

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 23 November 2022, 9.30am and 10.00am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-167 – Richmond Valley – DA 2022/0250 - 15 Petersons Quarry Rd, Coraki - Proposed extractive industry being an expansion of Petersons quarry

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway and Stephen Gow
APOLOGIES	None
DECLARATIONS OF INTEREST	Peter Jeuken and Robert Hayes

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cherie Smith, Andy Edwards and Pooja Chugh
DEPARTMENT STAFF	Carolyn Hunt

KEY ISSUES DISCUSSED

- Site consists of a number of lots that is currently owned by two separate entities – total site area of approximately 100.5ha
- Two existing consents/operations over the site, being Petersen's Quarry (320,000 t/pa and located on Council owned land) and Cooraki Quarry (State approved development extending over adjoining site)
- Proposed development outlined as gravel extraction:
 - 350,000 t/pa (total of 4,900,000t)
 - 34ha development footprint, including new excavation areas
 - Vegetation removal
 - Conventional drilling and blasting
 - Continued operation of the existing processing plant
 - Processing and stockpiling of quarry products
 - Ancillary infrastructure – site office, amenities and workshop
 - Rehabilitation of the site for future industrial activities
 - Surrender of existing development consents for both operations
- Clarification sort from DPE in relation to surrendering of State development approval – request for review of draft conditions in relation to rehabilitation requirements
- Final landform for future industrial use in the RU1 zone not supported by Council
- Draft rehabilitation plan to be reviewed prior to lodgement with Council and in consultation with DPE

- Exhibition completed with 2 submissions received – requesting for life of quarry to be extended to reduce impacts
- External referrals:
 - EPA – GTAs issued (noting additional information required)
 - TfNSW – Council identified as the local roads authority
- Internal referrals (traffic, noise and environmental health) are yet to be received
- Traffic -
 - no existing turning lanes where local road connects with regionally classified road
 - No maximum hourly or daily traffic movements provided – only average with peaks – additional information required to determine noise and traffic requirements
- Noise assessment notes exceedance of levels, noting possibility of agreement with impact resident
- Vegetation removal – submitted flora and fauna assessment notes no significant impact and not offset being required, but has not reviewed the existing consents in regard to vegetation outcomes
- Stormwater – new detention basin proposed, with water balance details requested as part of the EPA GTAs and noting that potential for soil erosion requirements due to excavation into hillside
- Flood prone land – lower area of the site impacted, including transport routes
- Progressive rehabilitation required as part of Cooraki consent but not undertaken, with conservation and rehabilitation bond lodged with the state government

Panel comments -

- Peer review recommended given Council interest
- Consultation with DPE required to address rehabilitation requirements, noting that progressive rehabilitation is not practical and alternative rehabilitation plan to be determined
- Future land use is to be determined as fundamental to the rehabilitation requirements
- Noise – landholder agreement recommendation to be reviewed due to possible withdrawal of agreement or sale of the land. Alternative mitigation measures to be considered
- Quarry life to be specified to enable rehabilitation, with timeframe for rehabilitation completion to be also identified
- Traffic movements (hourly and daily) and haul route to be identified
- Consolidation of separate ownership lots to be sort as single operation proposed and one EPL
- Costed rehabilitation plan to be provided and should include a bond
- The Panel noted Council's recommendation in the briefing report but disregarded this comment and will consider the application on its merits

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Late March