



Planning Proposal - Taminda Employment Lands



55 Dampier Street and 21 Wallamore Road, Tamworth

Client: Chan Abbey Holdings

Date: 12 March 2019

A Veris Company

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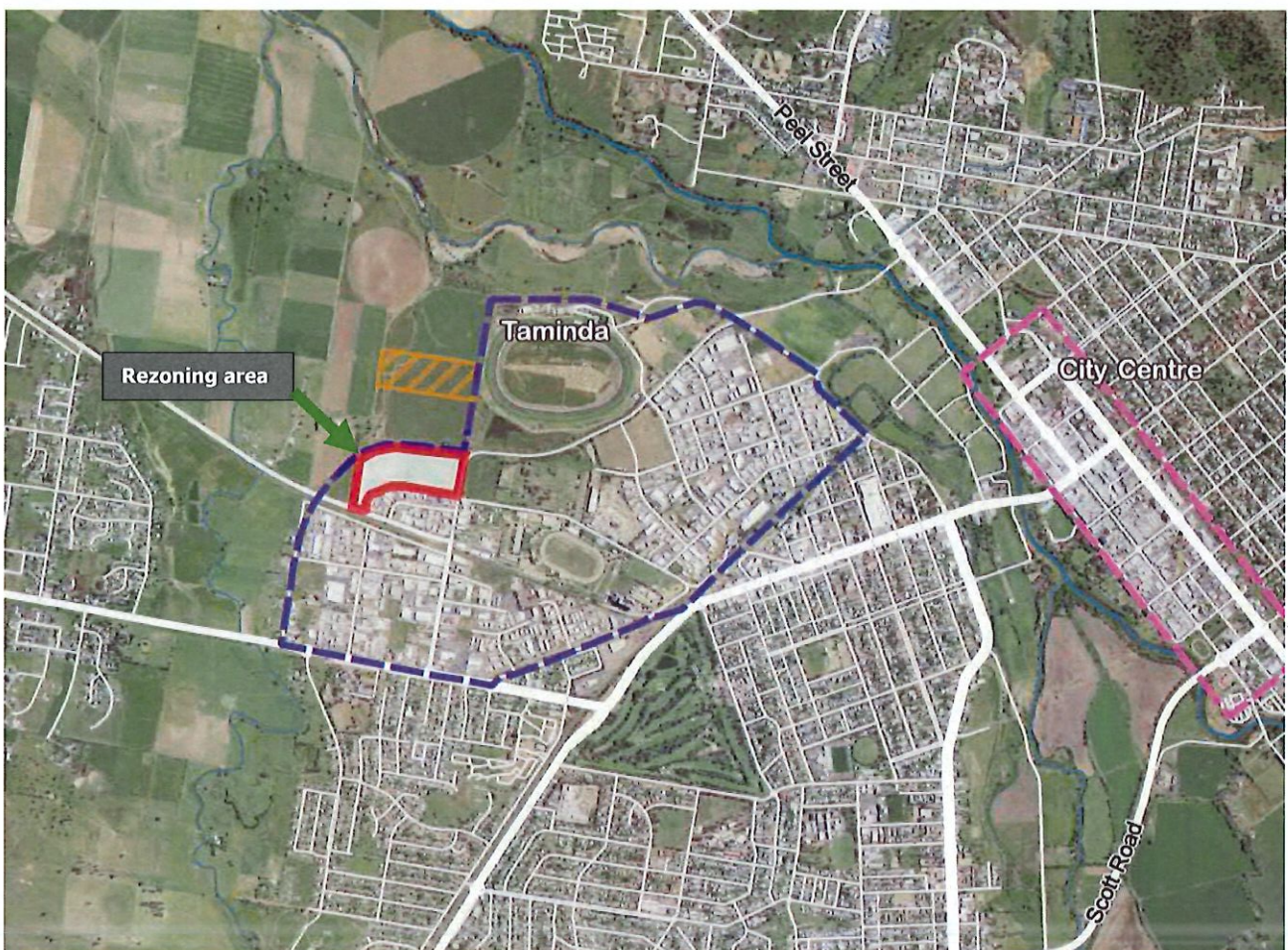
APPENDICES

Executive Summary

Executive Summary

This Planning Proposal has been prepared by Elton Consulting on behalf of Chan Abby Holdings Pty Ltd and is submitted to Tamworth Regional Council (Council).

The Planning Proposal seeks to amend the Tamworth Regional Local Environmental Plan 2010 (LEP) as it relates to a 11.3ha site at 55 Dampier Street and 21 Wallamore Road, known as Lot 2 and Lot 3 DP 1234850 to enable an extension of development land within the Taminda industrial precinct, consistent with the Taminda Revitalisation + Economic Development Strategy. The Planning Proposal supports the proposed rezoning of part of the land currently zoned RU4 Primary Production Small Lots to part B5 Business Development and part IN1 General Industrial.



This report and supporting technical studies have been developed by a multi-disciplinary team to assess and address the strategic merit of the proposal at this preliminary stage. This includes a detailed investigation of the current site including agricultural lands assessment, Aboriginal and non-Aboriginal heritage, contamination as well as a detailed economic assessment supporting. The reports demonstrate the suitability of the site for the proposed land uses and justify the need for additional employment land to ensure that Tamworth continues to provide for employment growth in the region. Traffic assessment, flood modelling, drainage and civil infrastructure design and assessment have also been provided to demonstrate that the proposal has merit and will enable the development of an accessible, serviced and flood free extension to the Taminda employment precinct.

The Planning Proposal will enable the southern part of the site with a green, sustainable and contemporary industrial and business precinct that complements the Taminda light industrial area. It also provides for the future road bypass opportunity.

Developing a green, sustainable employment and urban services site that provides for an industrial and business submarket that complements the Taminda Area, and differentiates itself to other recently zoned industrial lands.

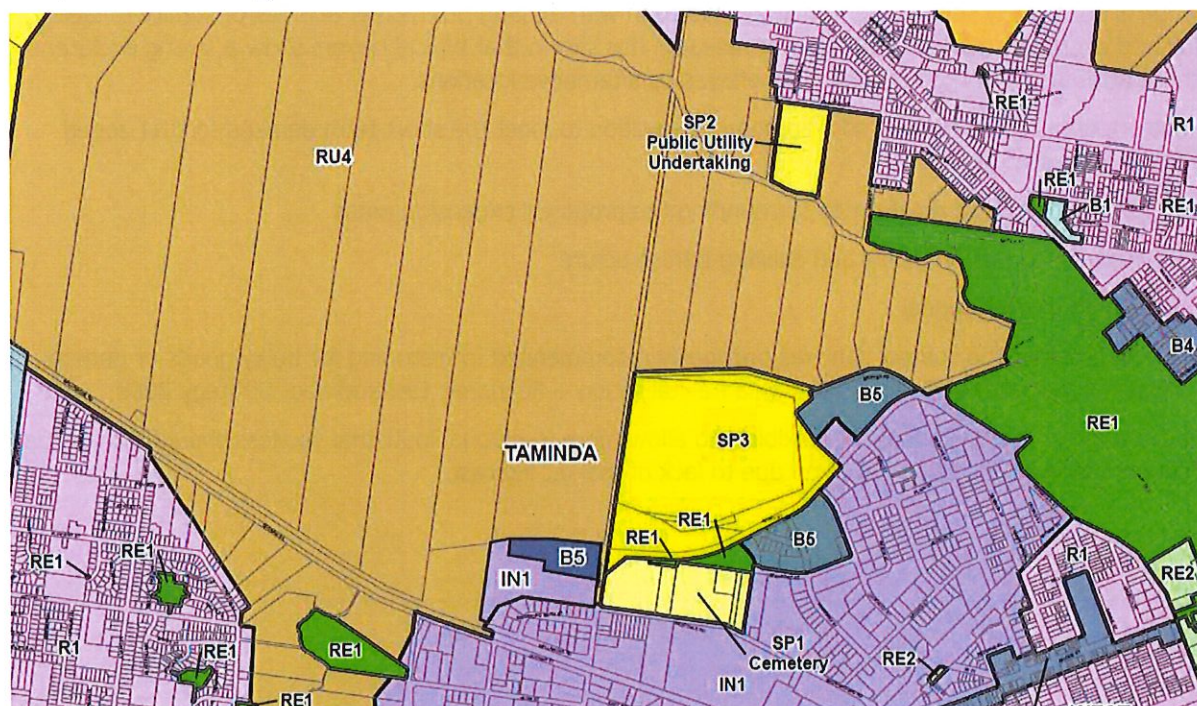
This proposal will provide for a mix of employment uses and associated lot sizing that will cater for a growing dynamic market in the Taminda precinct and reactivate the precinct from an urban planning and design perspective and foster the addition of employment opportunities at a landmark, gateway site.

