as a cultural and tourism asset for Tamworth. The development of an integrated tourism planning approach as outlined in this document, and the eventual establishment of a Country Music Precinct of national significance, will further build on achievements to date and establish an iconic, integrated country music destination.

[3] *Max Ellis, 'The History of Country Music in Australia', www.historyofcountrymusic.com.au/htbcmc.html. © Copyright, G.M. Ellis.*

# STRATEGIC FRAMEWORK

## PURPOSE & VALUES

Australian Country Music Foundation: Collect, Conserve, Display – History, Heritage, Culture

**Mission Statement:** To actively seek out and obtain for preservation, academic research and, where appropriate, public display, all historic and significant items of memorabilia, recordings and documentation appertaining to Australian and New Zealand country music throughout the world.

## METHODS, PRODUCT & IMPACT

The Museum achieves its purpose through the development of:

- exhibitions/static displays
- collection care
- guided tours
- events and public programs
- presentation of relevant industry awards (e.g. Eric Watson Literary Award, Broadcasters' Award).

While various methods are used to create these outcomes, it would not be possible without the dedication of volunteers. The volunteers are responsible for the care and maintenance of the collection, and have developed museum-based skills in collection care and exhibition development.

The Museum contributes to the diversity of tourism offerings available in Tamworth, often running specific programs in partnership with other major events.

It plays an important role in providing opportunities for shared memories and experiences, and in interpreting nationally significant stories of the development of popular music culture.

## GOALS

All the activities of the Museum underpin the delivery of its purpose and impacts and support the following five goals:

1. Maintain and progress collaboration between the ACMF, Tamworth Regional Council and other key stakeholders.
2. Develop a Country Music Precinct of national significance.
3. Preserve the longevity of the Museum and its stories through the development of robust frameworks and sustainable practices to ensure it remains the pre-eminent Australian Country Music collection.
4. Facilitate access to and inclusion in the country music story for visitors.
5. Create and develop a tourist attraction within the framework of Tamworth's 'Country Music Capital' promotion.

## STRATEGIES FOR THE DELIVERY OF GOALS

| GOALS | ASSOCIATED STRATEGIES |
|---|---|
| 1. Maintain and progress collaboration between the ACMF, Tamworth Regional Council and other key stakeholders. | • Recruitment of and skills development for volunteers<br>• Building and developing sector networks<br>• Meeting the expectations of external stakeholders<br>• Increasing volunteer numbers and staff resources |
| 2. Develop a Country Music Precinct of national significance. | • Improved visitor experience<br>• Improved facilities<br>• Increased attendance – target 50,000 visitors by 2030<br>• Targeted communications processes<br>• Shared vision for precinct development<br>• Building a unique brand – the Australian Country Music Hall of Fame Inc. and 'Walk a Country Mile' exhibits |
| 3. Preserve the longevity of the Museum and its stories through the development of robust frameworks and sustainable practices to ensure it remains the pre-eminent Australian Country Music collection. | • Improved facilities, including climate control exhibition and storage spaces<br>• Appropriate staffing levels and skill development<br>• Alternate revenue streams for operational costs of facility<br>• Strong operational models, including clear governance<br>• Ensure collection sustainability |
| 4. Facilitate access to and inclusion in the country music story for visitors. | • Increased visitor engagement<br>• Cohesive and immersive country music experiences for visitors<br>• Enable digital access to collections<br>• Leverage of existing audiences<br>• Fact-based knowledge of audiences<br>• Diversifying audience segmentation |
| 5. Create and develop a tourist attraction within the framework of Tamworth's 'Country Music Capital' promotion. | • Cross-promotion of country music attractions in Tamworth<br>• An integrated approach to tourism development<br>• Leverage of existing audiences<br>• More effective and increased use of social media platforms |

## **GOAL 1:** Maintain and progress collaboration between the ACMF, Tamworth Regional Council and other key stakeholders

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Meeting the expectations of external stakeholders | ACMF to undertake a staged transition with TRC to increase collaborative management of the Museum as outlined in the MOU. | Deed of Trust 31/08/2020 | TRC/ACMF | Shared understanding of transition arrangement, providing peace of mind for ACMF and TRC. Establishment of agreement on a Deed of Trust and staged transition. |
| | | Exhibits & Front of House 31/08/2020 | TRC/ACMF | |
| | | Management/ Operations – 31/08/2020 | TRC/ACMF | |
| | Collection ownership and care transferred to TRC as specified in the Deed of Trust. | Collection ownership – by 30/11/2020 (TRC access for exhibition develop-ment as of 31/08/2020) | | Ensure the preservation, conservation and care of the collection for future generations. (Detailed in the Deed of Trust) |
| | Establish an advisory committee structure to ensure stakeholder feedback and participation in all aspects of Museum management. | 31/03/2020 | TRC/ACMF | Continued volunteer involvement and collaboration in management of Hall of Fame. KPI: Collaborative approach to operational transition and centre management. |
| Meeting the expectations of external stakeholders | Appoint a TRC representative as primary contact, and allocate management of ACMF operations and budgets accordingly. | 31/03/2020 | TRC | Ensuring communication channels remain open between all stakeholders and effective operational transition. KPI: Effective management of centre. |
| Recruitment of and skills development for volunteers | Collaboration between TRC staff and volunteers to research and develop exhibitions and generate interpretation and specialist collection knowledge. | 30/11/2021 | TRC/ACMF | Empowering volunteers to undertake skilled roles. KPI: Number of joint projects; increased capacity in volunteers. |
| Recruitment of and skills development for volunteers | Work in partnership with the TRC Collections Officer to digitise the collection and facilitate online access to it. | 31/01/2021 | TRC/ACMF | Increased access to the collection. KPI: Number of objects/records digitised. KPI: Participation in M&G NSW's 'Collections and Stories' program to increase audience access. |

