

Alice Elsley

From: Meredith Butler <mbutle42@une.edu.au>
Sent: Wednesday, 13 November 2024 1:45 PM
To: Sam Lobsey; Louise Norton
Cc: Gino Tiberi; Christopher Ross; Gina Vereker; Karl Eckermann; 'Steven Hill'; Alice Elsley; Adrian Cameron; Nicholas Smith; Frances Rodger; Freya Han; DIRECTOR EBE
Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Sam,

The updated Condition 57 is acceptable to UNE.

Thankyou for your collaborative approach to finalising the development conditions.

Regards,
Meri Butler
0477 001 092
Deputy Director, Estate and Built Environment
University of New England

From: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>
Sent: Wednesday, 13 November 2024 12:31 PM
To: Meredith Butler <mbutle42@une.edu.au>; Louise Norton <louisen@touchstonepartners.com.au>
Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; Karl Eckermann <karl.eckermann@architectus.com.au>; 'Steven Hill' <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>; DIRECTOR EBE <director-ebe@une.edu.au>
Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Meri and Louise,

Thank you for your email yesterday, all conditions are agreed to. We have updated Condition No. 57 however, we feel this reads a little better but gets same point across.

Condition 57 now reads:–

The developer must design and install CCTV and lighting works in the adjacent and nearby public pedestrian and carparking areas, to the value of \$1.0m. The existing carparking areas to be covered by the CCTV and lighting include the following:

- *Public parking around the Australian County Music Hall of Fame building;*
- *Public parking at Byrnes Avenue between Roderick Street and Hill Street; and*
- *Public parking on Kable Avenue between Roderick Street and Hill Street.*

The CCTV and lighting design plan and works must be to the satisfaction of Tamworth Regional Council's design standards and all costs associated borne by the developer. Or in lieu, the developer must provide an agreed contribution amount of \$1 Million to Tamworth Regional Council, which will cover the cost of installation and ongoing maintenance of CCTV and lighting works as identified within this condition.

In the event that developer undertake the works, the infrastructure will be handed to Tamworth Regional Council on completion, and Tamworth Regional Council will be responsible for the ongoing operation and maintenance. In the event the contribution is paid, the funds are to be utilised for the agreed CCTV and lighting works as approved by this consent.

If you could please advise as soon as possible if you agree to this updated condition No. 57, so we can submit the final report and conditions to the NRPP in time for next week's Panel Meeting.

Thankyou

Sam Lobsey

Manager, Development

Liveable Communities

P (02) 6767 5432 | M 0418 859 136 | E s.lobsey@tamworth.nsw.gov.au

474 Peel Street

PO Box 555 Tamworth NSW 2340

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From: Meredith Butler <mbutle42@une.edu.au>

Sent: Tuesday, 12 November 2024 6:14 PM

To: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>; Louise Norton <louisen@touchstonepartners.com.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; Karl Eckermann <karl.eckermann@architectus.com.au>; 'Steven Hill' <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>; DIRECTOR EBE <director-be@une.edu.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Sam,

Thankyou for sending this through, I have edited the wording on **Condition 57** to reflect the upper limit contribution from UNE of \$1.0m regardless of whether UNE or TRC undertake the works.
(noting that this is 3.4 times the value of the Development contribution, \$291,665)

Regards,
Meri.

From: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>

Sent: Tuesday, 12 November 2024 2:38 PM

To: Meredith Butler <mbutle42@une.edu.au>; Louise Norton <louisen@touchstonepartners.com.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; Karl Eckermann <karl.eckermann@architectus.com.au>; 'Steven Hill' <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>; DIRECTOR EBE <director-ebe@une.edu.au>

Subject: FW: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Sorry all, now attached.

