

8.3 TAMWORTH GLOBAL GATEWAY PARK - ROAD WIDENING FOR GODDARD LANE AND ROAD DEDICATION FOR STAGE 1 INTERNAL ROADS – FILE NO

DIRECTORATE: REGIONAL SERVICES
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Reference: Item 12.4 to Ordinary Council 11 February 2020 -
Minute No 26/20

1 ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Tamworth Global Gateway Park – Road Widening for Goddard Lane and Road Dedication for Stage 1 Internal Roads”, Council:

- (i) approve the dedication of a portion of Council owned Lot 21 DP 1236205 for the purposes of one metre of road widening along Goddard Lane;*
- (ii) approve the dedication of a portion of Council owned Lot 22 DP 1236205 for the purposes of six metres of road widening along Goddard Lane;*
- (iii) approve the dedication of a portion of Council owned Lot 22 DP 1236205 for the purposes of road dedication from Goddard Lane for internal Tamworth Global Gateway Park roads; and*
- (iv) authorise the affixing of the Seal of Council to plans and any other documents required to give effect to Council’s resolution.*

SUMMARY

This report seeks Council approval for the widening of Goddard Lane into land owned by Council to accommodate the services along Goddard Lane, and the dedication of new roads within land owned by Council as part of the Tamworth Global Gateway Park. The road dedication is limited to the internal roads that provide access from Goddard Lane to the proposed Tamworth Intermodal Freight Facility and the first section of the main ring road.

COMMENTARY

Background

The Tamworth Global Gateway Park (TGGP) is an area adjacent to the Tamworth Regional Airport and the Glen Artney Industrial Estate, proposed to be developed as industrial and commercial land by Council. The land is also the site of the proposed Tamworth Intermodal Freight Facility.

Stage 1 infrastructure construction involves the construction of public infrastructure along Goddard Lane and internally within the north-western section of the TGGP. The dedication of the internal roads includes the first section of the ring road, designed to ultimately connect to the Country Road roundabout on the Oxley Highway, as well as the intermodal access road, which provides access to the Tamworth Intermodal Freight Facility. Figure 1 provides guidance on the project reference for each road. A plan indicatively identifying the extent of road widening and road dedication required for this infrastructure is **ENCLOSED**, refer **ENCLOSURE 1**.

