

RECORD OF DEFERRAL

NORTHERN REGIONAL PLANNING PANEL

DATE OF DEFERRAL	1 August 2021
PANEL MEMBERS	Paul Mitchell (Chair), Penny Holloway, Stephen Gow, and Robert Kneale
APOLOGIES	Cameron Staines
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 22 July 2021.

MATTER DEFERRED

PPSNTH-25 – Narrabri Shire Council – DA2020/0008 at 475 Haystack Rd, Bellata – Ooonoonba-Bellata Quarry (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel defers determination of the application for a period of one month from the publication date of this record to enable the applicant to either:

- 1.a. Prepare engineers plans and supporting technical justification of its proposed road upgrading works for the full length of the proposed haul route.
- b. provide details of proposed financial arrangements for the capital and maintenance costs of the road works referred to above.
- c. Commission an independent assessment of the information provided in points a and b above. The assessment is to be undertaken by a suitably qualified and independent engineer approved by the Panel Chair.


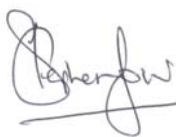


Or;

2. withdraw the current application and complete it by addressing all currently outstanding information. In this alternative, Narrabri Shire Council has agreed waive its DA fees for re-lodgement of the revised application, provided that is submitted no later than the end of July 2022.

If the applicant does not respond as above within one month of the publication of this record, the Panel may move to determine the DA based on the information currently at hand.

The Panel expects an addendum assessment report from Council responding to the material and the matters raised above. When this information has been received, the Panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Stephen Gow
 Penny Holloway	 Robert Kneale

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-25 – Narrabri Shire Council – DA2020/0008
2	PROPOSED DEVELOPMENT	Extractive industry – hard rock quarry to extract and process 500,000 tonnes per year
3	STREET ADDRESS	475 Haystack Rd, Bellata
4	APPLICANT/OWNER	Ooonoonba-Bellata Quarry 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 & Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Koala Habitat Protection) 2020 State Environmental Planning Policy (Primary Production and Rural Development) 2019 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 33 – Offensive & Hazardous Development State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007 Narrabri Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Narrabri 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: 22 July 2021 Written submissions during public exhibition: three (3) Written submission from applicant: one (1)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: 29 July 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Chair), Stephen Gow, Penny Holloway and Robert Kneale <u>Council assessment staff</u>: Gunther Weidenmann, Donna Ausling, Rhassel Mahasso, Anthony Smetanin and Michelle Henry <u>Department representatives</u>: Carolyn Hunt and Lisa Foley Applicant Briefing: 29 July 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Paul Mitchell (Chair), Stephen Gow, Penny Holloway and Robert Kneale <u>Council assessment staff</u>: Gunther Weidenmann, Donna Ausling, Rhassel Mahasso and Michelle Henry

		<ul style="list-style-type: none">○ <u>Department representatives:</u> Carolyn Hunt and Lisa Foley○ <u>Applicant representatives:</u> Bruce De'Ambrosis <p><u>Note:</u> Applicant briefing was requested to respond to the recommendation in the council assessment report</p>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not provided