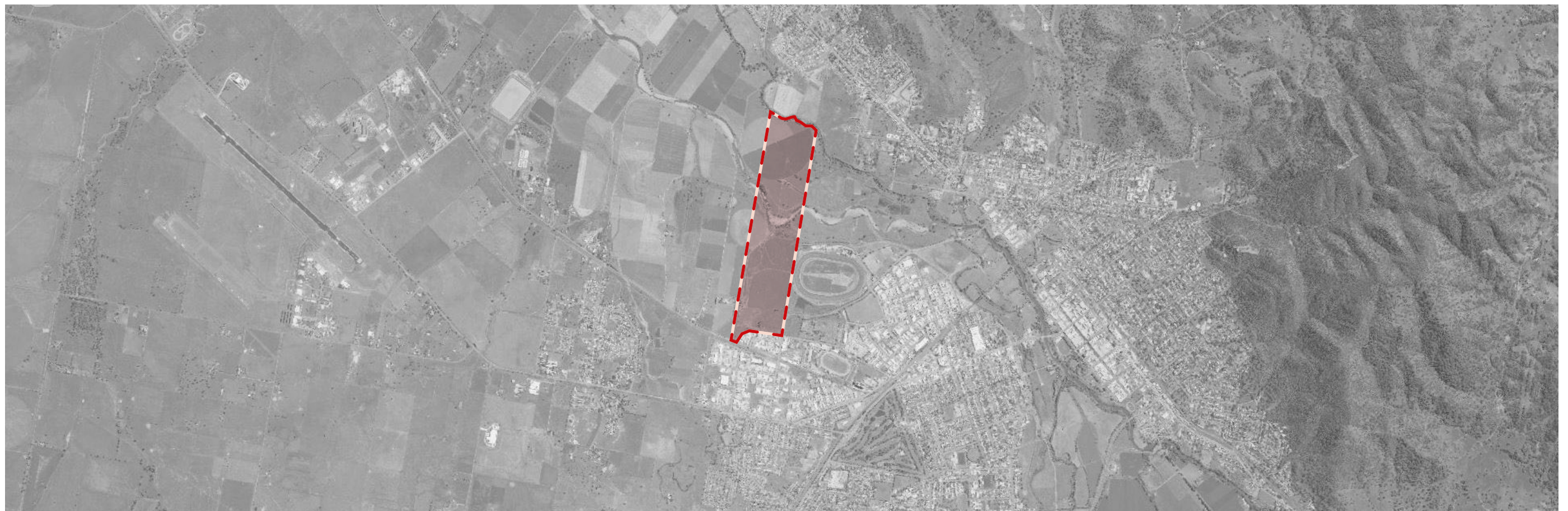


Solar Farm and Industrial Precinct Planning Proposal

55 Dampier Street and 21 Wallamore Road, Taminda NSW 2340

March 2019



Project Contact

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Principal

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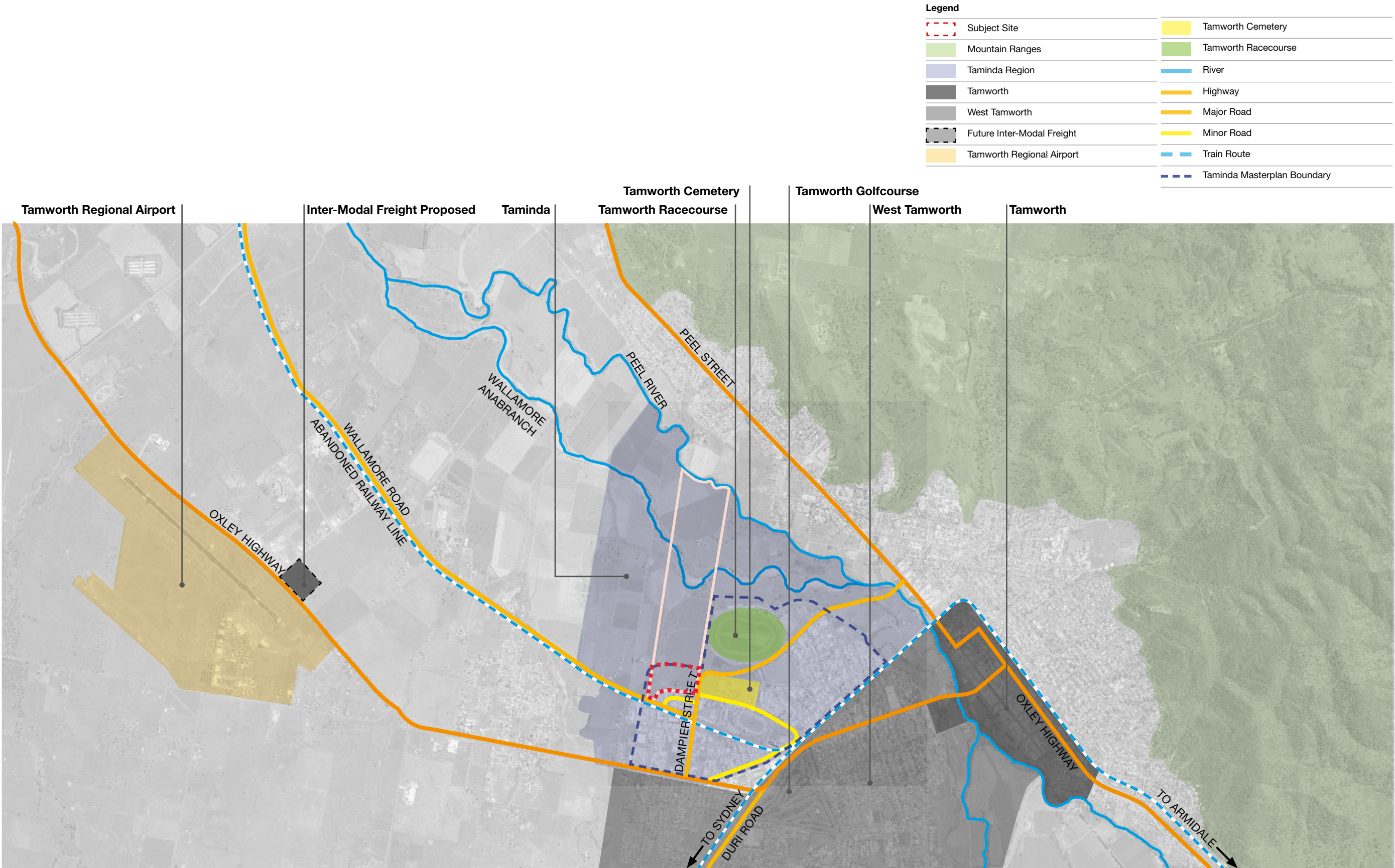
Client Chan Abbey Holdings Pty Ltd	Architecture (Industrial Precinct & Masterplan) Rothelowman Level 2/171 William Street Darlinghurst, NSW 2010
Town Planner Elton Planning Level 6/332-342 Oxford Street Bondi Junction, NSW 2022	Architecture (Solar Farm) SBA Architects Suite 702, 83 Mount Street North Sydney, NSW 2060



This proposal comprises a unique combination of employment uses to reinvigorate the Taminda industrial precinct.

The key drivers for this new vision are to:

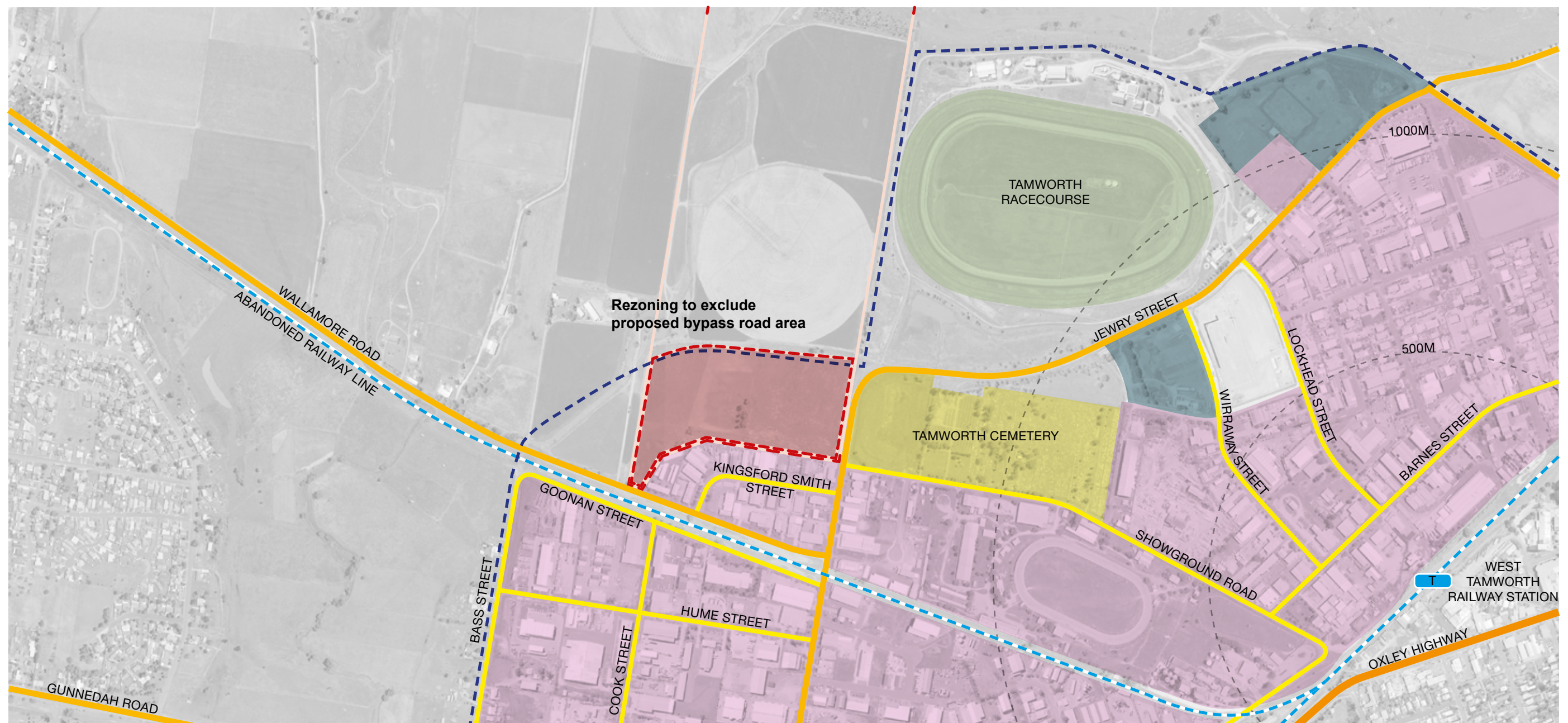
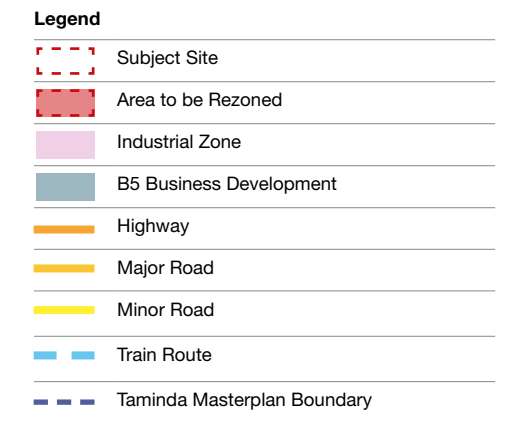
- Establish a dynamic commercial industrial precinct based on current best practice and innovative typologies
- Create a quality development integrated with the solar farm to set a precedent for the future of sustainable development
- Create employment opportunities for the region by delivering a unique benchmark precinct that creates long-term growth
- Facilitate the future extension of the Tamworth bypass and connection between the town and airport



2.0 Urban Context and Site Analysis

The site is located at 55 Dampier Street and 21 Wallamore Road, Taminda. It occupies the Northern edge of The Taminda Industrial Precinct and agricultural land.