Sam

From: Sam Lobsey

Sent: Tuesday, 12 November 2024 2:37 PM

To: 'Meredith Butler' <mbutle42@une.edu.au>; Louise Norton <louisen@touchstonepartners.com.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <christopher.ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; Karl Eckermann <karl.eckermann@architectus.com.au>; Steven Hill <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>; DIRECTOR EBE <director-ebe@une.edu.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Meri and Louise,

Please find the latest version of draft conditions with TRC edits. Council agree with all the suggested changes and has made the necessary amendments. We have also modified the proposed new condition addressing the CCTV and lighting install.

This new condition is now sitting in the Prior to Occupation section - **No. 57**. It is largely a mash up of Council's previous condition and the UNE suggested amended condition.

See all changes highlighted in green. Please advise if you are agreeable to this new set of conditions.

Regards,

Sam Lobsey

Manager, Development

Liveable Communities

P (02) 6767 5432 | M 0418 859 136 | E s.lobsey@tamworth.nsw.gov.au

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From: Meredith Butler <mbutle42@une.edu.au>

Sent: Tuesday, 12 November 2024 10:03 AM

To: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>; Louise Norton <louisen@touchstonepartners.com.au>;
DIRECTOR EBE <director-ebe@une.edu.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>;
Gina Vereker <g.vereker@tamworth.nsw.gov.au>; Karl Eckermann <karl.eckermann@architectus.com.au>; Steven
Hill <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron
<a.cameron@tamworth.nsw.gov.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger
<f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Sam,

Thankyou for meeting with Louise and I yesterday to discuss the proposed development consent conditions.

As per our discussion, we have provided relevant edits to the documents, refer attached, edits are highlighted in yellow/red text.

Happy to discuss further if required.

Regards,

Meri Butler

0477 001 092

Deputy Director, Estate and Built Environment
University of New England

From: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>

Sent: Friday, 8 November 2024 5:15 PM

To: Louise Norton <louisen@touchstonepartners.com.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>;
Gina Vereker <g.vereker@tamworth.nsw.gov.au>; 'director-ebe@une.edu.au'; Karl Eckermann

<karl.eckermann@architectus.com.au>; Steven Hill <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Meredith Butler <mbutle42@une.edu.au>; DIRECTOR EBE <director-ebe@une.edu.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Louise,

Please find revised development consent conditions for your review. Amendments to original conditions are in green.

Happy to discuss on Monday after your discussion with the Vice Chancellor.

Regards,

Sam Lobsey

Manager, Development

Liveable Communities

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From: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>

Sent: Monday, 4 November 2024 2:50 PM

To: 'Louise Norton' <louisen@touchstonepartners.com.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <christopher.ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; 'director-ebe@une.edu.au'; Karl Eckermann <karl.eckermann@architectus.com.au>; Steven Hill <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Meredith Butler <mbutle42@une.edu.au>; 'director-ebe@une.edu.au' <director-ebe@une.edu.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Louise,

Our team is reviewing the new information and is required to have our addendum report (and conditions) back to the Panel by 12th Nov.

It is unlikely we will have anything to discuss at least until the end of the week. Our current plan is to send a draft set of revised conditions back to you by C.O.B this Friday for your consideration. That will allow you to discuss with the Vice Chancellor the following Monday.

Regards,

Sam Lobsey

Manager, Development

Liveable Communities

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PO Box 555 Tamworth NSW 2340

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From: Louise Norton <louisen@touchstonepartners.com.au>

Sent: Monday, 4 November 2024 2:39 PM

To: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>

Cc: Gino Tiberi <g.tiberi@tamworth.nsw.gov.au>; Christopher Ross <Christopher.Ross@tamworth.nsw.gov.au>; Gina Vereker <g.vereker@tamworth.nsw.gov.au>; 'director-ebe@une.edu.au'; Karl Eckermann <karl.eckermann@architectus.com.au>; Steven Hill <steve@sixhillsgroup.com.au>; Alice Elsley <a.elsley@tamworth.nsw.gov.au>; Adrian Cameron <a.cameron@tamworth.nsw.gov.au>; Meredith Butler <mbutle42@une.edu.au>; 'director-ebe@une.edu.au' <director-ebe@une.edu.au>; Nicholas Smith <n.smith@tamworth.nsw.gov.au>; Frances Rodger <f.rodger@tamworth.nsw.gov.au>; Freya Han <Freya.Han@tamworth.nsw.gov.au>

Subject: RE: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

Hi Sam,

We received an invite last week for another Planning Panel meeting on the 20/11. Could we arrange a meeting with yourselves prior to that meeting to understand the recommendations made to the panel.

