

AGENDA

- 1 APOLOGIES AND LEAVE OF ABSENCE**
- 2 COMMUNITY CONSULTATION**
- 3 MINUTES OF PREVIOUS MEETING SUBMITTED FOR APPROVAL**

RECOMMENDATION

That the Minutes of the Ordinary Meeting held on Tuesday, 10 October 2017, copies of which were circulated, be taken as read and confirmed as a correct record of the proceedings of the Meeting.

4 DISCLOSURE OF INTEREST

Pecuniary Interest

Non Pecuniary Conflict of Interest

Political Donations

5 MAYORAL MINUTE

Nil

6 NOTICE OF MOTION

Nil

OPEN COUNCIL REPORTS

7 ENVIRONMENT AND PLANNING

7.1 AMENDMENT TO THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 - PLANNING PROPOSAL FOR LOT 1 DP 217032, 37-77 JEWRY STREET, TAMINDA – FILE No SF8372

DIRECTORATE: PLANNING AND COMPLIANCE
AUTHOR: Megan Purkiss, Strategic Planner

1 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Amendment to the Tamworth Regional Local Environmental Plan 2010 - Planning Proposal for Lot 1 DP 217032, 37-77 Jewry Street, Taminda”, Council:

- (i) forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979;*

- (ii) *request that the Minister for Planning and Environment exercise the plan making powers under Section 73A of the Environmental Planning and Assessment Act 1979 and grant Council delegated authority to amend the Tamworth Regional Local Environmental Plan 2010; and*
- (iii) *upon receipt of a Gateway Determination in relation to the planning proposal, publicly exhibit the proposal.*

SUMMARY

The purpose of this report is to seek a resolution of Council to amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*, in relation to the lands identified as Lot 1 DP 217032, 37-77 Jewry Street in Taminda, to allow for additional future industrial and business development within the Taminda precinct.

The land formerly known as 'Federation Park' is owned by Tamworth Regional Council. It was previously a venue for sporting activities however has not been utilised for a number of years and is currently vacant. The subject site provides an opportunity to extend similar land uses onto this parcel of land that is protected by the levee bank.

The subject site is currently zoned *SP3-Tourist* pursuant to the *TRLEP 2010*. The aim of the Planning Proposal is to rezone the land to include both an *IN1-General Industrial* zone and a *B5 – Business Development* zone. These two zones will accommodate a range of both industrial and bulky goods development. A Floor Space Ratio of 1:1 will only apply to the land proposed to be rezoned to *B5-Business Development* (similar to the provisions already existing for land zoned B5 in Taminda). No minimum lot size provisions will apply to the parcel of land.

COMMENTARY

The Planning Proposal aims to amend the zoning of the land known as Lot 1, DP 217032, 37-77 Jewry Street in Taminda, to facilitate the redevelopment of the land for industrial and business purposes. The subject land, known formerly as Federation Park, is shown on the **ATTACHED** site map, refer **ANNEXURE 1**, is owned by Tamworth Regional Council and was occupied by one building that was connected to Council servicing infrastructure previously used in conjunction with the sporting activities undertaken on the land. This structure has since been removed and the land is currently a vacant site. The total area of the land is approximately 7.95 hectares. The outcome of the proposed amendment will facilitate a higher land use that is consistent with the surrounding locality.

An amendment to the *TRLEP 2010*, will result in changing the zone of the land from *SP3 - 'Tourist'* to *B5 - 'Business Development'* including a portion of land fronting Jewry Street to an *IN1-General Industrial* zone. A Floor Space Ratio (FSR) of 1:1 will apply to the *B5 - Business Development* zone. There will be no minimum lot size provisions applicable to the subject site. The maps indicating the proposed zoning and FSR changes to the subject site are **ENCLOSED** for the information of Councillors, refer **CONFIDENTIAL ENCLOSURE 1**.

The subject land is considered to have significant potential for redevelopment to accommodate the growing business and industrial needs of the city. The planning proposal is considered to be consistent with the objectives, actions and priorities outlined in the *Tamworth Regional Development Strategy 2008*.