The site is situated within close proximity to local amenities, Tamworth Jockey Club, Tamworth Railway Station and Oxley Highway.



2.0 Urban Context and Site Analysis

2.03 Circulation & Accessibility

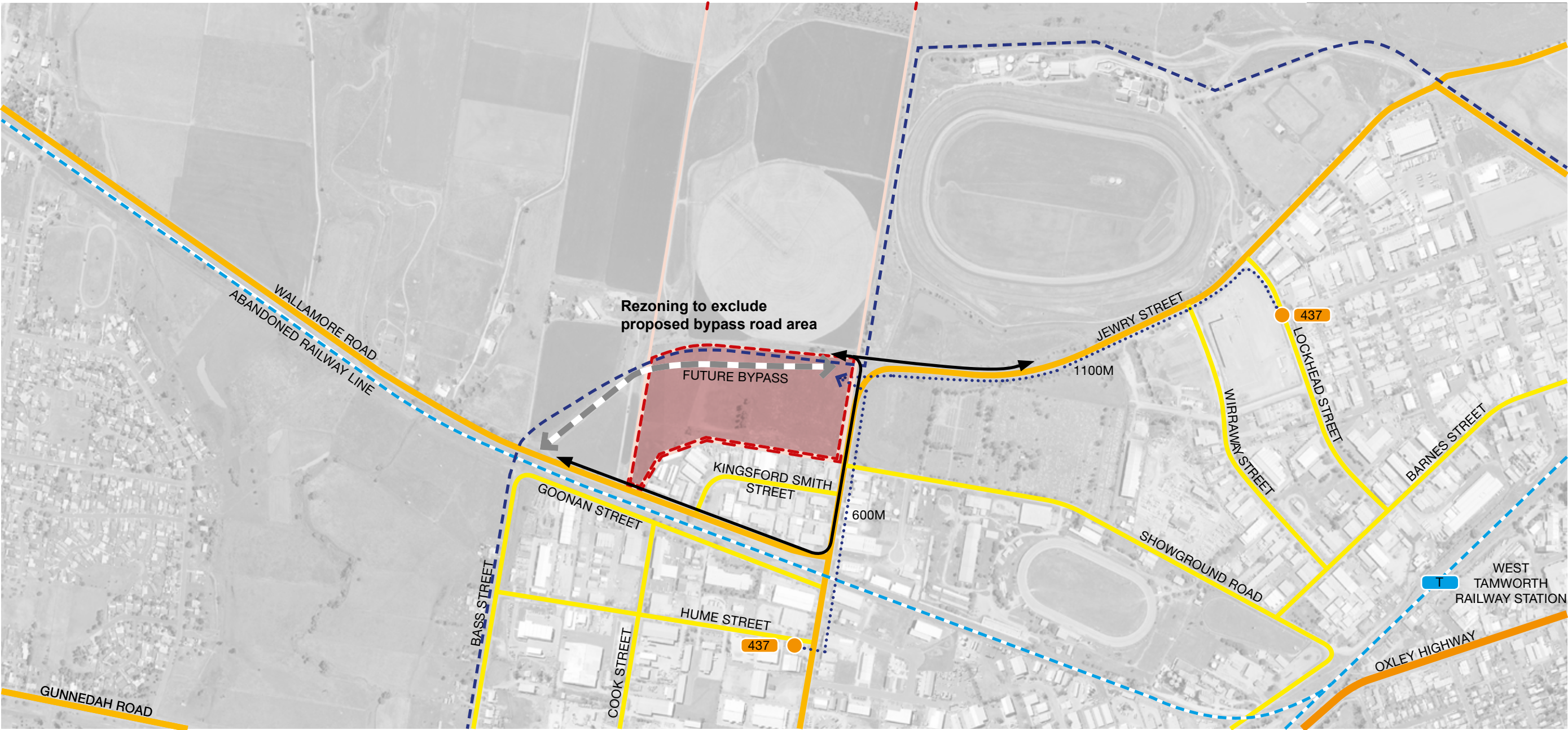
The site is close to Oxley Highway and West Tamworth Train Station.

There are two main vehicular access points into the site, via Dampier Street and Wallamore Road.

The future bypass dissects the site to connect Jewry Street and Oxley Highway.

Legend

<div></div>	Subject Site
<div></div>	Area to be Rezoned
<div></div>	Highway
<div></div>	Major Road
<div></div>	Minor Road
<div></div>	Train Route
<div></div>	Pedestrian Route
<div></div>	Vehicular Access
<div></div>	Bus Stop
<div>437</div>	Bus Route
<div></div>	Taminda Masterplan Boundary





View 1 - Wallamore Road



View 2 - Entrance to site from Wallamore Road



View 3 - Dampier Street





View 4 - Dampier Street



View 5 - Looking north-west from Dampier Street



View 6- Looking north from the Dampier St and Jewry St bend



2.0 Urban Context and Site Analysis

2.06 Opportunities and Constraints

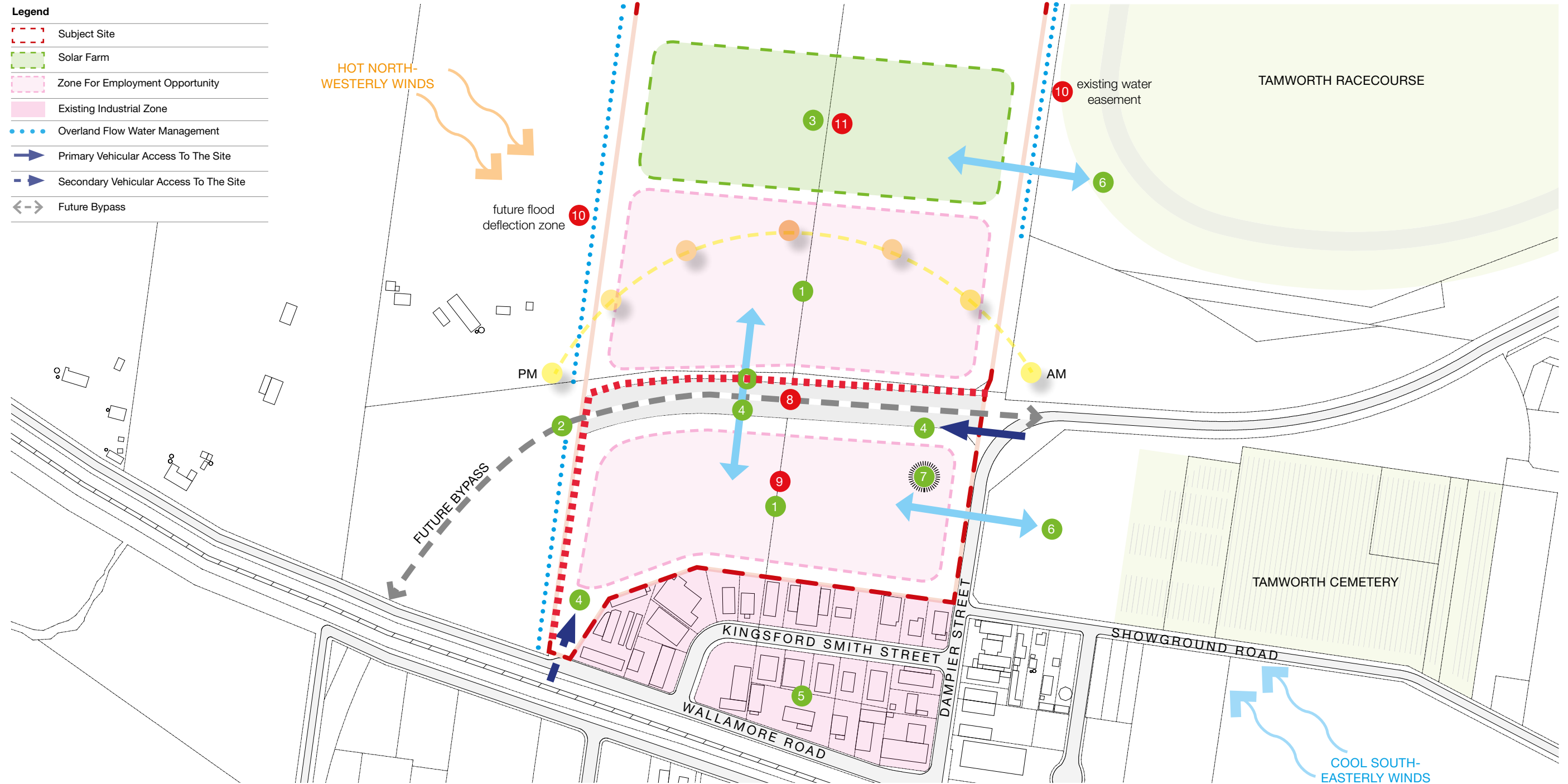
Opportunities

- 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



The existing planning controls identifies the land use as an Primary Production Small Lots. It is proposed to amend the planning controls on site as follows.

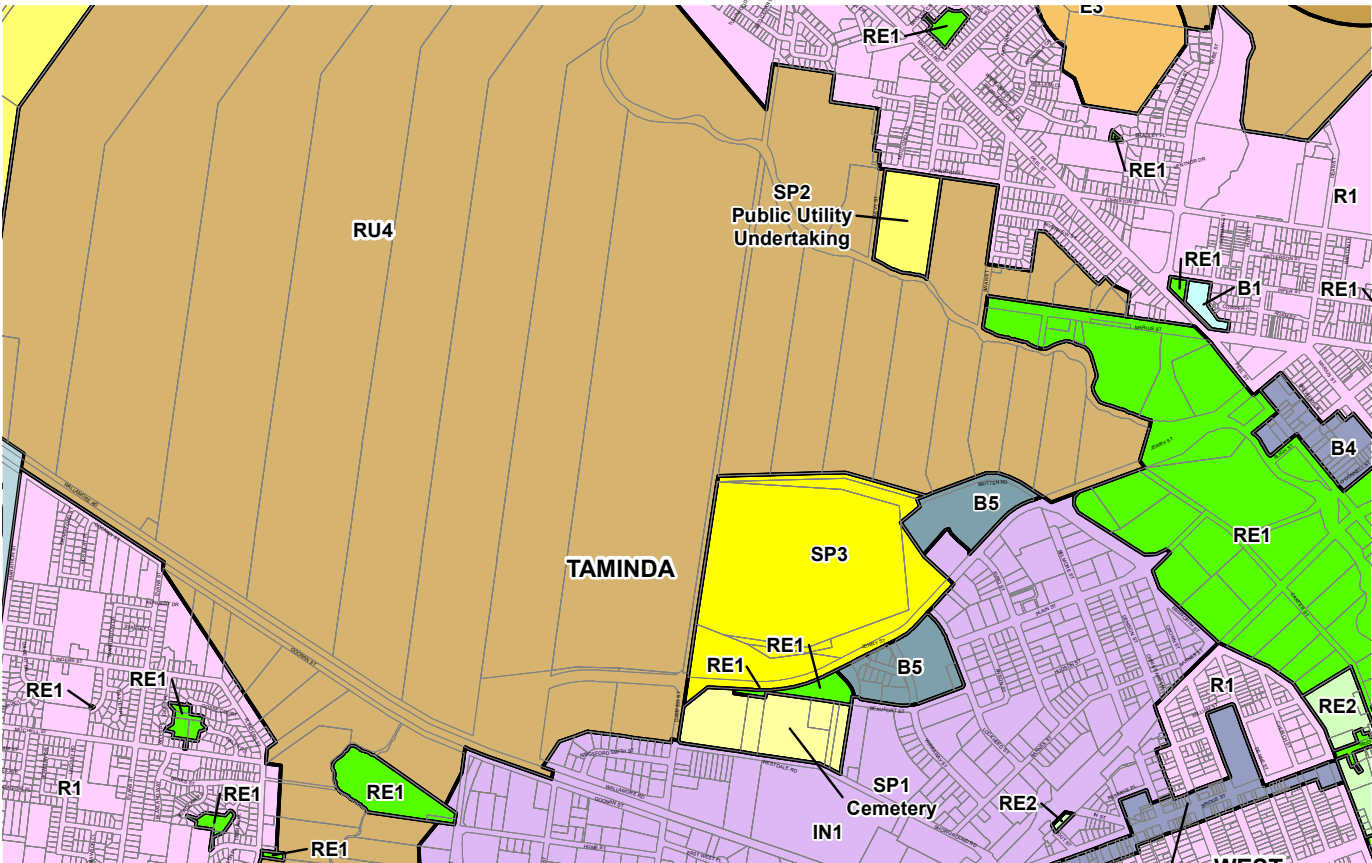
The proposal:

- Amendments to LEP to allow for B5 Business Development and IN1 General Industrial

Total site area = 9Ha

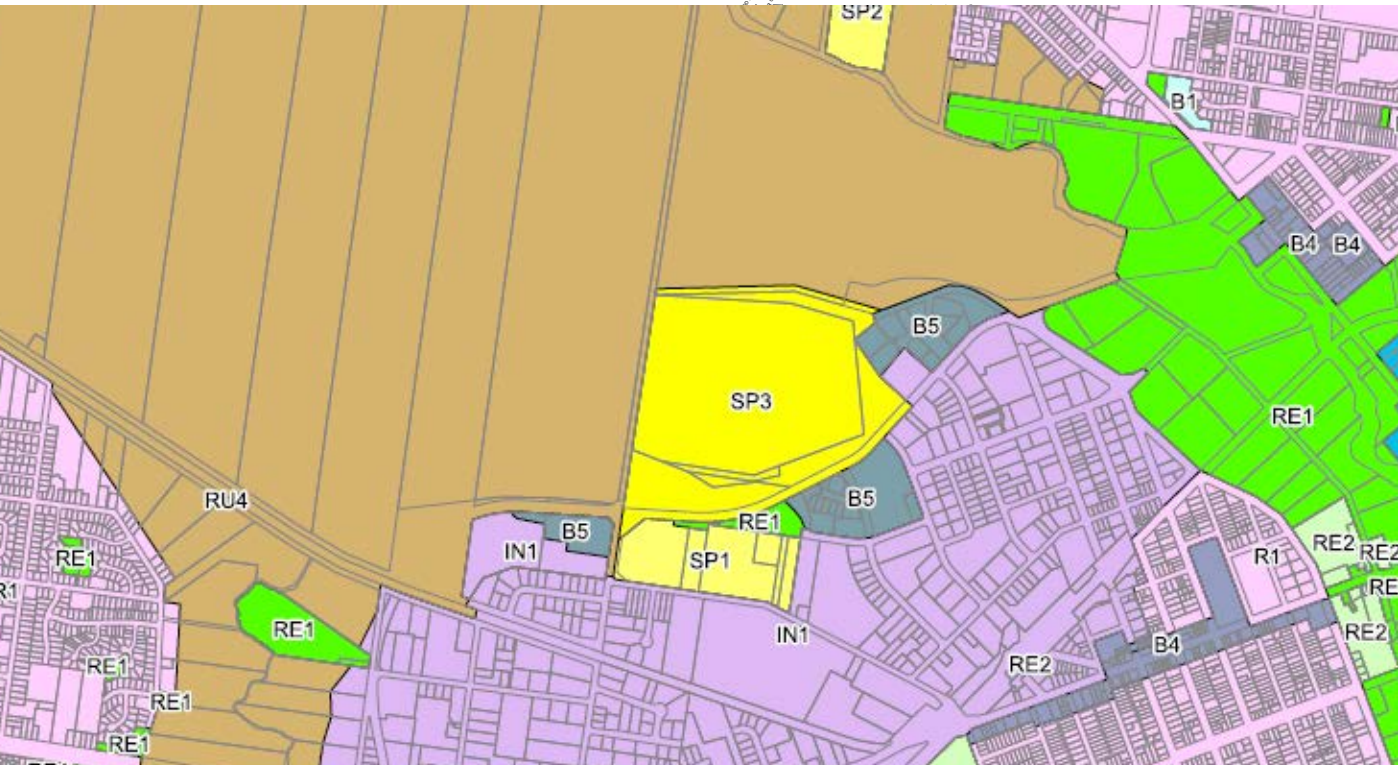
- B5 2.4Ha
- IN1 = 4.6Ha

Existing Land Zoning



Zone			
B1	Neighbourhood Centre	R2	Low Density Residential
B2	Local Centre	R5	Large Lot Residential
B3	Commercial Core	RE1	Public Recreation
B4	Mixed Use	RE2	Private Recreation
B5	Business Development	RU1	Primary Production
B7	Business Park	RU3	Forestry
E1	National Parks and Nature Reserves	RU4	Primary Production Small Lots
E2	Environmental Conservation	RU5	Village
E3	Environmental Management	RU6	Transition
IN1	General Industrial	SP1	Special Activities
IN3	Heavy Industrial	SP2	Infrastructure
R1	General Residential	SP3	Tourist

Proposed Land Zoning



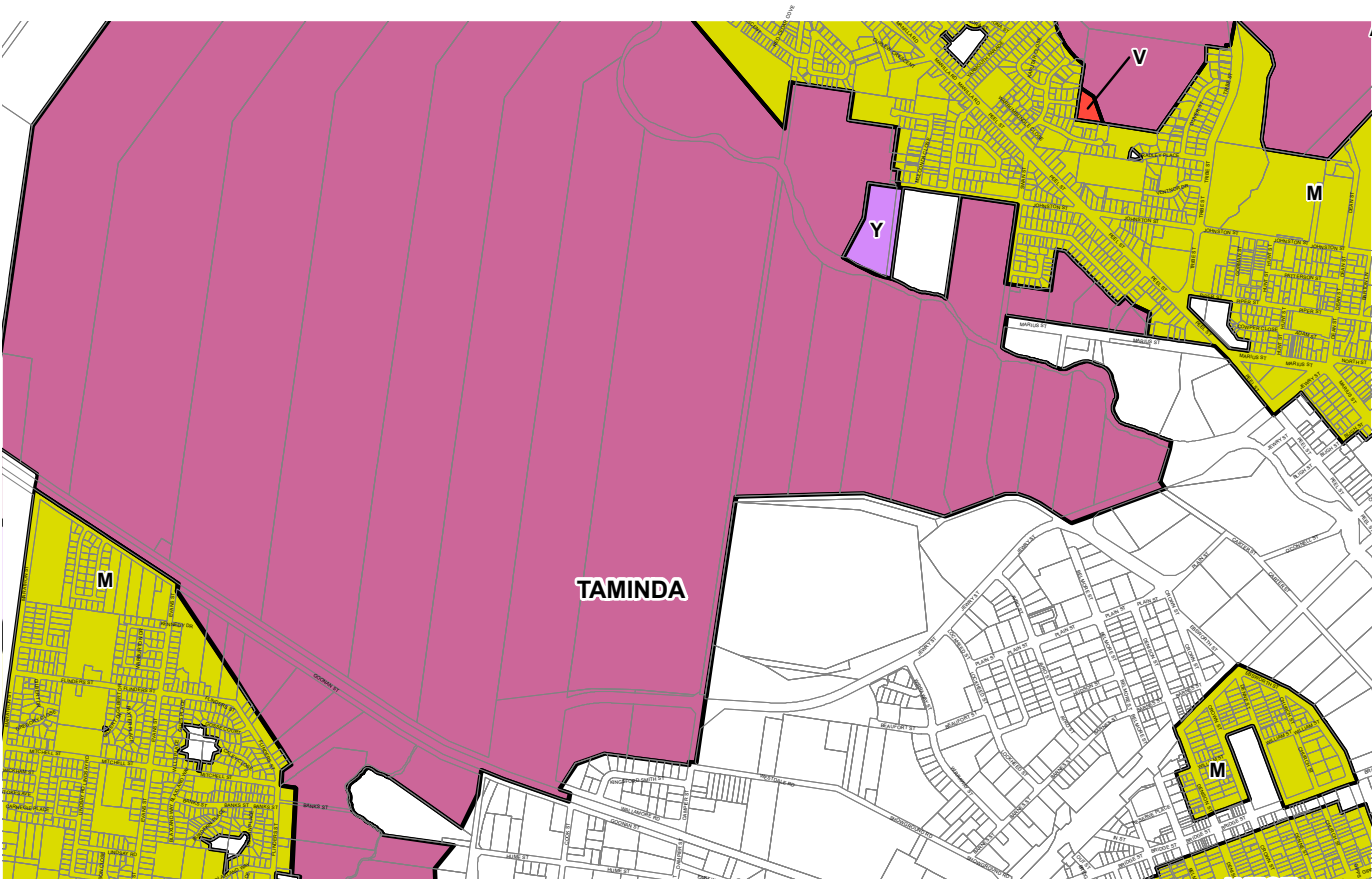
Zone			
B1	Neighbourhood Centre	R2	Low Density Residential
B2	Local Centre	R5	Large Lot Residential
B3	Commercial Core	RE1	Public Recreation
B4	Mixed Use	RE2	Private Recreation
B5	Business Development	RU1	Primary Production
B7	Business Park	RU3	Forestry
E1	National Parks and Nature Reserves	RU4	Primary Production Small Lots
E2	Environmental Conservation	RU5	Village
E3	Environmental Management	RU6	Transition
IN1	General Industrial	SP1	Special Activities
IN3	Heavy Industrial	SP2	Infrastructure
R1	General Residential	SP3	Tourist

The existing planning controls identifies the land with a minimum lot size of 40ha. It is proposed to amend the planning controls on site as follows.