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Increasing volunteer numbers and staff resources | Work in partnership with the TRC Volunteer Coordinator to recruit new volunteers within the existing volunteer capacity. | 31/03/2020 | TRC/ACMF | Partnership to increase staffing and staff resources established. KPI: Increased volunteer numbers. |
| Meeting the expectations of external stakeholders | Identify and generate partnership projects with organisations, universities and businesses that support the development of the country music industry. | 30/06/2022 | TRC/ACMF | Strategic alliances developed and maintained. KPI: Number of partnerships/ projects completed annually. |
| Building and developing sector networks | Maintain and develop strong relationships with the country music industry and contemporary performers. | 30/06/2020 | TRC/ACMF | Strategic relationships developed and maintained. KPI: Level of industry support. |
| Building and developing sector networks | Work collaboratively with the Australian Museums and Galleries Association (AMaGA), Museums & Galleries NSW (M&G NSW), Create NSW and other professional organisations, including educational institutions. | 31/03/2020 | TRC/ACMF | Working in partnership to ensure industry standards are maintained. |

## **GOAL 2:** Develop a Country Music Precinct of national significance

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Shared vision for precinct development | Progress the concept of Country Music Precinct development:<br>1. Establish consensus on inclusions. | 31/03/2024 | TRC/ACMF/Other stakeholders as required | Working towards a common goal with strategic partners.<br>KPI: Project brief and initial masterplan completed. |
| | 2. Develop a project brief and initial master plan/ concept.<br>3. Work collaboratively with TRC staff to undertake project development. | 30/06/2024 | | |
| Improved facilities | Develop a revenue plan for precinct development | 30/06/2024 | TRC/ACMF | Reduced financial risk, sustainable approach to project development, identification of strategic alliances.<br>KPI: Revenue plan completed. |
| Shared vision for precinct development | Undertake community consultation for the precinct concept. | 30/09/2024 | TRC | Working towards a common goal with the Tamworth community; community engagement.<br>KPI: Community support established. |
| Improved visitor experience<br>Increased attendance | Refresh and create new displays, including temporary exhibitions. | 30/11/2021 | TRC/ACMF | Development of new product and narratives for visitors.<br>KPI: Increased visitation; increased repeat visitation |
| | Secure ownership of the Golden Guitar sculpture as a key iconic outdoor exhibit. | 31/01/2021 | TRC | Shared vision; establishment of precinct.<br>KPI: Discussion undertaken. Target date for relocation (2026?). |
| Improved facilities | Collaborate with the music industry and tertiary providers to plan for the establishment of an education centre in the precinct vision. | 30/09/2024 | TRC/ACMF | Shared vision; inclusion of facilities in precinct plans.<br>KPI: Industry support for concept. |
| Targeted communica-tions methods and materials | Create border communication tools that can be shared via social media and include an offer with a local business. | 30/06/2022 | TRC | Fact-based understanding of audiences.<br>KPI: Social media engagement. |
| | Commission market research and develop a marketing plan. | 30/06/2022 | TRC | Targeted marketing strategies.<br>KPI: Increased visitation and brand recognition. |

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Building a unique brand – the Australian Country Music Hall of Fame and 'Walk a Country Mile' exhibits | Plan and create a range of unique low-cost Tamworth ACMF merchandise that extends the cultural experience. | 30/06/2021 | TRC/ACMF | Extension of cultural experience and increased brand recognition.<br>KPI: Alternate revenue stream developed. |
| Building a unique brand – the Australian Country Music Hall of Fame and 'Walk a Country Mile' exhibits | Re-brand the Museum's social media and web presence to reflect key messages of excellence, interactivity, immersion and changing exhibits. Develop new promotional logo and flyers to reflect the brand. | 30/06/2021 | TRC/ACMF | KPI: Increased visitation.<br>KPI: Increased brand recognition. |
| Targeted commu-nications processes | Create a range of experiential-ly based promotional materials for the audience segments identified in research in partnership with Destination Tamworth. | 30/09/2022 | TRC | KPI: Increased visitation.<br>KPI: Increased brand recognition. |
| Targeted commu-nications processes | Create a bi-monthly hash tag campaign for social media, highlighting an object from the collection. | 30/06/2021 | TRC | Increased knowledge of collection.<br>Trackable promotions.<br>KPI: Social media engagement. |
| | Participate in the development of a joint museums ticket (Tamworth Multi-Museum Pass). | 30/06/2021 | TRC/ACMF | Trackable promotions.<br>KPI: Increased visitation. |
| Targeted commu-nications processes | Destination Tamworth staff to ensure both broad- and narrow-cast coverage of events and programs at the Museum. | 30/06/2020 | TRC | Better awareness of public events.<br>KPI: Increased event attendance. |
| Targeted commu-nications processes | Undertake promotions with the Tamworth Country Music Festival and other events/ attractions as appropriate. | 31/01/2021 | TRC | Trackable promotions.<br>KPI: Increased visitation.<br>KPI: Increased brand awareness. |

**GOAL 3:** Ensure the longevity of the collection and its stories through the development of robust frameworks and sustainable practices to ensure it remains the pre-eminent Australian Country Music collection.