Its integration and co-location with a 9MW solar farm (subject to another application) will add to the uniqueness of the development by providing renewable and sustainable energy generation to supply the site.

The key design principles for the concept for the site include:

- » Allowance for the proposed by-pass road across the northern part of the site to improve access and movement to Taminda employment area and through Tamworth
- » Provide access to the site from a new roundabout on the eastern edge at Jewry Street
- » Provide a flood engineered solution comprising of either fill for the site or a levee along the boundaries at the proposed site to address flood impact mitigation affecting this location
- » Creation of green pockets to provide a place for workers and visitors to enjoy
- » Greening the precinct to transition to the adjacent rural lands boundary
- » Provide more business/commercial uses at the eastern end of the site along the future by-pass road, with lighter industrial uses south of the road towards existing industrial land
- » Allow for a range of industrial land parcels to assist in encouraging investment to Taminda and Tamworth.
- » Allow for maintenance and general access to the proposed solar farm within the site at the eastern length of the site

Proposed rezoning









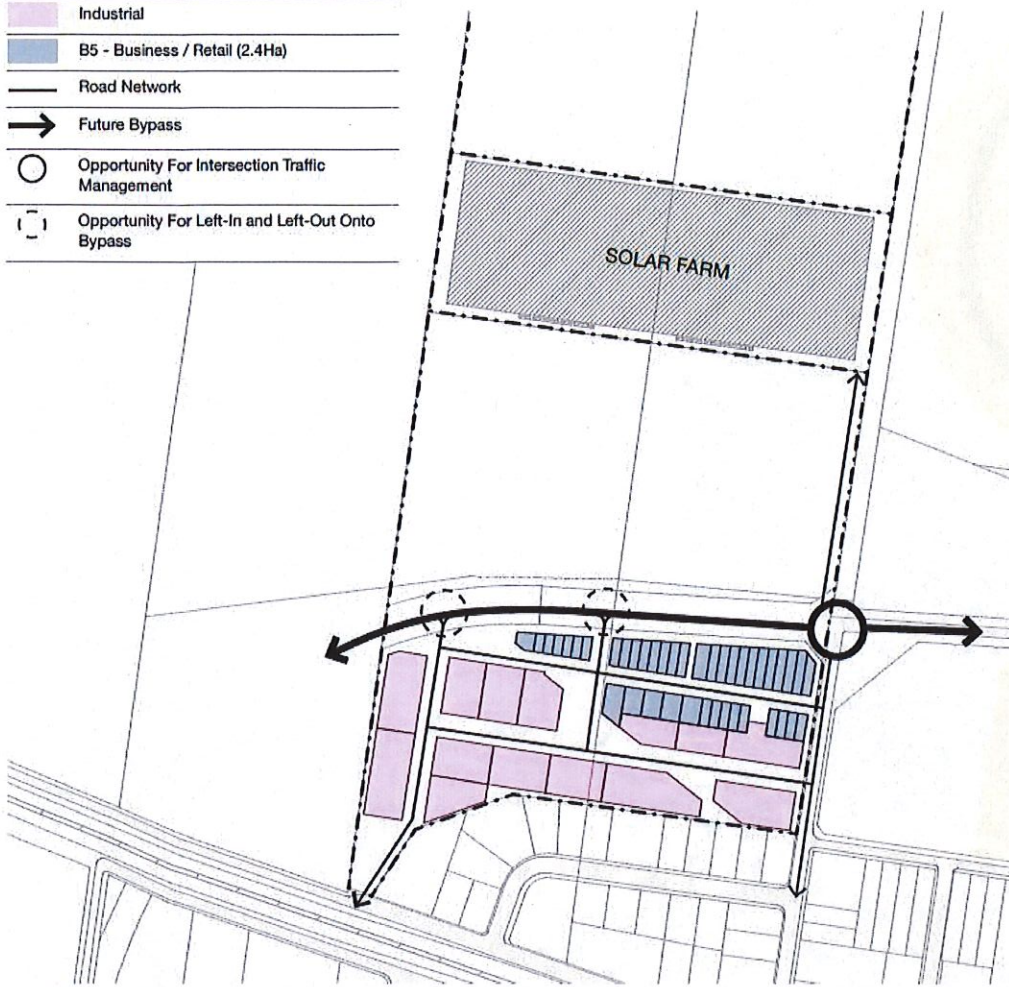
Concept drawings have been prepared to demonstrate layouts and interactions, before and after, the future bypass road without impacting on the long-term delivery of this piece of road infrastructure. The ultimate layout has been designed to minimise direct access locations to the proposed bypass road and enable the efficient servicing of the employment and industrial land. The solar farm is intended to facilitate energy generation that is linked to, and integrated into the industrial and employment precinct. The indicative concept plans of the proposed development post bypass completion are below.

In summary development of the site for employment uses is supported:

- » The site falls within the Taminda Precinct of the Taminda Revitalisation area and thus has a strategic framework to guide the land
- » Tamworth also enjoys rates of low unemployment, high self-sufficiency and high job self-containment. These economic factors, combined with 4,700 new working age residents forecast to reside in the LGA over the next 25 years, demonstrates the need to provide increased employment opportunities and the need to plan for appropriate zoned land to accommodate them.
- » Tamworth is in a strategic position being a regional employment hub and service provider for the region. Over the coming years there would likely be an increased demand for additional industrial land to be provided in close proximity to the town centre and transportation nodes. This will be required to both support and service Tamworth's growing population and its strategic position.
- » The LGA provides just over 584 hectares of land zoned for industrial purposes (heavy industrial, general industrial and business park zonings) with 220 hectares or 38% being vacant. The majority of this vacant land is located outside the town, near the airport, on land that would need to be serviced, remediated and/or mitigated against flooding. The cost of such works may be undermining the viability of development
- » Forty-six per cent (46%) of the employment area (267 hectares) is zoned IN1 General Industrial. The largest and most developed of these precincts is Taminda. Only 7 hectares or 3% of the precinct is currently vacant and only a further 0.2 hectares of such zoned land across the LGA is currently vacant.
- » The Taminda estate is uniquely positioned to provide land for the expansion of urban services that support the growing township. It is superior to any alternative areas given the area is generally free of land use conflicts, is adequately serviced, enjoys agglomeration with existing businesses and has proximity to labour, capital and consumer markets. Our market research has shown that typical buyers show a strong preference for these attributes and that Taminda is preferred to alternative locations.
- » The subject site is currently the most appropriate location to meet the short-term demand for IN1 zoned land in the Township given:
 - > 1. The uncertainty in timeframes surrounding the proposed expansion areas
 - > 2. Proximity to the Township and existing infrastructure
 - > 3. Its high market appeal
 - > 4. The fact that the subject site was previously recommended for rezoning for bulky goods or general industrial purposes in Council's Taminda Revitalisation + Economic Development Strategy 2008.
- » The advantage of the B5 zone is the flexibility to allow more traditional industrial services should commercial and support services fail to be delivered due to lack of market interest.

Legend

	Industrial
	B5 - Business / Retail (2.4Ha)
	Road Network
	Future Bypass
	Opportunity For Intersection Traffic Management
	Opportunity For Left-In and Left-Out Onto Bypass



Source: Rothelowman 2019

Project Overview

1 Project Overview

Introduction

This Planning Proposal has been prepared by Elton Consulting on behalf of Chan Abby Holdings Pty Ltd and is submitted to Tamworth Regional Council (Council).

The Planning Proposal seeks to amend the Tamworth Regional Local Environmental Plan 2010 (LEP) as it relates to an 11.3ha site at 55 Dampier Street and 21 Wallamore Road known as Lot 2 and Lot 3 DP 1234850.

The Planning Proposal is necessary to enable the expansion of the current industrial area consistent with the Strategies assessed in Sections 6.3 and 6.4. The proposed amendment to the LEP will provide for the development of the land for employment generating development protected from flooding by improvements to the site drainage. The proposed amendments will meet both the NSW Government and Council's broad strategic objectives to support the growth of Tamworth while ensuring that potential environmental impacts, including flooding, are minimised.

The Planning Proposal is consistent with the requirements of Part 3 of the Environmental Planning and Assessment (EP&A) Act and in accordance with Department of Planning and Environment's (DPE) *A guide to preparing Planning Proposals*, and *A guide to preparing local environmental plans* (2016).

This report and supporting technical studies have been developed by a multi-disciplinary team to assess and address the strategic merit of the proposal at this preliminary stage. This Planning Proposal is to be read in conjunction with the supporting documents listed in **Table 1**.

