
Sent: Thursday, 13 August 2026 9:32 AM

To: Cherie Smith <cherie.smith@richmondvalley.nsw.gov.au>

Cc: Rob Mckenzie <rob@bentleyquarry.com.au>; Travis Eggins

<Travis.Eggins@richmondvalley.nsw.gov.au>; Yash Patel <Yash.Patel@richmondvalley.nsw.gov.au>;

Abdullah Uddin <auddin@emmconsulting.com.au>; Tim Brooker <tbrooker@emmconsulting.com.au>

Subject: RE: Update regarding Bentley Mod Determination schedule

Hi Cherie,

Good to hear we have a date for the determination meeting and we understand Council's predicament. We have not received a meeting invite to date, so could you please organise? I'll represent Bentley Quarry and we'll also have an EMM representative (cc'd) attend to explain their investigation and recommendations.

In regards to the proposed draft conditions, we note they don't reflect the EMM recommendation that trucks travelling to the quarry should be allowed to enter the quarry to improve safety. While we appreciate the practicality of a blanket restriction, the purpose of the original condition was to improve safety on roads and we now have a traffic expert suggesting preventing trucks entering the quarry is a safety issue, so to continue this restriction would be inconsistent with the intention of the original condition. Based on the experience to date, this is a self governing restriction anyway, because trucks avoid the quarry around the time of the restriction because they don't want to get stuck waiting for the restriction to end. Allowing trucks to enter would enable any trucks that get held up for some reason to get off the road and improve safety.

The draft conditions also don't reflect the EMM recommendation that Bentley Road to the east is a sufficient standard for the trucks to operate, without a restriction. Again, given this has been assessed in detail by a traffic expert and considered to be acceptable, it is considered unreasonable to continue to apply the restriction. It is therefore requested that the restriction only applies to traffic travelling to the west, be reflected in the draft condition.

We accept the other draft conditions.

In relation to the vehicle counter, Bentley Quarry are willing to put this in place, if required by the Panel but have reservations on how effective it will be. Bentley Quarry have various vehicles entering and exiting the quarry throughout the day, including some operational equipment that travel within the larger property but don't travel on Bentley Road. A vehicle counter may therefore indicate traffic movements during restricted periods that are not trucks. Bentley Quarry have already invested in a vehicle tracking system for all their trucks, which make up about 70% of all trucks accessing the quarry. They can also install temporary trackers in contractor trucks, if they are accessing the quarry regularly during large jobs. This is considered a more effective way to monitor truck movements.

Please let us know if you have any questions or would like any further details regarding the above.

Regards

Ben Luffman | A GHD Associate

B.App.Sc. (Hons) | Grad.Dip. Urban and Regional Planning | Environmental Auditor

Technical Director - Environment

GHD

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From: Cherie Smith <cherie.smith@richmondvalley.nsw.gov.au>

Sent: Monday, 10 August 2026 10:54 AM

To: Ben Luffman <Ben.Luffman@ghd.com>

Cc: Rob Mckenzie <rob@bentleyquarry.com.au>; Travis Eggins <Travis.Eggins@richmondvalley.nsw.gov.au>; Yash Patel <Yash.Patel@richmondvalley.nsw.gov.au>

Subject: RE: Update regarding Bentley Mod Determination schedule

Hello Ben,

I understand you have had some contact with Andy Edwards regarding the Modification application for Bentley Quarry – MA2025/0032. I wanted to touch base and confirm a few details and advise Council is informed a determination meeting is to be held on Monday 17th at 2.00pm. I assume you will have received an invitation to attend this meeting as well.

I anticipate at the meeting the Panel will seek Councils input on any proposed amendments to conditions and it would be beneficial to have your comment on these matters prior to the scheduled determination. Council has prepared an assessment report however as the two conditions seeking to be amended relate entirely to conditions imposed by the Panel we have not made any specific recommendations concerning merits of the modifications sought.

Notwithstanding we are required to prepare a draft schedule of amending conditions for the Panels consideration, this is attached for your information and comment having regard to the below outline on the main issues anticipated to require some clarification.

1. The assessment report notes the MA, including additional information submitted, refers to the proposed amendments as follows:

- a) Modify the restriction on truck movements at peak school bus operating times as follows:

The restricted hours of trucks entering or exiting the quarry (for ~~one hour~~ 15 minutes at peak school pick up and ~~one hour~~ 15 minutes at peak school drop off times), as determined in consultation with the school bus service providers consistent with the Deferred Commencement condition.

Council notes in the report the recommendations of the EMM Truck Haulage report are in different terms and include several mitigation measures outside the scope of the current application. The EMM report finds a 30 minute restriction outgoing on some roads is warranted with no restriction to any incoming traffic. Council have requested should the Panel agree to reducing the time of the restriction it be consistently applied to ensure practicality. Refer attached Draft schedule of amending conditions.

- b) Delete Condition 106 relating to the Community Consultative Committee. Information submitted indicates a range of other details (monitoring data, complaints, compliance documents, annual reports etc) would be made available on the Quarry website in accordance with existing condition 106.

Council have recommended that if the Panel agree to removing the CCC amendment to Condition 106 be made to include reference to any such other required information to be made publicly available, refer attached Draft schedule of amending conditions.

2. The Panel requested at briefing consideration of a traffic counter to evidence compliance to the community as an alternative for the CCC. This is not detailed in the submission.

Could you please advise any views you have on this as a proposed alternative should the Panel seek further advice and/or its incorporation into the determination.

Please give me a call should you wish to discuss these matters further

Regards

Cherie Smith

Coordinator Planning Services

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