6. KEY OPPORTUNITIES AND CONSTRAINTS

An analysis of the opportunities and constraints was undertaken to identify key issues, impacts and conflicts that currently affect the Master Plan area.

6.1 Future Commercial Development

Location:
The land identified for future Commercial Development is located on the east side of Goonoo Goonoo Road and opposite the Longyard Business Precinct and ALEC roundabout. This area was identified in the Draft TRDS as a possible future Business Park. It was removed from the final strategy and replaced with the Business Park along New Winton Road. It is anticipated that the area would provide land suitable for bulky goods development.

Opportunities

Existing Uses:
The Longyard Business precinct is zoned B4 Mixed Use under the TRLEP 2010 and includes a range of land uses including business, retail and office premises. The proposed commercial development in the Master Plan area would complement the existing uses within Longyard Business precinct.

The area identified for future commercial development includes existing uses such as a church, office premises with a public fixed utility located adjacent to the site.

Major Road Frontage:
This site offers frontage to the New England Highway and provides visibility to passing traffic. There is an opportunity to provide access to the rear of the lots fronting Goonoo Goonoo Road to separate traffic utilising this major road.

Existing Infrastructure:
The existing roundabout at the intersection of Jack Smyth Drive and Goonoo Goonoo Road provides an opportunity to utilize existing infrastructure.

Utility Services:
The site is located near existing sewer and water networks. Further investigation is required regarding future connection and servicing for any new development.

Constraints

Traffic Management and Site Access:
Although the proposed site offers frontage to a major arterial road, current access to land at the rear of the site and existing lots is restricted. Goonoo Goonoo Road is a single lane road with minimal opportunity for right hand turning.

During events at venues including AELEC, TRECC, and adjacent sporting venues, traffic congestion occurs. During peak times, the increase in traffic can impact on the surrounding road network. Future road treatments would be required to support future development of these lands.

Stormwater Drainage:
The Craigend’s Lane culvert is adjacent to this site and directs stormwater from the South Tamworth area to an open channel easement. Any future development will require investigation into the impact of the stormwater discharge on the downstream capacity and water quality.

Flooding:
The site is affected by flooding and impacts upon lands adjacent to the western banks of Goonoo Goonoo Creek. Further investigation is required to define the flood planning level as defined in the TRLEP 2010.

Electricity Easements:
The site is affected by easements and overhead electricity powerlines. Existing easements that contain high voltage lines traverse the site from the Transgrid sub-station servicing the city and surrounds.

Master Plan Implications

- Use of the 1 in 100 year flood event plus 0.5 metre freeboard to control commercial development on the flood affected land.
- Stormwater discharge from this site and impacts downstream will require further investigation.
- An intersection treatment will be required at Craigends Lane subject to detailed traffic analysis of existing local and regional traffic conditions.
- Further assessment of easement locations and impacts on future development.

6.2 Future Tourist Precinct

Location:
The lands included in this precinct are those adjacent to AELEC and along the western edge of Goonoo Goonoo Road / New England Highway.

Opportunities

Prominent Location:
This precinct offers lands with highway frontage and visibility to passing traffic. The precinct also provides a gateway for tourist related development.

Linkage with AELEC

Future development within this precinct will have the opportunity to locate within the vicinity of AELEC and provide related services to support this use and promote the facility.

Constraints

Traffic Management:
Access off the New England Highway for tourist type development will require further investigation and liaison with the Roads and Maritime Authority.

Road treatments will be required to manage the increase in traffic associated with the uses permissible within this precinct.

Natural Drainage:
Investigation will be required regarding natural drainage that moves across lots adjacent to Kingswood Estate and having frontage to the New England Highway. This natural flow continues through these properties and toward Goonoo Goonoo Creek.

Master Plan Implications

- Further investigation regarding traffic management and treatments at Burgmanns Lane and Goonoo Goonoo Road.
• Investigate opportunities to improve access from the New England Highway to access the Tourist Zone.

• Further investigation regarding natural drainage from this site.

6.3 Future Equine-Related Development

Location:
The lands identified for equine related development are located north of Burgmanns Lane.

