

Development Assessment Report

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| Panel Reference | 2019NTH009 |
| DA Number | DA2019-0209 |
| LGA | Tamworth Regional Council |
| Proposed Development | Part Redevelopment of Tamworth Public School - demolition of existing Blocks G and J, sheds and structures, removal of demountables, and construction of two new school buildings, including communal hall and teaching block and alterations associated with the play areas. |
| Street Address | Lots 1-11 Sec 54 DP 758951 and Lots 418 & 419 DP 821635, East Primary School, Upper Street, EAST TAMWORTH |
| Applicant/Owner | TSA Management Pty Ltd/ Department Of School Education - Tamworth Public School |
| Date of Lodgement | 29 November 2018 |
| No. of Submissions | Nil |
| Recommendation | Approval subject to conditions |
| Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011) | Crown Development - Capital Investment Value > \$5M |
| List of all relevant 4.15 (1) matters | <p>Environmental Planning Instruments: s4.15(1)(a)(i)</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development (2011));</i> • <i>State Environmental Planning Policy - Educational Establishments and Child Care Facilities (2017);</i> • <i>State Environmental Planning Policy No.44 – Koala Habitat Protection;</i> • <i>State Environmental Planning Policy No.55 – Remediation of Land;</i> • <i>State Environmental Planning Policy No.64 – Advertising & Signage;</i> • Tamworth Regional Local Environmental Plan 2010. <p>Development Control Plan: s4.15(1)(a)(iii)</p> <ul style="list-style-type: none"> • Tamworth Regional Development Control Plan 2010. |
| List all documents | <ul style="list-style-type: none"> • Appendix A – Associated Plans including Architectural Design, |

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| submitted with this report for the Panel's consideration | <p>Landscape Master Plan and Stormwater Design;</p> <ul style="list-style-type: none"> • Appendix B – Recommended Conditions of Consent; • Appendix C – Statement of Environmental Effects, prepared by Creative Planning Solutions, Project No. C998, Revision C, dated October 2018; • Appendix D - Statement of Heritage Impact prepared by Magoffin & Deakin Pty Ltd, dated September 2018; and • Appendix E – Traffic Impact Assessment, prepared by Stantec, Project No. 15543ta-180907, dated September 2018. |
| Report prepared by | Mitch Gillogly – Senior Development Assessment Planner |
| Report date | 6 March 2019 |

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **N/A**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

EXECUTIVE SUMMARY:

Reason for consideration by the Joint Regional Planning Panel:

The application has been referred to the Joint Regional Planning Panel pursuant to Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 as the Capital Investment Value (CIV) exceeds \$5 million (Crown Development).

Brief Description of Proposal:

The proposed development is for:

1. Demolition of Blocks G and J, sheds and associated structures;
2. Removal of six (6) demountable buildings; and

3. Construction of two new school buildings, including a communal hall, teaching building and associated works with the play areas

A copy of the Architectural Plans is provided in **ANNEXURE A**

Compliance with Planning Controls:

The site is zoned R1 General Residential pursuant to the Tamworth Regional Local Environmental Plan 2010. The proposal is defined as an “Educational Establishment” which is permissible with consent.

The proposal is consistent with the relevant objectives of the R1 General Residential Zone which aims:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provides facilities or services to meet the day to day needs of residents.*

The proposed school development is consistent with the objectives of the zone, as it provides facilities and a service that is compatible to meet the needs of surrounding residents and the wider community.

The following report provides details confirming the proposal is consistent and compliance with the following planning instruments:

- *State Environmental Planning Policy (State and Regional Development (2011));*
- *State Environmental Planning Policy - Educational Establishments and Child Care Facilities (2017);*
- *State Environmental Planning Policy No.44 – Koala Habitat Protection;*
- *State Environmental Planning Policy No.55 – Remediation of Land; and*
- *State Environmental Planning Policy No.64 – Advertising & Signage.*

Background:

- Preliminary DA Meeting between the applicant and Tamworth Regional Council on 3 April 2018.
- Development Application No.2019-0209 accepted on 29 November 2018

Consultation:

The application was publicly exhibited in accordance with the Tamworth Regional Council Development Control Plan 2010 from the 10 December 2018 to the 24 December 2018. The application was advertised in the Northern Daily Leader on 8 December 2018 and notification letters were sent to all adjoining property owners. No submissions were received during the exhibition period.

