

NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Tamworth Regional Council on Thursday 23 July 2015 at 9:30 am

Panel Members: Garry West (chair), Pamela Westing, John Griffin, Phil Betts and Tim Coates

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015NTH005 Tamworth Regional Council DA0320/2015 [at 176-182 Marius Street, Tamworth] as described in Schedule 1.

Date of determination: 23 July 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

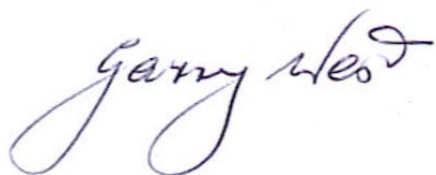
SEPP 55 was considered and it was determined the site subject to the application was the continuation of an established use there is no work proposed within the external areas that require removal or disturbance of any soil or pavement.

The panel adopted the assessment of those matters in the Council Assessment Report and the principal reason for the panel decision was that the key issues of noise, odour and waste water had been adequately assessed and were appropriately conditioned through the GTA's issued by the EPA and adopted as part of the approval. Other reasons for the panel decision were:

- 1) Traffic access and egress issues were assessed and satisfactorily conditioned;
- 2) The development results in the continuation of an existing food ingredients factory providing local employment; and
- 3) The public submissions were addressed appropriately through conditions of consent.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting. Condition 7 was amended to provide the correct references to the current plans and condition 9 was deleted as the terms of this condition were more appropriately covered in condition 20.

Panel members:



Garry West (chair)



Pamela Westing



John Griffin



Phil Betts



Tim Coates

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015NTH005 Tamworth Regional Council DA0320/2015
2	Proposed development: Allied Mills Factory Upgrade Redevelopment, including alterations, additions and upgrade of existing factory
3	Street address: 176-182 Marius Street, Tamworth
4	Applicant/Owner: Urbis Pty Ltd/ Allied Mills Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Tamworth Regional Local Environmental Plan 2010 • State Environmental Planning Policy No. 55 – Remediation of Land • Tamworth Regional Control Plan 2010 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 9 July 2015 Written submissions during public exhibition: three (3) Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Stephen White, Director Planning, Urbis.
8	Meetings and site inspections by the panel: Site Visit on 23 July 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report