The proposal:

- B5 = 2.4Ha minimum
- IN1 = 4.6Ha minimum

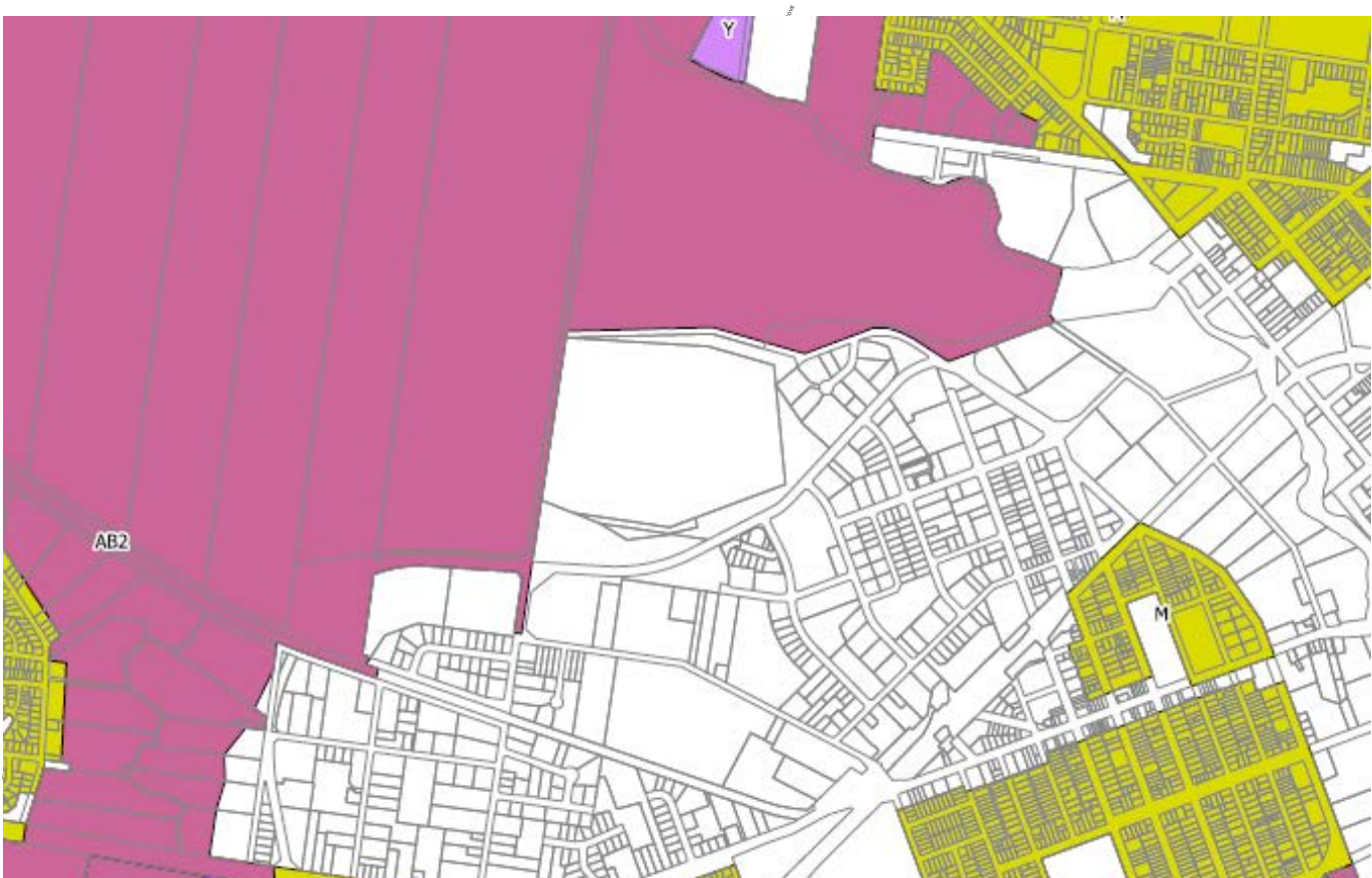
Existing Lot Size Map



Minimum Lot Size (sq m)

M	600	AB2	40 ha
U	1000	AD	100 ha
V	2000	AF	400 ha
W	4000	AH	800 ha
X	7000		
Y	1 ha		
Z	2 ha		
AA1	5 ha		
AA2	9.9 ha		
AB1	20 ha		

Proposed Lot Size Map



Minimum Lot Size (sq m)

M	600	AB2	40 ha
U	1000	AD	100 ha
V	2000	AF	400 ha
W	4000	AH	800 ha
X	7000		
Y	1 ha		
Z	2 ha		
AA1	5 ha		
AA2	9.9 ha		
AB1	20 ha		

The existing planning controls do not identify a floor space ratio control on the subject site. It is proposed to amend the planning controls on site as follows.

The proposal:

- Amendments to LEP to allow a maximum floor space ratio of 1:1 (N) for B5 Business Development land zone.

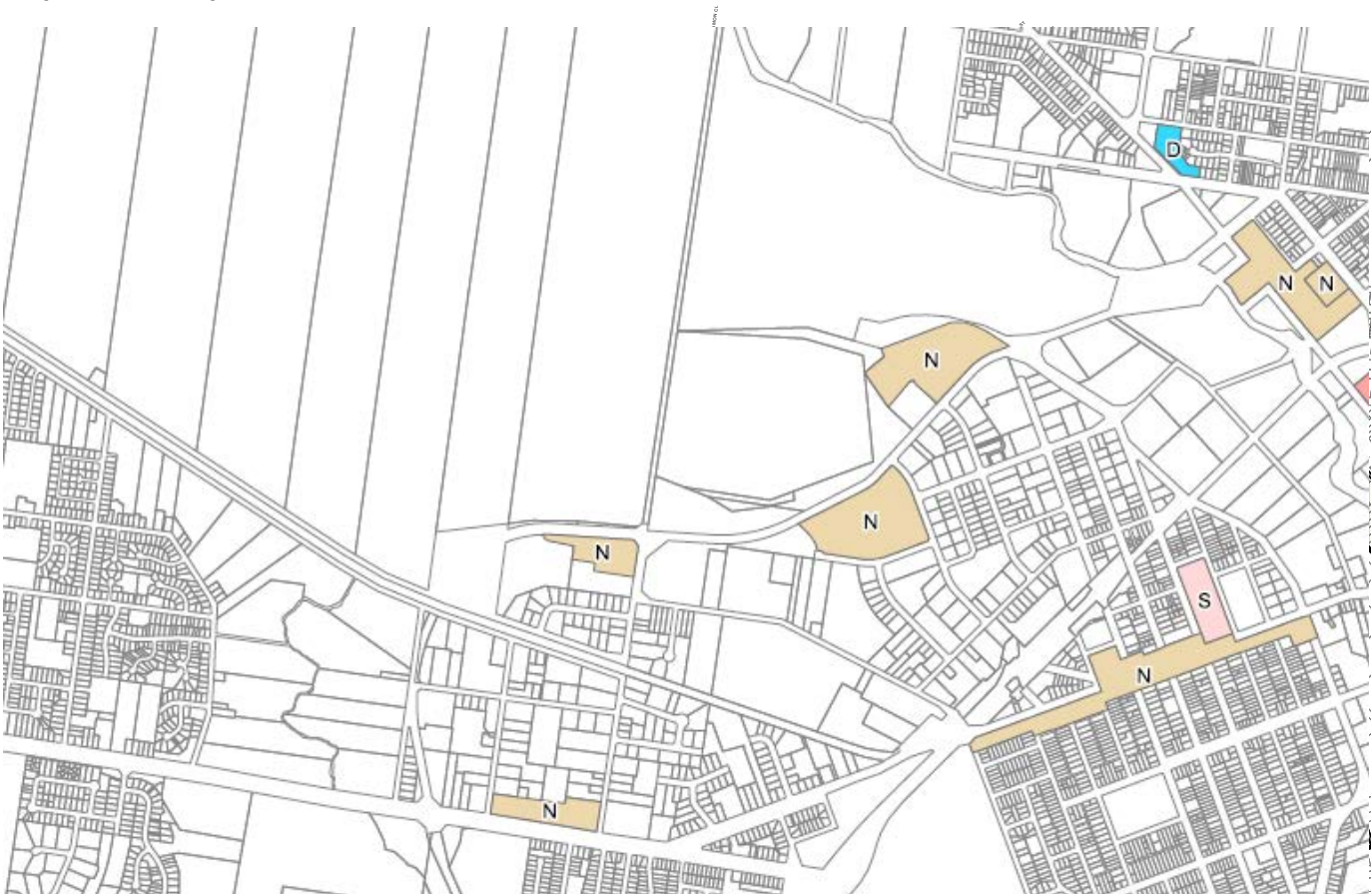
Existing FSR Map



Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
N	1
S	1.5
T	2
X	4
AA	6

Proposed FSR Map

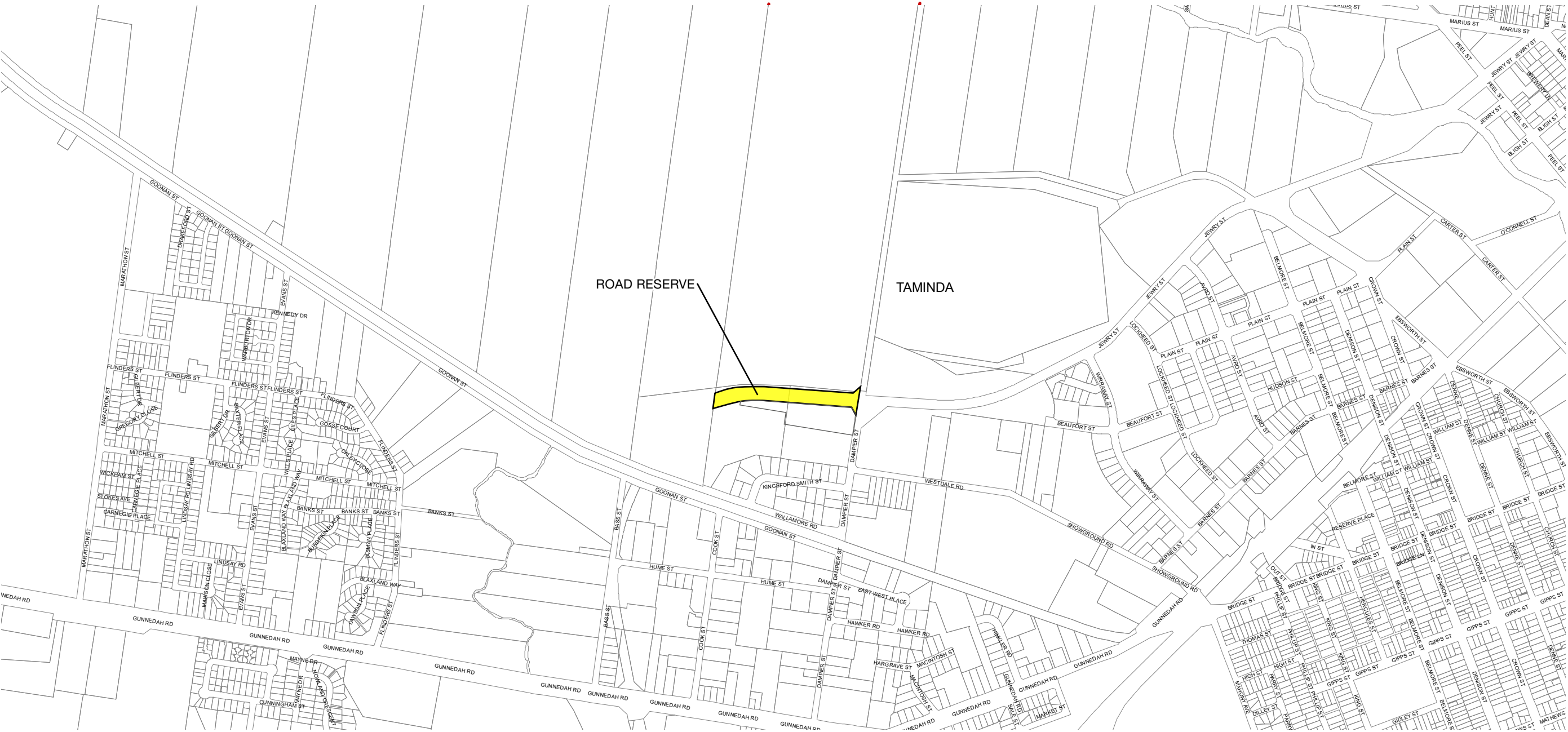


Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
N	1
S	1.5
T	2
X	4
AA	6

A road reserve has been identified for future road infrastructure. It is proposed to add the road reserve easement to the LEP road reservation acquisition map.