Council has undertaken a comprehensive stormwater drainage analysis which underpins the planning proposal. This analysis indicates that options exist to manage drainage issues affecting the land so that it may be developed for future industrial and business purposes. The

stormwater drainage analysis has been based on a range of scenarios in relation to the levee bank surrounding the Taminda precinct.

A *Tamworth Traffic Study* was undertaken in 2012, with further detailed traffic modelling of the Taminda precinct provided in 2016. The traffic modelling takes into account future traffic volumes configured with the recent upgrade works along Gunnedah Road and Manilla Road, and a potential future bypass to the south west of the site.

As the previous use of the subject land was for recreational sports fields, it is not considered that flora/fauna or contaminated land assessments are required at the rezoning stage. The Gateway Determination will specify the requirements for any additional studies and community consultation in this regard.

In order to amend the TRLEP 2010, Council is required to submit the Planning Proposal to the Department of Planning and Environment (the Department) for a Gateway Determination. The proposal has been written in accordance with the Department of Planning and Environment's '*A Guide to preparing Local Environmental Plans*' and '*A Guide to preparing Planning Proposals*'.

Council will also request the Minister for Planning and Environment to exercise the planning powers under Section 73A of the *Environmental Planning and Assessment Act 1979* and grant Council delegated authority to amend the TRLEP 2010. Should the Gateway Panel approve the public exhibition of the Planning Proposal, it is anticipated that the proposal would be exhibited during December 2017/January 2018.

(a) Policy Implications

Nil

(b) Financial Implications

Nil

(c) Legal Implications

Amendments to the *Tamworth Regional Local Environmental Plan 2010* will alter the planning provisions for the subject site.

(d) Community Consultation

The proposed rezoning of Lot 1, DP 217032 has not been the subject of any formal Community Consultation. However, after a review of the Planning Proposal, the Gateway Panel will advise Council of the necessary Community Consultation requirements.

8 INFRASTRUCTURE AND SERVICES

8.1 WATER TREATMENT PLANT OPERATORS - ADDITIONAL TRAINING – FILE NO SF708

DIRECTORATE: WATER AND WASTE

AUTHOR: Bruce Logan, Director Water and Waste

RECOMMENDATION

That in relation to the report "Water Treatment Plant Operators – Additional Training", Council:

- (i) agree to engage TAFE NSW and Murray Thompson Water Services for the upper limit fee of \$55,000 to train 12 Council staff involved in the provision of drinking***

OPEN COUNCIL REPORTS

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DIRECTORATE: PLANNING AND COMPLIANCE
AUTHOR: Megan Purkiss, Strategic Planner

MOTION

Moved Cr Rodda/Cr Tickle

That in relation to the report “Amendment to the Tamworth Regional Local Environmental Plan 2010 - Planning Proposal for Lot 1 DP 217032, 37-77 Jewry Street, Taminda”, Council:

- (i) forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979;
- (ii) request that the Minister for Planning and Environment exercise the plan making powers under Section 73A of the Environmental Planning and Assessment Act 1979 and grant Council delegated authority to amend the Tamworth Regional Local Environmental Plan 2010; and
- (iii) upon receipt of a Gateway Determination in relation to the planning proposal, publicly exhibit the proposal.

350/17 RESOLVED

8 INFRASTRUCTURE AND SERVICES

8.1 WATER TREATMENT PLANT OPERATORS - ADDITIONAL TRAINING – FILE NO SF708

DIRECTORATE: WATER AND WASTE
AUTHOR: Bruce Logan, Director Water and Waste

MOTION

Moved Cr Tickle/Cr Impey

That in relation to the report “Water Treatment Plant Operators – Additional Training”, Council:

- (i) agree to engage TAFE NSW and Murray Thompson Water Services for the upper limit fee of \$55,000 to train 12 Council staff involved in the provision of drinking water across the Council area to a standard that would allow individual operators to be certified under the current national framework; and
- (ii) allocate \$55,000 from the Water Reserve to pay the costs associated with this training.

351/17 RESOLVED