

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 13 March 2024, 11.15am and 11.49am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-274 – Tamworth – DA2024-0192 – 545 Peel Street, Tamworth – Construction of an 'Educational Establishment' (University of New England Campus) and Ancillary Development

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Chair), Michael Wright and James Treloar
APOLOGIES	Dianne Leeson
DECLARATIONS OF INTEREST	Stephen Bartlett declared a conflict of interest as he is related to the person who prepared the application documentation.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alice Elsley, Sam Lobsey and Steve Brake
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
CONSULTANT PLANNER	Christopher Ross

KEY ISSUES DISCUSSED

- Outline of proposal noted as the University of New England satellite campus
- Proposal noted as a whole of site design, focusing on teaching and landscaping, but inadequacies in relation to provision of car parking and servicing plans
- Council land, with future subdivision proposed to separate the development site from the areas zoned for public recreation
- Request for further information to be issued, noting:
 - Site operation discrepancies within supporting documentation, noting possible changes to site design
 - Transport of NSW request for further information
- Staff and student number inconsistencies between reports
- Traffic and parking including apparent reliance on on-street parking, noting location in relation to the CBD and existing parking demands
- Location of plant, fire pump room and refuse on entrance to Tamworth CBD not considered desirable
- At grade access point from top of levee/existing cycleway to facility entry
- Building design and climate control to be outlined in detailed analysis of final design

- Council to workshop proposal with Councillors to consider variation to car parking requirements and calculation of potential parking contributions [*NOTE: Circular D6 suggests parking contributions not appropriate for educational developments*]
- Location of existing sewer infrastructure/easements and levee construction
- Stormwater drainage management, noting that the site is protected from flooding by existing levee
- Bushfire – small portion of site mapped in buffer area (vegetation along the river), with emergency management plan required

Panel Comments

- Confirmation of applicant status – whether Crown development (if so note Circular D6 provisions)
- Pedestrian/cycle access from existing cycleway/path located on top of levee to be considered, with the incorporation of end of trip facilities within the development, noting development promotion of active transport options
- Traffic study to incorporate potential for future road traffic changes within the vicinity of the site (ie. Kable Avenue/Roderick Street area)
- Strategic planning support for proposal identified in Council's Blueprint 100, including University presence in the CBD, being a bookend for Peel Street and encouraging growth/beautification of the area
- Confirmation of energy efficiency / climate control requirements, noting large areas of glass facing west

TENTATIVE DETERMINATION DATE SCHEDULED FOR: July/August 2024

Planning Panels Secretariat

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