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Improved facilities | Identify and secure an appropriate means for coordinated collection storage and shared resourcing. | 20/06/2023 | TRC/ACMF | Adequate space for collection storage.<br>KPI: Improved storage facilities. |
| | Progress installation of complete climate control facilities for exhibition and collection storage spaces. | 30/06/2024 | TRC/ACMF | Sustainable management practices and more efficient operations.<br>KPI: Improved storage facilities. |
| Ensure collection sustainability | Commence a strategic deaccessioning program across the collection subject to collection policy parameters. Continue to acquire in line with the collection policy. | 30/06/2024 | TRC/ACMF | Good collection practices; adequate space for collection storage and sustainability of collection.<br>KPI: Improved collection management practices. |
| Appropriate staffing levels | Dedicate a portion of entry income towards the employment of operational staff (front of house, administration, curatorial). | 31/08/2020 | TRC/ACMF | Establishment of key staff positions.<br>KPI: Position established. |
| Alternate revenue streams for operational costs of facility | Develop a sponsorship plan and negotiate access to rental income (commercial food outlets) earned onsite. | 30/06/2023 | TRC/ACMF | Sustainable management practices and more efficient operations.<br>KPI: Generation of alternate income streams. |
| | Develop a business plan for the site, including management of the income and expenses budget for the ACMF facility. | 30/06/2023 | TRC/ACMF | Sustainable management practices and more efficient operations.<br>KPI: Generation of alternate income streams. |
| | Participate in development of a regional museums merchandising strategy. | 30/06/2023 | TRC | Sustainable management practices and more efficient operations.<br>KPI: Generation of alternate income streams. |

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Strong operational models, ncluding clear governance. | Clarify organisational roles for paid staff, TRC staff, management and volunteers during the transitional management period (MOU). | 30/11/2020 | TRC | More efficient operations.<br>Volunteer retention and renewal.<br>KPI: Clear communication, leading to increased volunteer numbers.<br>KPI: Effective facility management. |
| | Transfer collection management responsibilities of the collection to TRC.<br>Expansion of the collection through donations, purchases and the Cultural Gift Program. | 30/11/2020 (Stage 1 = Ownership)<br>30/06/2022 (Stage 2 = day to day management) | TRC/ACMF | Sustainable collections.<br>KPI: Good collection management practices and developing a partnership approach with volunteers. |
| | Research the ACMF collections, and generate significance statements to reflect changes and new acquisitions. | 30/06/2024 | TRC/ACMF | Sustainable collections.<br>KPI: Good collection management practices. |

# VISITOR EXPERIENCE & AUDIENCE DEVELOPMENT

Ensuring a focus on the visitor is a vital part of planning for today's museums. Museums and galleries are moving away from focusing entirely on the content of their collections to concentrating on the experience of visiting itself. Audience segmentation for marketing purposes is just the start in understanding visitors. Once we know our audience, this knowledge can be used to improve visitor experience on the ground – through better displays and galleries, websites, entrances, ticketing, catering, retail, events and activities.

The ACMF received annual visitation of just over 7,000 ticketed adult visitors (children/concession have free entry) in the 2018 calendar year. Audience feedback gathered via visitor books and social media is consistently positive. However, visitation numbers in comparison with those for the region indicate that many visitors to the Country Music Capital are either overlooking ACMF or choosing not to visit.

The New England North West Region receives 1.6 million visitors per annum, with all markets showing signs of strengthening numbers and the domestic market the strongest. The primary reasons for trips were cited as 'Visiting Friends and Relatives' (domestic overnight travel = 38.2 per cent, day trippers = 21.7 per cent) and 'Holidaying' (domestic overnight travel = 29.5 per cent, day trippers = 40.9 per cent). Most overnight visitors are travelling on their own (31.7 per cent), closely followed by travel as an adult couple (28.1 per cent) with an average stay of two nights.

Regional NSW (50.7 per cent) was the largest source of visitors to the region, and visitors aged '40 to 49 years' (19.5 per cent) the largest age group, followed by '60 to 69 years' (19.2 per cent) and '50 to 59 years' (18.5 per cent), for the domestic overnight market. For the New England North West region, sightseeing represented 20 per cent of preferred activities for visitors.

Figures for visitation to the ACMF over 2017 and 2018 indicate a 15 per cent rise in visitation; however, given the small sample, any assumptions of ongoing gradual increases are premature. At present, demographic information is not collected from visitors, so more detailed visitor information is largely anecdotal. Until site-specific data can be collected, visitation assumptions and base-level information is based on volunteer observation and regional statistics.

Current ACMF volunteers report the following observations regarding visitors:

- Adults are generally aged 50+ years.
- Visits by families increase during school holiday periods and may possibly be driven by the Museum's proximity to the caravan park.
- Approximately 25 per cent of visitors are international in origin.
- Visitors often have a family connection to the industry – for example, grandchildren of performers.
- Peak visitation times are autumn/spring, school holidays, and January during the festival period.

The Tamworth Country Music Festival brings up to 50,000 visitors to Tamworth for each day of the festival in January of each year. By contrast, ACMF visitation in January has been (respectively) 1,111 and 1,000 in 2017 and 2018. This demonstrates a 10 per cent drop in visitation over the festival period (though with just a small sample of two years, this may be an anomaly). However, annual visitation figures for the ACMF show a 15 per cent annual increase in visitation (2017: 6303; 2018: 7246). Although January visitation demonstrates only minimal leverage from festival audiences, annual visitation to the facility is on a par with comparable facilities such as the Powerstation Museum. Visitation for the Wax Museum is unknown, and figures may be skewed by colocation with the Visitor Information Centre facilities (VIC has received over 110,000 visitors per year during the last two years) and the attraction of the Golden Guitar.

It has been anecdotally reported that the Country Collection (Wax Museum and Shop) generated visitor numbers in excess of 100,000 under former management (from 1998 to 2011). This period pre-dates the establishment of the VIC facilities on this site; however, VIC statistics (2017/2018) indicate annual visitor numbers in the vicinity of 117,000 and represent a steady upward trend over recent years.

