

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 May 2023, 1:45pm and 2:30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-192 – Tamworth – DA2023-0232 - Duri Road, Hillvue - Residential and commercial subdivision

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Michael Wright, James Treloar and Stephen Bartlett
APOLOGIES	Stephen Gow
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mitchell Gillogly, Tyson Ek-Moller, Kyle Johannes, Sam Lobsey and Andrew Spicer
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Background outlined, including planning proposal for 'Arcadia' urban release area and structure plans.
- Development proposal outlined as western part of 'Arcadia' precinct, noting lodgement of development application for eastern part of 'Arcadia' precinct within the next couple of weeks
- Internal and external referrals undertaken – outstanding referrals:
 - Transport for NSW, DPIE Environment, Energy & Science (Biodiversity), NSW Rural Fire Service, Heritage NSW
 - Engineering, Environment & Health, Sport & Recreation, Development Contributions
- Separate development application for early works on Duri Road – road and stormwater drainage – subject to funding
- Cumulative traffic assessment to be undertaken, with ongoing discussions with TfNSW
 - Speed limit on Duri Road and proposed intersection works – amendment from roundabout to T-intersection
- Variations proposed to minimum lot sizes, with insufficient justification being provided
- Size and dimensions of proposed commercial area size being inconsistent with structure plan
- Western freight link and access off Burgmanns Lane, noting the implementation of the R2 land zoning to reduce density and potential for road noise impacts
- Future medium density development proposed on 14 englobo allotments to include variety of lot sizes for housing diversity, noting additional information requirement to demonstrate future development capability
- Site hazards include flooding (Burkes Gully and overland flows) and bushfire

Planning Panels Secretariat

- Precinct density capped and linked to sewer network capacity
- 2 requests for additional information sent, with first response expected within the next week
- Overland flow from Burkes Gully area and proposed onsite stormwater detention basins
- Water supply constraints in south-west corner of 'Arcadia' west area as above contour line
- Biodiversity –
 - Tree removal over the site and protection of the creek line
 - Additional surveys completed
 - Ecological communities located on northern part of the site to be protected
 - Impacts on Burkes Gully area to be assessed if proposed to be utilised for open space
- Community open space –
 - District and regional parks to be provided, with Council to be satisfied in regard to amount of open space being provided
 - Proposed facilities and embellishments to be identified

TENTATIVE DETERMINATION DATE SCHEDULED FOR: October 2023