Table 1 Supporting Documentation

Document	Prepared by	Date
Agricultural land study	Melaleuca Group	Mar-19
Architect Masterplan package	Rothelowman	Mar-19
Architect Drawing Package	Rothelowman	Mar-19
Biodiversity constraints assessment	Travers	Mar-19
Civil and services plan	Barnson	Mar-19
Cultural Heritage	Kayandel	Mar-19
Economic Impacts and Demand	HillPDA	Dec-18
European Heritage	Kayandel	Mar-19
Flood impact and riparian assessment report	Tooker and Associates	Feb-19
Preliminary Site investigation (Environmental)	Environmental Investigation Australia	Feb-19
Traffic Impact Assessment	Barnson	Mar-19

The supporting documentation can be found at **Section 10**.

This report provides sufficient detail to enable a Gateway determination to be issued and for the proposal to proceed to consultation and Public Exhibition.

2 The Site

Site Location and Context

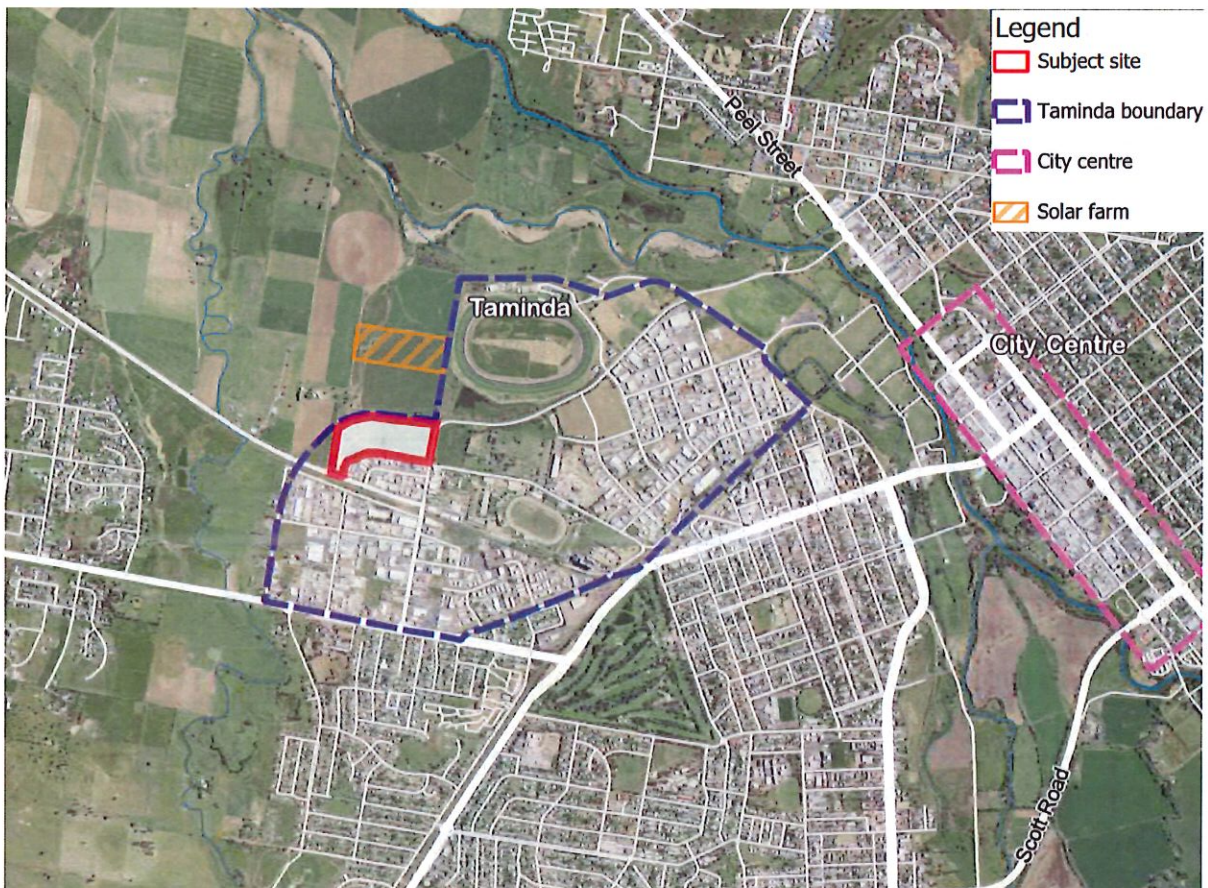
The Planning Proposal relates to land known as 55 Dampier Street and 21 Wallamore Road (Lot 2 and Lot 3 DP 1234850) and the proposed bypass road. It is located in the Taminda industrial area approximately 7 minutes' drive west of the Tamworth city centre. The Taminda precinct supports a mix of industrial and commercial land uses. The holding is shown in **Figure 1**. The site has been identified for development being approximately 11.3ha extending from the existing Taminda industrial area north terminating at the proposed bypass road easement north boundary. The area proposed to be rezoning is shown in **Figure 2**.

The site is accessed by entry points along Wallamore Road and Dampier Street.

The site is bounded to the:

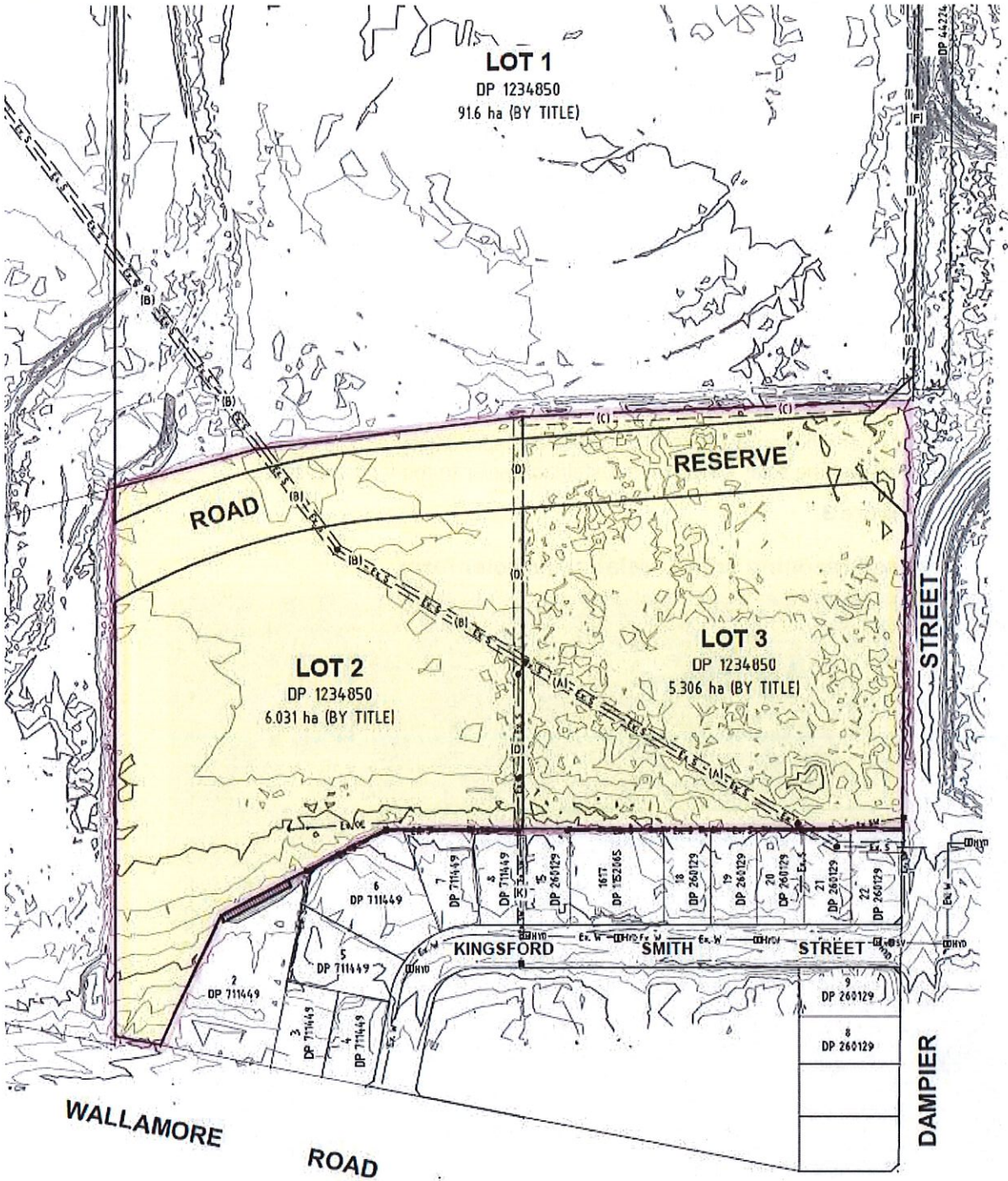
- » South by Wallamore Road and a light industrial site accessed from Kingsford Smith Street
- » North by rural land and the Peel River
- » East by Dampier Street and the Tamworth Racecourse
- » West by Somerset Farm. That has been used as a farming house with various sheds on a modified site also been cultivated, its land modified and has a number of farming sheds on the site.