Initial research undertaken by Destination NSW and the Toyota Country Music Festival indicate that festival attendees are generally from lower income brackets; that approximately one-third of visitors intended to stay the full 10 days of the festival; and that a conservative 50–60 per cent of festival attendees have attended the festival previously. The most popular activity attended was the free Peel Street busking. Approximately 40 per cent of those surveyed purchased tickets to festival events online prior to their arrival in Tamworth.

The ACMF undertakes a range of activities to ensure it is well advertised throughout the Tamworth region. However, the limitations of budget and skilled staff restrict the reach of advertising materials. Although marketing aims to be inclusive and to attract a wide audience, there is a wide gap in numbers between visitation to attractions such as the Golden Guitar and the Tamworth Country Music Festival and the ACMF. The ACMF's visitation in 2018 was just over 7,000, and it is believed that visitation numbers are rising. If the Museum were able to secure just 5 per cent of visitors to the Tamworth Country Music Festival (perhaps via an online joint ticketing scheme), this would double annual visitation.

At a glance, the lessons in the above data lead us to believe that more work needs to be done on (1) leveraging visitation from Tamworth Country Music Festival and Golden Guitar visitors; and (2) undertaking market research to establish expectations of visitors who do not come to the Museum. An insight into visitor behaviours and audience expectations can be gained via industry-based visitation studies conducted over recent years. However, surveys of visitors at both the Festival and Golden Guitar precincts may provide beneficial feedback on the reasons why visitors are choosing not to visit ACMF when in Tamworth. This market research will inform future marketing and promotional strategies and may also guide public programming and exhibition presentation.

There are both physical and virtual audiences for the ACMF. Anecdotally, the physical audiences consist of tour groups, tourists (couples) and families during school holiday periods. Building on the Museum's public programs, and linking these thematically with current events, recruiting music industry ambassadors and partnering with other music attractions in Tamworth all offer the opportunity to expand audiences and increase both physical and virtual visitation.

One of the Museum's greatest audience engagement assets is its workforce of volunteers. Their deep passion for the collection, love of the theme, and personal connection to the story of country music in Tamworth enhance the Museum's visitor experience. This can be expanded into exhibition content – both online and physical – by understanding the Museum's visitors and their expectations more clearly. There are also significant potential audiences waiting to be leveraged from other local attractions and events.

The visitor experience and audience development program is underpinned by the principle of access and engagement. The success of this goal and associated strategies assumes the engagement of professional assistance for the organisation and a close working partnership with Destination Tamworth.

## **GOAL 4:** Facilitate access to and inclusion in the country music story for visitors.

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Fact-based knowledge of audiences | Survey existing audiences to quantify basic demographic indicators, visitation frequency and motivation. | 30/06/2022 | TRC | Fact-based understanding of audiences. |
| | Collect basic visitor information at entry to Museum (postcodes). | 30/06/2020 | TRC | |
| Increased visitor engagement | Use social media to harness existing loyal audiences. | 30/06/2021 | TRC | Increased loyalty base.<br>KPI: Number of followers on social media networks. |
| Cohesive and immersive country music experiences for visitors | Build international physical and virtual audiences through events and an online campaign to celebrate the Festival's 50th anniversary celebrations. | 31/01/2022 | TRC | Cross-fertilisation of audiences.<br>KPI: Increased visitation, partnership development. |
| Leverage of existing audiences | Participate in the development of a Tamworth Multi-Museum Pass, developed in consultation with local museums and Destination Tamworth. | 30/06/2021 | TRC/ACMF | Cross-fertilisation of museum audiences.<br>KPI: Increased visitation, partnership development. |
| Leverage of existing audiences | ACMF to assist Destination Tamworth to increase market share. | 30/09/2023 | TRC/ACMF | Stronger connections to new audiences.<br>KPI: Increased overall audience numbers. |
| Leverage of existing audiences | Refresh digital and physical exhibitions to encourage new audiences and repeat visitation. | 30/11/2023 | TRC | Renewing exhibitions and reissuing the invitation for potential audiences to visit.<br>KPI: Increased visitation. |
| Diversifying audience segmentation | Use young music industry members as advocates/ ambassadors for ACMF. | 30/11/2021 | TRC/ACMF | Stronger connections to younger audiences.<br>KPI: Increased overall audience numbers. |
| Leverage of existing audiences | Participate in a regional exhibition trail. | 30/09/2023 | TRC | Cross-fertilisation of museum audiences.<br>KPI: Increased attendance. |
| Enable digital access to collections | Participate in Museums & Galleries NSW's 'Collection and Stories' digital exhibition pilot program. | 31/03/2020 | TRC | Increased access to collection.<br>KPI: Number of referrals from project website.<br>KPI: Number of objects accessible online. |
| Increased visitor engagement | Exhibition in celebration of the Museum's 50-year anniversary, to tour nationally. | 31/01/2022 | TRC | Cross-fertilisation of museum audiences.<br>KPI: Attendance and number of host venues. |