The application was renotified and advertised due to the Northern Regional Joint Regional Planning Panel not being identified as the determination authority. The application was renotified and advertised from the 21 January 2019 to the 4 February 2019. The application was advertised in the Northern Daily Leader on 19 January 2019 and notification letters were sent to all adjoining property owners. No submissions were received during the exhibition period.

Referrals:

Internal referrals were made to the following Council technical/specialist teams: Strategy & Development, Water & Waste, Strategic Planning and Council's Heritage Advisor.

There were no referrals to external government agencies required in this instance.

Recommendation:

It is recommended that DA2019-0209 be approved subject to the conditions contained in **ANNEXURE B**.

Annexures:

- **Appendix A – Associated Plans including Architectural Design, Landscape Master Plan and Stormwater Design;**
 - **Appendix B – Recommended Conditions of Consent;**
 - **Appendix C – Statement of Environmental Effects**
 - **Appendix D - Statement of Heritage Impact**
 - **Appendix E – Traffic Impact Assessment**
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Description of Proposal

The proposal involves the demolition of Blocks G and J, sheds and associated structures and removal of six demountables in order to facilitate the development.

The proposed two storey teaching building will include collaborative learning areas, practical activity areas, presentation rooms, stores, withdrawal rooms, amenities (including accessible toilet) and a lift providing accessible access to the second level. A covered walkway is provided connecting the proposed teaching building to the existing building identified as Block A on the submitted plans.

The proposed communal hall includes an open plan seating arrangement with a centrally orientated mobile platform with steps and an accessible ramps, amenities (including accessible toilet and shower), storage rooms, kitchenette and office.

The proposed buildings represents a modern, high quality design with a variety of materials, finishes and articulated elements which provide visual interest and are sympathetic to the adjoining heritage listed buildings

Other associated works include the refurbishment of two playgrounds adjacent to the communal hall and teaching block which provides a flexible outdoor learning environment for students.

It is not expected the development will result in an increase in student or employee numbers. The development includes the demolition of Block J and removal six demountables which are used as classrooms, with the proposed teaching building effectively replacing these buildings.

Subject site & locality:

An inspection of the site and the surrounding area has been undertaken. The subject land has a total area of 4.1 hectares and comprises thirteen allotments (Lots 1-11 Sec 54 DP 758951 and

Lots 418 & 419 DP 821635). The subject site is occupied by Tamworth Public School and includes several educational/administrative buildings, tennis courts, playgrounds, playing fields, car parking and storage sheds. The subject site has direct frontage to Napier Street, Brisbane Street, Upper Street and Bourke Street. All standard utility services are available to the subject site. See Figure 1.

The surrounding locality is characterised by single storey residential development which is consistent with the R1 zone. The site is approximately 685m from the Tamworth Central Business District with ANZAC Park, Tamworth City Bowling Club and Calrossy Anglican School located within proximity to the site. See Figure 2. The surrounding area contains several heritage listed properties identified in Schedule 5 of Tamworth Regional Local Environmental Plan 2010.



