

DETAILS OF SITE INSPECTION

DATE	Wednesday, 3 April 2024, 10.00-10.45am
LOCATION	545 Peel Street, Tamworth

SUBJECT 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
APOLOGIES	Dianne Leeson, Michael Wright and James Treloar
DECLARATIONS OF INTEREST	Stephen Bartlett

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alice Elsley, Steve Brake
CONSULTANT PLANNER	Christopher Ross
OTHER	Nil

The location of the proposed development was inspected by one Panel member, representatives of Tamworth Regional Council and the consultant assessing the application on 03 April 2024.

The following was noted:

- Parking
 - On street (mainly angled) kerbside parking in the vicinity of the site, is significantly utilised on a weekday morning.
 - Roderick Street has unlimited stay parking, north along Peel is largely 2hrs time limited.
 - The Peel Street frontage of the site itself has no time limit or individually marked spaces but has utility for parking of longer vehicles and a couple of RVs were parked there today, probably for access to the adjacent Eastpoint shopping centre. The Centre has its own parking uphill from the site, which might potentially be used for overflow from the development site if insufficient off street parking is available at proposed UNE facility.
- Loading zone - there appears to be no current designated loading zone in Roderick Street at this time which could serve the proposed new building, to introduce one would result in some loss of angled

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parking if an off street loading/unloading bay is not able to be provided close to the proposed building on site.

- Concerns noted about urban design issues on Peel Street frontage, though note this block is currently dominated by back of house service access to shopping centre opposite.