Proposed Land Reservation Acquisition Map



Character

Simple industrial buildings to the South and East of subject site, characterised by concrete panels, masonry, metal sheet cladding and gable end roofs.



Simple Forms

Existing single-storey buildings to the West and South of the site, identifiable by the verandah and simple roof forms.



Contemporary

Existing community and recreational building at Tamworth varying from the traditional to contemporary.



Character

Drawing on the industrial and residential character of Tamworth to create individual character for each unit.



Simple Forms

Applying an angular sawtooth roof to a low profile industrial massing articulates uncomplicated elegance.



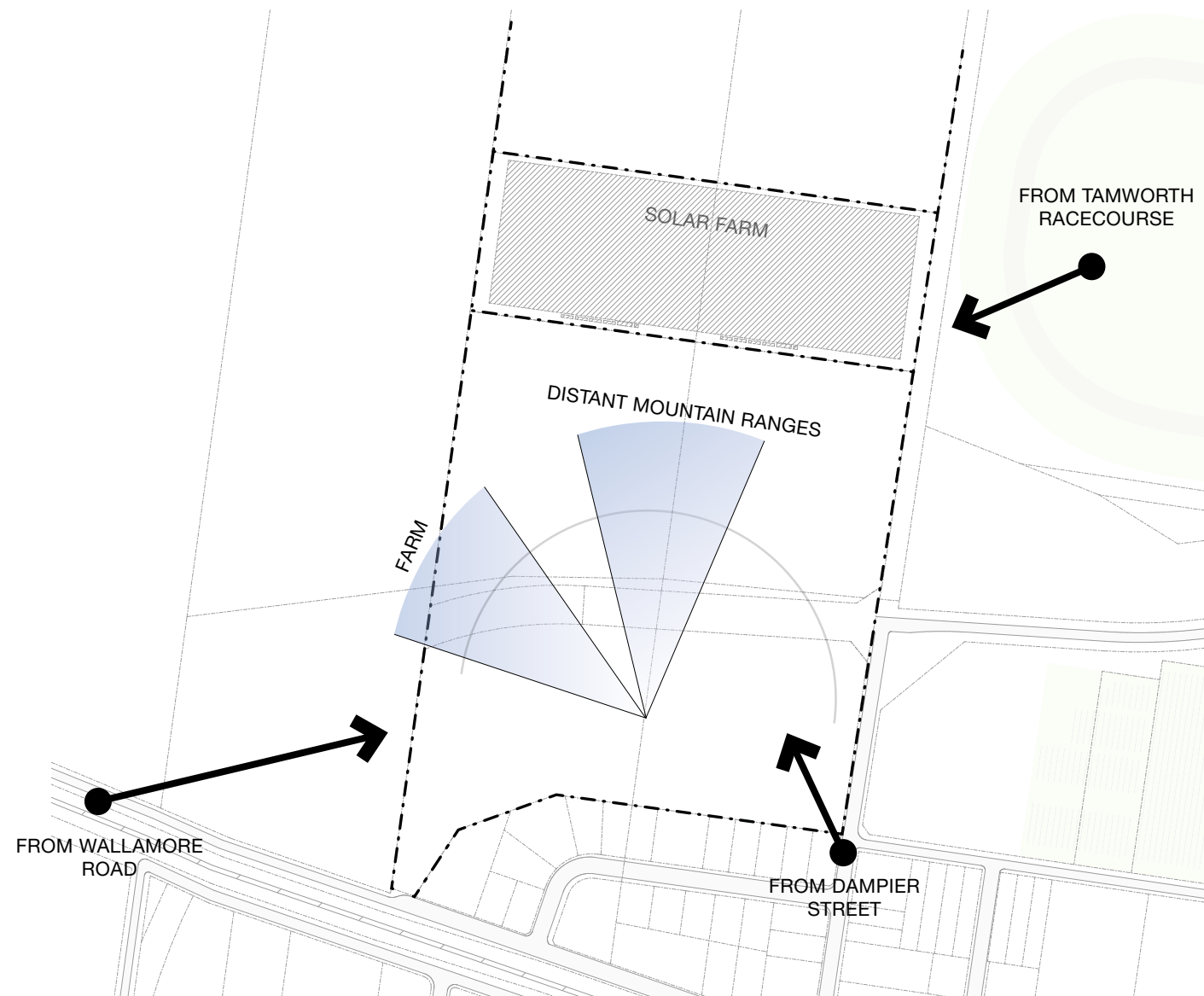
Contemporary

The typical urban studio window to allow vast light to penetrate the building and provide views to the outdoors.



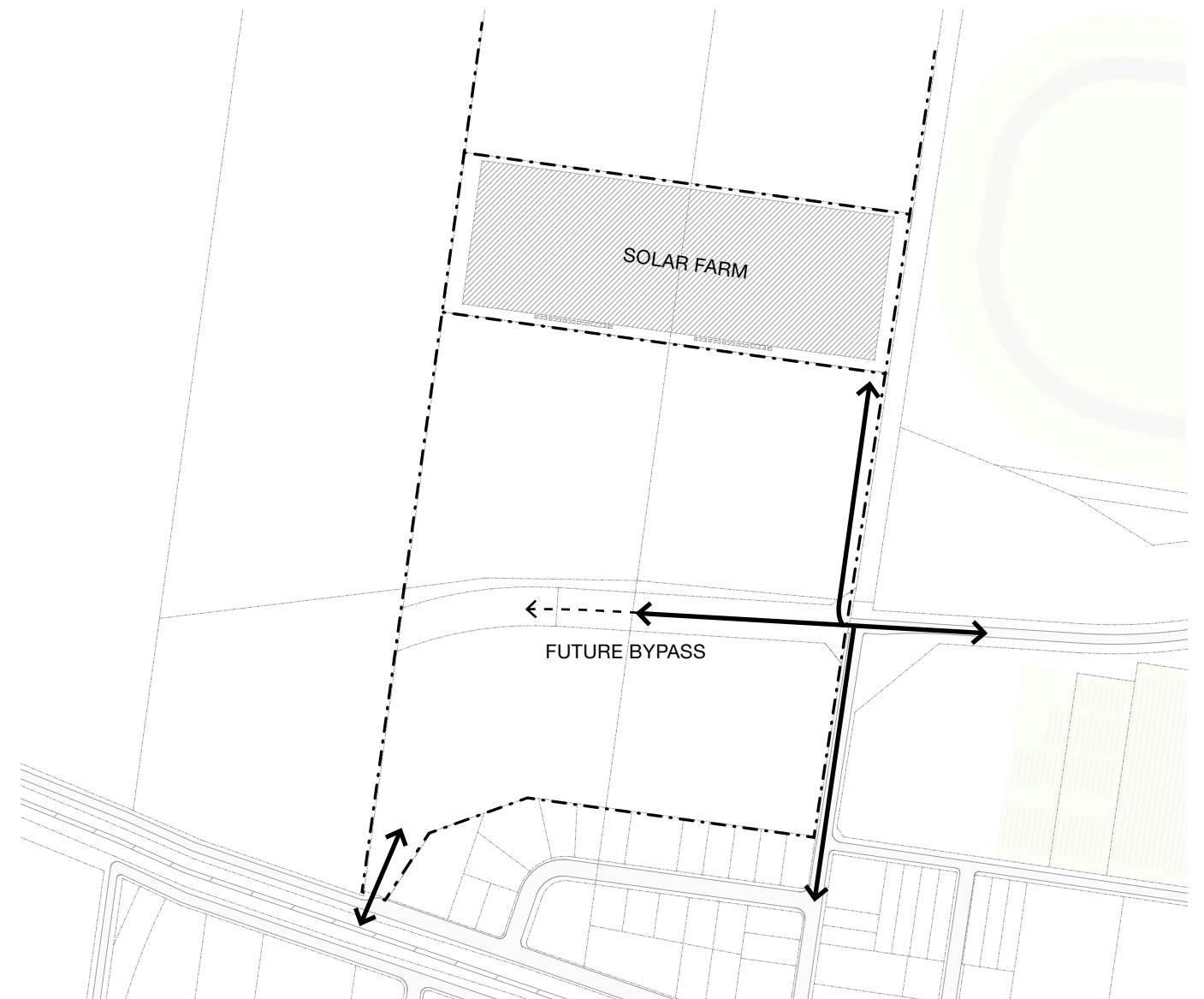
Views + Vistas

The site is relatively flat with high visibility from Tamworth Racecourse, and local streets and roads. Being highly visible to the public domain, there is opportunity for the proposal to positively respond to the surrounding context whilst capturing views to the distant mountain ranges.



Vehicular Access





Vehicle access points are integrated into the existing and proposed road network.

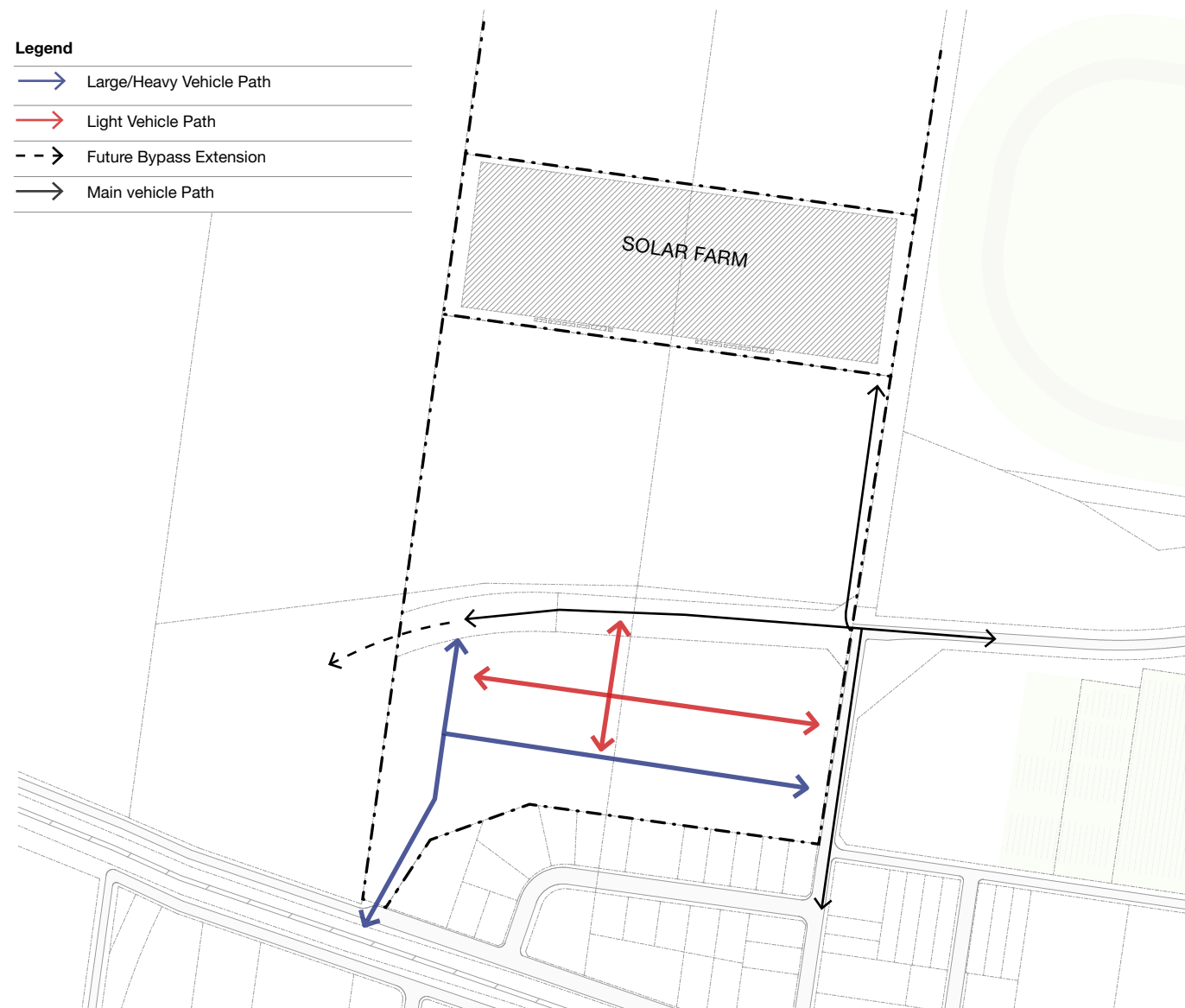


Traffic Management

Safe and separated movement of heavy and light vehicles to promote a safe and flexible environment for users and visitors.

