

DETAILS OF SITE INSPECTION

DATE	Friday, 4 September 2026, - 2.00 – 2.42pm
LOCATION	Burgmanns Lane, Kingswood (Lot 81 DP 1308284)

SUBJECT MATTER(S)

PPSNTH-500 - Tamworth - DA2026-0421 - Burgmanns Lane, Kingswood (Lot 81 DP 1308284) - Highway service centre, including a single storey service station, convenience store, dine-in restaurant, two separate drive-thru restaurants, truck and car wash, truck service centre and associated signage

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ashleigh Smith, Alice Elsley, Sam Lobsley, Jay Morrow
APPLICANT	Wayne Gersbach
OTHER	Jeff and Rose Demanuele (owners)

The Panel attended and observed the site and surrounds.

The following issues were noted:

- Proposed development footprint within the lot
- Proposed access and egress points from Burgmanns Lane and Goon Goonoo Road (New England Highway)
- TfNSW consultation – access/egress points to New England Highway and intersection of Burgmanns Lane and New England Highway
- Speed limits on southern approach and immediately to the north
- Burgmanns Lane strategic role as freight corridor; Burgmanns Lane east B-Double classification; potential use of Whitehouse Lane to support Energy Co's oversize/overmass (OSOM) route for the Renewable Energy Zone (REZ) Port to site
- Electricity infrastructure on Burgmanns Lane

- Site servicing issues – town water available, proposed effluent treatment (bioretention) absent sewer connection
- Nature and hours of operation – truck servicing, truck driver facilities, car and truck wash facilities, food and beverage; lack of heavy vehicle facilities in local area
- EPA requirements
- Contamination
- Amenity impacts – adjacent holiday park

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels