

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSHCC-83 – Central Coast Council – DA-518/2021
APPLICANT / OWNER	Natasha Moring / Lawsan Quarries Pty Ltd, Jeradan Quarries Pty Limited, Philmar Investments Pty Limited
APPLICATION TYPE	S4.56 Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Section 4.56, <i>Environmental Planning and Assessment Act 1979</i>
KEY SEPP/LEP	Gosford Local Environmental Plan 2014
CIV	\$0 (excluding GST)
SCHEDULED MEETING DATE	12 August 2021

REQUIRED ATTENDEES

APPLICANT	Natasha Moring, Lawrence Spiter and Nathan Smith
PANEL	Alison McCabe (Chair), Juliet Grant (State), Sandra Hutton (State member), Greg Flynn (Council nominated member)
COUNCIL OFFICER	Robert Eyre and Emily Goodworth
CASE MANAGER	Alexandra Hafner and Leanne Harris

OTHER ATTENDEES

RSDA Team	Lisa Foley
Panel Members	Juliet Grant, Sandra Hutton and Greg Flynn

ISSUES DISCUSSED

- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore is not limited to the detail contained herein.
- Proposed to alter the proposed extraction method (type of machinery) used in the approved method of sand extraction (loose and solid material). EPL license does not permit dimensioned stone cutting. LEC approval allows bulldozing and ripping. Ground levelled under current approval. Approval silent on saw cutting although mentioned in modified and reviewed acoustic report.
- A profiler will simultaneously remove layers of sand and loads by a conveyor into trucks. Once the profiler has removed the top layers of loose sand, sandstone blocks will then be cut using an excavator with a saw attachment and loaded into trucks for transport. The profiler replaces the D9 dozer ripping and crushing sand.
- Application currently under exhibition. Potentially one submission to date.
- Traffic volumes: reduction in vehicle/traffic volumes under proposed modifications.
- Air quality: Air quality review report refers to previous air quality assessment for the quarry and concludes no air quality impacts that would exceed set criteria at adjoining residents. The NSW EPA air quality guidelines have been amended since this time. The overall reductions in quarry's air emissions assumed to result in reduced air quality impacts to adjoining neighbours.
- Noise to surrounding residential development: Previous report submits the project specific noise criteria set by the NSW EPA licence conditions met at all adjoining residences. NSW EPA guidelines have since changed. Acoustic Logic conducted investigations and concluded that since the sound power levels of the proposed equipment is no higher than the originally approved development, project specific noise criteria will be met at all adjoining residences, however, requires further consideration after EPA response.
- 24hour monitoring undertaken on site in accordance with conditions of consent (EPA).

KEY ISSUES FOR COUNCIL TO CONSIDER

REQUESTS FOR INFORMATION

- Further explanation of the detail in the consent, particularly how the consent addressed saw cutting and cutting for dimensioned stone – How did the noise report consider this matter? What did the consent actually permit?
- Application as approved vs. application as proposed to be modified including product specifications. Qualitative and quantitative assessment of approved and proposed development required.

REFERRALS REQUIRED

- External:
 - EPA – response pending, middle to late August.

INDICATIVE RFI SUBMISSION DATE – Mid-September, 2021.

INDICATIVE PANEL BRIEFING DATE – 14 October 2021

INDICATIVE PANEL DETERMINATION DATE – Wednesday 9 December 2021