

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 29 March 2022, 09:00am – 11:30am Site inspection undertaken
<b>LOCATION</b>	55 Cowabbie Street, Coolamon and on site

## BRIEFING MATTER(S)

PPSSTH-84 – Coolamon Shire Council – DA2021/44 – 63 Seberrys Lane, Walleroobie – Development Application for the continued operation and extension of the Walleroobie Quarry (Extractive Industries) which comprises the extraction and processing of raw materials and associated product transport.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Clare Brown (Acting Chair), Andrew Hutton, Chris Wilson, Kris Dunstan
<b>APOLOGIES</b>	Terry Kiss
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Colby Farmer, Tony Donoghues
<b>DPE</b>	Amanda Moylan
<b>ONSITE – OWNER REPRESENTATIVES</b>	Geoff Pilgrim, Brett Woods, P Bell, Peter Richardson

## KEY ISSUES DISCUSSED

### *General*

- Background to site.
- Previous development consent(s) relating to current operations.
- Extent of approval being sought (development as a whole including the rehabilitation of the site).
- Boundaries of new operations.
- Air quality and dust.
- Traffic generation and management.
- Maintenance program and operations (onsite fitter carrying out 24hr maintenance to plant and machinery).
- SEARs.
- Proposed vegetation removal and clearing.
- Rehabilitation bond (not supported by applicants).
- Biodiversity stewardship and proposed use of a combination of offset credits and stewardship site.
- Proposed surrender of existing consents within 6 months.

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- Potential risks around change of ownership.
- Operation of southern stockpile.
- Council confirmed no complaints received regarding current operation.

#### *Contributions and the VPA*

- Interactions between contributions via s7.11 plan and VPA, noting that a VPA is not required if Council has a section 7.11 plan.
- VPA proposed by applicant has not been accepted by Council.
- Advice received by Council regarding contribution rate.
- Intention of Council to decline offer of VPA and apply contributions (approx \$710,000 for roads).
- Limitations of powers of the Panel to impose VPA on adjoining LGAs.
- Limitations on Panel to levy contributions across LGA boundaries.
- Contribution rate to be set in consideration of maximum volume of extraction to be approved

#### *Actions required prior to final determination*

The Panel requested the following matters be addressed and information be provided to the Panel to cover gaps in information prior to final determination of this matter:

1. Additional Information to be provided by the applicant:
  - Letter from Goldenfields Water confirming access to water if required.
  - Clear plans drawn to scale delineating existing and proposed works and extent of excavation including cross and long sections
  - Provision of a rehabilitation plan for the site including a quarry closure plan.
  - Engineering plans of road upgrade and methods to manage impacts of such works
  - Specification of methodology for calculating tonnage of material to be extracted (weighbridge or tonnage).
2. Information to be provided to the Panel:
  - Copies of two previous development consents issued for the site.
3. Matters to be addressed in the preparation of a final assessment report:
  - The relationship between the proposal and the two development consents relating to current operations and any modifications to or surrender of those development consents that may be required as a result of the proposal
  - Demonstrate how the SEARs issued for the proposal have been addressed in the application and documentation submitted.
  - Demonstration of how matters raised in previous Panel briefing dated 28 September 2021 have been addressed.
  - Resolution of development contributions to be paid in relation to the proposed development.
  - Details around bond for rehabilitation including;
    - Rehabilitation costs using costs estimate tool for mines
    - Methodology for calculation of bond to be agreed
    - Clarification of mechanism proposed for securing bond (bank guarantee or cash)
  - Should the final assessment report propose the grant of a development consent subject to conditions then the draft conditions must:
    - Reference all relevant plans, specifications and reports that the applicant is relying on.

#### **Planning Panels Secretariat**

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- Provide clear specification for any required intersection upgrades including timing (including the intersection at Seberrys Lane) and whether any of these upgrades need to be completed prior to extraction under any consent issued commencing.
- Arrangements for surrender or modifications of existing consents as may be required, ensuring provisions are in place for works required under the terms of any surrendered consent to continue where applicable.
- Review of the three draft conditions provided to the Panel which relate to contributions (Condition 14 - Volumetric Survey, Condition 22- Independent Audit and Condition 16 relating to the Weighbridge).

**TENTATIVE APPLICANT FINAL BRIEFING DATE TENTATIVELY: TBC**