

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 18 July 2024, 9:30am – 12pm Site inspection undertaken after briefing 11am – 12:30pm.
<b>LOCATION</b>	Briefing: Council offices, 144 Wallace Street BRAIDWOOD 2622 Site Visit: On-site at 552 Larbert Road, LARBERT

#### BRIEFING MATTER(S)

PPSSTH-409 – QUEANBEYAN PALERANG – DA.2024.0047 - 24/DP755915, 27/DP755915, 330/DP755915, 25/DP755915  
- Extractive Industry - Larbert Quarry Expansion

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing &amp; Site Visit:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas
<b>APOLOGIES</b>	<b>Briefing &amp; Site Visit:</b> John Preston, Bryce Wilson
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing &amp; Site Visit:</b> Mary Kunang, Jacinta Tonner, Andrew Palmer, Amul Gaire, Kylie Coe
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> James Gregory (Canberra Sand & Gravel), Steven Trevillian (Canberra Sand & Gravel), Trevor Allen (Canberra Sand & Gravel), Jack Flanagan (RW Corkery), Grace Scullett-Dean (RW Corkery) <b>Site Visit:</b> James Gregory (Canberra Sand & Gravel), Steven Trevillian (Canberra Sand & Gravel), Trevor Allen (Canberra Sand & Gravel)
<b>DPHI</b>	<b>Briefing:</b> Amanda Moylan, Tracey Gillett

#### KEY ISSUES DISCUSSED

Council provided the Panel with an update of the assessment of the application and discussed the following matters:

- Background to quarrying in the area.
- Existing operations.
- Site context and adjacent operation.
- Planning history of site. Consent modified in 2019 to refer to additional machinery (processing plant)
- Haulage routes and truck movements. Existing roads have been sealed through previous contributions from other operations.
- Proposed weighbridge.
- BDAR – credit offsets proposed. Referred to BCD for advice.

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- Tree and vegetation retention plan.
- Proposed increase in extraction area.
- Concurrence and referrals - WMA (Water NSW), Heritage, EPA (Requires and EPL under POEO Act - integrated development), Sydney Catchment authority (NORBe) – concurrence required, TfNSW.
- Unclear if Crown Land has given landowners consent to use crown road access to extended extraction area. No mining proposed in river.
- Proximity to receivers. Notification area 5-6km to capture potentially sensitive residential receivers particularly potential noise impacts.
- Existing rehabilitation arrangements.
- Public exhibition to conclude on 23 July 2024. 1 submission in support received to date.

Council identified the following outstanding issues:

- Status of existing development consent for the site and intention of applicant with regard to surrendering, if not lapsed.
- Septic tank pump out and proposed effluent management.
- Plans detailing proposed buildings required (only site plans provided).
- Stabilisation of pit, and mechanisms to prevent undermining adjoining Sydney water property.

The applicant met with the Panel and the following matters were discussed:

- Summary of existing and proposed extraction operations and an overview of project summary and changes to current operation proposed include
  - an increase to 200t/pa
  - increased extraction area to 24.8 ha
  - increased daily truck movements to max 27 laden trucks or 54 total truck movements per day
- Site zoning, noting extractive industry is a permissible land use.
- Applicant community consultation process.
- Location of receivers.
- Location of Crown land easement. Proposed enclosure and fencing of easement.
- Onsite management of water.
- Noise and air quality assessment.
- Reasons why upgrade to existing road not required.
- Flood impact assessment.
- AHIP in relation to salvage and destroy artifacts (RAP recommendations). Further test excavations to occur.
- No European heritage impacts.
- Existing operation – to be subsumed within proposed operations. Processing Plant and silt ponds to remain and be included in proposed operations.
- Existing consent nearing end of life.
- Rehabilitation to be progressive with rehabilitation commenced and to continue.
- Demand for quality of sand.
- Sequencing of extraction.
- No changes proposed to plant building. Temporary demountable office.
- Sydney Catchment Authority – scoping report was forwarded to (Water NSW) now DQ

To enable finalisation of the assessment of the DA, the Panel requested the applicant provide information to address the following:

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- Details and plans for proposed structures (elevations and floor plans) including the weighbridge, stalls, container storage etc.
- Effluent Management plan.
- Crown Lands consent to construct on part of the Crown Road reserve (Crown Land easement), noting QPRC are not the relevant authority for the Crown Road. Council do not maintain the easement. The enclosure permit only enables grazing and fencing of that land.
- QPRC is not the relevant authority for the Crown Road reserve because it is not constructed. Therefore, Crown consent is required to do works within any part of the Crown Road.
- Requirement for a s138 permit for signage and any upgrades required. Council will need to consider the condition of road to see if there are any further upgrades required and the mechanisms for contributions for ongoing maintenance. It is noted that Council has a contributions plan in place which allows for road maintenance to be paid based on weighbridge data.

The Panel noted the Council's advice that an audit of Larbert Road/dilapidation report was not required as it is fit for purpose.

### **Next Steps**

Council is waiting on responses to referrals, concurrences and GTAs from several authorities and anticipates that an assessment report will be available for the Panel within three (3) months.

The Panel requested Council contact DPHI Planning Panel team once GTAs and any outstanding information is received to advise on the date an assessment report will be made available to the Panel, and to set a final briefing to allow for determination of the application.

### **TENTATIVE DETERMINATION DATE TO BE SCHEDULED ONCE AGENCY GTAs ARE FINALISED**