Also the EBE have a meeting with the Vice Chancellor next Monday, would it possible for you or someone else from council to provide a status update on recent activities prior to that meeting. A phone call would suffice.

Louise Norton
Project Director

Touchstone Partners Pty Ltd | ABN 52 609 671 258 | Suite 10.2, Level 10, 92 Pitt St Sydney NSW 2000 |
www.touchstonepartners.com.au | louisen@touchstonepartners.com.au | 0499 009 278

-----Original Appointment-----

From: Louise Norton **On Behalf Of** Sam Lobsey

Sent: Wednesday, 23 October 2024 10:28 AM

To: Steven Hill

Subject: FW: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

When: Wednesday, 23 October 2024 10:30 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Room-474 Peel St_Meeting Rm 1

-----Original Appointment-----

From: Sam Lobsey <s.lobsey@tamworth.nsw.gov.au>

Sent: Friday, 18 October 2024 4:01 PM

To: Sam Lobsey; Alice Elsley; Adrian Cameron; Meredith Butler; Louise Norton; 'director-ebe@une.edu.au'; Nicholas Smith; Frances Rodger; Freya Han

Cc: Gino Tiberi; Christopher Ross; Gina Vereker; 'director-ebe@une.edu.au'; Karl Eckermann

Subject: NRPP Deferral Notice Discussion - Erection of an Educational Establishment - UNE University Campus - 545 Peel Street Tamworth

When: Wednesday, 23 October 2024 10:30 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Room-474 Peel St_Meeting Rm 1

Hi All,

This is a following up to our last meeting regarding the recent NRPP Deferral Notice and the (documents attached).

Frances- could you please help to set a zoom link to add to the invite, Thanks.

Join Zoom Meeting

<https://tamworth-nsw-gov-au.zoom.us/j/89524908267?pwd=ce3xvDE0EabxHJlbCyj6UF93HM4ARl.1&from=addon>

Meeting ID: 895 2490 8267

Passcode: 319135

One tap mobile

+61861193900,,89524908267#,,,,*319135# Australia

+61871501149,,89524908267#,,,,*319135# Australia

Kind Regards

Freya Han

Development Administrator

Liveable Communities

E freya.han@tamworth.nsw.gov.au

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www.tamworth.nsw.gov.au

A promotional banner for the Toyota Tamworth Country Music Festival 2025. The background is dark blue with wispy smoke effects. On the right, a woman with long dark hair is singing into a microphone, wearing a white top and colorful wristbands. On the left, there is a logo featuring a guitar and the number 53. The text 'SEE YOU IN' is at the top center, followed by 'TAMWORTH' in large yellow letters. Below that, the dates '17 - 26 JANUARY 2025' are displayed. A yellow bar at the bottom contains the website 'TCMF.COM.AU' and the hashtag '#TCMF2025'. At the very bottom, the Tamworth Regional Council logo is on the left, and a statement of acknowledgment is on the right.

TOYOTA
TAMWORTH
COUNTRY
MUSIC
FESTIVAL 2025

53

SEE YOU IN
TAMWORTH
17 - 26 JANUARY 2025

TCMF.COM.AU • #TCMF2025

Tamworth
REGIONAL COUNCIL

Tamworth Regional Council acknowledges the Gamilaroi/Kamilaroi people, who are the Traditional Custodians of this land. We would like to pay respect to Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.