Legend

	Large/Heavy Vehicle Path
	Light Vehicle Path
	Future Bypass Extension
	Main vehicle Path

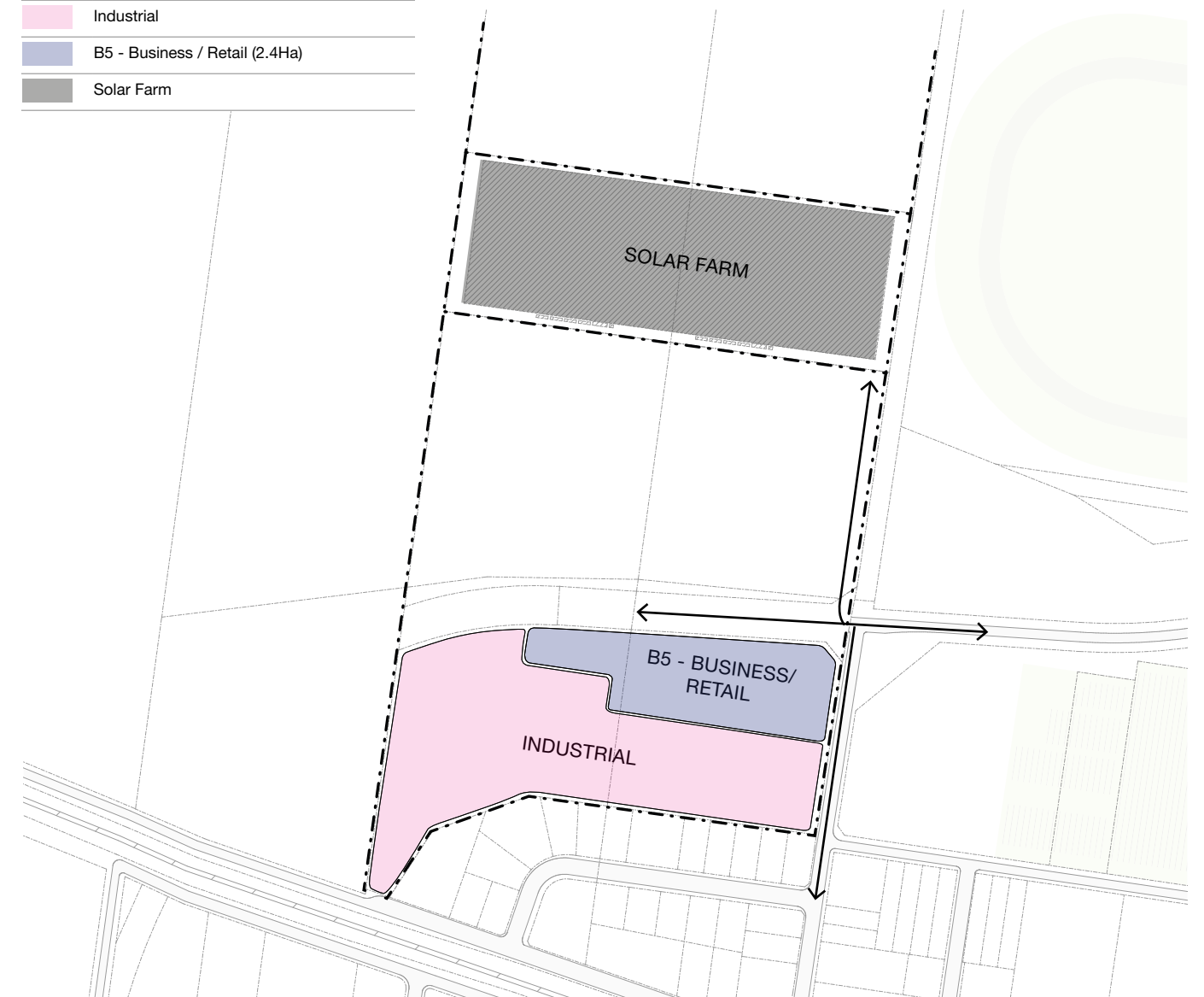


Program

Centrally locating Business/Retail functions creates a strong active community.
The solar farm is located to the North of the site for maximum efficiency.

Legend



	Industrial
	B5 - Business / Retail (2.4Ha)
	Solar Farm

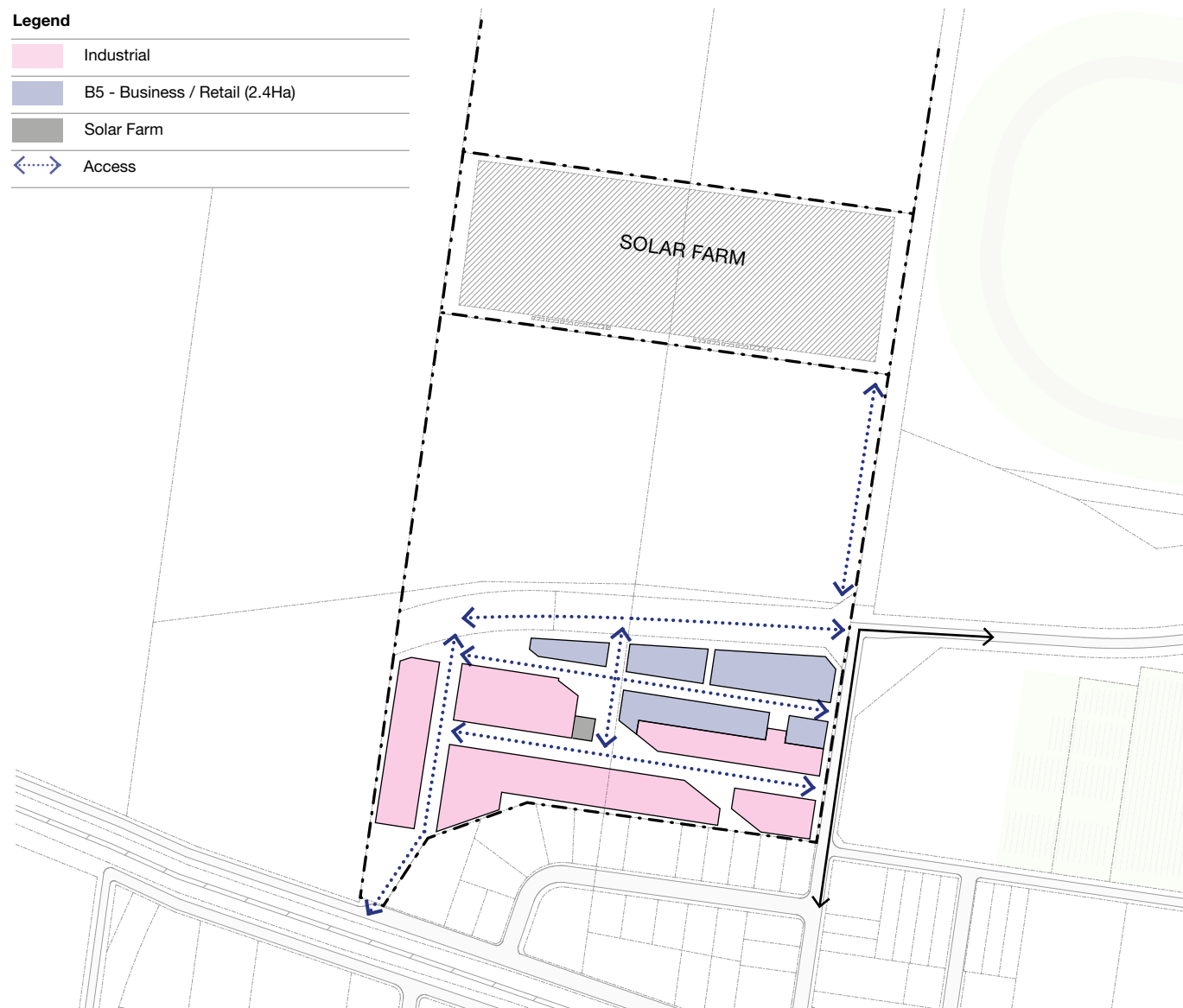


Permeability

Building form break up to respond to access ways, building separation and environmental factors.
Cross through site links to connect the industrial and B5 business retail zoning and open space.

Legend



	Industrial
	B5 - Business / Retail (2.4Ha)
	Solar Farm
	Access



Open Space

Open spaces located throughout the site activates Business/Retail zoning and creates pathways and view corridors.

