

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 18 September 2019
PANEL MEMBERS	Garry West (Chair), Pamela Westing, Stephen Gow, Diane Gray and Simon Murray
APOLOGIES	None
DECLARATIONS OF INTEREST	None <i>(must include reason for declaration and whether the member participated or not)</i>

Public meeting held at Armidale Regional Council on 18 September 2019, opened at 9:00 am and closed at 9.10am.

MATTER DETERMINED

2019NTH014 – Armidale Regional Council – DA-54-2019 at Robb College, University of New England 60 Madgwick Drive Armidale – residential student accommodation buildings (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

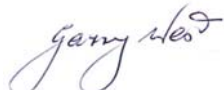




- The application is essentially construction of replacement buildings;
- The proposal does not give rise to any or unreasonable additional impacts on the natural and built environments; and
- Will contribute positively in terms of social and economic impact.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Garry West (Chair) 	Pamela Westing 
Stephen Gow 	Diane Gray 
Simon Murray 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019NTH014 – Armidale Regional Council – DA-54-2019
2	PROPOSED DEVELOPMENT	Construction of 3 x 2 storey (1 building part 2, part 3 storey) Residential Student Accommodation Buildings (192 bedrooms total) and associated works (car parking, landscaping and tree removal)
3	STREET ADDRESS	Robb College, University of New England 60 Madgwick Drive Armidale
4	APPLICANT/OWNER	University of New England
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 44 – Koala Habitat Protection State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Armidale Dumaresq Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Armidale Dumaresq Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 4 September 2019 Written submissions during public exhibition: nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> In support – NIL In objection – NIL Council assessment officer - On behalf of the applicant – Adam Litherland, Adam Webb
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 18 September 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Garry West (Chair), Pamela Westing, Stephen Gow, Diane Gray and Simon Murray <u>Council assessment staff</u>: Simon Vivers and John Goodall
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report