

DATE OF DEFERRAL	17 December 2025
DATE OF PANEL MEETING	10 December 2025
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 10 December 2025, opened at 2.10pm and closed at 4.00pm.

MATTER DEFERRED

PPSNTH-387 – Tamworth – DA2025-0114 – 5498 Duri Road and 51 Gowrie Road, Warral – Establish and operate a hard rock quarry (Strathmore Quarry) to extract up to 240,000 tonnes per annum and 1,600 tonnes per day for up to 30 years, with a maximum disturbance area of approximately 12 hectares (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 observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until June 2026. The matter was deferred to allow for the provision and assessment of a Human Health Risk Assessment for Respirable Crystalline Silica, which has been requested in response to the matters raised by the community.

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 prepare a Human Health Risk Assessment (HHRA) for Respirable Crystalline Silica (RCS) to evaluate the potential risks to human health associated with RCS in dust that may be emitted from the quarry and may migrate onto residential properties adjacent to the quarry and consider risk management measures that may be needed. The HHRA is to be prepared by a suitably qualified person and be submitted to Council. The HHRA is to be uploaded to the Planning Portal by 31 March 2026.
2. Council is required to undertake an independent peer review of the HHRA.
3. Council is required to exhibit the HHRA and independent peer review for a minimum period of three (3) weeks.
4. Council is requested to provide a supplementary assessment report responding to the HHRA, independent peer review and any submissions, which is to be uploaded to the Planning Portal within three (3) weeks of the conclusion of the exhibition period.
5. When the updated assessment report is received, the Panel will hold a Final Public Determination Meeting. This meeting is to be held by videoconference (Teams).

If the outstanding information is not provided by 31 March 2026, the Panel may move to determine the DA based on the information currently at hand.

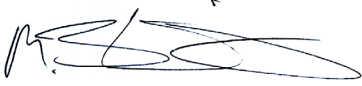
PANEL MEMBERS



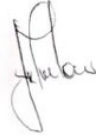
Dianne Leeson (Chair)



Stephen Gow



Michael Wright



James Treloar



Glenn Inglis

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-387 – Tamworth – DA2025-0114
2	PROPOSED DEVELOPMENT	Establish and operate a hard rock quarry (Strathmore Quarry) to extract up to 240,000 tonnes per annum and 1,600 tonnes per day for up to 30 years, with a maximum disturbance area of approximately 12 hectares
3	STREET ADDRESS	5498 Duri Road and 'Callendale', 51 Gowrie Road, Warral
4	APPLICANT/OWNER	Scott Waters Oats Block Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated Development
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Primary Production) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Resources and Energy) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Tamworth Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: ○ Tamworth 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	• Council Assessment Report: 28 November 2025 • Written submissions during public exhibition: 133 (including 1 petition) • Verbal submissions at the public meeting on 10/12/2025: ○ Shane Cullen, Katie Oregan, Nichole Baker, Damon Baker, Alan James, Kim McNamara, Debra Cohen, Terry Cohen, Jodie Compton, Leanne Elizabeth James, David Gulliford, Graham Brown, Matthew Taylor ○ Council assessment officer - Jessica Allen ○ On behalf of the applicant – Scott Waters, Matthew Goodwin, Matthew Ferris • Total number of unique submissions received by way of objection: 133 (including 1 petition)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 18 February 2025 ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis ○ <u>Council assessment staff</u>: Jessica Allen, Alice Elsley, Adrian Cameron ○ <u>Department staff</u>: Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova

		• Site inspection: 7 February 2025 ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis ○ <u>Council assessment staff</u>: Jessica Allen, Alice Elsley, Adrian Cameron and Sam Lobsey • Briefing to discuss Council's recommendation: 10 December 2025 ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis ○ <u>Council assessment staff</u>: Jessica Allen, Sam Lobsey, Adrian Cameron, Alice Elsley ○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended on 10/12/2025