Opportunities

Proximity to AELEC:
The lands are located in close proximity to AELEC. Linkages from these lands to the facility could be established to provide greater connectivity with the facility.

Frontage to main and minor arterial roads:
These lands have frontage to Burgmanns Lane which connect with Duri Road and Goonoo Goonoo Road.

Utility Services:
The proposed sites have the ability to be serviced with reticulated water supply. It is likely that on-site management systems will be mandatory in this area as reticulated sewer system is unable to be provided.

Constraints

Traffic and Access:
Burgmanns Lane is designated B-Double Route. Many heavy vehicles utilise this road from Duri Road and Goonoo Goonoo Road. Access from future development on Burgmanns Lane will be restricted due to traffic risks and potential hazards.

Stormwater Drainage:
Natural drainage occurs through the areas identified for equine related development. Natural drainage flows eastward toward Goonoo Goonoo Creek and westward toward Timbumburi Creek.

Master Plan Implications

• Determine appropriate access points to from Burgmanns Lane.

• Further investigation regarding overland flow and natural drainage to the east and west.

6.4 Future Large Lot Residential Development

Location:
Kingswood Estate consists of Large Lot Residential Development. The Estate consists primarily of detached dwellings and represents a residential lifestyle community. There are undeveloped lands to the north and west of the Estate.

Additional lands have been identified along Spains Lane and fronting Burgmanns Lane to the east of the Master Plan area.

Opportunities

Availability of Land:
There is currently undeveloped land surrounding Kingswood Estate that is capable of accommodating an extension of the existing large lot residential development.

There is also an abundance of land facing Spains Lane that adjoins Kingswood Estate.

To ensure lands are not land locked to the rear of proposed commercial development facing Goonoo Goonoo Road, large lot residential development has been identified for this area.

Reticulated Water Supply:
A reticulated water supply is available from the reservoir located in the south western corner of Kingswood Estate. The reservoir has the capacity to service future development within the area.

Traffic and Access:
There are a number of incomplete roads within the Estate which have the potential to be extended to access future large lot residential development.

Pages Lane and Palmer Drive to the north of Kingswood Estate provide an opportunity for future potential linkages to Burgmanns Lane and to provide an additional access to the residential area.

Herden Road could be extended to access future residential development in the south western corner of Kingswood Estate.

The unformed road known as Yuiles Lane provides an opportunity for an alternative access to future development on the western side of the Estate.

Surrounding Development:

Certain sites located on the fringes of the Master Plan area have minimum lot sizes of 2 hectares and 9.9 hectares located in the South Kingswood subdivision and areas along Impala Estate Road and Heiligmans Lane.

Constraints

Visual Character:
An increase in rural residential development on the southern rural lands may impact on the visual amenity of the area due to the nature and slope of the lands.

Drainage:
The natural drainage from the existing development flows toward the east toward Goonoo Goonoo Creek. Future development on lands within this drainage path will subsequently impact on adjoining lots.

Access and Traffic:
Access to Kingswood Estate is from the New England Highway, a major arterial road. Future development of the Estate will continue to use this access to the Estate for the medium term. In the longer term, should the B-double designation along Burgmanns Lane be required, then Pages Lane and Palmer Drive could potentially be connected through to Burgmanns Lane.

Master Plan Implications

• Determination of appropriate rural lands for large lot residential development and extension of Kingswood Estate.

• Further investigation of natural drainage to assess impacts on existing and future large lot residential development.

• Traffic growth to be considered and management methods outlined.
6.5 Future Large Lot Residential Development—Burgmanns Lane

Location:
The lands are located at the eastern end of Burgmanns Lane and consists of a number of lots that adjoin lands at the rear of the Future Commercial Development area.

Opportunities
To allow for development at the rear of the Future Commercial Development and to provide rural lots of 2 hectare and above within Stage 1 of the Master Plan.

Ability to be Serviced:
The site has the ability to be serviced with reticulated water supply. On site management systems will be mandatory for this area.

Access from Burgmanns Lane
Direct access can be gained from Burgmanns Lane to the subject lands. An internal road network may be required for access to lands which are separated from the commercial development areas.