Figure 1: Aerial Image of Site and Surrounding Land

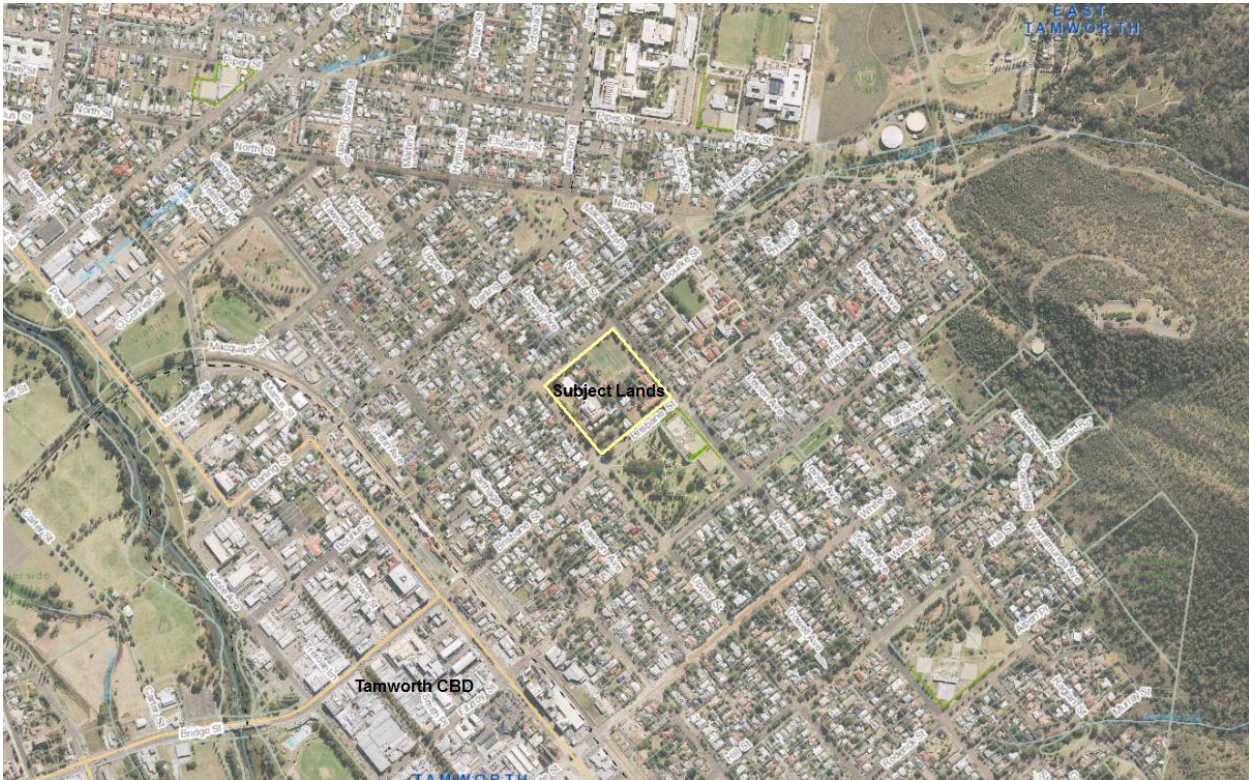


Figure 2: Aerial Image of Subject Site and Tamworth CBD

Development Application and Site History:

The subject site has a long tradition of providing educational services to the Tamworth community. The school moved to the current location in 1877 and included the construction of a single storey building and a residence for the principal. Major additions were undertaken between 1881 and 1918 which substantially increased the footprint of the Tamworth Public School. The site is significant as the buildings represent an important part of the early education system in Tamworth and contribute to the amenity of East Tamworth. Several applications have been approved over years, via different approval pathways, which have permitted for the development of the school in its current form.

External Referrals:

There were no referrals to external government agencies required in this instance.

Internal Referrals:

Strategy & Development

There were no concerns raised from Council's Strategy & Development Division. The proposal will not lead to an increase in traffic generation and the site is serviced via Council's stormwater infrastructure. No changes are required to the existing access arrangements to facilitate the development.

Water & Waste

There were no concerns raised from Council's Water and Waste Division. The existing water and sewer service is suitable to cater for the proposed development. Furthermore, no headwork charges are applicable given that the development is being undertaken as Crown development and an increase in student numbers is not anticipated by the development.

Strategic Planning

The proposal is identified as a non-residential development in Tamworth City. Consequently, it is considered against the provisions of the *Tamworth Regional S.7.12 Indirect Contributions Plan 2013*.

It is concluded that contributions are not payable in connection with this proposal. This conclusion is based on several factors as follows:

- The applicant (NSW Department of Education) is a not-for-profit Government organisation providing a service to the community;
- The site is heritage listed in the *Tamworth Regional Local Environmental Plan 2010* and the proposed development involves the protection and maintenance of the heritage elements on the land; and
- The proposed development does not entail an expansion or intensification of the current use of the land, i.e., an increase in student numbers is not anticipated by the development.

It is considered that each of these factors provide significant justification for contributions not being applied in this instance.

Heritage Advisor

There were no concerns raised from Council's Heritage advisor. The proposed buildings have been designed with regard to the significance of the heritage listed buildings and are sympathetic to the character of the site. The landscaping includes species, trees and structures which are interesting and contributory to the existing buildings and provide a connection between the old and new buildings.

NSW Environmental Planning and Assessment Act 1979

In determining a development application, the consent authority must take into consideration matters referred to in Section 4.15 of the Environmental Planning and Assessment Act 1979 as are of relevance to the development. The following section of this report summarises the relevant matters for consideration and provides a planning response.

