

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 July 2024, 9.01am and 9.50am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH- 292 – Tamworth – DA2024-0283 – Hillvue Road, South Tamworth – Construction of a New Medical Centre, Allied Uses and Associated Infrastructure

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Warwick Stimson and James Treloar
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Glenn Inglis

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alice Elsley, Sam Lobsey and Steve Brake
INDEPENDENT CONSULTANT PLANNER	Rean Lourens
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis

KEY ISSUES DISCUSSED

- Overview of proposal and site context, noting surrounding development
- Proposed development for medical centre with 3 components with external areas, access and parking:
 - Allied health – dental practice and 2 tenancies for future occupants
 - Medical centre – clinical, counselling, administration (including consulting rooms and associated facilities)
 - Well being centre
- Reclassification of land previously undertaken to operational land
- Request for information to be sent
- Internal engineering referral not resolved
- Community expectations in relation to proposal, noting existing adjoining green space to residential land and benefits of proposed development
- Site contamination – site investigation noting ability to deal with site contamination

Panel Comments:**Planning Panels Secretariat**

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- Alignment of the proposed development with zoning objectives to be considered within the assessment report, including commentary in regard to the background to the reclassification of the land
- Background context for proposal, noting engagement with developer undertaken by separate team within Council
- Land tenure arrangements and likely timing to be confirmed
- Proposed ancillary uses and hours of operation for ancillary uses
 - Security and storage for medical centre, noting street frontage – CPTED assessment requested
 - Assessment to consider the Department's Planning Circular regarding ancillary uses
 - Potential for anti-social behaviour associated with medical centres to be considered – ie. smoking and impact on adjoining properties
- Traffic assessment –
 - local traffic counts to be updated
 - modelling to include impacts to on street parking (school pick up and drop off areas and times on Hillvue Road and turning lanes)
 - Kathleen Street width to be assessed
- On site layout – vehicular
 - proximity of roundabout on Hillvue Road and functionality to be considered
- Parking –
 - Clarification of required number of onsite spaces required
 - Availability of EV charging and mobility scooter access, accommodation onsite and consideration of internal layout for access to be confirmed
 - Rigid vehicles access and sweep path analysis assessment required
- Hours of operation – consideration of shoulder periods for staff use outside of opening hours
- Stormwater and building arrangement -
 - Council's existing stormwater infrastructure location (from Robert Street) under proposed buildings not supported
 - Potential site layout redesign to avoid building over Council's stormwater main
 - Surface water management clarification requested
 - On site detention in parking areas to be outlined
- Strip of land connecting to Robert Street
 - Location of Council's stormwater
 - Access from Robert Street and proposed maintenance (noting existing occupation of this part of the land) – clarity requested in regard to future land ownership/management of areas not included within proposal
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- Tree removal – further clarification to be provided regarding proposed tree retention and species list
- Visual amenity and privacy to adjoining development – consideration of potential impact from open space areas
- Sustainability SEPP – consideration of applicability and opportunity to include sustainability measures

TENTATIVE DETERMINATION DATE SCHEDULED FOR: November 2024

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