

6.2.3 Council Submission to Western Region Joint Regional Planning Panel – Extension to TAFE Western – Ulan Road Mudgee

REPORT BY MANAGER STATUTORY PLANNING TO 7 MAY 2014 COUNCIL MEETING

DA0277_2014_TAFE_Ulan Road

GOV400038, DA0277/2014

RECOMMENDATION

That:

1. **the report by the Manager Statutory Planning on the DA 0277/2014 for the proposed Extension to Western Institute of TAFE – Mudgee College at 269 Ulan Road Mudgee be received;**
2. **Council makes a written submission that indicates Council's and the community's strong support for the development subject to the provision of a cycleway from the facility to the town of Mudgee highlighting the dangers of pedestrians walking along Ulan Road.**

Executive summary

Development Application 0277/2014 for the Construction of a new building to house administration library and new learning spaces, the refurbishment of the existing buildings and the construction of new access road and car parking at 269 Ulan Road Mudgee was lodged with Council on the 18 February 2014. The application will be determined by the Western Region Joint Regional Planning Panel (JRPP) because the capital investment value of the project exceeds \$5 million and the application is a Crown development.

The purpose of this report is to advise that Council staff have no significant concerns with the development except for the need for a cycle way linking the campus to Mudgee. It is therefore recommended that Council put forward a submission to the JRPP stating that the provision of a cycleway is a necessary piece of infrastructure for staff and students of the TAFE campus.

Detailed report

JRPP PROCEDURES

The assessment report for the Development Application is intended to be submitted to the JRPP prior to the Council meeting on the 7 May 2014.

In accordance with the JRPP Operational Procedures after the assessment report has been submitted to the JRPP it may be provided to Council to assist Council in formulating its submission. A copy of the report will be circulated under separate cover. The report is likely to recommend that the development application be approved.

Council is currently seeking concurrence on the proposed conditions of consent from the NSW Department of Public works who are the project managers of the development. This is required because the proposal is Crown development and the Minister or his/her delegate must concur with any proposed conditions of consent.

The Council has 7 days before the JRPP meeting to make a submission. The Operational Procedures state:

A Regional Panel will give consideration to a council submission in its determination of the application. A council submission, however, is not a matter that must be specifically addressed in the assessment report or recommendations prepared by council staff.

If Council makes a submission it may also register to address the Regional Panel to express its view before the Panel makes a determination on the application. Individual Councillors can also register to speak to the Panel at its meeting.

PROPOSED DEVELOPMENT

The existing TAFE facility at Ulan Road has been the subject of a number of developments to increase capacity and resources at the site. Mudgee currently has two campuses; one at Ulan Road and the other in Court Street. It is intended to close down and sell off the Court Street campus and further develop the Ulan Road site. This application is for the consolidation of the two campuses to provide administration, library and further learning spaces at the Ulan Road campus.

The development application seeks approval for the following:

- Construction of a new building to house administration, library and learning spaces;
- Light refurbishment of the existing facility;
- New access road; and
- New car parking.

ASSESSMENT

Council's Planning and Development staff are finalising their assessment of the application and the proposal has been considered by the Development Engineer, Senior Health and Building Surveyor and Statutory Planner.

Staff are generally supportive of the development but have requested that the applicant consider the provision of a cycleway from the campus to town. This is consistent with Council's Footpath and Cycleway Strategic Plan and provides an alternative to car transport given the increased distance of the facility from town compared with the existing facility in Court Street Mudgee.

TAFE and Public Works have indicated at pre lodgement meeting that there is insufficient budget for the provision of a footpath/ cycleway. Council have also sought to require this condition on the last application for the TAFE campus which was rejected by the applicant/ Crown.

The development will provide state of the art learning spaces for TAFE students in the region which is to be supported and would be in the public interest.

Overall the development is considered worthy of support and Council should lodge a written submission accordingly subject to the provision of a cycleway. The Ulan Road is a very busy road and it would be irresponsible of TAFE NSW to build a facility at the Ulan Road site without adequate pedestrian and cycleway facilities. A large majority of the students attending this facility would not have a car and will either walk to the site or ride a bike. It is vital that the applicant be required to extend the walkway/ cycleway that Council has constructed as far as Henry Lawson Drive. Otherwise, Staff are of the opinion that it is only a matter of time before a serious accident could occur.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

GARY BRUCE
MANAGER STATUTORY PLANNING

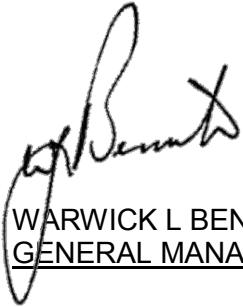


CATHERINE VAN LAEREN
DIRECTOR DEVELOPMENT & COMMUNITY
SERVICES

24 April 2014

Attachments: Nil

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER