

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 July 2024, 10.00am and 10.46am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-295 – Tamworth – 2024-0016 – Bylong Road, Burgmanns Lane & 136-144 Bylong Road, Hillvue – Residential subdivision to create 921 lots

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mitchell Gillogly, Sam Lobsey, Alice Elsley and Steve Brake
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal and site context, noted as Acadia East, being a 921 lot subdivision
- Bushfire – NSW Rural Fire Service requested updated plan to ensure that Asset Protection Zones are located within the site
- Traffic – outdated modelling utilised, with further information requested to confirm traffic numbers for Traffic Impact Assessment (TIA)
- Amended Biodiversity Assessment Report (BDAR) report received and referred to Biodiversity Conservation – referral outstanding
- Consultation with adjoining developers of Acadia West has been encouraged by Council for consistency with servicing
- Request for Information sent in March – no response received as yet
- Site subject to development control relating to yield and maximum number of dwellings relating to availability of sewer infrastructure capacity (based on maximum of 880 lots)
 - Proposed non-compliance with development controls
 - Lot sizes capable of future dual occupancy or subdivision, noting sewerage capacity
- Public exhibition to occur when updated TIA and BDAR requested

Planning Panels Secretariat

- Revegetation along Burkes Gully to support living stream, with passive design as outlined in Development Control Plan (shared pathways, open boundary fencing)
- Street trees identified in detailed landscaping plans, noting preference to be planted post housing construction to prevent damage from building construction
- Council's Active Transport Strategy implementation within development, noting shared pathways

Panel Comments:

- Site Controls relating to servicing and consideration of future development restrictions – to be outlined in the assessment report
- Lots without a road frontage along Burkes Gully, noting intention for community title – to be confirmed
- Local area traffic management and speed limits to be identified, noting road design
- Open Space and district parks, public access and biodiversity management, usability of space and confirmation of size to be confirmed
- Traffic and access - traffic impact assessment to be updated to consider the following:
 - Existing lot layouts in the locality (nature of Rodeo Drive)
 - Access to connecting roads (Bylong Road/Duri Road), intersections and various speed limits
 - Connections to Acadia West
 - Traffic calming within the site
 - Burgmanns Lane – freight corridor
 - Proposed upgrade works
- Burkes Gully area management to be outlined, including:
 - Identification of green spine within structure plan, noting desired treatment and use for passive recreation
 - Long term maintenance responsibility
 - Creek regeneration and buffer areas
 - Vegetated detention basin management – request for cross sections of landscaping, noting structure plan identification of offline basins
 - Relationship to Acacia West design
- Staging plan requested and timing for the delivery of green infrastructure to be outlined

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council