Figure 1 Site Context



Source: Elton Consulting 2019

Figure 2 Rezoning area



Source: Elton Consulting 2019 and Barnson 2018

Site Description

The land is very flat and falls to the Peel River in the north approximately 2m over this length at a grade of approximately 0.3%. The land use is predominantly agriculture, however, part of the lot in the south eastern corner is currently occupied by an existing business use.

The site is accessed from Dampier Street and has a second small frontage to Wallamore Road to the south. The proposed bypass transects the site from east to west and this land has been reserved by Council for the purpose of a road.

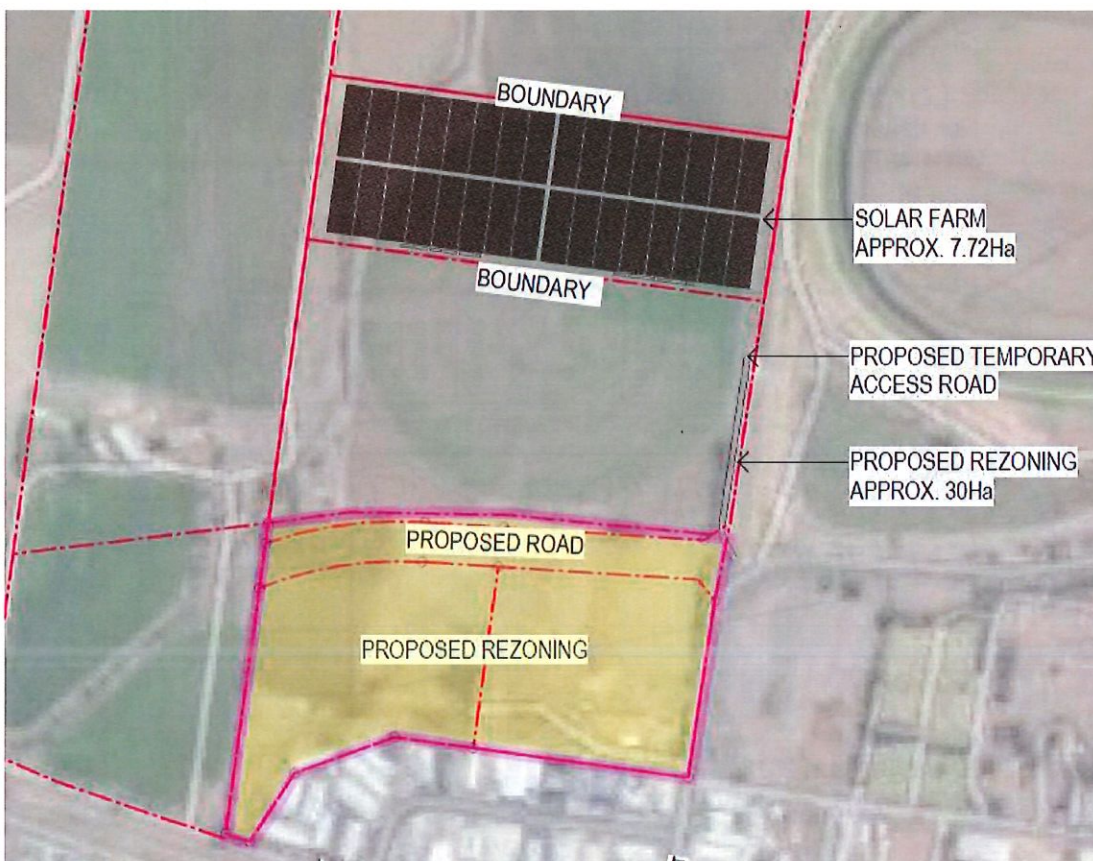
The site is irregularly shaped made up of a 450m width with a varied north-south boundary of 245m up to 315m in length.

The site is subject to overland flow during large storm events at least in part as a result of the limitations in capacity of the existing drainage infrastructure for the development of which has been organic throughout the Taminda industrial area. Strategic flood modelling was undertaken as part of the design of the proposed development in order to ensure safe development of flood prone land, see Section **10.9**.

A solar farm (subject of another application) is proposed on approximately 7.7ha of land immediately north of the site, with the intention that the solar will provide sustainable solar to the industrial area.

A plan is shown at **Figure 3**.

Figure 3 Proposed rezoning area in relation to solar farm



Source: SBA Architects 2018

The site is bordered by industrial and commercial uses to its south and eastern sides. With semi-rural settings north and west of the site. All built form in the immediately surrounding area is of a low-density format with generally low set buildings and wide road reserves. Some green spaces exist and consist of semi-rural, farming, entertainment or vacant land.

Existing planning controls

Currently, under the Tamworth Regional Council Local Environmental Plan (LEP) 2010, the site:

- » Is zoned RU4 Primary Production Small Lots (Ref **Figure 4**)
- » Has a minimum lot size of 40ha (Ref **Figure 5**)
- » Has no maximum floor space ratio (FSR) controls, similar to the neighbouring properties (Ref **Figure 6**)
- » Is not affected by the Australian Noise Exposure Forecast (ANEF) Map (Ref **Figure 7**)
- » Is identified as flood prone land on the Flood Planning Map (Ref **Figure 7**)
- » It does not contain any Local or State listed heritage items and is not located within a conservation area, however, the Racecourse, adjacent to the site to the east, is a locally listed item (Ref **Figure 8**)
- » Is partially affected in the southern portion of the site by the Flight Path Training Map (Ref **Figure 9**)

