

DATE OF DETERMINATION	Wednesday 13 June 2018
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet Ward, David White, Ross Walker
APOLOGIES	Peter Debnam
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 13 June 2018, opened at 1.55pm and closed at 2.30pm.

MATTER DETERMINED

2017SNH048 – Hornsby – DA1270/16 at 6 & 8 Laughtondale Gully Road and 4835, 4843, 4847 & 47777 Old Northern Road Maroota (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 material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

In accepting the assessment report's recommendation to approve the application, the Panel has clarified and added to the conditions of consent. The applicant has agreed to these changes. The reasons for the decision of the Panel were:

- The proposed quarry provides for a much-needed resource.
- The proposal minimises the environmental impact of the operation.
- Where environmental impacts cannot be avoided, the proposal compensates for them by providing for vegetation offsets on site.






CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- New condition 18A) to read as follows:
Details of noise bunds along the western side boundary of the extraction area be detailed on plans submitted to Council prior to the Construction Certificate.
- The following is added to Condition 43:
Noise bunds are to be constructed along the western side boundary of the extraction area using excavated top soil.

Condition 1a) is amended by adding “to Council” after “submitted” and by adding at the end a new sentence “In preparation of the detailed plans, the applicant shall consider any impact on historical relics.”

The section at the beginning of the conditions called “General Conditions” shall be moved to after Condition 1.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Julie Savet Ward	 David White
 Ross Walker	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH048 – Hornsby – DA1270/16
2	PROPOSED DEVELOPMENT	Sandstone Extractive Industry
3	STREET ADDRESS	Nos. 6 & 8 Laughtondale Gully Road, Maroota
4	APPLICANT/OWNER	Dixon Sand (Penrith) 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"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.33 Hazardous and Offensive Development State Environmental Planning Policy No.44 – Koala Habitat Protection Sydney Regional Environmental Plan No.20 – Hawkesbury Nepean (No.2 – 1997) Hornsby Local Environmental Plan YYYY Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Hornsby Development Control Plan 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: 1 June 2018 Written submissions during public exhibition: 3 Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant: John Dixon, Gabrielle Allan
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 13 July 2017 Final briefing meeting to discuss council's recommendation, 13 June 2018, 1.20pm. Attendees: <ul style="list-style-type: none"> Panel members: John Roseth (Chair), Sue Francis, Julie Savet Ward, David White, Ross Walker Council assessment staff: Debra Clysdale, Rodney Pickles
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report