

**DETERMINATION AND STATEMENT OF REASONS**  
NORTHERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	6 July 2022
<b>DATE OF PANEL DECISION</b>	5 July 2022
<b>PANEL MEMBERS</b>	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, Sam Coupland and Todd Redwood
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Todd Redwood noted for the record that he is the Deputy Mayor of Armidale Regional Council who is the owner of the land on which the Regional Transport Museum is planned to be built. Cr Redwood has not been involved in activities related to the proposed development.

Papers circulated electronically on 28 June 2022.

**MATTER DETERMINED**

PPSNTH-150 – Armidale – DA-16-2022 at 9 Cameron Drive, Armidale – Regional Transport Museum (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 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**

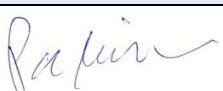
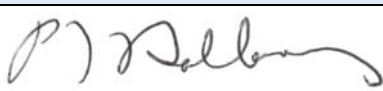
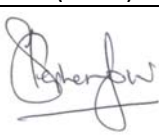
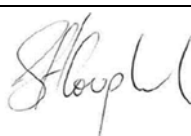

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

**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.

<b>PANEL MEMBERS</b>	
 Paul Mitchell OAM (Chair)	 Penny Holloway
 Stephen Gow	 Sam Coupland
 Todd Redwood	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-150 – Armidale – DA-16-2022
2	PROPOSED DEVELOPMENT	Information and Education Facility - Australian Transport Museum, Building Identification Signage, On-Site Car Parking, Landscaping and Associated Site Works
3	STREET ADDRESS	9 Cameron Drive, Armidale
4	APPLICANT/OWNER	The Australian Transport Museum Ltd / Armidale Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 64 Advertising and Signage</li> <li>○ Armidale Dumaresq Local Environmental Plan 2012</li> <li>○ New England Northwest Plan 2036</li> </ul> </li> <li>• Draft environmental planning instruments: <ul style="list-style-type: none"> <li>○ Draft Armidale Regional Local Environmental Plan</li> </ul> </li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Armidale Development Control Plan 2022</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council Assessment Report: 24 June 2022</li> <li>• Written submissions during public exhibition: nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: 17 May 2022 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Paul Mitchell (Chair), Stephen Gow and Penny Holloway</li> <li>○ <u>Council assessment staff</u>: Kate Blackwood</li> <li>○ <u>Department staff</u>: Carolyn Hunt and Lisa Foley</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report