Constraints
Flooding:
The area is affected by flooding from Goonoo Goonoo Creek. Further investigation is required to define the flood planning level as defined in the TRLEP 2010.

Stormwater Drainage:
Natural drainage occurs over these lands with natural drainage flows eastward toward Goonoo Goonoo Creek.

Master Plan Implications
• Further investigation regarding flooding and natural drainage over lands toward Goonoo Goonoo Creek.

6.6 Future Residential Development

Location:
These lands are located adjacent to the existing Large Lot Residential development in the north western corner of the Master Plan area.

Opportunities
Draft DCP Warwick Road:
A draft amendment to the TRDCP 2010 has been prepared to guide future design of residential development and subdivision proposals along the residential sections of Warwick and Bylong Roads.

It will also identify the preferred type and density of development of the land in order to meet resident and developer expectations as to its future character.

Ability to be Serviced:
The site has the ability to be serviced with reticulated water supply. Further investigating is required regarding the provision of sewer. Reticulated Sewer will be mandatory for residential development.

Easements:
Overhead electricity lines traverse this area. Easements may be required to be created across these lands to accommodate the utility.

Master Plan Implications
• Future proposed residential development to ensure accommodation of natural water course.
• Visual character of the Master Plan area to be maintained.
• Manage conflict of existing uses within the area.
• Determine appropriate minimum lot sizes for future residential development.

Constraints
Natural Drainage:
A natural water course flows toward the north western corner of the site, under the Werris Creek Road and railway line toward Timbumburi Creek. There are a series of dams that collect the natural flows via contour banks in the north eastern corner of the site.

6.7 Other Rural Lands

These lands are located throughout the Master Plan area and have not been identified as having future development potential. They are restricted due to drainage, access to main arterial roads, and lot sizes.

Not all lands within the Master Plan have been identified as having development potential. This is to ensure that the rural character of the area is maintained.

Master Plan Implication
• Further investigation regarding natural drainage on the south eastern portion of the Master Plan toward Goonoo Goonoo Creek.

• Ensure future development does not impact on those lots that have been identified as rural lands.

6.8 Future Services and Infrastructure

The potential to supply adequate services in terms of water supply, waster waste disposal, electricity and communications was investigated as part of this process.

There are no obvious infrastructure constraints to any of the proposed development within the Master Plan area, however further investigation is required regarding proposals for those sites that have been identified as having future development potential.

Master Plan Implications
• Once the Master Plan is adopted, service providers will be notified to ensure adequate future planning of the Master Plan area.
7. THE MASTER PLAN

7.1 Master Plan Principles

Guiding principles have been developed to ensure future development of the South Tamworth Rural Lands satisfies key requirements.

These principles are based on the project objectives of sustainable economic, environmental and social development.

STAGE 1 - (Timeframe 1 – 5 Years)

7.2 Commercial Development

Provide opportunity for future commercial development

The lands in the north eastern corner of the study area have been identified for future commercial development (predominantly bulky goods premises). An area of approximately 29.60 hectares will be required to be rezoned through a Planning Proposal to allow for future commercial uses.

Zoning:

The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

The proposed rezonings could include:

- **B5 – Business Development**
  (Frontage to Goonoo Goonoo Road)

- **B7 – Business Park**
  (Portion of land at the rear of B5 zone)

Traffic Management:

A ‘Traffic Analysis’ has been undertaken by Council to assess the existing traffic conditions along Goonoo Goonoo Road and around the site, potential traffic generating characteristics of the proposed rezoned site, suitability of proposed access arrangements, and transport impact of the rezoning proposal on the surrounding road network.

This analysis has determined that a dual lane roundabout controlled intersection would accommodate the expected traffic volumes proposed for the future Commercial Development on this site. The roundabout would be located adjacent to Craigends Lane and is anticipated to improve traffic flow approaching from the north being the dominant traffic movement.

An access road has been proposed adjacent to the rear boundary of those lots having frontage to Goonoo Goonoo Road. This access will aim to ease congestion on Goonoo Goonoo Road and service development proposed for the Bulky Goods/Business Park area.