Legend

	Open Space Opportunity
	Functional Landscape (Flood Protection and Acoustic Buffer)



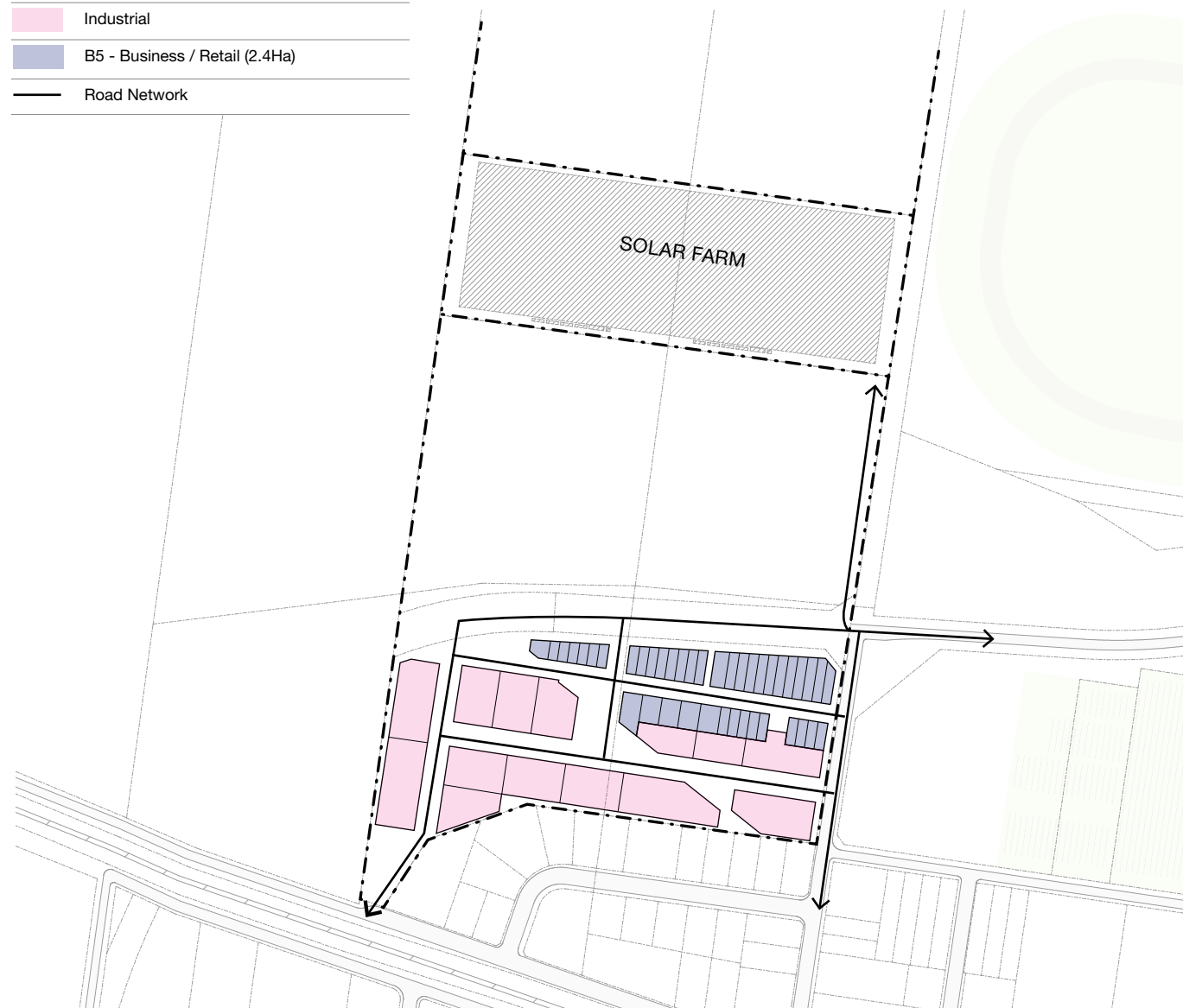
Concept Masterplan (Pre Bypass)

The visionary proposal allows for future growth and expansion of Tamworth's industrial and sustainable sectors, allowing the precinct to adapt for future users, employment and infrastructure upgrades.

An integrated network of open spaces to encourage 'hang-out' areas for employees on their lunch breaks, and roads to a grid layout to facilitate flexibility and legibility within the precinct.

Legend

	Industrial
	B5 - Business / Retail (2.4Ha)
	Road Network



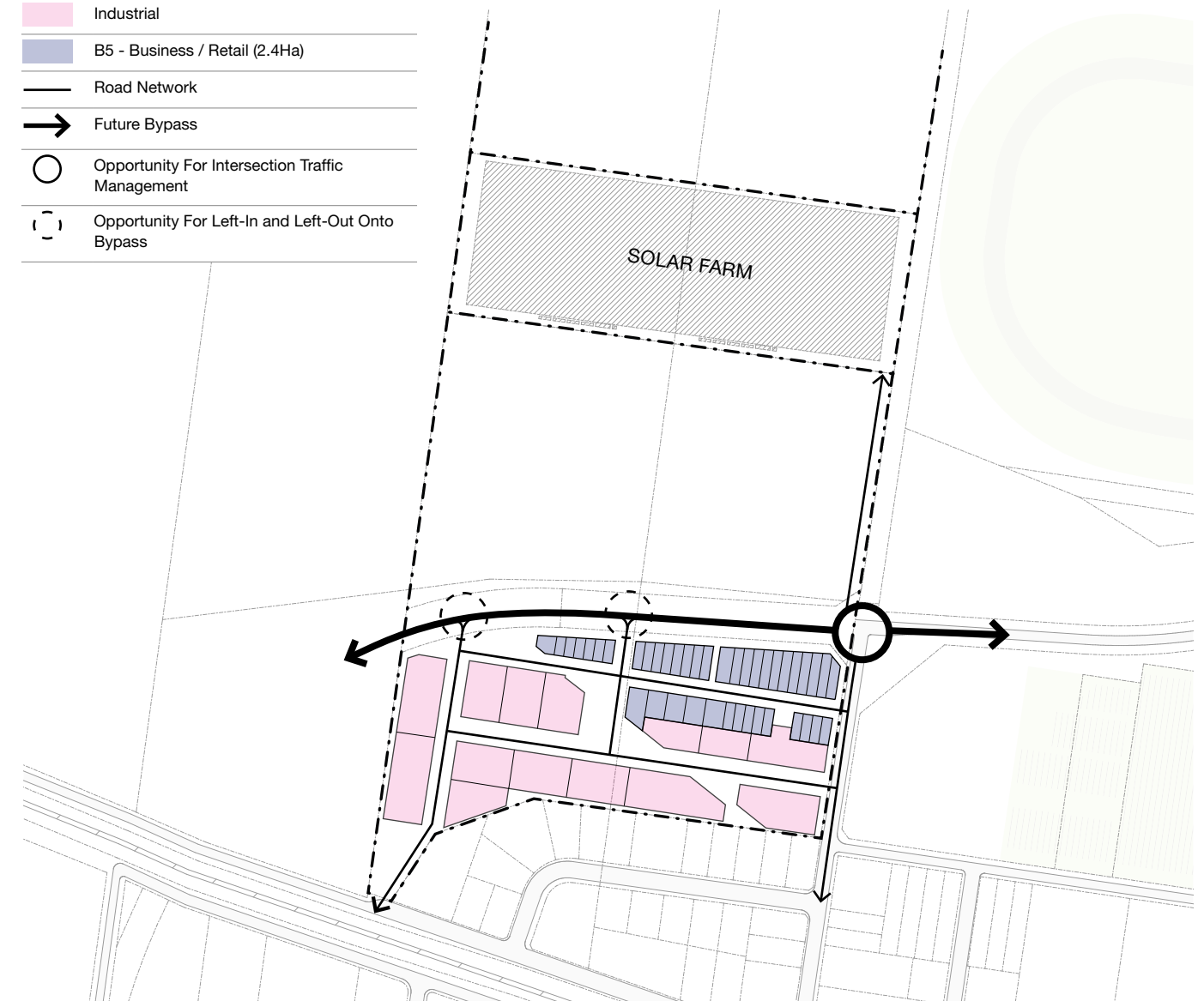
Concept Masterplan (Post Bypass)

The flexibility in the masterplan promotes adaptability, and subsequently limits disruption to traffic flow when the bypass will be introduced.

The simplicity in the internal road network will maintain the visual links and the legibility of the proposal.

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



Indwe Street

The opportunity to create alternative amenity for the industrial precinct.



Brookvale

The use of colour and material to define spaces.



Footscray

Opportunities for green open spaces to be used for the workers and the wider community.



Indwe Street

Facade articulation to uniquely identify each unit and typology.



Indwe Street

Contemporary construction methods and materials.



Banksmeadow

Facade design to play on light and shadow to redefine industrial units.



Cosgrove Road
Facade articulation that reduces bulk to the larger units.



Sandringham
Cost efficient and effective use of materials.



Indwe Street
Modern construction methods and materials to create contemporary loft style industrial units.



Drawing Register

No.	Title	Rev
TP00.01	EXISTING SITE & DEMOLITION PLAN	A
TP00.02	SITE CONSTRAINTS PLAN	A
TP00.03	SITE PLAN	A
TP03.01	SECTIONS	A

TAMINDA SOLAR FARM AND INDUSTRIAL PRECINCT DEVELOPMENT SUMMARY

SITE AREAS		
NAME	AREA	
Solar Farm	77,165 m²	
IN1 Zone	65,684 m²	Excl. Pt Bypass Easement
B5 Zone	24,114 m²	Excl. Pt Bypass Easement

GFA AREAS		
NAME	AREA	FSR
Industrial Units (IN1 Land Zone)	35,410 m² GFA	0.54:1 FSR
Retail/Business Sheds (B5 Land Zone)	14,915 m² GFA	0.62:1 FSR



Taminda Solar Farm & Industrial Precinct

Project
55 Dampier St & 72 Wallamore Rd,
Taminda, NSW 2340

6/08/2019 9:06:22 AM

Client
Chan Abbey Holdings Pty Ltd

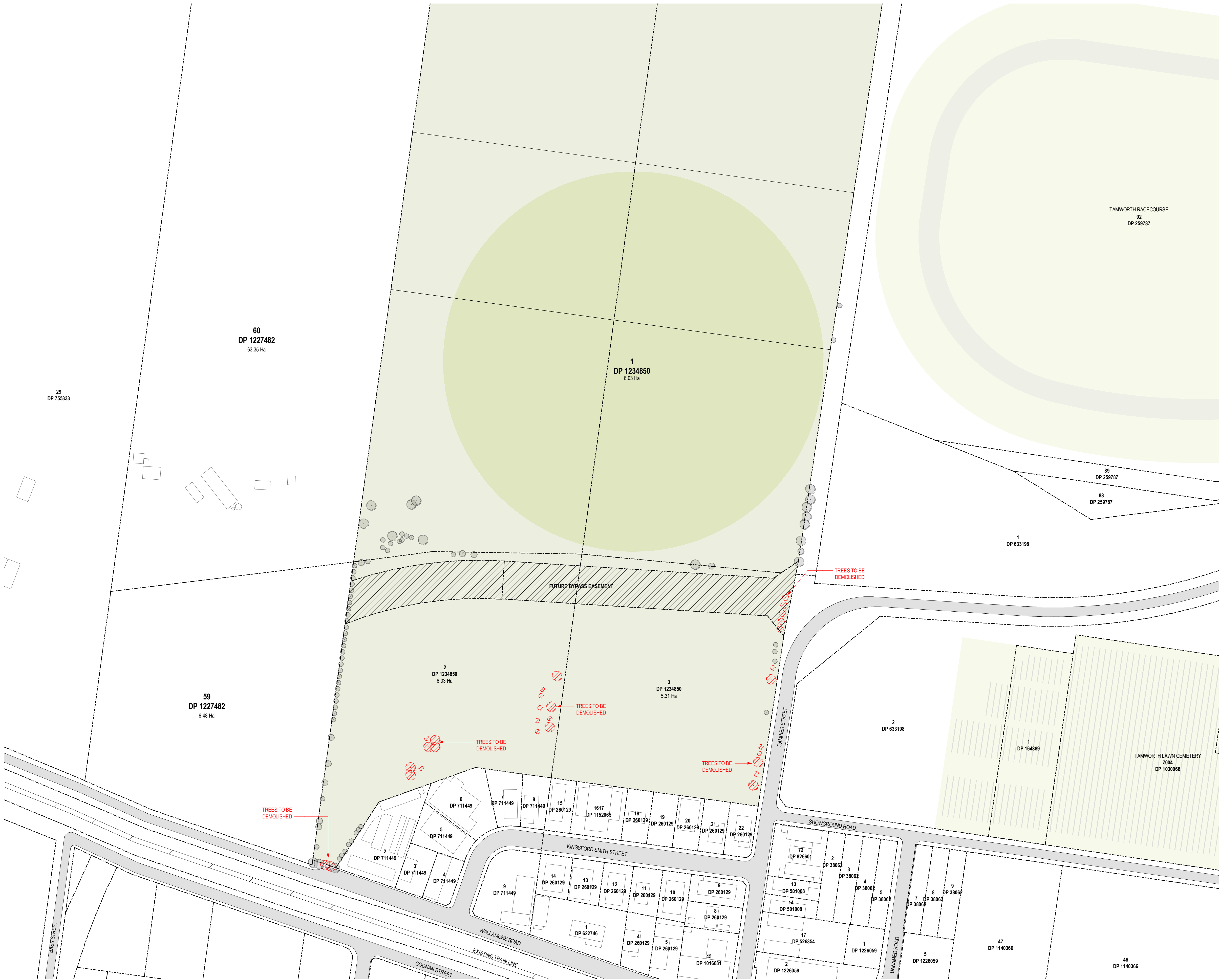
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PRELIMINARY

Project No
218133
Drawing No.
TP00.00
Date
13.11.18
Revision
B

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INDICATIVE MASTERPLAN

Revisions	-	20.12.18	PLANNING PROPOSAL	AK
	A	27.02.19	AMENDED PLANNING PROPOSAL	AK

Project
Taminda Solar Farm & Industrial Precinct

55 Dampier St & 72 Wallamore Rd,
Taminda, NSW 2340

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Drawing
EXISTING SITE & DEMOLITION PLAN

Project No
218133

Date
08.11.18

Author
AK

Scale: @ A1
1 : 2000

Drawing No.
TP00.01 A

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Demolition Notes

Contractor to confirm existing conditions on site.