4.15 (1)(a)(i) the provisions of any environmental planning instrument

State Environmental Planning Policy (State and Regional Development (2011))

Schedule 7 of *State Environmental Planning Policy (State and Regional Development (2011))* identifies development carried out by or on behalf of the Crown that has a Capital Investment Value (CIV) of more than \$5 million to be Regionally Significant Development. The proposed development has a CIV of \$8.2 million and is being carried out on behalf of the Crown, therefore it is considered Regionally Significant Development.

State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP 44)

SEPP 44 requires the consent authority to be satisfied that the development will not have a detrimental impact on core koala habitat. An inspection of the site and a review of the development application documentation has established that the site does not contain core koala habitat.

State Environmental Planning Policy No. 55- Remediation of Land (SEPP 55)

A site inspection did not reveal any evidence of land contamination occurring on the property. The subject site has historically catered for educational purposes since 1877 with the site not identified on Council's known contaminated land register.

The school buildings and sheds proposed to be demolished, may contain asbestos with a condition of consent recommended requiring all demolition work to be undertaken in accordance

with Australian Standard 2601 - The Demolition of Structures and *Work Health and Safety Act 2011*.

State Environmental Planning Policy No.64 – Advertising & Signage (SEPP 64)

The proposal includes a sign with the wordmark “Tamworth Public School” located on the southeast elevation of the proposed communal hall. The sign is suitably sited, of a high quality design and not illuminated. It is considered the signage is compatible with the amenity and visual character of the area, and will not detract from the heritage significance of the site. Furthermore, it is not expected the sign will be visible from Brisbane Street. The proposal is consistent with Schedule 1 of SEPP 64. .

State Environmental Planning Policy (Educational Establishments & Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments & Child Care Facilities) 2017 (ESEPP) aims to facilitate the effective delivery of education establishments and early education and care facilities across the state.

Clause 33 of ESEPP states that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone which includes R1 General Residential. The subject site is located in the R1 General Residential zone.

In accordance with Clause 35(6)(a), before determining a development application for development, the consent authority must take into consideration the design quality principles setout in Schedule 4 and whether the development enables the use of school facilities to be shared with the community.

Design Quality Principles

An assessment of the proposed development against the design quality principles contained within Schedule 4 of the ESEPP is provided below.

| Principle | Proposal |
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| Principle 1 – Context, Built Form and Landscape | <p>The buildings and landscaping have been designed in consideration of the character of the site and incorporate a modern design which meets the future needs of the school community. The proposed demolition works enable a centralised outdoor space which provides connection between the proposed and existing school buildings.</p> <p>The proposed buildings represents a modern, high quality design with a variety of materials, finishes and articulated elements which provide visual interest and are sympathetic to the adjoining heritage listed buildings. The proposed buildings will not be visually dominant with design consideration including varying roof angles and articulated elements to reduce the bulk and scale whilst providing a point of interest from Brisbane Street.</p> <p>The development involves substantial landscaping works which provide linkage between the existing and proposed buildings. Emphasis has been placed on ensuring the heritage significance of the surrounding buildings is maintained with re-purposed brick pathways and garden beds, slender fencing and edge planting utilised. Additional landscaping is proposed along the Brisbane Street frontage to provide screening and visual interest. The landscaping includes a variety of active and passive play spaces which will function as alternate learning areas.</p> |

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| Principle 2 – Sustainable, Efficient and Durable | <p>The proposal incorporates stormwater retention for the upkeep of landscaped areas and includes a selection of drought tolerant species. The play areas have been located to the north of the proposed buildings for solar access with adequate shade and shelter options incorporated into a functional design.</p> <p>The proposed buildings are sited and designed in consideration of solar access with access to the play areas and windows on the northern side whilst the western elevation contains minimal windows and larger awnings.</p> |
| Principle 3 – Accessible and Inclusive | The proposed buildings have been designed in consideration of Disability (Access to Premises - Buildings) Standards 2010. The new teaching building includes a lift to the second level whilst the communal hall includes an accessible ramp. An accessible ramp is located in between the two buildings and provides access from the existing car parking area off Brisbane Street. |
| Principle 4 – Health & Safety | The proposed development includes a new open space area centralised in the school grounds which provides safety and security for children and staff. The new buildings are well setback from the adjoining roads and allow for passive surveillance of children. An existing perimeter security fence provides secure access to the site. |
| Principle 5 – Amenity | The intention of this development is to improve the school learning and play environments. The external appearance of the buildings represents a modern and high quality design which is sympathetic to the adjoining heritage listed buildings and surrounding area. The proposal is suitable and compatible with the surrounding residential area and will not lead to any overshadowing or visual impacts. It is considered the additional landscaping along the Brisbane Street frontage will positively contribute to the streetscape. |
| Principle 6 – Whole of Life, Flexible and Adaptive | This new teaching building includes adaptive learning areas for collaborative learning which aim to improve the learning environment of school children. The outdoor play areas active and passive play spaces which will function as alternate learning areas. It is considered the design of the teaching building and communal hall provide visual interest and encourage flexible learning environments. |
| Principle 7 - Aesthetics | <p>The design of the buildings represents a modern, high quality design with a variety of materials, finishes and articulated elements which provide visual interest and are sympathetic to the adjoining heritage listed buildings and surrounding area. The external colours located on the columns, communal hall and teaching block represent the Rainbow Lorikeet which is inspired by the feeding of the bird by the students.</p> <p>The new buildings height has been restricted to two storey and</p> |

