

Minutes of the Meeting

Masters Proposal (Scott Road)

Attendees: Lucy Walker, David Lewis, Jackie Kruger, Doug Hill, Warren Faulkner, Bruce Logan, Genevieve Harrison, Tim Blythe (Urbis), Tony Pratt (Masters), Patrick Leong (Masters)

Location: Ray Walsh House Second Floor Meeting Room 1.30pm on 4 December 2012

Overview of the proposal provided by the proponent which identified that extensive research had been undertaken to identify suitable sites and Scott Road was the preference out of the seven sites reviewed.

Scott Road satisfies all of the criteria identified in the site selection matrix for Masters, with the exception of the land zone. The land is partially zoned RU4 and R1 and bulky goods premises are prohibited.

The development is a \$25 million investment which will create 180 jobs during construction and 150 jobs thereafter. Provided the physical constraints can be addressed there will be many positive economic benefits for Tamworth.

The proponent identified that the flood planning level coincides with the zone boundaries; assumed that the zone boundaries were gazetted on this basis. If the flood planning level is incorrect, it was argued there was no reason to retain the RU4 zone.

Council explained that the zone boundaries were established at least 25 years ago and similar zones i.e. commercial and rural have been maintained in subsequent LEPS. It could not have been determined based on the flooding planning area as the boundaries predate the 1993 Tamworth Flood Study.

The proponent identified that Roads and Maritime Services (RMS) have provided “in principle” support to the proposed access arrangements; from Locks Lane and left hand ingress at the western end of the site off Scott Road.

The proponent explained that an alternative alignment for the 300mm dia sewer main is currently being prepared by engineers. Council advised that they will not allow any building to be constructed over the main (even if it is encased in concrete) as it presents maintenance issues.

Balanced cut and fill is proposed. Council does not have a position or Policy on cut and fill in the floodplain, but Council would need to be satisfied that any cut and fill would not adversely affect the movement of flood waters and increase the risk to life or property.

The proponent identified that early advice from their engineers suggested that the impacts of flooding would not be significant. Acknowledged that if the recommendation of the engineers upon further investigation is that the land is not suitable, the development will not proceed.

Council identified that there is concrete pavement in Scott Road because of the velocity of floodwater. A normal pavement design would not be able withstand the flow. This provides an indication of the volume of floodwater in that location. Photographs from the November 2008 flood taken in the vicinity of the development site were circulated.

It was noted by Council that additional tenancies are shown on the plan. The proponent explained that they are required to create a commercial precinct and contribute to the economic viability of the development. The tenancies would probably accommodate a food outlet and another bulky goods premise.

Council agreed to approach the development with an open mind, but identified the project to be ambitious. Recommended that regular contact be made with Council staff so that feedback could be provided as the proposal progressed.

The proponent requested Council's flood studies or data so that their engineers had a base model. Council identified that the only data available was based on the FPlain Model and was undertaken in 2006, which was a supplementary report to the 1993 Tamworth Flood Study.

Lyall & Associates are currently preparing studies for Council based on the Tube Flow Model for the South Tamworth Master Plan, but those do not extend to Barnes Gully which traverses the site. It is Council's intention to engage consultants to complete study for Tamworth in the next 6-12 months.

Council acknowledged that the flood assessment would need to be done based on the best information available; which is the 2006 study and having regard to the Flood Plain Development Manual. Assumed that it will be acceptable to provide a copy of the report on the understanding that it is the best available and will not provide the "full picture".

Council noted that consideration should be given to the possibility of people being trapped on the pad sites when flash flooding occurs as they are located between two water courses.

The proponent advised they intended to lodge Planning Proposal in early 2013 and acknowledgment was provided that it will take some time to process. An appeal was made for Council's support as experience has shown it to be a much easier process with assistance.

Council advised that flooding was a major concern and the Planning Proposal would not be exhibited without comprehensive documentation to address this issue. A traffic study would also be required for exhibition.



Council advised that they were more comfortable with the design presented and it was a better fit for the site.



The proponent identified that the only sites which may be suitable in Tamworth have been considered in the site selection matrix. There are no other sites which would be suitable. If Masters do not proceed with this site, the project would be put on hold and developments would be pursued in other towns first.

Major Issues Summarised

- 1. Flooding**
- 2. Traffic**
- 3. Sewer**