

DATE OF DEFERRAL	20 September 2024
DATE OF PANEL MEETING	18 September 2024
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis
APOLOGIES	None
DECLARATIONS OF INTEREST	Stephen Bartlett declared a conflict of interest as he is related to the person who prepared the application documentation. He did not participate in any Panel meetings relating to this matter.

Papers circulated electronically on 11 September 2024.

MATTER DETERMINED

PPSNTH-274 – Tamworth - DA2024-0192 – 545 Peel Street, Tamworth – Erection of an Educational Establishment – University of New England Campus (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and listed at item 8 in Schedule 1.

The Panel agrees that the proposal will result in considerable public and community benefit and that the site is suitable for the proposed development. The Panel is concerned that key issues integral to the proposal have not been adequately considered to demonstrate that consequential and operational impacts can be adequately addressed or mitigated. The Panel's principal concerns relate to parking, provision of supporting pedestrian and cycle connections and related infrastructure to adjacent areas and external parking locations, and public domain safety and security.

The Panel notes inconsistencies between plans and documents submitted for approval including the proposed site boundary, extent of proposed works to be delivered within and beyond the proposed site boundary and arrangements for long term maintenance and operation.

The Panel agreed to defer the determination of the matter until mid-November. The matter was deferred to allow for the provision and assessment of the following information to support the assessment and consideration of the application:

- Revised Traffic and Parking Analysis and Strategy that includes:
 - comparative data with more relevant tertiary institutions, including the UNE Armidale campus
 - analysis by building user group including consideration of public use of the building such as the clinical spaces
 - indicative operational arrangements such as allocated parking, paid parking and timed parking to support quantum of proposed parking
 - justification for reliance on on-street parking and availability
 - linkages to other public parking areas
 - opportunities to relocate parking for people with disabilities, closer to the building
 - location and number of proposed bicycle parking spaces
 - Green Travel Plan to support proposed parking provision
- Provision of shared paths on Roderick and Peel streets adjacent the site and adequate connection to other potential off-site parking areas

- Crime Prevention through Environmental Design assessment – including external lighting and CCTV requirements to afford accessible and safe site access from Peel and Roderick streets and the on-site parking area given proposed hours of operation
- Clear set of consistent plans and documents including clear delineation of the works to be delivered within and beyond the proposed site boundary and arrangements for long term maintenance and operation


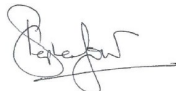
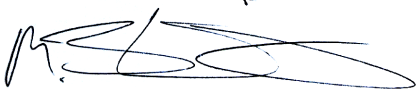


The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant shall provide the requested information and upload all documentation to the Planning Portal by 23 October 2024.
2. Noting the application lodged on 08 December 2023 is likely to be amended, a formal written request to amend the application is required to be uploaded to the Planning Portal by the Applicant by 23 October 2024 outlining:
 - a. particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
 - b. updated technical reports relied on in the amended application.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within 3 weeks of the upload of the Applicant's required information to the Planning Portal.
4. When the updated assessment report is received the Panel will undertake a final briefing in mid-November 2024 **and/or** determine the application by way of electronic determination.

If the outstanding information is not provided by 23 October 2024 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Stephen Gow
 Michael Wright	 James Treloar
 Glenn Inglis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-274 – Tamworth Regional – DA2024-0192
2	PROPOSED DEVELOPMENT	Erection of an Educational Establishment - University of New England Campus
3	STREET ADDRESS	545 Peel Street, Tamworth (Part Lot 73 DP 1107041)
4	APPLICANT/OWNER	L Norton (Touchstone Partners) c/- University of New England Tamworth Regional Council
5	TYPE OF REGIONAL DEVELOPMENT	Crown development 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 (Sustainable Buildings) 2022 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and 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: 11 September 2024 Written submissions during public exhibition: 3 Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 13 March 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Stephen Gow (Acting Chair), Michael Wright and James Treloar <u>Council assessment staff</u>: Alice Elsley, Sam Lobsey and Steve Brake <u>Consultant Town Planner</u>: Christopher Ross <u>Department staff</u>: Carolyn Hunt and Lisa Ellis Site inspection: 03 April 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Stephen Gow <u>Council assessment staff</u>: Alice Elsley and Steve Brake Applicant Briefing: 18 September 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis

		<ul style="list-style-type: none"> ○ <u>Applicant representatives</u>: Louise Norton, Jo Scanlan, Melanie Fillios, Karl Eckerman, Hope Dryden, Nathan Bartlett, Steven Hill ○ <u>Council assessment staff</u>: Sam Lobsey, Adrian Cameron ○ <u>Consultant Town Planner</u>: Christopher Ross ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis <ul style="list-style-type: none"> ● Briefing to discuss Council's recommendation: 18 September 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis ○ <u>Council assessment staff</u>: Sam Lobsey, Adrian Cameron ○ <u>Consultant Town Planner</u>: Christopher Ross ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report