

**DETAILS OF SITE INSPECTION**

<b>DATE</b>	Tuesday, 18 July 2023, 11:15 – 11:50am
<b>LOCATION</b>	Duri Road, Hillvue

**SUBJECT MATTER(S)**

PPSNTH-192 – Tamworth – DA2023-0232– Duri Road, Hillvue – Residential and commercial subdivision to create 939 lots, construction of infrastructure, open space, and drainage reserve.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Alice Elsley and Mitchell Gillogly
<b>OTHER</b>	None

**KEY ISSUES DISCUSSED**

- General site configuration
- Trunk services connections
- Power line easement
- Lot sizes and yields; size and nature of commercial zone; distances and likely routes to main shopping centre
- Tamworth growth projections
- Freight corridor; proposed lot sizes fronting the corridor; noise attenuation
- Rural setting to north – flood prone and likely to remain rural
- Road speed designations and main site access point on Duri Road; TfNSW view on road speed and intersection treatment; resolution of issue with TfNSW
- BDAR
- Bushfire assessment risk

**TENTATIVE DETERMINATION DATE** - October