

Minutes of the Meeting

Masters Development

7-33 Scott Road, South Tamworth

Present: Lucy Walker, Jackie Kruger, David Lewis, Warren Faulkner, Doug Hill, Andrew Spicer, Matt Ferris, Peter Baxter (Baxter Geo Consulting), Tony Pratt (Masters), Patrick Leong (Masters), Tim Blythe (Urbis), Andrew Francis (Henry & Hymas)

Held at: 11.00am Wednesday 03 April 2013

Held in: 3rd Floor Meeting Room, Ray Walsh House

An overview of the proposal was provided by Masters. It was identified that following the last meeting in December that a number of investigations were embarked upon. One of those investigations identified asbestos on the land to be purchased from the Bridge Club. Further investigations had confirmed that the asbestos was limited to the section of the site in which it had been buried.

Masters also identified that the matters raised at the last meeting (and recorded in the minutes) had been considered and addressed by the revised concept plan i.e. relocation of Barnes Gully to reduce the impact upon the floodplain and a single consolidated access from Locks Lane, noting that it was now time to progress with the Planning Proposal.

Masters reiterated that the development would create 150 new jobs and provide competition in Tamworth. It was also noted that Masters stocked a range of products not available in other stores.

The following issues affecting the project were discussed:

Sewer- Council agreed that the solution presented for realignment of the main was acceptable. Council also identified that there would not need to be any significant changes to the design as a consequence of the revised proposal, but the smaller tenancy may be within close proximity to the new main. Henry and Hymas identified that there was flexibility with the location of the new main and whatever the ultimate position, it would not be under any of the buildings. It was also mentioned that connections into the relocated sewer main should be in the location of existing manholes. It was also noted that an easement would be applied 3 metres in width.

Roads- Council advised that Roads and Maritime Services (RMS) would need to be consulted as Scott Road was a National Highway. Masters advised that the RMS had been consulted in June 2012 and were

supportive of the proposal "in principle". Masters had contacted RMS again last week, but had not received a response.

Masters identified that a traffic consultant had been engaged and that they were confident that one of two intersection treatments at Locks Lane would be acceptable, being either a roundabout or a "seagull" type arrangement. Council had no objections to either of these treatments.

Council encouraged Masters to pursue a response from the RMS as experience had shown that they often changed their mind. Council confirmed that any road widening on Scott Road to facilitate the intersection treatment on Locks Lane would also need to be discussed with RMS.

Council confirmed that their Engineering Design Guidelines for Subdivisions and Developments would require that Locks Lane be constructed, including kerb and gutter to the northern boundary of the site. However, that may be reduced to the new access as there was limited opportunity for development in Locks Lane and would be subject to further discussion. It was identified that kerb and gutter was required, primarily to protect the integrity of the road edges. It was also mentioned lighting would be required in Locks Lane in accordance with Australian Standards

Council advised they would look closely at the Traffic Impact Statement, particularly with regard to the interaction of any proposed treatment on Scott Road with the roundabout at Scott Road/Goonoo Goonoo Road, as that intersection was already heavily congested during AM and PM peaks. There was also discussion about the single access off Locks Lane and the need to manage the potential conflict between cars and trucks.

Barnes Gully- Masters advised that they had met with the NSW Officer of Water (NOW) prior to this meeting and they had advised that as a first order stream, NOW did not have any objections to the proposed realignment.

The likely treatment for the realigned gully was discussed and it was considered that the treatment/s would not need to be determined until the development application was lodged, at the earliest. Masters advised that they intended to sink a couple of wells to determine whether the water originated as the gully was likely fed by a ground water supply.

Masters advised that the proposal to re-align Barnes Gully had not yet been presented to NSW Fisheries. Council advised that it would not be able to make further comments until advice from Fisheries had been received.

Flooding- Council advised that they were comfortable with the flood levels identified and that the buildings would be located 500mm above these levels.

Henry and Hymas identified that the culvert in Scott Road was an impediment to floodwater, acting as a weir. It was identified that as a consequence of the development there would be some loss of flood storage, but given the size of the flood plain in comparison to the area of fill required in the south eastern section of the site, it would be inconsequential.

Henry and Hymas also explained that there would be no impact on flooding upstream of Scott Road, acknowledging a minimal impact downstream with the velocity and turbulence of water controlled by vegetation and scour protection.

Council acknowledged that there would be minimal impact upstream and that any impacts from flooding would be localised. Council requested that the information prepared to accompany the Planning Proposal and/or Development Application should focus on the immediate downstream landowners and the impact on their properties. Consideration would also need to be given to the gap in the Western Levee. Council offered to provide a copy of the report prepared by Lyall and Associates on the impact on flooding as a consequence of the Western Levee. It was also noted that the "Behind the Levee" study may also be useful.

Rezoning- Masters advised that a Planning Proposal would be lodged at the end of April and that before exhibition commenced the necessary studies would be completed. Council requested that the following studies accompany the Planning Proposal- flooding, traffic, contamination, Aboriginal archaeology, flora and fauna, geotechnical. Council confirmed that it would be suitable for Bob Faulkner or Neville Sampson to complete the archaeological study.

Council advised that it was their intention to prepare a Planning Proposal for a number of properties to provide additional industrial bulky goods land within the City and it was intended to discuss the idea with the Councillors at a workshop in mid April. Council asked whether Masters may like to be included in the Proposal. Masters confirmed that they would prefer not to be involved given the uncertainty of this broader Planning Proposal.

Council also advised that the Planning Proposal for Masters would need to include an amendment to the Lot Size Map.

Contributions- Council advised that a new section 94 and section 94A Contributions Plan had been prepared and were likely to be adopted by Council on 9 April 2013. A flat rate of 1% would be adopted under section 94A for industrial and commercial developments.

Council also identified that water and sewer headworks would be levied and that an estimate could be provided based on the submitted plans. Council advised that an estimate of the water and sewer headworks could be provided if additional information including a break up of floor areas i.e. area for building materials storage, general retail, any cafe facilities, nursery etc in the main building and details of the proposed tenancies was submitted.

Council recommended that Masters also consult the Department of Planning (Tamworth local Office - Craig Diss) in the preparation of the Planning Proposal to assist with passage through Gateway.