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| | include varying roof angles to reduce visual bulk in context of the heritage listed buildings and streetscape. Furthermore, the external design includes face brickwork on the ground levels in consideration of the adjoining heritage buildings. |
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Regional Environmental Plan

Tamworth is identified in the New England-North West Regional Plan 2036 (The Regional Plan) as a major regional city for the New England-North West region. The upgrading of the Tamworth Public School aligns with the objectives and aims of the Plan by providing educational opportunities which in turn help drive economic growth, migration to regional communities and enhance and strengthen the wider community. The proposed development is considered consistent with the objectives of the Regional Plan in this regard.

Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)

The subject site is located within an R1 – General Residential Land use zone. Pursuant to the Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) an “Educational Establishment” is permitted in this zone.

The objectives of the zone are:

- *to provide for the housing needs of the community;*
- *to provide for a variety of housing types and densities; and*
- *to enable other lands uses that provide facilities or services to meet the day to day needs of residents.*

The proposed school development is consistent with the objectives of the zone, as it provides facilities and a service that is compatible to meet the needs of surrounding residents and the wider community.

Heritage Conservation

The subject site is listed in Schedule 5 of the TRLEP as a local heritage item (I487) and is known as Tamworth Public School and residence. Clause 5.10 of the TRLEP 2010 aims to conserve the environmental heritage, aboriginal sites/objects and the heritage significance of heritage items. The applicant submitted a Heritage Impact Statement, prepared by Magoffin & Deakin Pty Ltd, which provides a detailed history of the site and considers the suitability of the proposed development in the context of the heritage listed items.

In order to minimise any impact on the heritage significance of the adjoining buildings and site the new building heights are restricted to two storeys (height of most of the other school buildings) and the roof bulk has been broken up via alternate roof angles. This significantly reduces the roof mass and overall bulk of the new buildings in comparison to the existing buildings and in particular from Brisbane Street. The ground floor levels are constructed from face brick to match existing and include double hung windows on the Brisbane Street frontage. The proposal provides a clear distinction between the old and new whilst incorporating a modern design which meets the needs of the school. The development involves substantial landscaping works which provide linkage between the existing and proposed buildings. Emphasis has been placed on ensuring the heritage significance of the surrounding buildings is maintained with re-purposed brick pathways and garden beds, slender fencing and edge planting utilised. Additional landscaping is proposed along the Brisbane Street frontage to provide screening and visual interest.

The proposed development was referred to Council’s Heritage Advisor who considered the development to be suitable in the context of the heritage listed items and sympathetic to the character of the site. The Tamworth Heritage Study identifies the school residence (original principal’s residence) and original school building (Block D) as items of social and cultural significance locally to the Tamworth community. The proposed buildings are directly adjacent to the school residence with the importance of the item considered throughout the design process

with the implementation of setbacks, landscaping and broken roof mass to minimise any impacts on the item.

It is considered the proposed buildings have been designed with regard to the significance of the heritage listed buildings and are sympathetic to the character of the site.



Figure 3: Aerial Image of Subject Site and Heritage Listed Items

Development in Flight Path

Clause 7.6 of the TRLEP 2010 aims to ensure developments do not impact on the ongoing operation of the Tamworth Airport. The subject site has a maximum Obstacle Limit Surface Height (OLS) up to 45m above ground level. The proposed development does not penetrate the OLS.