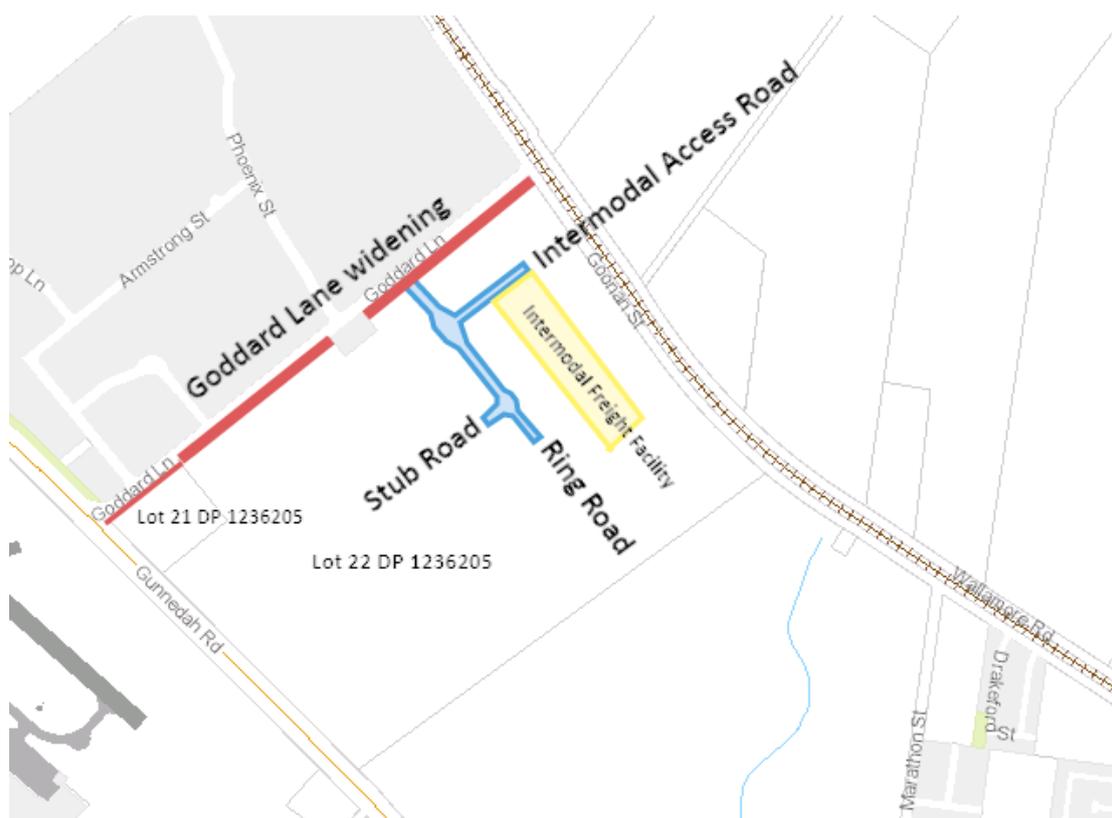


Figure 1 – Project reference naming for Goddard Lane widening (red) and TGGP internal roads (blue) proposed to be constructed as Stage 1 of the TGGP.

Goddard Lane Road Widening

In order to provide a parking lane along the eastern edge of Goddard Lane and install service mains infrastructure and lot servicing infrastructure along the frontage proposed for industrial development, the Goddard Lane road reserve is required to be widened by one metre into Lot 21 DP 1236205 and by six metres into Lot 22 DP 1236205, totalling approximately 225m² and 6,000m² respectively. Both parcels of land are owned by Council and the allocation of services has been undertaken with the view of minimising the required road widening in order to achieve a road reserve of approximately 33 metres.

No widening of the road reserve is proposed adjacent to the existing Essential Energy zone substation due to the inability to install service infrastructure between the road and the substation. The parking lane will be constructed as per the other sections of Goddard Lane, however all services will be installed around the rear of the substation.

Internal Roads Dedication

In order to construct public access roads within the proposed TGGP development and to access the proposed Tamworth Intermodal Freight Facility, new public road reserves are required to be created within Lot 22 DP 1236205 through the dedication of a portion of the Council owned land for public roads, totalling approximately 22,500m².

The road reserve widths for the intermodal access road and stub road have been adopted as 28 metres and the ring road has been adopted as 32 metres. These widths have been approved by the TGGP Project Control Group and provide an appropriate width for 2 x 3.5 metre travel lanes, 2 x 5.5 metre parking lanes and 2 x 5

metre road verges (2 x 7 metre for the ring road) suitable for service allocations, landscaping and footways.

The proposed boundaries also have splays at each intersection to allow for service allocations around the intersections and improved sight distances for vehicles. A roundabout is proposed to be constructed at the intersection of the ring road and the intermodal access road, with larger splays required than a typical T-intersection.

Further dedication of land for the purposes of a public road will be required for the TGGP development as additional infrastructure is designed and scheduled for construction to allow additional lots to be brought to market.

(a) Policy Implications

Nil

(b) Financial Implications

Survey costs and fees associated with the road dedication and plan preparation will be funded from the current design allocation for the Goddard Land roadworks and intermodal access works as per Item 12.4 to the Ordinary Council Meeting of 11 February 2020 – Minute No 26/20.

(c) Legal Implications

The plan of road dedication will require the affixing of the Seal of Council.

The Local Government (General) Regulation 2005, section 400(4), requires that the Seal of Council must not be affixed to a document unless the document relates to the business of Council and Council has resolved (by resolution specifically referring to the document) that the Seal be so affixed.

(d) Community Consultation

Blueprint 100 notes the TGGP (formerly the Glen Artney Enterprise Area) as a key growth area for employment. The document was on public exhibition from 2 March 2020 to 9 April 2020, in conjunction with print media, social media, and media releases with community consultation sessions held in Tamworth, Manilla, Barraba, Nundle, and Kootingal.

(e) Delivery Program Objective/Strategy

A Prosperous Region – P11 Support and facilitate economic development and employment opportunities.