Flood Management:

Further investigation is required to determine the flood planning level from events generated by Goonoo Goonoo Creek. The flood planning level will include the 1:100 ARI (average recurrent interval) flood event plus the 0.5 metre freeboard as specified under the TRLEP 2010.

 PROVIDE FOR EFFECTIVE DRAINAGE FROM THE SITE AND SURROUNDING AREA.

Significant levels of stormwater are generated from the South Tamworth area which flows through the Craigends Lane culvert and along an easement located on private property.

Measures are required to be undertaken by Council with regard to future management of the stormwater drainage in this location.

7.3 Tourist Related Development

Provide opportunity for future tourist activity to support the AELEC facility

Zoning:

The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

The proposed rezoning will include:

- **SP3 – Tourist**

This is consistent with the SP3 Tourist zone of the AELEC site and tourist orientated lands that surround the facility.

Traffic Management:

A second access to AELEC will need to be identified from Burgmanns Lane to offer an alternative entry point for heavy vehicles. The alternative access will allow for future development of the facility, while the existing roundabout will control traffic entering the northern entrance of the site.

Stormwater Management:

Stormwater management for any future development within this area should incorporate appropriate management practices to mitigate water quality and hydrological impacts of any proposed development.

Ensure opportunity for tourist related development

Facilitate development that recognises the unique characteristics of the nationally and regionally significant AELEC tourist precinct and provide for the future needs of the facility.

Provide for flexibility in land use planning to enable the establishment of complementary uses that form part of a tourism experience.

Visual Character:

Protect the natural landscapes of the gateway approaches along Goonoo Goonoo Road.

7.4 Equine Related Development

Provide for future equine related development adjacent to AELEC

Zoning:

These lands are currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

Under the existing zoning and minimum lots size provisions these lands may be developed for equine related development and provide consistency with the existing and proposed uses within this location.

Traffic Management:

Future subdivision of these lands is not supported. This is to ensure minimal traffic impacts on Burgmanns Lane as this road is a designated B—Double Route.

Stormwater Management:

Stormwater management for any proposed development within this area should incorporate appropriate management practices to mitigate water quality and hydrological impacts of any proposed development.
Support an equine cluster which is environmentally sustainable

Ensure management of equine related development includes measures to prevent soil erosion and water pollution from all areas where horses are kept and exercised. Odour management may be required depending on the type of use and its location.

7.5 Large Lot Residential Development

Provide for future large residential lots along the eastern portion of Burgmanns Lane and at the rear of Future Commercial Development

Zoning:

The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

The zoning will remain as

- RU4 – Primary Production Small Lots
  The Minimum Lot Size will be amended to include a 2 hectare and above allotments.

Ensure those seeking a lifestyle choice of living in a large lot residential environment on the fringe of the City are supported and that these lifestyle features remain viable.

Future subdivision should be sympathetic and in context with the existing rural landscape and future commercial development proposed for the lands to the north of this area.

Traffic Management:

Access to the Future Large Lot Residential Development should be via Burgmanns Lane. Those lands at the rear of Future

Commercial Development should also be via Burgmanns Lane.

Flood Management:

Further investigation is required to determine the flood planning level from events generated by Goonoo Goonoo Creek. The flood planning level will include the 1:100 ARI (average recurrent interval) flood event plus the 0.5 metre freeboard as specified under the TRLEP 2010.

Stormwater Management:

Stormwater management for any future development within this area should incorporate appropriate management practices to mitigate water quality and hydrological impacts of any proposed development.

7.6 Extension of Utilities

Plan for current and future electricity infrastructure

The initiatives of electricity service providers to maintain existing infrastructure and provide for future services and electricity corridors should be supported.

In consultation with electricity service providers, strategies will need to be developed for improving the separation of residential developments and other non-compatible land uses from existing future high voltage powerlines and major electricity installations.
STAGE 2 - (Timeframe 5 to 10 Years)

7.7 Large Lot Residential Development

Provide for future large residential lots as an extension of Kingswood Estate and large lot development along Spains Lane

Zoning:
The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

The proposed rezoning could include:

- **R5 – Large Lot Residential**
  (Consistent with the current zoning of Kingswood Estate)

Minimum Lot Size:

It is considered that land fronting Spains Lane has the potential of having a minimum lot size ranging from 2 hectares to 9.9 hectares.

