

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 11 July 2023, 9:00am – 9:31am
LOCATION	MS Teams videoconference

BRIEFING MATTER(S)

PPSNTH-211 – Tamworth – DA2023-0322 – [REDACTED], East Tamworth – group homes

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alice Elsley, Mitchell Gillogly, Sam Lobsey
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare, Lisa Ellis and Elliot Brown
OTHER	Rean Lourens – Consultant Town Planner
APPLICANT	Angus Donnelly, Belinda Kotris and Justin Cantelo

APPLICANT BRIEFING - 9.00am - 9.10am

- Outline of proposal being a government funded group home – 8 dwellings, community facility and associated ancillary development
- Utilised for those suffering from domestic and family violence, set up as a core (staff) and cluster (women/children) arrangement
- Development design and sustainability outlined

KEY ISSUES DISCUSSED

- Development outlined, including site footprint
- Redesign of 3 units to enable solar access to living areas
- Previous use of the site and progress of remediation works
- Site is partially flood prone, with buildings located clear of this area
- Site security planning and arrangements
- Public transport services
- 1 Submission – increased traffic, access, lack of kerb/gutter/footpaths, development by a non-local company

- Outstanding internal referrals – Engineering
- Transport for NSW comments regarding intersection off Armidale Road
- Revegetation of the riparian zone (DPIE Water response regarding location of Asset Protection Zone) – amendments to construction materials/design may be required

Considerations for Assessment Report:

- Clarification of any potential future expansion
- Bus service location and frequency
- Comparison to similar development at [REDACTED] Street
- Risk Management /Emergency Operational Management Plan – including site security, detailed CPTED assessment
- Clarification of occupation of community building
- Clarification of continuation existing facility

TENTATIVE DETERMINATION DATE SCHEDULED FOR: November