

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 January 2025, 1.35pm and 2.05pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-389 – Tamworth – DA2025-0039 - 7-9 Jack Smyth Drive, Hillvue - The development is the proposed construction and operation of a combined indoor aquatics and sporting excellence facility. This includes a 50m pool, a 25m warm water pool, spectator seating, plant rooms, amenities, sport education, sports lab, sport administration, gym, fitness program rooms, allied health rooms, reception, cafe, and associated carparking. The facility is proposed to be constructed within the Tamworth Sport and Entertainment Precinct, immediately west of the existing hockey fields

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alice Elsley, Sam Lobsey and Adrian Cameron
INDEPENDENT PLANNING CONSULTANT	Anthony Randall
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal, application and supporting documentation
- Utilisation of facility noted as a public facility for general public that will be managed by Council
- Request for information issued in October, with two extensions requested until 19th February
- Substantial amount of documentation remains outstanding:
 - Survey plan – further details required
 - Architectural plan set – further details required
 - State Environmental Planning Policy (Resilience and Hazards) 2021
 - Local Environmental Plan – zone objectives
 - Development Control Plan –
 - Civil Engineering Plan Set – further details required

Planning Panels Team

- Traffic Impact Assessment Report
- Operational Waste
- National Construction Code (BCA)
- Accessibility
- Landscaping Plan
- Social Impact Assessment
- Crime Prevention Through Environmental Design (CPTED)
- Land contamination
- Inconsistencies with documentation
- Grant funding associated with the project
- 3 submissions received

Panel Questions

- The Panel noted the significant application deficiencies relating to key issues and the request for a further extension to respond (due 19/02/2025).
- Council is to consider the adequacy of the applicant response and should adequate information not be provided by 19/02/2025, the Panel requests that the applicant consider withdrawing the application and relodging a new application with all the required documentation.
- A tentative determination date has been set for April, based on the information available at the time.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: April 2025

Planning Panels Team

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