

DETERMINATION AND STATEMENT OF REASONS
NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	8 December 2022
DATE OF PANEL DECISION	7 December 2022
PANEL MEMBERS	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, James Treloar and Stephen Bartlett
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 December 2022.

MATTER DETERMINED

PPSNTH-173 – Tamworth – DA2022-0278 at 242 Moore Creek Road, North Tamworth – additions to school (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.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Penny Holloway
 Stephen Gow	 Stephen Bartlett
 James Treloar	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-173 – Tamworth – DA2022-0278
2	PROPOSED DEVELOPMENT	Construction of a Two Storey Multi Use Classroom, Auditorium, Foyer, Landscaping & Retaining Walls
3	STREET ADDRESS	Lot 62 in DP 1278645 (formerly Lot 420 in DP 1005750) – 242 Moore Creek Road, NORTH TAMWORTH NSW 2340
4	APPLICANT OWNER	GHD Pty Ltd The Corporate Trustees of the Diocese of Armidale
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities 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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Transport & Infrastructure) 2021 Tamworth Regional Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Tamworth Regional Development Control Plan 2010 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 30 November 2022 Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 24 August 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Penny Holloway, Stephen Gow and James Treloar <u>Council assessment staff</u>: Alice Elsley and Mitchell Gillogly <u>Department staff</u>: Stuart Withington, Lisa Foley and Mary Francis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report