## **GOAL 5:** Create and develop a tourist attraction within the framework of Tamworth's 'Country Music Capital' promotion

| STRATEGY | ACTIVITY | TIMEFRAME | RESPONSIBILITY (TRC and /or ACMF) | IMPACT |
|---|---|---|---|---|
| Cross-promotion of country music attractions in Tamworth | Participate in cross-promotional and industry development activities as the opportunity arises. | 30/06/2020 | TRC/ACMF | Working in partnership to increase visitation.<br>KPI: Increased visitation |
| | Loan objects across attractions/exhibitions to cross-promote where appropriate. | 31/03/2020 | ACMF | Increased participation and visitation.<br>KPI: Increased visitation; deeper engagement with audiences. |
| | Commence regular (annual) familiarisations with Destination Tamworth and other industry stakeholders. | 31/01/2021 | TRC | KPI: Support an integrated approach to tourism development. |
| Leverage of existing audiences | Partner with Destination Tamworth and the Tamworth Country Music Festival and other attractions to maximise facility visitation. | 30/06/2020 | TRC | Working in partnership to increase visitation.<br>KPI: Increased visitation. |
| An integrated approach to tourism development | Investigate the feasibility of eventual co-location with the Tamworth VIC facilities. | 30/06/2024 | TRC | Partnership to offer excellent visitor facilities.<br>KPI: Increased visitation. |
| | Contribute to the development of regional plans and projects across other sectors – seek opportunities to contribute to the development of the Destination Tamworth Management Plan. | 31/03/2020 | TRC/ACMF | Contributing to a broader tourism vision for Tamworth.<br>KPI: Participation where warranted/invited. |
| Leverage of existing audiences | Create specific cross-engagement public programs to leverage from other country music festivals, activities and products. | 31/01/2021 | TRC | Increased participation and visitation.<br>KPI: Increased visitation; deeper engagement with audiences. |

# PROMOTIONS & COMMUNICATIONS

The ACMF has two brochures, developed in-house and available from the VIC, TRC and Tamworth Airport, and an online presence on Facebook, TripAdvisor and Pinterest. Due to current staffing levels, a proactive communications strategy has not been implemented. The Museum has an existing web presence; however, the launch of a revamped ACMF website is an opportunity to further connect digitally with a broader national and international audience.

It is important that the Museum positions itself in the tourism market as being a uniquely Tamworth experience. This can be achieved through highlighting the stories connected to the city's identification as Australia's Country Music Capital. The Museum also needs to be a place of exploration, fun and changing experiences. The articulation of these experiences will enable targeted communications to be developed for each audience segment.

There are three strategies used to guide more effective promotion and communications for the Museum. They are:

- use of trackable e-communications, including e-newsletters and social media
- targeted communication processes where all material is created in plain English for a specific audience/stakeholder segment
- building the brand of the ACMF as an integral part of the Tamworth Country Music experience.

The application of this strategy assumes the engagement of new part-time staff and/or project funds to dedicate to specialist assistance in the areas of market research and brand development.

Actions relating to this strategy have been incorporated into Goal 2 of this document: Develop a Country Music Precinct of national significance. It is also important to note that the term 'Country Music Capital should be used consistently, as it is the most significant point of difference that Tamworth and the ACMF offers to our audiences.

*The ACMF Hall of Fame has become an integral and cultural foundation stone of the **Country Music Capital** vision. For half a century, **Country Music Capital** has dominated the consciousness of Australians where Tamworth and its Country Music association is concerned. Going into our second half-century, we must ensure that our overarching title and concept remain pre-eminent, protecting our unique country music genre and cultural positioning in all our promotion and publicity. This direction should include the Hall of Fame and how it is sold and promoted to the world.*[8]

[8] *Max Ellis, 'The History of Country Music in Australia', www.historyofcountrymusic.com.au/htbcmc.html. © Copyright, G.M. Ellis.*

# RESOURCING IMPLICATIONS FOR PARTNERS

Key recommendations for the future development of the ACMF focus on the maintenance of a partnership approach. Every attempt has been made to ensure that goals and strategies are realistic, achievable and sustainable. However, without additional resourcing and effective partnership with the ACMF Inc., stakeholders will not be able to deliver the outcomes as suggested within this plan.

## Cost for Tamworth Regional Council

For TRC, challenges exist in identifying the extent of the additional resourcing required. The full implications of this will need to be explored via the development of a business plan for the Museum and the broader precinct development.

It is understood that TRC currently offers support with building and exhibition maintenance, curatorial direction and attraction promotions. As this support is administered by a variety of departments within Council, it is recommended that Council centralise internal management and budgetary responsibility relating to the ACMF. Although the current system has been effective, centralised management and the identification of a key contact within Council in relation to ACMF responsibilities and volunteer support will ensure better communication and more effective management.

In order to facilitate this plan, TRC will need to consider the following:

- centralising responsibility for ACMF within Council to a nominated staff member and allocating budgets accordingly
- additional staff requirements to support front-of-house duties at the Museum
- cross-departmental implications of increased responsibilities towards the operational management of the Museum, including increased support from the Volunteer Coordinator to manage volunteers
- identifying and activating revenue streams active within the current site, including the possible allocation of income sourced from commercial rentals within the precinct towards operational and development costs incurred at the Hall of Fame.

## Australian Country Music Foundation Inc.

The day to day operational resources of the Foundation are extremely limited, and this is one of the primary reasons for seeking additional support from TRC. The Foundation does have significant financial reserves accumulated, which may be dedicated towards special projects such as the development of collection facilities. The ACMF Inc. is able to dedicate a portion of ticketing/entry income towards the employment of operational staff at the facility, although this will not extend to funding a full-time position. The Museum's entry figures indicate that income garnered from ticketing is approximately $49,000 per annum (based on entry of 7,000 adults at $7 pp), out of which administration, promotions, collection care and other operational costs must be drawn. With many of these costs being increasingly absorbed by Council, it is envisaged that a significant proportion of entry fees might be allocated towards staffing costs for the facility.

Specific arrangements for resourcing and partnership contributions will need to be identified in a new agreement between the primary stakeholders.

