

SUPPLEMENTARY REPORT TO PLANNING ASSESSMENT REPORT & ADDENDUM REPORT

JRPP Ref No	2013NTH009
DA No	2012/185
Proposed Development	Expansion of Blue Metal Quarry (Marys Mount)
Property Description	Lot 161 DP 755508, 'Burleith' 334 Pownall Road, Mullaley Lot 2 DP 865898, 'Beulah' 259 Barker Road, Marys Mount Part of Haul Road – Lot 53 DP 755495, 'Yamba', 224 Goolhi Road, Emerald Hill, Lot 141 DP 755495, 'Emerald Plains', 398 Goolhi Road, Emerald Hill and Lot 160 DP 7557495, 'South Yamba', 475 Goolhi Road, Emerald Hill
Applicant	Stewart Surveys Pty Ltd
Recommendation	Approval with Conditions
Report by	Carolyn Hunt Manager Development & Planning Gunnedah Shire Council

Supplementary Report to Addendum to the Assessment Report and Amended Recommendation

1 EXECUTIVE SUMMARY

1.1 *Background*

The subject Development Application was referred to the Joint Regional Planning Panel (JRPP) for determination on 9 April 2014. The determination of the application was deferred by the JRPP to allow the proponent to consider the following:

- Issue relating to the dwelling "Burleith" being within the blast zone and therefore the need to maintain the dwelling in common ownership with the owner of the quarry
- Cessation of haulage during times of school bus operation on the haulage route

The applicant submitted an amendment to the Development Application on 17 April 2014 in response to the matters identified at the JRPP meeting.

The amended Development Application was referred to the JRPP for determination on 22 May 2014. The JRPP approved the development application. However, Council has subsequently established that part of the haul road is located on private land, for which the consent of the owners of two properties were required. Consequently Council is of the opinion that the JRPP was not, at the time of the meeting, in a position to determine the application.

Brief Description of amended Proposed development:

The development application seeks consent for the expansion of an existing quarry. The expansion involves the:

- Increase in annual extraction from 30,000m³ (50,000 tonnes) to 360,000 tonnes, for a 22 year period
- Increase in total project area from 2 hectares to 18.9 hectares

A Voluntary Planning Agreement has also been submitted with the application.

1.2 Recommendation:

1. That the JRPP decision of the 22 May 2014 meeting be rescinded.
2. That development application DA2012/185 be approved, subject to the conditions of consent contained in Annexure 3.

1.3 Annexures:

Annexure 1	Submissions (as submitted to JRPP on 9 April 2014)
Annexure 2	Voluntary Planning Agreement (as submitted to JRPP on 9 April 2014)
Annexure 3	Draft Conditions of Consent (as submitted to JRPP on 22 May 2014)
Annexure 4	General Terms of Approval - Environment Protection Authority (EPA) (as submitted to JRPP on 9 April 2014)

2 EVALUATION OF DEVELOPMENT APPLICATION

2.1 Proposed development

The development application seeks consent for the expansion of the existing Marys Mount Blue Metal Quarry. The application is seeking approval for the following:

- Increase in annual extraction rate for the quarry to 360,000 tonnes (120,00 bank cubic metres), in three main stages
- Operation Period of 23 years, which includes an extraction period of 22 years and 1 year for final rehabilitation of the site
- Quarry boundary of 15.52 hectares, with a total project boundary of 18.9 hectares
- Processing of the material will occur within the proposed quarry footprint, with material stockpiling to occur within the quarry footprint and current stockpile area (north of the pit)
- Method of extraction – drill and blast extraction
- Haulage route –
 - Estimated 75% of traffic - Barker Road to Goolhi Road to Kamilaroi Highway at Emerald Hill and
 - Estimated 25% of traffic - Barker Road to Goolhi Road to Oxley Highway at Gunnedah
- BioBanking Statement
- Voluntary Planning Agreement has been submitted

2.2 Owner's Consent

As noted above, following the JRPP meeting on 22 May 2014, Council established that the owner's consent in respect of two additional properties associated with the proposed development was required. Council can now advise that the outstanding owner's consents have been received. Council is satisfied that, for all properties which are the subject of the development application, the consent of all property owner's has now been received.

3 CONCLUSION

As additional properties associated with the haul road were identified after the meeting, for which owner's consent had not been given at the time of the meeting, the JRPP was not in a position to determine the matter and as such this decision should be rescinded.

With the consent of all property owners now obtained, it is recommended that, in relation to Development Application No. 2012/185 for the Expansion of the Blue Metal Quarry (Marys Mount) located at Lot 161 DP 755508, 'Burleith' 334 Pownall Road, Mullaley and Lot 2 DP 865898, 'Beulah' 259 Barker Road, Marys Mount, and part of haul road on Lot 53 DP 755495, 'Yamba', 224 Goolhi Road, Emerald Hill, Lot 141 DP 755495, 'Emerald Plains', 398 Goolhi Road, Emerald Hill and Lot 160 DP 7557495, 'South Yamba', 475 Goolhi Road, Emerald Hill, be approved subject to the Conditions of Consent in Annexure 3.

Annexure 1	Submissions (as submitted to JRPP on 9 April 2014)
Annexure 2	Voluntary Planning Agreement (as submitted to JRPP on 9 April 2014)
Annexure 3	Draft Conditions of Consent (amended)
Annexure 4	General Terms of Approval - Environment Protection Authority (EPA) (as submitted to JRPP on 9 April 2014)