

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 18 February 2025, 9.00am and 9.53am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-387 – Tamworth Regional – DA2025-0114 – 5498 Duri Road and 51 Gowrie Road, Warral – Establish and operate a hard rock quarry (Strathmore Quarry) to extract up to 240,000 tonnes per annum and 1,600 tonnes per day for up to 30 years, with a maximum disturbance area of approximately 12 hectares (the project)

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, James Treloar and Glenn Inglis
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jessica Allen, Alice Elsley and Adrian Cameron
DEPARTMENT STAFF	Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal to establish and operate a hard rock quarry to extract up to 240,000 tonnes per annum and 1,600 tonnes per day for up to 30 years over a 12ha disturbance area
- Hours of operation noted, with no blasting proposed
- 133 unique submissions, noting issues as dust, water use, traffic, negative impact on property values, amenity, noise and local prevailing winds
- Key issues noted as dust, noise, traffic, amenity and surrounding land uses (in particular Kingswood residents to the east), biodiversity, protection of agricultural land and rehabilitation
- Request for Further Information to be sent –
 - Additional information on the biodiversity assessment
 - Water supply
 - Signage
 - Greenhouse gas emissions
 - Landscaping plan for bund
 - Crown Lands for intersection at Gowrie Road

Referrals

- External referrals:
 - Essential Energy – comments provided
 - Dept Primary Industries and Regional Development – requested Biosecurity Risk Management Plan – currently under review
 - Dept Climate Change, Energy, the Environment and Water – Biodiversity Conservation and Science Group – additional information requested
 - Transport for NSW – clarification of haulage route, noting confirmation of Spains Lane being an alternate access point, reports to be updated to include all scenarios and worst case scenario
 - Tamworth Local Aboriginal Land Council – no artefacts found
 - Environmental Protection Authority – compliance with assessment criteria noted and able to issue a licence for the proposal, with general terms of approval provided
- Consideration of the sealing of Spains Lane to be undertaken and identification of Council's position to be communicated to applicant (either traffic assessment or voluntary planning agreement to be amended)

Panel Questions

- Draft conditions to confirm no blasting and haulage route – should approval be recommended
- Identification of an adequate water source for dust suppression especially during drought conditions
- Future residential development in locality – timeframe for development and management of quarry operations
- Potential rezoning and future subdivision capability of development site – how quarry operations will be managed should this occur
- Depth of quarry, any impacts on aquifers and final land formation
- North/south cross sections through site and adjoining TfNSW site showing current and final landform
- Clarification of development site and whether adjoining land (TfNSW) is included in application
- Clarification of hours of operation and draft EPA conditions
- Site history noted as cultivation and request for additional information in relation to vegetation assessment – details of desktop investigation to be provided
- Preliminary Site Investigation to be provided – jurisdictional matter
- Occasional retail sales noted at site inspection - potential conflicts to be addressed
- Traffic – clarification that truck movements associated with imported materials (for blending) are included in traffic assessments
- Flooding – additional works and operation during flood events to be clarified, noting consideration of additional landowners consent and required road widths
- Greenhouse gas emissions (machinery and equipment) to be identified
- Bund construction timeframe and request for further information required in regard to design and landscaping detail

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

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