# RISK MANAGEMENT

## Financial Risks

The ACMF Inc. generates its primary income from entrance fees, and from this the organisation has managed to build significant reserves (approximately $300,000). These reserves are dedicated towards special infrastructure projects. The ACMF Inc. enjoys the support of several smaller sponsors (predominantly local business) who are generous with cash and in-kind support of the facility.

Tamworth Regional Council offers the facility significant support via minimal rent, building and exhibition maintenance, and, over the past 12 months, the assistance of collections staff. TRC has pledged ongoing support of the facility via an MOU established in 2018, which outlines the eventual transition of the Museum to a TRC-managed facility in partnership with ACMF volunteers.

The Museum's forward planning relies on an increase in its current funding levels to support operations. (Infrastructure development will need to be sourced via external support.) The primary means to develop this increased funding is via an increase in ticketing income, and the generation of new revenue streams via increased spend per visitor (initially, merchandising). Revenue increases will improve the current level of operation by enabling employment of paid staff.

## Marketing and Reputation Risks

As outlined in the Marketing Strategy, the ACMF Inc. undertakes a range of activities to ensure its operation is well advertised throughout the Tamworth region. Nevertheless, it requires additional, ongoing marketing and promotion. Marketing aims to be inclusive and to attract a wide audience; however, there is a gap between visitation to attractions such as the Golden Guitar and the Tamworth Country Music Festival and ACMF. The ACMF's visitation in 2018 was over 7,000, and it is believed that visitation numbers are rising. If the Museum were able to secure just five (5) per cent of visitors to the Tamworth Country Music Festival, this would double annual visitation.

There is capacity to grow the facility's social media and promotional presence and to leverage off an existing and loyal audience base. In order to undertake this growth effectively, it is recommended that the facility dedicate resources to developing a structured marketing plan that encompasses a range of strategies and features partnerships with the Tamworth Country Music Festival and Destination Tamworth. In order to facilitate and sustain these initiatives, the organisation will need to recruit skilled assistance – either via partnerships with Destination Tamworth and marketing specialists within the community, or by budgeting to engage external contractors.

## Management Risks

The ACMF Inc. is staffed entirely by volunteers and operates as an incorporated body under the direction of a volunteer board. The Museum has in place a range of policies and procedures that ensure its smooth operation. This volunteer workforce is small but dedicated, and is ageing. Management is cognisant of the need to strengthen the Museum's sustainability. This has been addressed, in part, via the negotiation of an MOU with Council which outlines a staged transfer of responsibility for museum management, exhibition curation and collection management roles.

In order to move forward, the Museum will require the service of paid staff in a variety of roles. Initially, the employment of a staff member to assist with operational management and front of house is required. Ideally, over the coming years, this position will be supplemented by an experienced Project Manager to drive (1) the development of the Country Music Precinct concept, and then (2) to act as Museum Manager once the facility is established.

## Operational Risks

The Museum building premises are regularly monitored and maintained by the volunteers with assistance from Tamworth Regional Council. Pest infestation is monitored, and pest prevention treatments are carried out regularly to ensure the safety of the collections and work areas of the Museum. The Museum has air-conditioning, but is not climate controlled. Museum staff and volunteers are aware of workplace, health and safety standards, and of the need for a safe work environment. Museum volunteers are given a site induction and training before commencing their volunteer services.

## Succession Planning

There are limited resources for training. Financial assistance for volunteers to attend courses has to be acquired either through grants or through organisations such as Museums & Galleries of NSW. In 2008, the Museum participated in the National Standards Museum Program co-managed by M&G NSW and Museum and Gallery Services Queensland. This valuable and beneficial program for volunteers provided advice and support from people in the industry, and access to a range of useful information and documents. The ACMF Inc. has developed its own industry networks, accessing support services through institutions such as the Powerhouse Museum, the National Film and Sound Archive, and Museums Australia. Opportunities for volunteers to access training via TRC are also increasing – in particular, museum industry training facilitated by the Museums Team at TRC and volunteer support from the TRC Volunteer Coordinator.

The current volunteers are ageing; the nature of volunteering in shifting globally; and the integration of responsibility between the ACMF Inc. and TRC is commencing. This evolving situation requires clarity, in terms of volunteer and staff roles, duties and responsibilities. This clarity will help in identifying positions to be filled, thus enabling the continued engagement of skilled volunteers.

# CREDITS & REFERENCES

## Images

All images contained within this document have been sourced and supplied by Tamworth Regional Council staff unless otherwise indicated.

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# THANK YOU

Tamworth Regional Council would like to thank all the volunteers from the Australian Country Music Foundation and museum consultant Kim Biggs for their input and support in the development of this strategic plan.