Figure 4 Current Land zoning 004C

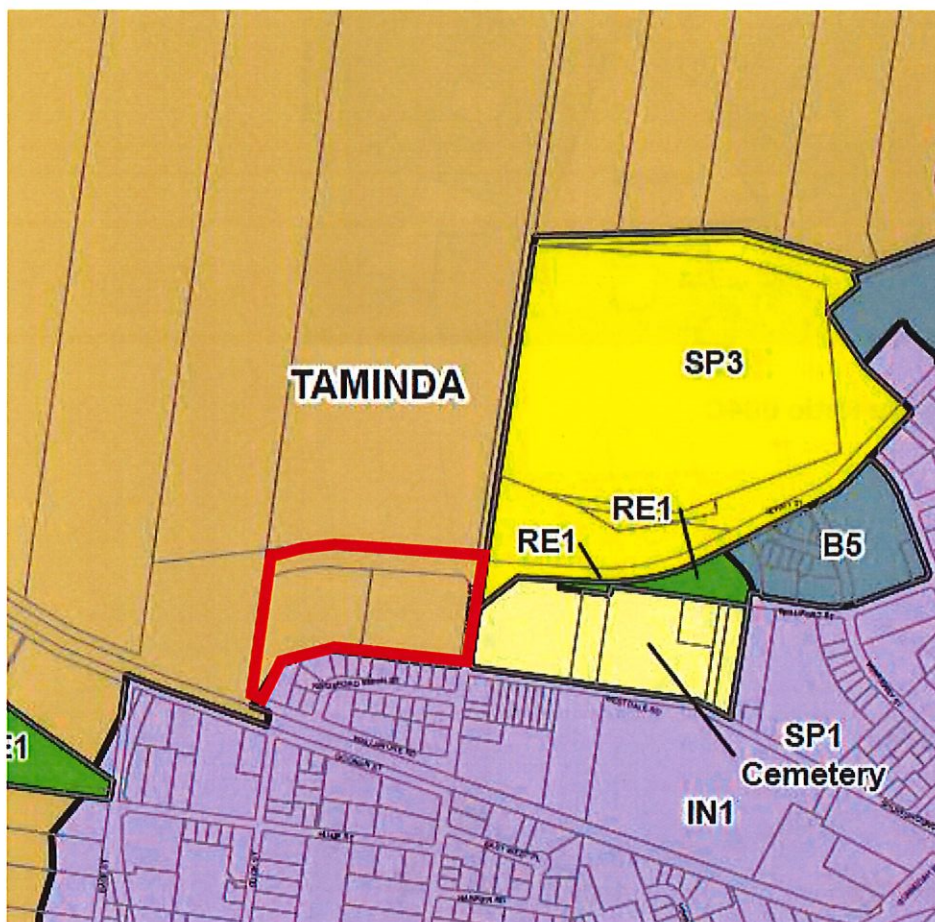


Figure 5 Current Minimum Lot Size 004C

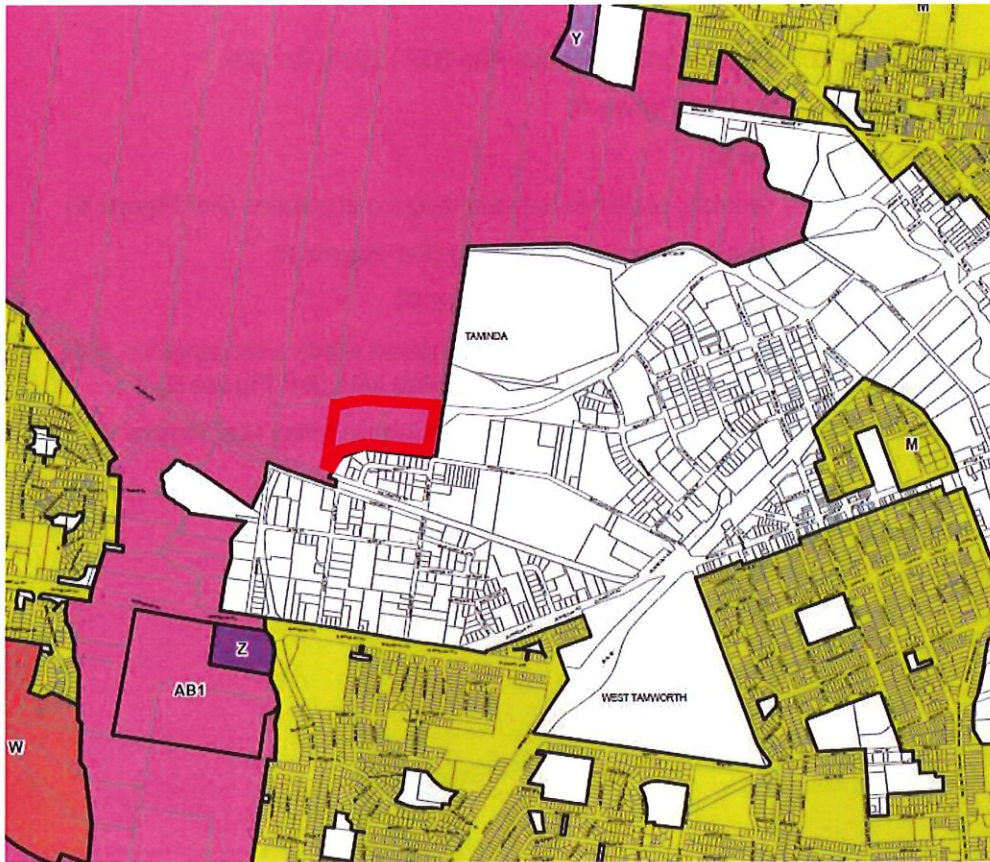


Figure 6 Current Floor Space Ratio 004C

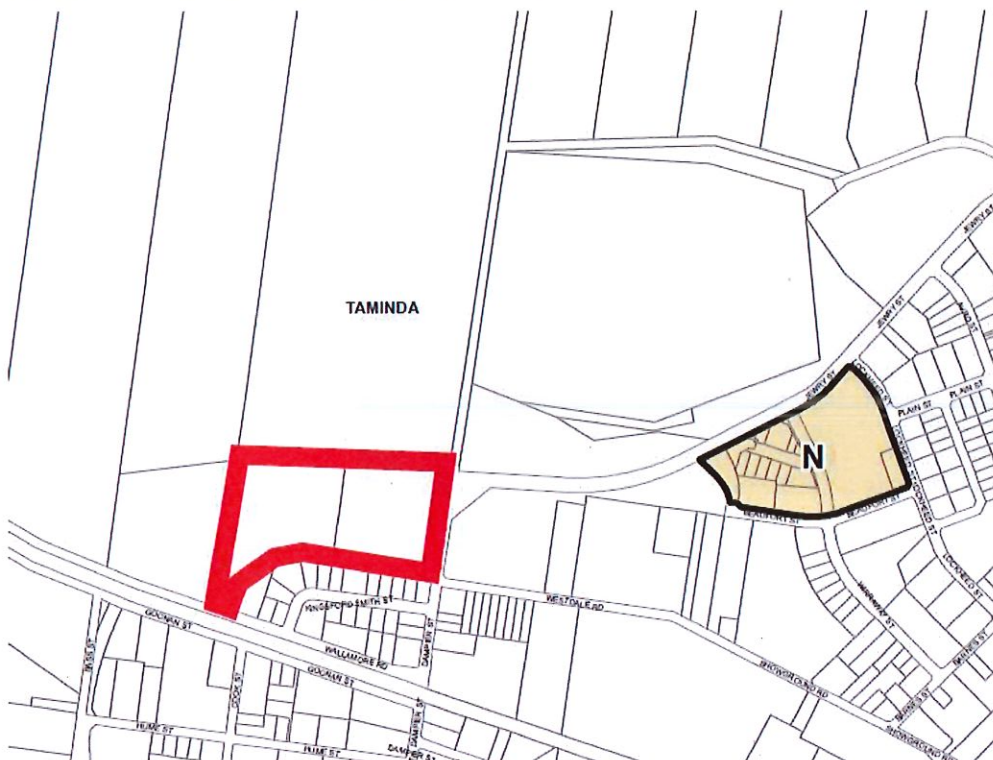


