

## NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Clarence Valley Council on Thursday 21 August 2014 at 4:00 PM

Panel Members: Garry West, Pamela Westing, Bruce Clarke, Cr Richie Williamson and Cr Craig Howe

Apologies: None Declarations of Interest: None

### Determination and Statement of Reasons

**2014NTH006 – Clarence Valley Council DA2014/0098 – Expansion of Extractive Industry (Sheridan's Hard Rock Quarry); 242 Faheys & Bulgins Road, Hernani (Lots 62 & 63 DP752807) as described in Schedule 1.**

**Date of determination:** 21 August 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A 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:**

The panel adopted the assessment of those matters in the Council Assessment Report, as the proposed development complies on planning grounds with the relevant legislation and Council policies ensuring the public interest is maintained and any potential impacts from the development are minimised. Whilst the safety issues regarding Waterfall Way were of concern the panel believed there was a market demand that needed to be met and the numbers of laden truck movements were not proposed to increase above the approval for the existing development. The panel however, believed it was in the public interest to restrict Saturday laden truck movements no further east on Waterfall Way than Maynards Plains Road.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report as amended at the meeting.

**Panel members:**

 <b>Garry West (Chair)</b>	 <b>Pamela Westing</b>	 <b>Bruce Clarke</b>
 <b>Richie Williamson</b>	<b>Craig Howe</b>  <b>Craig Howe</b>	

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## SCHEDULE 1

1	<b>2014NTH006 – Clarence Valley Council DA2014/0098</b>
2	<b>Proposed development:</b> Expansion of Extractive Industry (Sheridan's Hard Rock Quarry)
3	<b>Street address:</b> 242 Faheys & Bulgins Road, Hernani (Lots 62 & 63 DP752807)
4	<b>Applicant/Owner:</b> Matsid Pty Ltd
5	<b>Type of Regional development:</b> Designated Development – extractive industry
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy 33 Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy 44 Koala Habitat Protection</li> <li>• State Environmental Planning Policy Mining &amp; Petroleum and Extractive Industries 2007</li> <li>• State Environmental Planning Policy Rural Lands 2008</li> <li>• North Coast Regional Environmental Plan 1988</li> <li>• Clarence Valley Local Environment Plan 2011</li> <li>• Development Control Plan for Development in Rural Zones</li> <li>• Clarence Estuary Management Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 6 August 2014 Addendum to Section 79C assessment, prepared by Council. Written submissions during public exhibition: nine Verbal submissions at the panel meeting: Support- Nil; Against- Caroline Joseph, Pauline Kidson & Terry Walker; On behalf of the applicant- Graham Sheridan & Gary Peacock.
8	<b>Meetings and site inspections by the panel:</b> Site visit and briefing meeting on 21 August 2014
9	<b>Council recommendation:</b> approval subject to conditions
10	<b>Draft conditions:</b> supplied by Council on pages 12-16 of assessment report dated 6 August 2014