

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 20 August 2024, 9.00 am and 9.25am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-325 – Tamworth – DA2024-0314 – Marathon Street, Westdale – Erection of a mixed use building comprising sales, offices, commercial business and warehouse

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Sam Lobsey, Alice Elsley, Adrian Cameron and Rean Lourens
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Overview of proposal and site context provided, noting the site location within the Tamworth Global Gateway Park
  - Surrounding development including the larger industrial development area to the north/north-east and south-west, with residential development to the east
- Site is part of a larger Council subdivision, which will be further subdivided
- Proposed development to be undertaken over 3 stages:
  - Stage 1 – showroom/sales, part of workshop (8 workshop bays), signage, parking temporary wash bay and landscaping
  - Stage 2 - expansion on workshop to 14 bays, storage, canopy, hardstand areas, relocation of temporary wash bay and additional access point
  - Stage 3 - expansion on workshop to 16 bays, expansion on sales and administration area and relocation of temporary wash bay to workshop footprint
- Submission period yet to close
- Request for information to be sent, including:
  - staging plan and dimensions of each stage
  - signage assessment

## Referrals

## Planning Panels Secretariat

- Transport for NSW, Civil Aviation and Safety Authority and Tamworth Airport – response to be received
- Engineering – Council response received
- Background information and site context noted as:
  - Council subdivision for industrial and heavy industrial development
  - Masterplan for the precinct identified in development control plan, which includes:
    - landscaping buffers (including the existing 20m buffer along Marathon Street dedicated to and managed by Council)
    - requirement for active frontage to the highway, with no new vehicle access points from Marathon Street
    - cycleway and pedestrian access proposed from Marathon Street
  - Development site located in the business park area
  - Traffic routes from the precinct outlined, noting proposed loop road around Tamworth

#### **Panel Questions**

- Clarification of the following requested:
  - Staging and management of site, indicative floor space for each stage, infrastructure requirements for each stage, particularly the wash bays
  - Management of undeveloped portion of site pending further stages
  - Adequacy of the NABERS Embodied Emissions Material (EEM) assessment
  - Certification of NABERS EEM Form and Biodiversity Certification as documents not signed
  - Identification of future development proposals (noted in architectural plans as subject to future development)
  - Detailed landscaping plans and future management
  - Subdivision plan for remainder of the site

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** Late 2024/early 2025

#### **Planning Panels Secretariat**

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