Figure 7 Current ANEP and Flood Planning Map 004C

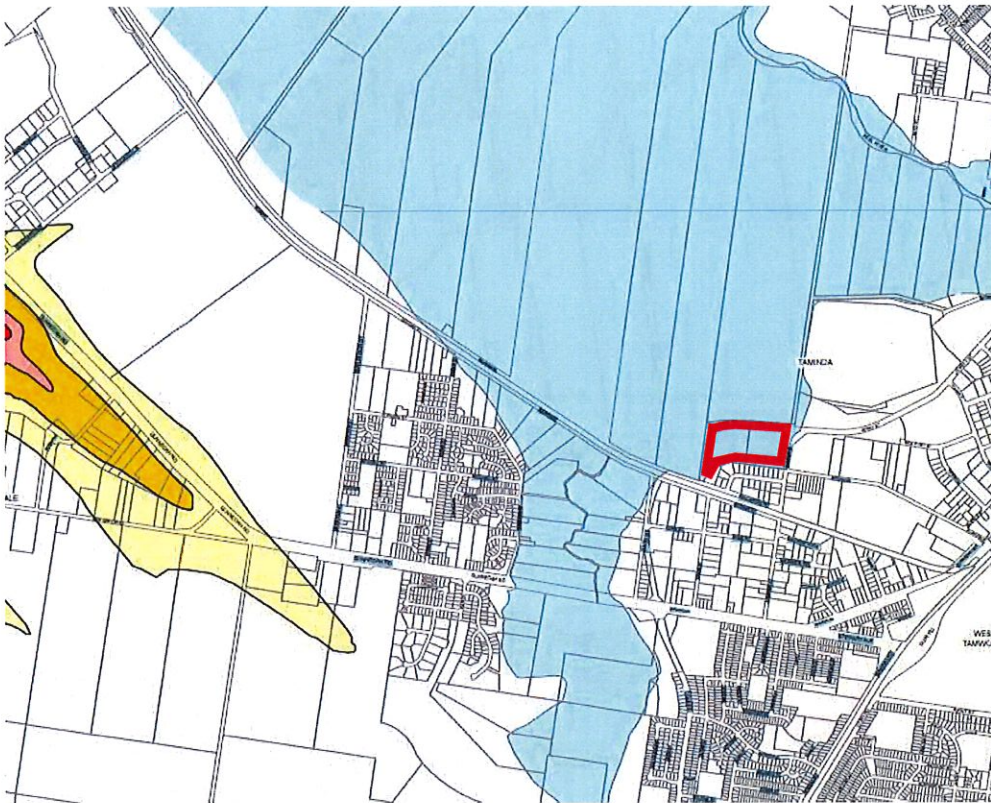


Figure 8 Current Heritage 004C

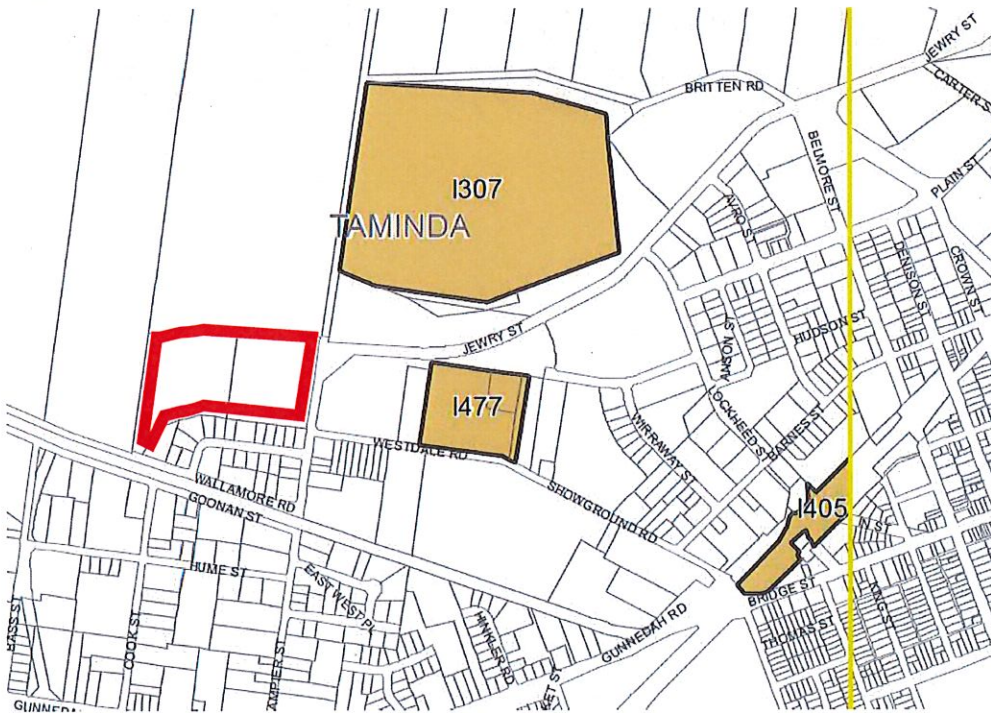
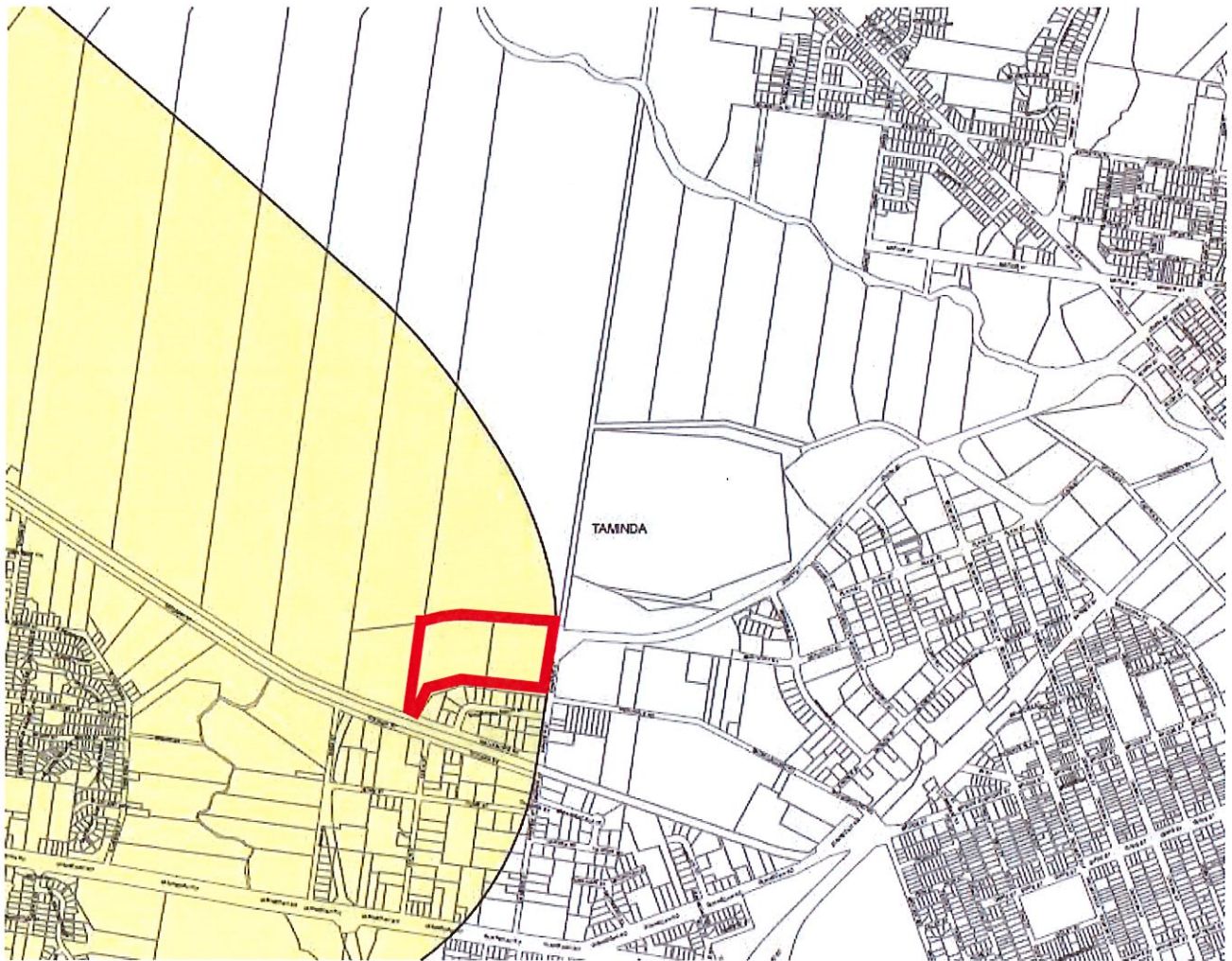
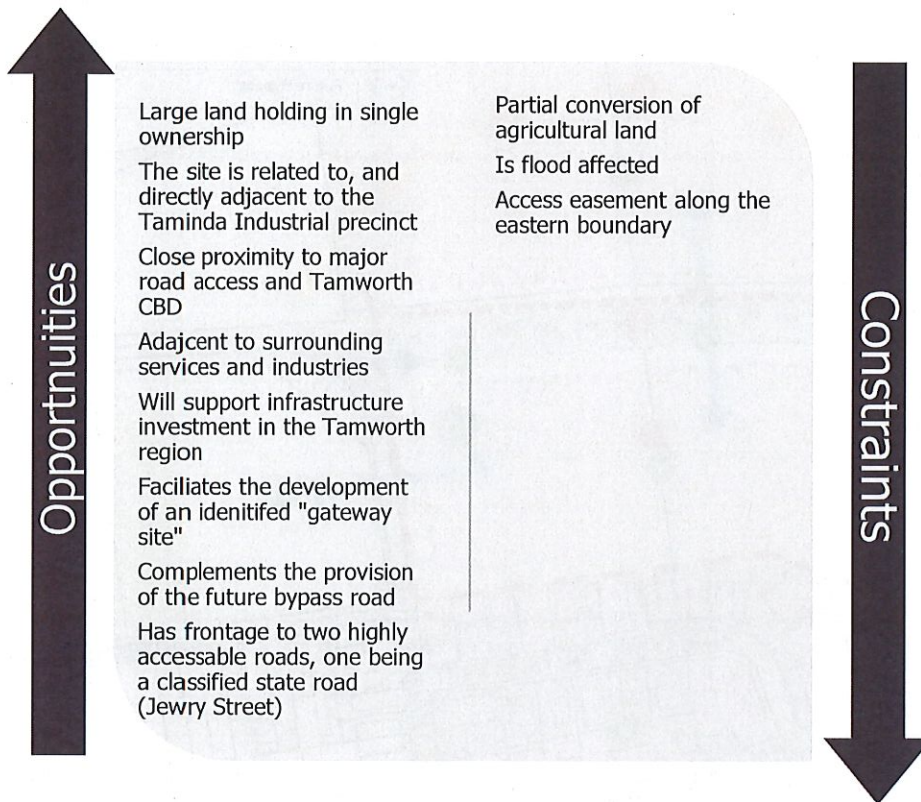