4.15 (1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority

None

4.15 (1)(a)(iii) any development control plan

Tamworth Regional Development Control Plan 2010 (TRDCP 2010)

Council's Development Controls Plan 2010 does not contain any specific controls for school developments. The most applicable controls are "Other Types of Development Control's", "Site Specific – East and West Tamworth" and "Westpac Rescue Helicopter Flight Path" which are discussed below.

Other Types of Development Controls

| Development Control | Proposed Development |
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| Parking | <p>Council's Development Control Plan 2010 specified a parking requirements for an Educational Establishment as follows;</p> <ul style="list-style-type: none"> • 1 car parking space per 2 staff |

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| | <p>members</p> <p>It is not anticipated the proposed development will result in an increase in student or teacher numbers, therefore the current onsite parking arrangement are acceptable. The current onsite parking spaces are located to the west of the proposed communal hall.</p> |
| <i>Landscaping</i> | The submitted landscape plan identifies a mixture of ground species and trees planted along the Brisbane Street frontage and in between the new and old buildings as well. |
| <i>Outdoor Lighting</i> | A condition is recommended requiring all lighting to comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting. |
| <i>Outdoor Advertising/Signage</i> | The proposal includes a sign with the wordmark "Tamworth Public School" located on the southeast elevation of the proposed communal hall. As detailed in this report the sign is consistent with Schedule 1 of SEPP 64. |

Site Specific – East Tamworth & West Tamworth

The subject site is located within the East Tamworth Site Specific Area which provides specific development controls for development identified on the map.

| Development Control | Proposed Development |
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| Subdivision | The proposal does not involve the subdivision of land. |
| Alterations and/or Additions to Existing Heritage Item | The two buildings (Blocks G & J) are not considered to be historically significant. No works are proposed to the original school building or principal's residence which are identified as the most significant buildings onsite. A second level covered walkway will be provided between the proposed teachers building and existing Block A. The works will be restricted to providing a opening in the end of the hall where a window is currently situated and it is not considered the works will have a detrimental impact on the heritage listed item. |
| Change of Use of Heritage Items | The proposal does not involve a change of use of the heritage item. |

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| Fencing to Heritage Items | No changes to the existing fencing are proposed. |
| New Developments | <p>The proposed buildings represents a modern, high quality design with a variety of materials, finishes and articulated elements which provide visual interest and are sympathetic to the adjoining heritage listed buildings.</p> <p>The buildings have been setback behind the building line of the adjoining school buildings with the height and bulk and scale considered appropriate in consideration of the heritage items.</p> |
| New Ancillary Structures | The proposal does not involve the construction of any ancillary structures |

Westpac Rescue Helicopter Flight Path

The subject site is located in in the approach and departure flight path for the Westpac rescue helicopter. The proposed development does not protrude into the identified Obstacle Limit Surface Height (OLS) and does not pose any considered risk to the operation of the Westpac helicopter service.

4.15 (1)(a)(iia) any planning agreement that has been entered into under section 7.4 or any draft planning agreement

The proposal and the site are not subject to planning agreement.

4.15 (1)(a)(iv) the regulations

The proposed development will be required to be constructed in accordance with the Building Code of Australia. There are no matters applicable to this application and conditions relevant to the BCA is included in the draft consent.

4.15 (1)(b) the likely impacts of that development

| The likely impacts of that development | Proposed Development |
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| Urban and Building Design | |
| context and siting | The subject site is situated within a low density residential environment which is characterised by single storey dwelling houses and outbuildings. The proposed development is not expected to result in any significant land use conflicts or adversely affect the amenity of the neighbourhood. The proposal will not result in any overshadowing or bulk and scale impacts on adjoining residential properties as the development is located adjacent to ANZAC Park and set within the bounds of the property. |
| public domain | No negative impacts on the public domain have been identified as detailed throughout this assessment report. The proposed development provides an essential service to the community and is designed to meet the future needs of the school community. |