Future residential subdivision should be sympathetic and in context with the existing large lot residential development on the opposite side of Spains Lane.

Traffic Management:

Due to potential traffic impacts, access onto Burgmanns Lane from Pages Lane and Palmer Drive is not currently supported. Both roads will terminate with a proposed cul-de-sac. A future connection to Burgmanns Lane from Pages Lane will need to be retained so that the provision of access to Burgmanns lane may be reconsidered at some point in the future. In the medium term, access to future residential development in the north of the Estate will be via Spains Lane and Goonoo Goonoo Road.

Direct access from any future large lot residential subdivision onto Burgmanns Lane will be prohibited. All future development will be accessed from Pages Lane and Palmer Drive.

An opportunity exists to develop the Estate to the south through the extension of Herden Road. This access connects directly to Yuiles Road, an unformed road bordering the Estate to the west.

Access could be gained from Spains Lane to future residential development, however a network of internal roads is preferred. Access could also be gained from Gowrie Road and Duri Road.

Stormwater Drainage

Stormwater management for any proposed development within this area should incorporate appropriate management practices to mitigate water quality and hydrological impacts of any proposed development.

Easements:

An easement has been indicated through the proposed large lot residential lands. Further liaison and planning will be required with the relevant authority to accommodate this service with regard to future development.

Ensure proper stormwater management

Consider the impacts of stormwater runoff to the eastern and western edges of the Master Plan area.

Further understand the impacts and investigate opportunities where stormwater run off can be managed on and off site.

Provide for adequate infrastructure for the future development of Kingswood Estate.

Ensure existing and proposed infrastructure accommodates an increase in large lot residential development by upgrading services where required.

Ensure that further development adjoining Kingswood Estate has adequate provision for on-site sewerage disposal.

7.8 Tourist Related Development

Provide opportunity for future tourist activity to support the AELEC facility

Zoning:
The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

The proposed rezoning could include:

- **SP3 – Tourist**

This zone will be a continuation of the lands proposed for future Tourist on the northern side of Burgmanns Lane. An area for Tourist Related purposes has also been identified with access off Spains Lane that currently accommodates a motel.

Traffic Management:

Provision of an upgrade to the road treatment at the intersection of Goonoo Goonoo Road and Burgmanns Lane will be necessary to accommodate the increase in traffic that will be generated by future development within this location. Further investigation and modelling is required with regard to this intersection.

Direct access from any future development onto Burgmanns Lane will be prohibited. An internal access road servicing future development will be required.

Ensure opportunity for Tourist related development.

Provide for flexibility in land use planning to enable the establishment of complementary uses that form part of a tourism experience.

To provide for a variety of tourist orientated development and related uses.

7.9 Residential Development

Provide for future residential development in South Tamworth

Zoning:
The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

This land is located adjacent to the northern area which is zoned for Large Lot Residential along Bylong and Warwick Roads. Future development of this area will be guided by a Site Specific Development Control Plan.

An adjustment to the zoning of this land may be required, however as this is the third stage in the Master Plan process this may not be required for a period of time. Timing of the changed zoning will depend on the take up rate of land within the city which is currently zoned for residential subdivision.
Traffic Management:

This land has frontage to the Werris Creek Road and Burgmanns Lane. Direct access to the Werris Creek Road and Burgmanns Lane would be prohibited. All future development would be required to access from internal road layouts with a single entry onto the above mentioned roads.

A roundabout is proposed at the intersection of the Werris Creek Road and Burgmanns Lane to manage traffic accessing the designated B–Double route.

Easements:

An easement has been indicated through the proposed residential lands. Further liaison and planning will be required with the relevant authority to accommodate this service with regard to future development.

Stormwater Management:

Stormwater management for any proposed development within this area should incorporate appropriate management practices to mitigate water quality and hydrological impacts of any proposed development.