Figure 9 Current Flight Training Path Map 004C



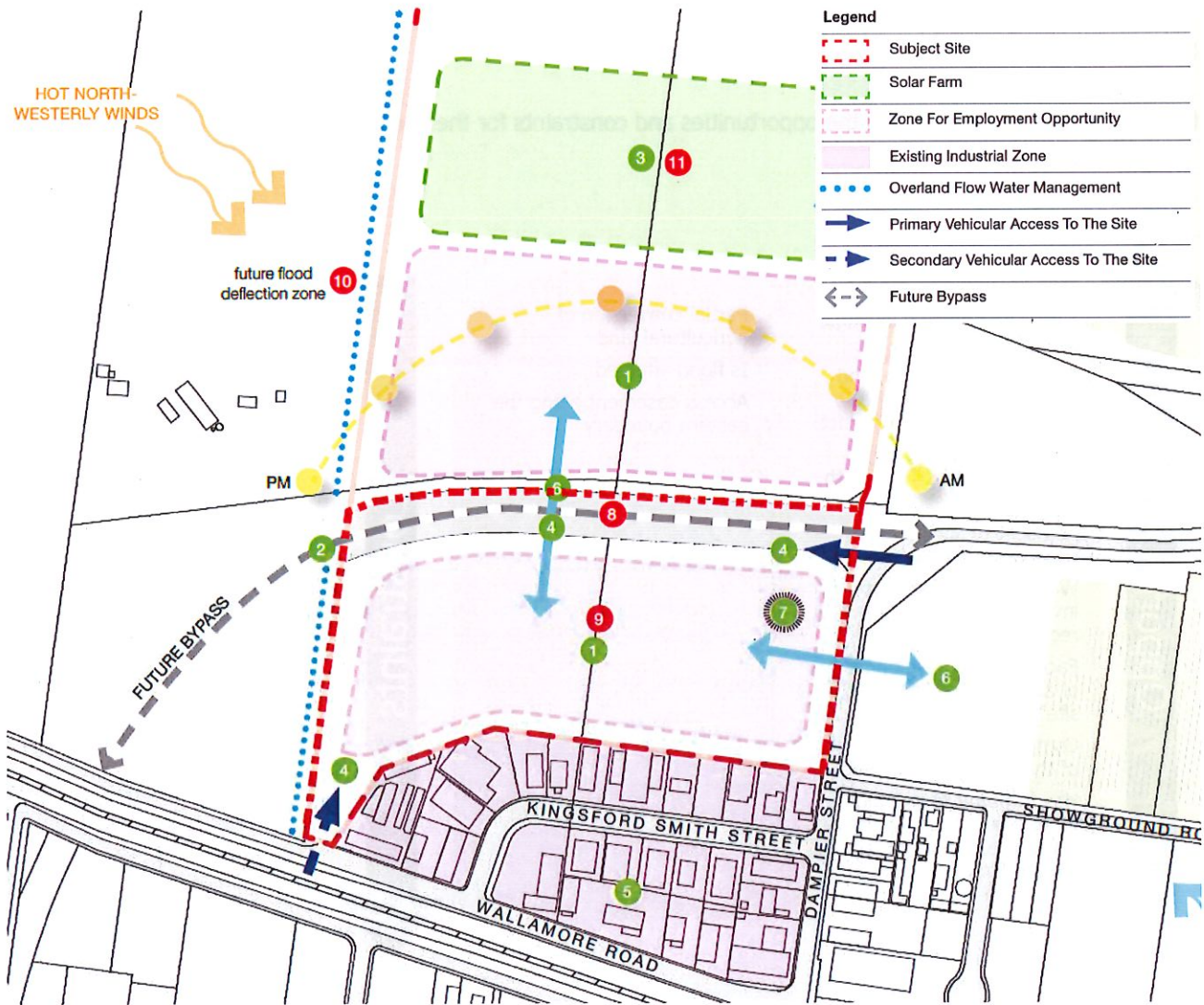
Opportunities and constraints

Elton Consulting has considered the opportunities and constraints for the site below



Rothelowman Architects have identified visually the opportunities and constraints for the site as shown in **Figure 10** below.

Figure 10 Opportunities and Constraints Plan



Source: Rothelowman 2018

Opportunities

- 1 Opportunity for employment land use
- 2 Higher architectural exposure and entrance development to Taminda and Tamworth via future bypass
- 3 Solar farm for a renewable energy source
- 4 Primary and secondary access points via Dampier Street and Wallamore Road respectively
- 5 Industrial units to the south allow a point of difference to what we propose
- 6 Connection to neighbouring precincts and racecourse

- 7 Marker location for retail development
- 8 Opportunity for future connections to northern site

Constraints

- 8 Bypass splits site
- 9 Flood prone land
- 10 Flood deflection required at boundaries
- 11 Solar farm position and layout must consider light pollution, particularly due to nearby Tamworth Regional Airport

3 The proposed rezoning - Concept Master Plan

Overview

It is proposed to develop the site with a green, sustainable and contemporary industrial and business precinct that completes the development of Precinct 6 in the Taminda light industrial area. The proposed development also provides for the future bypass road opportunity.

The proposed concept has been designed taking into account the various technical studies undertaken which demonstrate that the site can be developed for employment purposes. The proposed concept has also taken into consideration the current strategic framework which applies to part of the site, namely the Taminda Revitalisation + Economic Strategy.

This section of the report outlines the proposed vision, principles, concept and justification for the rezoning of part of the site.

Proposed vision and design principles

"Developing a green, sustainable employment and urban services site that provides for an industrial and business submarket that complements the Taminda Area, and differentiates itself to other recently zoned industrial lands."

This proposal aims to create a mix of employment uses and associated lot sizing that will cater for a growing dynamic market in the Taminda precinct. The proposal will permit the gradual transition from smaller architecturally designed commercial/industrial built forms to larger, architecturally designed spaces for other industrial uses. By providing a mix of uses and aesthetic appeal, the development can reactivate this precinct from an urban planning and design perspective and foster the addition of employment opportunities at a landmark, gateway site.

The co-location/close proximity with a 9MW solar farm (subject of another application) will add to the uniqueness of the development by providing renewable and sustainable energy generation to supply the site.

The key design principles for the concept for the site include:

- » Allowance for the proposed by-pass road along the northern perimeter of the site to improve access and movement to Taminda employment area and through Tamworth
- » Provide access to the site from a new roundabout on the eastern edge at Jewry Street
- » Provide a flood engineered solution comprising a levee and/or the required fill, at the proposed site to address flood impact mitigation affecting this location
- » Creation of green pockets to provide a place for workers and visitors to enjoy
- » Greening the precinct to transition to the adjacent rural lands boundary
- » Provide more business/commercial uses at the eastern end of the site along the future by-pass road, with lighter industrial uses south of the road towards existing industrial land
- » Allow for a range of industrial land parcels to assist in encouraging investment to Taminda and Tamworth.
- » Allow for maintenance and general access to the proposed solar farm within the site at the

Key Features

- » Up to 11.3 hectares of employment lands
- » Establishment of a flood protected development site with:
 - > flood protection measures that have little significant impacts on neighbouring properties; and
 - > combines a range of engineered and tested mitigation techniques
- » Architecturally designed buildings
 - > an ability for the precinct to deliver of a mix of employment uses and lots sizing that will cater for a range of market demand.
- » Located in the Taminda Precinct of the Taminda Revitalisation + Development Strategy as a 'gateway site'
- » Is within the urban footprint, in the Taminda precinct, in good proximity to the city centre, in good proximity to the airport and releases of industrial lands such as Glen Artney (approximately 6-7kms away)
- » 9MW solar farm (subject of development application) to support an embedded network arrangement
- » Ability to integrate with future bypass road

Two concept drawings have been prepared to demonstrate concept layouts and interactions before and after the future bypass road. The indicative concept plans are shown at **Figure 11** and **Figure 12**. A proposed concept landscape plan is shown in **Figure 13**, illustrating the green and modern design, with green lined streets, open space.

