

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 July 2022, 11:15am and 11.46am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-151 – Clarence Valley – DA2022/0152 - 255 Orchard Road, Mountain View – Construction and operation of a RRF

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Ian Tiley and Greg Clancy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pat Ridgway, Randall Evans, Adam Cameron
DEPARTMENT STAFF	Carolyn Hunt

KEY ISSUES DISCUSSED

- Overview of proposal provided, being a resource recovery facility processing up to 99,000 tonnes per annum of building demolition and solid organic materials
- Development site contains an existing operational gravel and sand quarry
- External Referral:
 - EPA (licenced facility) – additional information requested
 - TfNSW (access to classified road – Summerland Way) – concerns outlined and recommendations provided
- Internal referrals:
 - Environmental – waiting EPA comments
 - Engineering – satisfied with proposed development
- Biodiversity assessment report submitted
- Community consultation undertaken by applicant in addition to Council’s Community Participation Plan
- Submissions received(4) with key issues including noise generation, traffic access onto Orchard Road and Summerland Way, traffic control, air quality, air borne contaminants, dust, vibration and noise from cement recycling on site

The Panel noted and agreed with the key issues in Council’s briefing note of 13 July 2022 and added the following key issues:

- the need to ensure effective protection of surface and ground waters

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
www.planningportal.nsw.gov.au/planningpanels

- the need to protect sand, gravel and rock resources located on the site and to ensure compatible concurrent quarrying and waste disposal activities can occur on the site
- the need to ensure that potential visual impacts are properly investigated and mitigated as found necessary
- indirect ecological impacts to be considered, including an assessment of the potential impact on threatened species located on the periphery of the site
- resolution of Council's Engineering and TfNSW comments
- operational procedures for waste classification to be clarified, ensuring that non-licensed materials are not delivered to the site
- clarification of site layout and operational processes for multiple site uses operating concurrently
- consistency with Quarry rehabilitation plans and conditions

TENTATIVE DETERMINATION DATE SCHEDULED FOR – September 2022