



Contact: David Christy
Reference: AF18/03988
DOC20/127715

**Southern Regional Planning Panel
Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124
Attn: Mellissa Felipe**

31 July 2020

Dear Mellissa,

**PPS-2019STH002 – Extension of Existing Clay Mine – 253 Shaw Street, Springdale Heights
Development Application 10.2018.36584.1**

I am writing in regards to Development Application 10.2018.36584.1 (your Ref PPS-2019STH002) which is to be considered by the Southern Regional Planning Panel.

Councillors considered a report on the proposed application at its Ordinary Meeting held on Monday 27 July 2020 and resolved to make a submission to the Southern Regional Planning Panel objecting to the proposed development.

Council wishes to advise the Southern Region Joint Regional Planning Panel that it objects to this application as submitted and would like this to be noted by the Panel as part of its consideration of this application. Council's concerns relate to the following elements:

- Appropriateness for the E3 Environmental Management Zone – Council notes that the subject site is included in Schedule 1 of Albury Local Environmental Plan 2010 and thus is identified as an additional use permitted with consent on the site. There is an existing Mining Lease (1229) over the site that covers the area approved under Development Permit N72/291 and the associated Mining Lease. However, Council does not believe it is appropriate to allow for the expansion of the approved mine into the area of the site sought under this consent with consideration to the objectives of the E3 Zone. Council also does not believe it is appropriate to allow for the use of the mine beyond the current approved life of the consent and Mining lease within the E3 Environmental Management Zone. This is not consistent with the clear future intent of this zone and is contrary to community expectations. Council notes that the environmental impacts of the proposed expansion have assessed as not significant but reiterates that it is not appropriate for the mining activity to occur within the E3 Zone. The potential loss of vegetation and land is not satisfactory and will have a significant impact upon the amenity of the local area and the wider Albury Local Government Area.

- Amenity concerns – Council has concerns regarding the potential amenity impacts of the proposed development, especially in relation to dust, noise and traffic. There will be unacceptable impacts upon the amenity of nearby residential properties resulting from the expansion of the quarry beyond its current approval. It is not appropriate for this activity to continue to occur on an unsealed road nor is it appropriate for this level of heavy vehicle traffic to be generated which is required to go past existing and future residences along Shaw and other streets.

Should you have any queries in relation to our submission, please do not hesitate to contact Council's Chief Executive Officer, Frank Zaknich, on 02 6023 8270 or fzaknich@alburycity.nsw.gov.au

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kevin Mack', with a stylized flourish at the end.

Cr Kevin Mack
Mayor