Figure 11 Master Plan Concept pre-bypass road

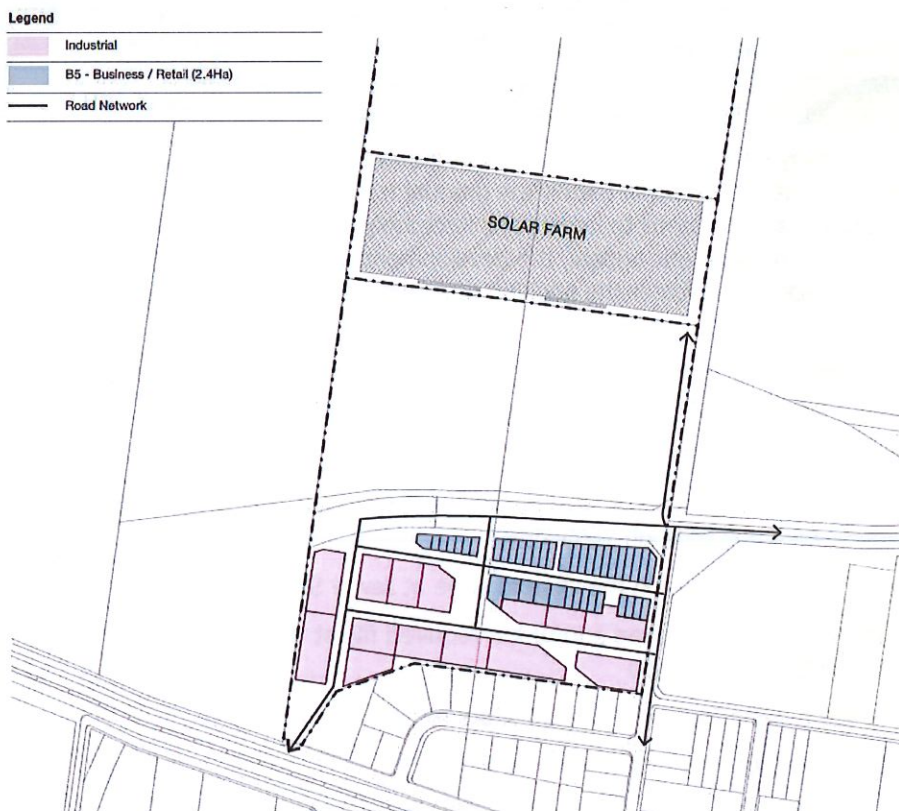


Figure 12 Master Plan Concept post-bypass road

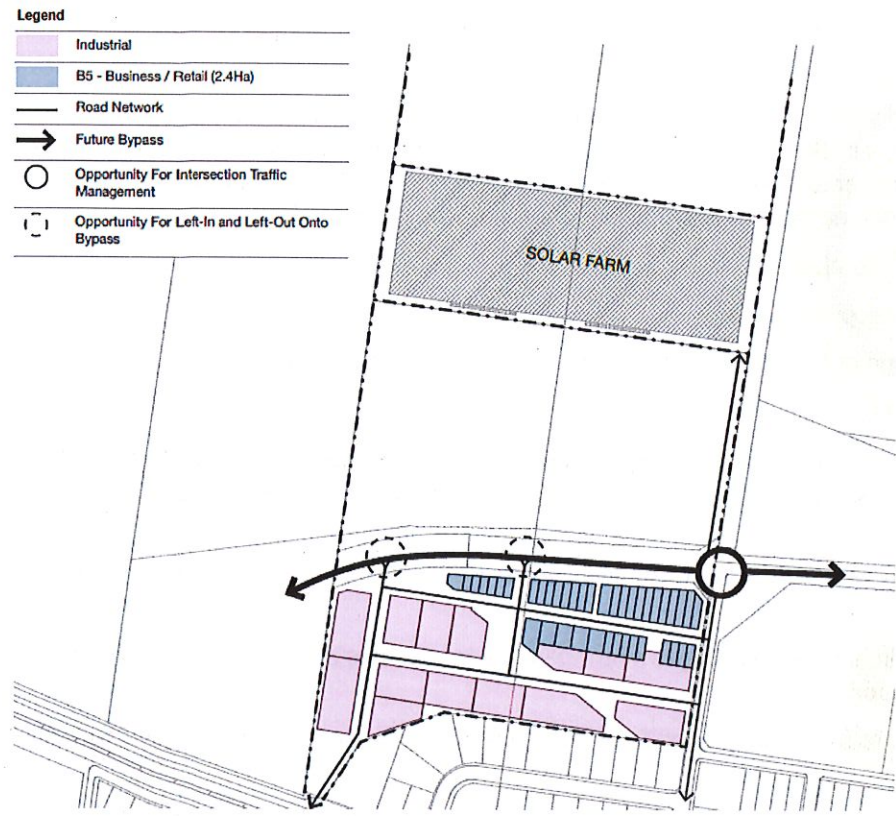
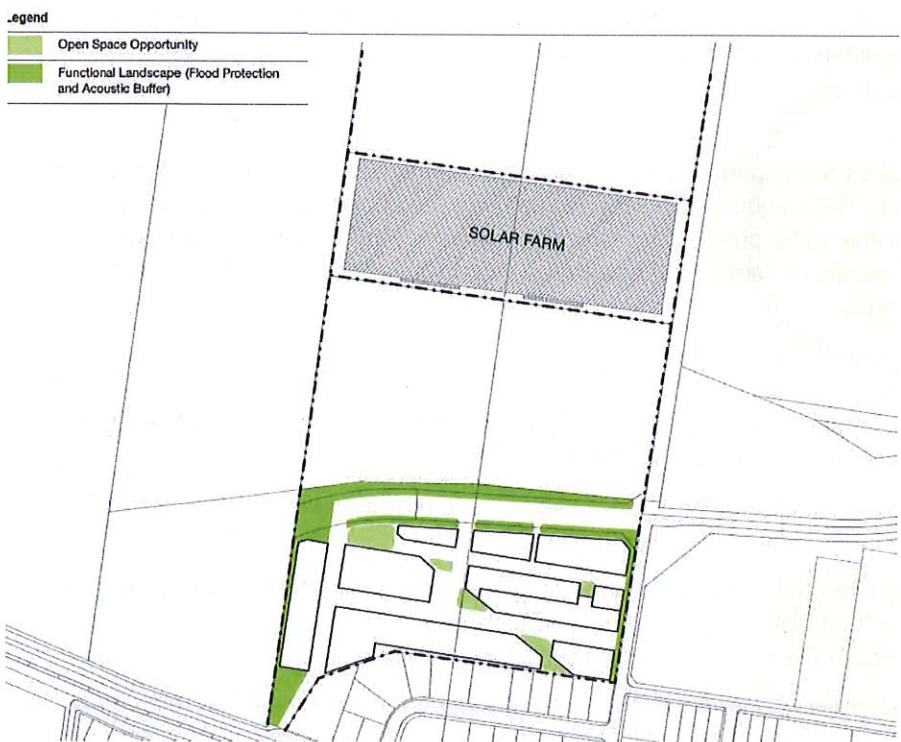


Figure 13 Landscape Master Plan



Source (all): Rothelowman 2019

Proposed land uses

The concept for the site proposes light industrial-type land uses on the southern part of the site between the existing Taminda industrial precinct and the proposed by-pass road.

The employment lands as part of this planning proposal proposes to include the bypass road resulting in an area of 11.3ha. The proposed solar farm is in close proximity with the proposed employment and business precinct to allow for the ability for the energy generation and integration. Of the proposed 11.3ha of employment land, an indicative area (minus the bypass road easement) is proposed for each of the proposed land zonings:

- 7.1ha as IN1 – General Industrial; and
- 3.7ha as B5 – Business Development uses.
- It is acknowledged that some of the 11.3ha will be lost to the future bypass road.

The two zones are proposed for the following reasons:

- » The business development uses along the by-pass road can provide much needed uses at the entrance to the western portion of Taminda area, and support the other business zone to the eastern edge of the Taminda area
- » The business uses can obtain greater exposure to traffic movement in the future, being alongside the by-pass road
- » The business uses allows for slightly increase employment generation and thus supports the provision of some amenity and open space for workers
- » The industrial lands are similar to the remainder of Taminda and provides the services needed by Tamworth community
- » The site can provide for smaller or larger industrial lots to cater for the future need and investment to support the economy.

A study by HillPDA (December 2018) demonstrates the demand for the proposed light industrial and business lands. The detail of these findings is outlined further in Section 6.

Flood mitigation

The provision of this development gives the opportunity to review, plan and model a new flood concept design. The flood modelling undertaken using TRC's flood model showed that with the implementation of various measures, flood protected land was able to be provided for with little significant impacts to be borne by surrounding land. The analysis and results of Tooker and Associates' Flood Impact and Riparian Corridor Assessment is attached as an Appendix.

Traffic and Access

The proposed rezoning can provide certainty and can facilitate improved access into/out of Taminda with the ability to integrate with the final alignment of the proposed by-pass road.

Access to the site can be achieved with the extension of Jewry Street and a proposed new roundabout facilitating easy access to the site and improved thoroughfare through Taminda.

The proposed bypass road has been allocated a 40m road reserve as an easement on plan and the proposed access road can be accommodated within this reserve comfortably. Until such time as the by-pass road is constructed, it is proposed that access to the site be from the proposed new roundabout into the site.

The landowner is prepared to discuss entering into discussions and negotiation of a voluntary planning agreement to support and pay its proportion of the contribution to the construction of the roundabout on Dampier/Jewry Street and/or the by-pass road.

Infrastructure Servicing

Currently, the site benefits from access to various infrastructure. A concept design has been devised by Barnson demonstrating that there is servicing available to the site.

Sewer

A sewer line currently traverses the Site and is expected to be accessible to service the site, subject to further analysis. Challenges exist due to the low gradient of the site and existing invert level of the sewer line.

Water

Potable water is available from Dampier Street and provision to the site could be managed using future access roads.

Stormwater

The concept plan shows that future access roads can be used to channel water to drainage locations at lower portions of the site. Grading and levels will require resolution at later development phases.

A set of concept civil drawings is attached as an Appendix.