

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 June 2025, 11.03am and 11.56am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-413 – Inverell – DA-19/2025 – 472 Eddy Park Lane, Gum Flat – Extraction of gravel from existing quarry site

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow and Michael Wright
APOLOGIES	Diana Baker
DECLARATIONS OF INTEREST	Brett McInnes

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Lyndon and Gregory Doman
INDEPENDENT CONSULTANT PLANNER	Nicola Neil
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova

KEY ISSUES DISCUSSED

- Site history noted, including existing quarry operation
- Draft Request for Information prepared to address inadequate documentation and inconsistencies, including:
 - Traffic, haulage routes, school bus routes
 - Hours of operation
 - Rehabilitation
- Separate site investigations being undertaken relating to existing operations
- 2 submissions received, with issues relating to dust mitigation, historic expansion and approvals, documentation accuracy, groundwater extraction and contamination, rehabilitation plan, aquifer breach, visual amenity, noise, hours of operation, extraction rates, truck movements, speed limits and cumulative impacts

Referrals

- External Referrals
 - Transport of NSW and NSW Environment Protection Authority – unresolved
- Internal Referrals

Planning Panels Secretariat

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- Engineering, Environmental Health - unresolved

Panel Questions

- Assessment is to include:
 - Consideration of cumulative impacts, noting the existence of two other quarries within close proximity
 - Clarification of existing operation, extraction ~~limit~~ volumes to be provided as a benchmark to assess additional impacts
 - Consistency with referencing throughout documentation (ie. tonnes or cubic metres) and source information
 - Groundwater assessment to be undertaken – location of existing water table and recharge areas and proposed measures to ensure no groundwater penetration or contamination
 - Compliance with SEARs
 - Existing traffic impacts, noting operation hours, haulage operators, traffic counts, number of movements
 - External referral comments
- Inadequate information noted, with a 3 month timeframe to be imposed for the submission of additional information

TENTATIVE DETERMINATION DATE SCHEDULED FOR: November 2025

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