

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-508
DA Number	DA 2025/32
LGA	Cootamundra-Gundagai Regional Council
Proposed Development	Use of land and establishment of a new extraction area for the purposes of an extractive industry (sand quarry) within Lot 158 DP 750984 and Lot 4 DP 1096529, to be operated in conjunction with the existing quarry on Lot 1 DP 1096529 and Lot 2 DP 1096529.
Street Address	809 Gobarralong Road, Coolac NSW 2727 Also known as 338 Darbalara Road, Coolac Lot 158 DP750984; Lot 1 DP 1096529; Lot 2 DP 1096529; Lot 3 DP 1096529; Lot 4 DP 1096529; Lot 4 DP133499
Applicant/Owner	Applicant: SLR Consulting Owner: Eulonga Quarries Pty Limited
Date of DA lodgement	8 April 2025
Total number of Submissions Number of Unique Objections	- Two (2) submissions during exhibition, one (1) following closure - Two (2) submissions during exhibition, one (1) following closure
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Schedule 6, Section 7 Particular designated development, subclause (1)(a) – extractive industry facility that is designated development under Environmental Planning and Assessment Regulation 2021, Schedule 3, Section 26.
List of all relevant s4.15(1)(a) matters	- Gundagai Local Environmental Plan 2011 - SEPP (Planning Systems) 2021 - SEPP (Resources and Energy) 2021 - SEPP (Resilience and Hazards) 2021 - No DCP applies - No VPA applies
List all documents submitted with this report for the Panel's consideration	- Annexure A – Plan and Document Summary - Annexure B – EPA General Terms of Approval - Annexure C – DEECCW General Terms of Approval - Annexure D – Submission Summary - Annexure E – Proposed conditions of consent
Clause 4.6 requests	Not applicable
Summary of key submissions	- Amenity impacts (dust, noise and visual impact) on area and nearby properties - Environmental concerns
Report prepared by	Lauren Dawes, Acting Manager Sustainable Development
Report date	6 March 2026

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Executive Summary

Council is in receipt of a Development Application (DA) lodged on 8 April 2025 seeking consent for the establishment of a sand extraction site with a total project area of 13.90 ha and a proposed extraction pit of approximately 11.16 ha. The development is proposed across Lot 158 DP 750984 and Lot 4 DP 1096529.

The proposal involves the extraction of sand to a depth of approximately 4 metres, to a level of 222m AHD. The extraction site is proposed to operate in association with the existing quarry operations on the property, located on Lots 1 and 2 DP 1096529, which operate under previous development consents and are subject to an existing Environmental Protection Licence (EPL).

The total extraction volume proposed by the application is approximately 635,000 tonnes.

Material extracted from the proposed site would be transported to the existing processing area via a new internal access track. Operations at the new extraction area are proposed to be undertaken by a single operator using an excavator to load material into a haul truck, which will then transport the material to the existing processing site. No increase in the number of heavy vehicle movements leaving the site is proposed.

The application was publicly exhibited from 28 April 2025 to 16 June 2025. Two submissions were received during the exhibition period, with one additional late submission received in August 2025.

As the proposal constitutes integrated development, the relevant approval authorities, the Environmental Protection Authority (EPA) and the Department of Climate Change, Energy, the Environment and Water (DCCEEW), have issued General Terms of Approval (GTAs) for the development.

A detailed assessment of the development has been undertaken against the relevant environmental planning instruments. Key assessment matters include:

- **Visual impacts** – Potential visual impacts are considered capable of being appropriately mitigated through additional landscaping to provide visual screening and through staged extraction, which will limit the extent of visual disturbance. These measures are reflected in the recommended conditions of consent.
- **Noise impacts** – The EPA requested amendments to the submitted Noise Impact Assessment to address matters raised during the integrated development process. The amended assessment has been reviewed and is considered acceptable. It is recommended to be included as an approved document under the draft conditions of consent. Noise limits will also be regulated through the EPL.
- **Biodiversity impacts** – The application is supported by a Biodiversity Offset Scheme (BOS) Evaluation, which concludes that the proposed development does not trigger the BOS. It is considered that the proposal minimises potential impacts on biodiversity, with any residual impacts able to be mitigated through the implementation of appropriate measures.
- **Impacts on the Murrumbidgee River** – Potential impacts relating to riverbank stability, flood behaviour and aquatic ecosystems have been considered. GTA have been issued by DCCEEW. While a Controlled Activity Approval is still required, DCCEEW has not raised concerns regarding potential impacts on river flow, bank stability, flood behaviour, or aquatic biodiversity. The submitted Environmental Impact Statement (EIS) and supporting documentation demonstrate that the extraction area has been designed to avoid, reduce and minimise potential environmental impacts including erosion, bank stability, river flows and impacts on riverine communities. These matters will be further considered as part of the Controlled Activity Approval process required under the GTAs.

Section 4.15 matters which require the consent authority to be satisfied include the following sections of the Gundagai Local Environmental Plan 2011:

- Section 5.21 Flood Planning
- Section 6.1 Biodiversity Protection

- Section 6.2 Land Protection
- Section 6.3 Water Protection
- Section 6.6 Essential Services

The proposed development has been assessed against all relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, including the likely environmental impacts of the development, the suitability of the site for the proposal, and the public interest. The development is considered to be appropriate in the circumstances.

Accordingly, it is recommended that the Southern Regional Planning Panel grant development consent subject to the conditions outlined in Annexure E.