# ACTION PLAN SUMMARY

## 2020

| TIMEFRAME | ACTIVITY | RESPONSIBILITY | GOAL |
|---|---|---|---|
| 31/03/2020 | Work in partnership with the TRC Volunteer Coordinator to recruit new volunteers within the existing volunteer capacity. | TRC/ACMF | 1 |
| 31/03/2020 | Appoint a TRC representative as primary contact, and allocate management of ACMF Inc. operations and budgets accordingly. | TRC | 1 |
| 31/03/2020 | Contribute to the development of regional plans and projects across other sectors. | TRC/ACMF | 5 |
| 31/03/2020 | Participate in Museums & Galleries NSW's 'Collection and Stories' digital exhibition pilot program. | TRC | 4 |
| 31/03/2020 | Loan objects across attractions/exhibitions to cross-promote where appropriate. | ACMF | 5 |
| 31/03/2020 | Work collaboratively with the Australian Museums and Galleries Association, Museums & Galleries NSW (M&G NSW), Create NSW and other professional organisations, including educational institutions. | TRC/ACMF | 1 |
| 31/03/2020 | Establish an advisory committee structure to ensure stakeholder feedback and participation in all aspects of ACMF management. | TRC | 1 |
| 30/06/2020 | Partner with Destination Tamworth and the Tamworth Country Music Festival and other attractions to maximise facility visitation. | TRC | 5 |
| 30/06/2020 | Maintain a strong relationship with the country music industry and contemporary performers. | TRC/ACMF | 1 |
| 30/06/2020 | Collect basic visitor information at entry to Museum (postcodes). | TRC | 4 |
| 30/06/2020 | Participate in cross-promotional and industry development activities as the opportunity arises. | TRC/ACMF | 5 |
| 31/08/2020 | Deed of Trust finalised and adopted by Council | TRC/ACMF | 1 |
| 31/08/2020 | ACMF to undertake a staged transition with TRC to increase collaborative management of the Museum as outlined in the MOU. Transition of Exhibits & Front of House & Management/Operations with access to collections (TRC formal administration and ownership of collections effective 30/11/2020) via Deed of Trust. | TRC/ACMF | 1 |
| 31/08/2020 | Dedicate a portion of entry income towards the employment of operational staff (front of house, administration, curatorial). | TRC/ACMF | 3 |
| 30/11/2020 | Clarify organisational roles for paid staff, TRC staff, management and volunteers during the transitional management period (MOU). | TRC | 3 |
| 30/11/2020 | ACMF to undertake a staged management transition with TRC to transfer ownership of collections to TRC (TRC access for exhibition development as of 31/08/2020) | TRC/ACMF | 1 |

# ACTION PLAN SUMMARY

## 2021

| TIMEFRAME | ACTIVITY | RESPONSIBILITY | GOAL |
|---|---|---|---|
| 31/01/2021 | Secure ownership of the Golden Guitar sculpture as a key iconic outdoor exhibit . | TRC | 2 |
| 31/01/2021 | Commence regular (annual) familiarisations with Destination Tamworth and other industry stakeholders. | TRC | 5 |
| 31/01/2021 | Create specific cross-engagement public programs to leverage from other country music festivals, activities and products. | TRC | 5 |
| 31/01/2021 | Work in partnership with the TRC Collections Officer to digitise the collection and facilitate online access to it. | TRC/ACMF | 1 |
| 31/01/2021 | Undertake promotions with the Tamworth Country Music Festival and other events/attractions as appropriate. | TRC | 2 |
| 30/06/2021 | Use social media to harness existing loyal audiences. | TRC | 4 |
| 30/06/2021 | Create a bi-monthly hash tag campaign for social media, highlighting an object from the collection. | TRC/ACMF | 2 |
| 30/06/2021 | Plan and create a range of unique low-cost Tamworth ACMF merchandise that extends the cultural experience. | TRC/ACMF | 2 |
| 30/06/2021 | Re-brand the Museum's social media and web presence to reflect key messages of excellence, interactivity, immersion and changing exhibits. Develop new promotional logo and flyers to reflect the brand. | TRC/ACMF | 2 |
| 30/06/2021 | Participate in the development of a joint museums ticket (Tamworth Multi Museum Pass). | TRC/ACMF | 2 |
| 30/11/2021 | Collaboration between TRC staff and volunteers to research and develop exhibitions and generate interpretation and specialist collection knowledge. | TRC/ACMF | 1 |
| 30/11/2021 | Use young music industry members as advocates/ambassadors for ACMF. | TRC/ACMF | 4 |
| 30/11/2021 | Refresh and create new displays, including temporary exhibitions. | TRC/ACMF | 2 |