7.10 Other Rural Lands

Not all rural lands identified with the study are appropriate for residential development. This is to ensure that the rural character of the area is maintained.

A proportion of the rural lands in the south eastern corner of the study area will remain as rural lands where the zoning and minimum lot sizes will not change.
STAGE 3 - (Timeframe 10 – 15 Years)

7.11 Future Investigation

Provide land for future investigation to determine whether there is a demand for either residential or large lot residential development.

Zoning:

The site is currently zoned RU4 - Primary Production Small Lots with a minimum lot size of 40 hectares.

These lands will not need to be rezoned in the short term. Further investigation is required to determine the most appropriate zoning. (i.e. a servicing strategy).

Traffic Management:

A roundabout may be required at the intersection of the Werris Creek Road and Burgmanns Lane to manage traffic accessing the designated B–Double route.

GENERAL PRINCIPLES

7.12 Traffic Improvements

Enable the safe and effective movement of people

Ensure the design of future roads, subdivisions and developments make the safety of the existing road infrastructure a priority.

Segregate residential and non-residential traffic where possible and provide buffers between major arterial roads and residential areas by means of physical separation, alternative land uses, or an appropriate zoning and minimum lot size.

Provide for road network improvements to accommodate future development.

7.13 Protecting the Natural Environment

Promote environmentally sustainable development

Manage development near flood prone lands by reducing the impact on the floodplain and the movement of floodwaters.

Allow for development in suitable areas of the landscape to reduce environmental impacts.

Recognise and mitigate existing problem areas of urban drainage systems, including adverse impacts on natural waterways and environmental values.

Develop a strategic direction and work with relevant authorities to address stormwater runoff in rural residential development areas.

Retention and management of remnant vegetation.

Manage development to reduce conflict with existing lands uses.

7.14 Maintaining Rural Character

Maintain southern gateways

Ensure that a natural southern gateway to the City is maintained by providing an appropriate balance between public and private development within the rural setting.

Minimise the impacts that housing may have on the surrounding environment

Manage and minimise rural residential housing on land having particular attributes such as scenic significance, agricultural or natural areas.
**South Tamworth Rural Lands Staging Details**

**Stage 1 - (1-5 Years)**
- **Business Development**
  - Planning Proposal required to rezone lands to B5 - Business development and B7 - Business Park.
- **Tourist Precinct**
  - Planning Proposal required to rezone land to SP3 - Tourist.
- **Equine Related Industry**
  - Land will retain current zone and lot size, equine related industry is supported for these lands.
- **Large Lot Residential Development**
  - Minimum Lot Size required to be amended. Rezoning of land may not be required.

**Stage 2 - (5-10 Years)**
- **Large Lot Residential Development**
  - Planning Proposal required to rezone land to R5 - Large Lot Residential Amendments to minimum lot size
- **Tourist Precinct**
  - Planning Proposal required to rezone land to SP3 - Tourist.
- **Future Residential Development**
  - This area will be required to be rezoned to accommodate residential land use.

**Stage 3 - (10-15 Years)**
- **Future Investigation**
  - Possible new zones and minimum lot sizes to be further investigated and determined.
8. IMPLEMENTATION

The success of the Master Plan in meeting the objectives and vision for the South Tamworth Rural Lands will depend on the on-going guidance from Tamworth Regional Council and engagement of the relevant stakeholders and community.

Implementation of the Master Plan will require a focused approach over a number of years.

8.1 Staging

In the short term, Council will progress with Stage 1 which includes the rezoning of the areas identified along the Goonoo Goonoo Road for commercial development bulky goods premises, and business park development.

8.2 Strategy Outcomes

A range of actions will be required by a large number of stakeholders to implement the Master Plan. A number of these steps are needed to encourage a successful outcome and include:

- Further investigation of all proposed traffic treatments and the road network surrounding the AELEC facility.
- Preparation of a comprehensive servicing strategy for each stage of the Master Plan.
- Preparation of a Section 94 Contributions Plan that will formalise the arrangements for developer contributions for infrastructure and community facilities.
- Preparation of a detailed stormwater management plan, prior to any development proceeding.