

DETERMINATION AND STATEMENT OF REASONS

SOUTHERN JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	24 May 2017
PANEL MEMBERS	Pam Allan (Chair), Alison McCabe, Renata Brooks, Michael McManus, Geoff Frost
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 8 May 2017 and 24 May 2017.

MATTER DETERMINED

2016STH014 – Yass Valley – DA5.2016.57.1 – Extending the operational life of the Bogo Quarry for 30 years including: increase in the approved production level of hard rock products; importation, placement and operation of mobile concrete and asphalt plants and construction of a southern earth bund and to plant a perimeter tree screen – Lot 1 DP 1205646, 134 Paynes Road, Bookham (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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





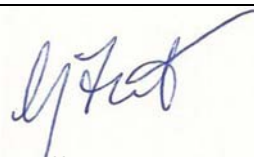
The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.

REASONS FOR THE DECISION

The Panel approved the application in accordance with the recommendation in the Council Assessment Report.

CONDITIONS

The development application was approved subject to the amended conditions provided by Council on 23 May 2017 (published on Planning Panels website as 'Attachment B – Draft Conditions (Amended) 23.5.17'.

PANEL MEMBERS	
 Pam Allan (Chair)	 Alison McCabe
 Renata Brooks	 Michael McManus
 Geoff Frost	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016STH014 – Yass Valley – DA5.2016.57.1
2	PROPOSED DEVELOPMENT	<p>Extending the operational life of the Bogo Quarry for 30 years including:</p> <ul style="list-style-type: none"> • Increase in the approved production level of hard rock products • Importation, placement and operation of mobile concrete and asphalt plants • Construction of a southern earth bund and to plant a perimeter tree screen
3	STREET ADDRESS	Lot 1 DP 1205646 and Part Lot 115 DP 876302, 134 Paynes Road, Bookham
4	APPLICANT/OWNER	Bogo Operations Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP (State and Regional Development) 2011 ○ SEPP Rural Lands 2008 ○ SEPP (Infrastructure) 2007 ○ SEPP 33 – Hazardous and Offensive Development ○ SEPP 44 – Koala Habitat Protection ○ SEPP 55 – Remediation of Land ○ SEPP Mining, Petroleum and Extractive Industries 2007 ○ Yass Valley Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Development Control Plan – Community Consultation ○ Heavy Haulage Section 94 Contributions Plan 2006 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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	<ul style="list-style-type: none"> • Council assessment report: 3 May 2017 • Written submissions during public exhibition: 6 from State agencies
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection 6 June 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report, amended 23.5.17