

**DETAILS OF SITE INSPECTION**

<b>DATE</b>	Friday, 7 February 2025, 10.00am – 10.40am
<b>LOCATION</b>	Bylong Road, Burgmans Lane and 136-144 Bylong Road, Hillvue

**SUBJECT MATTER(S)**

PPSNTH-295 - Tamworth - 2024-0016 - Bylong Road, Burgmans Lane and 136-144 Bylong Road, Hillvue - Residential subdivision to create 921 lots

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Mitchell Gillogly, Sam Lobsey and Ben Mobilio
<b>APPLICANT</b>	Chris Taylor
<b>OTHER</b>	Nil

**Key Issues Discussed**

- Road network and proposed access points to site – Bylong Road, Rodeo Drive, Burgmans Lane and Werris Creek Road.
- Staging of/ triggers for road connection infrastructure
- Combined access point at Burgmans Lane with Arcadia West
- Internal road network – capacity for bus services and stops
- Site servicing – water and sewer
- Maximum development yield
- Burkes Gully - stormwater and landscaping
- Bushfire
- Outstanding information. Likely withdrawal and re-lodge