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| heritage | As detailed in the Statement of Heritage Impact and in this report the proposed development has been designed with regard to the significance of the heritage listed buildings and is sympathetic to the character of the site. |
| site design and internal design | The location of the proposed development is considered suitable having regard for the site design and internal layout. The proposal will provide linkage throughout site. |
| construction | A condition of consent restricts the hours of operation for works to prevent unreasonable disturbance to the amenity of the area. A Traffic Management Plan shall be implanted throughout the construction phase. |
| utilities | The subject site is currently serviced via electricity, gas, telecommunications, water, sewer and stormwater infrastructure. |
| traffic | A Traffic Impact Assessment (TIA), prepared by Stantec, was submitted with the application to determine the likely impact of the development on the adjoining road network. The proposed development is not expected to increase the capacity of the school or lead to intensification, there will not be anticipated increase in traffic movements as a result of this development. The proposal was referred to Council's strategy & Development who agreed with the conclusion of the TIA. |
| Environmental impacts | |
| water/sewer/stormwater | The existing water, sewer and stormwater service is suitably to cater for the proposed development. The proposed development was referred to Council's Strategy & Development and Water & Waste who raise no issues, subject to conditions of consent. |
| soils | The proposed development does not appear to pose any significant impacts to soil quality, site erosion, land degradation or salinity, nor does it pose any risk for subsistence or landslip. A condition shall be imposed as part of the development consent requiring establishment and maintenance of erosion and sediment controls for the duration of construction works. |
| air and micro-climate | The proposed development is expected to have minimal impact on existing air quality levels and microclimatic conditions. A condition of consent requires dust suppression measure to be implemented throughout the demolition and construction phase. |
| flora and fauna | The subject site is unimproved by any significant stands of native vegetation and there will be minimal tree removal required in order to accommodate the development. The proposal is therefore considered unlikely to impact the protection and management of threatened species, critical |

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| | habitats and threatened or endangered ecological communities. |
| waste | A standard condition shall be imposed requiring the establishment and maintenance of a site rubbish container for the duration of construction works. |
| energy | The proposed development is expected to have a negligible impact on energy resources. |
| Hazards | |
| noise and vibration | No impacts anticipated. |
| natural hazards | The subject site is not classified as bushfire prone land or affected by inundation by flooding. |
| technological hazards | There are no additional technological hazards present on the subject land that require consideration as part of the assessment of the proposed development. |
| safety, security and crime prevention | The proposed new building works have been designed to appropriately address the surrounding playground area and align with the existing buildings onsite. Passive surveillance opportunity are provided from within the building areas that overlook the site. Direct pedestrian access to all the buildings is provided from the existing entry points in front of the development. |
| Social, Cumulative and economic impacts | |
| social impact in the locality | The social fabric of the locality is not expected to be adversely impacted as a result of the proposed development. Furthermore, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding neighbourhood. |
| economic impact in the locality | The proposed development is likely to contribute to a range of economic benefits in the Tamworth community by providing modern educational facilities for a growing population and employment of local tradespeople. |
| Cumulative impacts | The proposal is considered to be compatible with surrounding land uses and approval of the application is not expected to result in any unacceptable land use conflicts. Pertinent matters have been addressed in detail in this assessment report, which demonstrates that the development is consistent with applicable planning legislation. |

4.15 (1)(c) the suitability of the site for the development

The subject site is within a residential zone and the proposed development is consistent with the requirements of the ESEPP. The site is not affected by any known hazards and is unlikely to impact on any surrounding properties, local road network and heritage listed properties and places.

4.15 (1)(d) any submissions made in accordance with this Act or the Regulations

The application was publicly exhibited in accordance with the Tamworth Regional Council Development Control Plan 2010 from the 10 December 2018 to the 24 December 2018. The application was advertised in the Northern Daily Leader on 8 December 2018 and notification letters were sent to all adjoining property owners. No submissions were received during the exhibition period.

The application was renotified and advertised due to the Northern Region Joint Regional Planning Panel not being identified as the determination authority. The application was renotified and advertised from the 21 January 2019 to the 4 February 2019. The application was advertised in the Northern Daily Leader on 19 January 2019 and notification letters were sent to all adjoining property owners. No submissions were received during the exhibition period.

4.15 (1)(e) the public interest

There are no further matters of public interest relating to the wider community. The proposal will contribute to the educational community by providing a modern learning environment which aims to improve the school learning and play environments. The proposal is consistent with the objectives of the zone and with surrounding development and land use patterns.

Assessment – Key Issues:

The main key issue identified in the assessment pertain to the likely impact on the heritage listed items as a result of the development. As detailed in this report, the proposal is unlikely to result in a detrimental impact on the heritage listed items as the proposed buildings have been designed with regard to the significance of the heritage listed buildings and are sympathetic to the character of the site.

Recommendation:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000. The evaluation demonstrates that the proposal is satisfactory in terms of the matters for consideration identified in the legislation. It is recommended that the proposal be granted conditional development consent.

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