Contractor to demolish existing structure/remove all materials. Cut and seal services as required in accordance with local authority requirements and a.s. codes for that trade u.n.o

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

Preliminary

Preliminary measures to be undertaken as described in AS.2601-2001. A "hazardous substances management plan" is to be implemented before and during demolition. If the preliminary investigation of the building identifies any hazardous materials contained therein. These materials will be removed as per the guidelines of the responsible authority and clearance certificate obtained before demolition commences

Safety fencing

Security fences shall be provided to the street boundary of the demolition site and any additional precautionary measures, taken as may be necessary to prevent unauthorised entry to the site, where the demolition site adjoins a public thoroughfare the common boundary between them shall be fenced for its full length with a hoarding unless the least horizontal distance between the common boundary and the nearest part of the structure is greater than twice the height of the structure. The fencing shall be the equivalent of the chain wire as specified in AS. 1725

Notices lettered in accordance with AS.1319 and displaying the words "warning demolition in progress", or similar, shall be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident

Demolition work

Structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure, and the safety of persons on and outside the site, will be maintained in the event of sudden and severe weather changes.

Walls on the boundaries are to be demolished in a safe and workmanship like manner. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse, allowable loading of the suspended floors shall be determined by an independent structural engineer.

Dust control

The techniques adopted for stripping out and for demolition shall minimise the release of dust into the atmosphere. Before the commencement of stripping or demolition in an area of a structure, any existing accumulations of dust in that area shall be collected, placed in suitable containers and removed. Selection of an appropriate collection technique, such as vacuuming or hosing down, shall take due account of the nature of the dust and the type of hazard it presents. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose shall be avoided.

Noise control

Noise shall be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever practicable to epa/code requirements.

Note:

- Attention is drawn to recommendations in AS.2436
- Hours of operating equipment may be restricted by regulatory authority

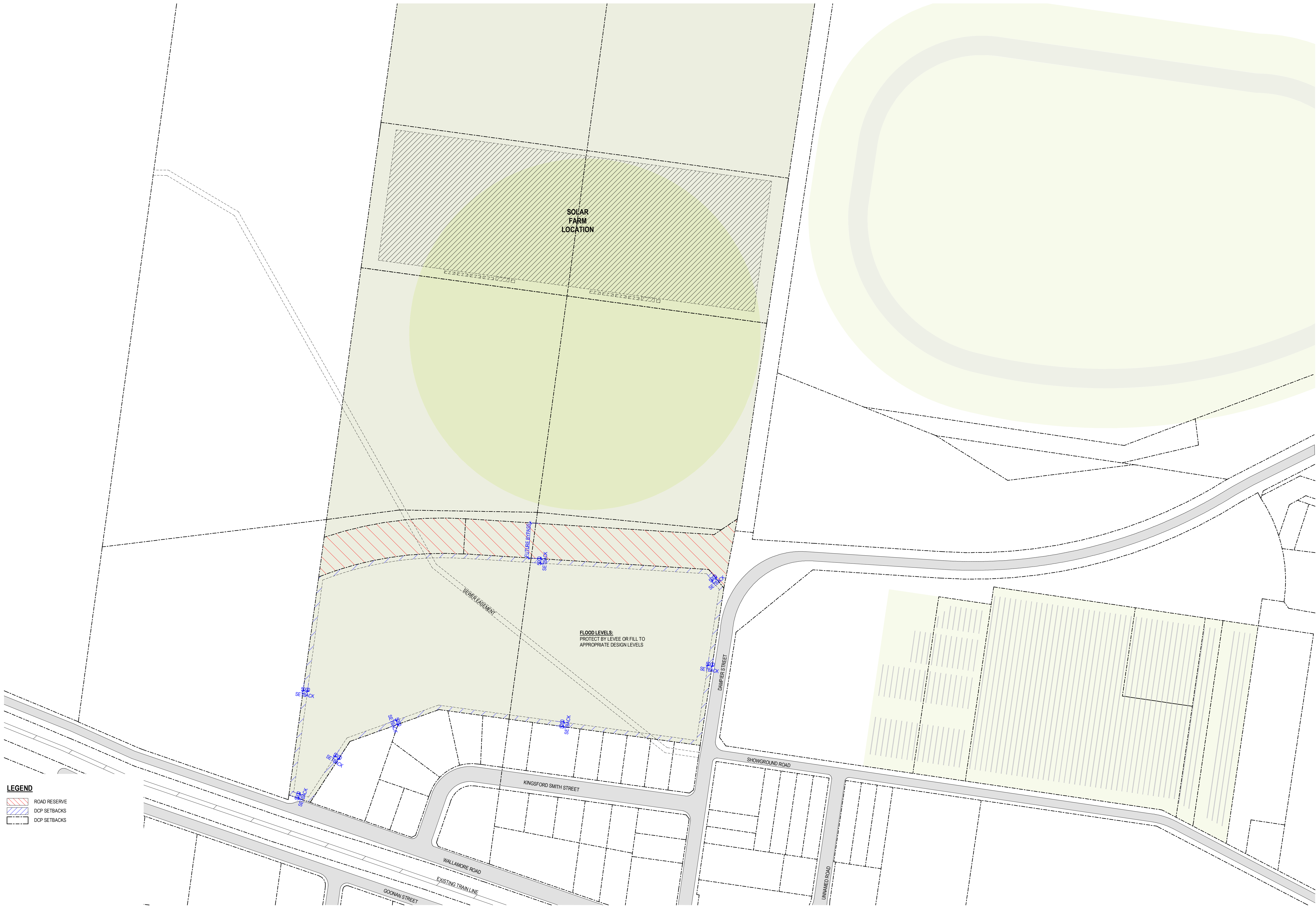
Fire services

Where a fire hydrant service or a fire hose reel service is provided in a building, it shall be available at all times during the demolition of the building, so that all remaining storeys except the two uppermost storeys, are serviced. Access to the fire protection services, including any booster fitting, shall be maintained at all times. If a sprinkler system is installed in a building to be demolished, it shall be maintained in an operable condition at each storey below the two uppermost unstripped storeys.

Suitable portable fire extinguishers shall be kept at all times in working area and are not protected by other fire services, and maintained in an operable condition.

Adjoining properties

Safe access to and egress from adjoining buildings shall be maintained at all times for the duration of the demolition work. No demolition activity shall cause damage to or adversely affect the structural integrity of adjoining buildings. The effects of vibration and conversion on adjoining buildings and their occupants shall be minimised by selecting demolition methods and equipment appropriate to the circumstances. Where any surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate. Precautions shall be taken to minimise the spreading of mud and debris by vehicles leaving the site.



- LEGEND**
- ROAD RESERVE
 - DCP SETBACKS
 - DCP SETBACKS

INDICATIVE MASTERPLAN

Revisions	-	20.12.18	PLANNING PROPOSAL	AK
	A	27.02.19	AMENDED PLANNING PROPOSAL	AK

Project / **Taminda Solar Farm & Industrial Precinct**

55 Dampier St & 72 Wallamore Rd,
Taminda, NSW 2340

Drawing / **SITE CONSTRAINTS PLAN**

Project No / **218133**

Date / **11/22/18**

Author / **AK**

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Drawing No. / **TP00.02 A**

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	B	06.08.19	AMENDED PLANNING PROPOSAL	SM

Project / **Taminda Solar Farm & Industrial Precinct**

Drawing / **GROUND FLOOR PLAN**

Project No. / **218133**

Date / **11/13/18**

Author / **AK**

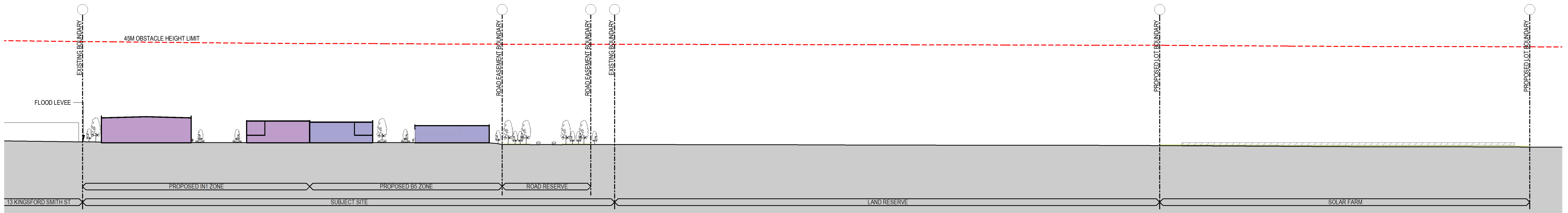
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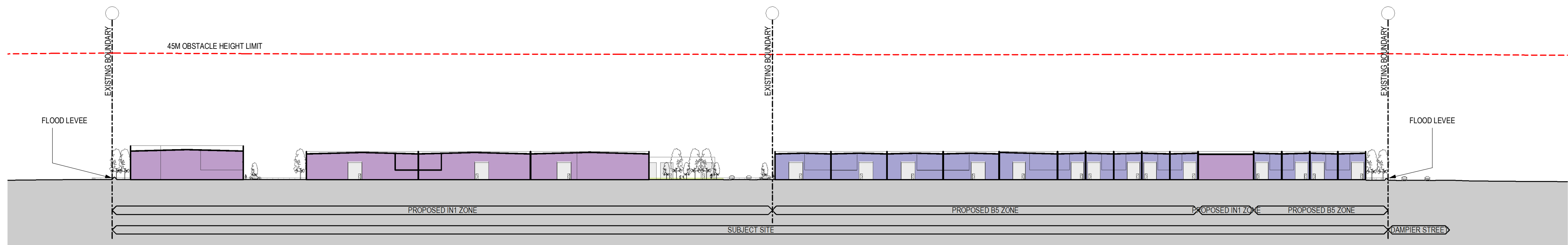
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Section 01



Section 02

INDICATIVE MASTERPLAN

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Project / **Taminda Solar Farm & Industrial Precinct**

55 Dampier St & 72 Wallamore Rd,
Taminda, NSW 2340

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Drawing / **SECTIONS**

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Author / **AK**

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