# ACTION PLAN SUMMARY

## 2022

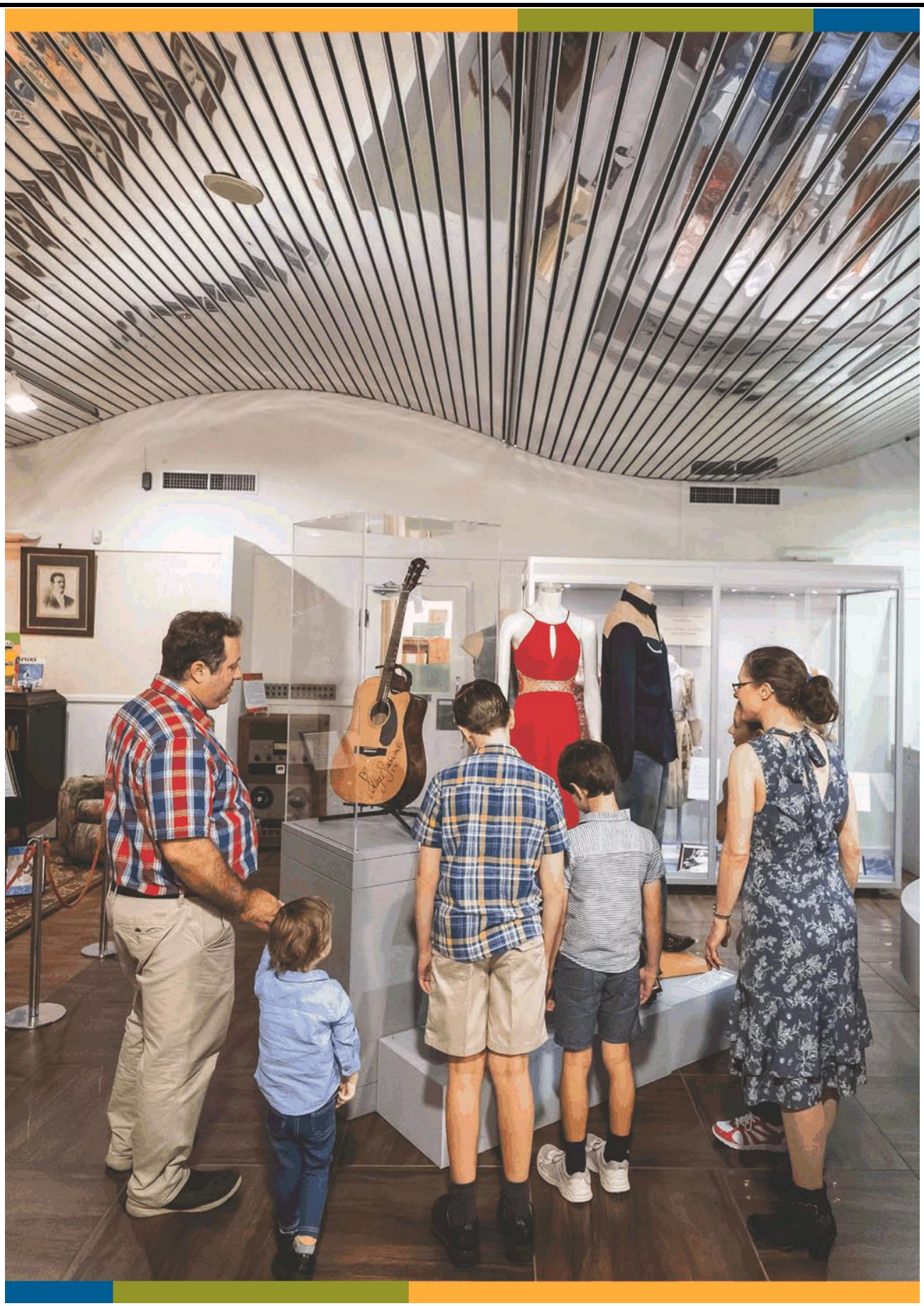
| TIMEFRAME | ACTIVITY | RESPONSIBILITY | GOAL |
|---|---|---|---|
| 31/01/2022 | Build international physical and virtual audiences through events and an online campaign to celebrate the Festival's 50th anniversary celebrations. | TRC | 4 |
| 31/01/2022 | An exhibition in celebration of the Museum's 50-year anniversary, to tour nationally. | TRC | 4 |
| 30/06/2022 | Identify and generate partnership projects with organisations, universities and businesses that support the development of the country music industry. | TRC/ACMF | 1 |
| 30/06/2022 | Survey existing audiences to quantify basic demographic indicators, visitation frequency and motivation. | TRC | 4 |
| 30/06/2022 | Create Broader communication tools that can be shared via social media and include an offer with a local business. | TRC/ACMF | 2 |
| 30/06/2022 | Commission market research and develop a marketing plan. | TRC | 2 |
| 30/06/2022 | Transfer collection management responsibilities of the collection to TRC. (Stage 2 day to day management) | TRC/ACMF | 3 |
| 30/06/2022 | Destination Tamworth staff to ensure both broad- and narrow-cast coverage of events and programs at the Museum. | TRC | 2 |
| 30/09/2022 | Create a range of experientially based promotional materials for the audience segments identified in research in partnership with Destination Tamworth. | TRC | 2 |

## 2023

| TIMEFRAME | ACTIVITY | RESPONSIBILITY | GOALS |
|---|---|---|---|
| 30/06/2023 | Develop a sponsorship plan and negotiate access to rental income (commercial food outlets) earned onsite. | TRC/ACMF | 3 |
| 30/06/2023 | Participate in the development of a regional museums merchandising strategy. | TRC | 3 |
| 30/06/2023 | Identify and secure an appropriate means for coordinated collection storage and shared resourcing. | TRC/ACMF | 3 |
| 30/06/2023 | Develop a business plan for the site, including management of the income and expenses budget for the ACMF facility. | TRC/ACMF | 3 |
| 30/09/2023 | ACMF to assist Destination Tamworth to increase market share. | TRC/ACMF | 4 |
| 30/09/2023 | Participate in a regional exhibition trail. | TRC | 4 |
| 30/11/2023 | Refresh digital and physical exhibitions to encourage new audiences and repeat visitation. | TRC | 4 |

# ACTION PLAN SUMMARY

## 2024

| TIMEFRAME | ACTIVITY | RESPONSIBILITY | GOAL |
|---|---|---|---|
| 31/03/2024 | Progress concept of Country Music Precinct development – establish consensus on inclusions. | TRC/ACMF | 2 |
| 30/06/2024 | Investigate the feasibility of eventual co-location with the Tamworth VIC facilities. | TRC | 5 |
| 30/06/2024 | Develop a project brief and initial master plan/concept for a Country Music Precinct. Work collaboratively with TRC staff to undertake project development. | TRC/ACMF/Other Stakeholders as Required | 2 |
| 30/06/2024 | Develop a revenue plan for precinct development. | TRC/ACMF | 2 |
| 30/06/2024 | Progress installation of complete climate control facilities for exhibition and collection storage spaces. | TRC/ACMF | 3 |
| 30/06/2024 | Commence a strategic deaccessioning program across the collection subject to collection policy parameters. | TRC/ACMF | 3 |
| 30/06/2024 | Research the ACMF. collections, and generate significance statements to reflect changes and new acquisitions. | TRC/ACMF | 3 |
| 30/09/2024 | Undertake community consultation for the precinct concept. | TRC | 2 |
| 30/09/2024 | Collaborate with the music industry and tertiary providers to plan for the establishment of an education centre in the precinct vision. | TRC/ACMF | 2 |

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