

**0.0 (DPCS) DA007/2023 - EXTRACTIVE INDUSTRY (QUARRY) AT 1587-2015
GOORIANAWA ROAD, BLACK HOLLOW**

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Authoriser:

Annexures: Nil

RECOMMENDATION

That Council receives the Development Assessment Report prepared for Development Application No. DA007/2023 for an extractive industry, which is to be tabled with the Western Regional Planning Panel for determination.

SUMMARY

Applicant: Regional Group Australia Pty Limited

Owner: Mr Allan Thomas Deans and Velpark Pty Limited

Proposal: Extractive Industry (Quarry)

Location: Lot 14 DP 754216, Lot 57 DP 754246 and Lot 2 DP 218818, 1587-2015
Goorianawa Road, Black Hollow

REPORT

Executive Summary

DA007/2023 proposes the extraction of hard rock products from a greenfield quarry. The development proposes the extraction of 490,000 tonnes of material per annum for a period of up to five years, subject to the progress of the Inland Rail Project and associated road upgrade projects. A maximum volume of 2,450,000 tonnes of hard rock material will be extracted over the life of the proposal. An Environmental Impact Statement (EIS) has been prepared by Groundwork Plus, dated March 2023.

The proposal is located at 1587-2015 Goorianawa Road, Black Hollow. The land, the subject of DA007/2023 is identified as Lot 14 DP 754216, Lot 57 DP 754246 and Lot 2 DP 218818 (the site). The site is located approximately 25 kilometres south-west of Baradine, 43 kilometres north-west of Coonabarabran, 43 kilometres south-east of Coonamble and approximately 800 metres east of the proposed railway for the Inland Rail Project (IRP).

The site is freehold land owned by Mr Allan Thomas Deans and Velpark Pty Limited. Regional Group Australia (RGA) have reached agreement with the landowners to lease the quarry site and internal access roads to the IRP project alignment and to the Goorianawa Road.

All quarrying operations will be limited to a single envelope. Quarry activities involve the proposed extraction, processing and stockpiling of hard rock material on a partially timbered hill located towards the centre of Lot 57 DP 754246 and the north-east corner of Lot 2 DP 218818. Gravel access roads heading north / north-east and north-west of the quarry to the IRP alignment and Goorianawa Road will be constructed during the initial stages of the development.

The proposed extractive industry will involve:

- Conventional drill and blast techniques to extract the hard rock resource.
- Mobile plant to crush and screen the extracted material to produce a range of quarry products, including aggregates, railway ballast, road base and general fill.
- Loading and transportation of quarry products via the Site access road to the local road network.

- Surface water management infrastructure including sediment basins, diversion bunds and drains.
- Ancillary infrastructure, including temporary demountable Site office, amenities and workshop facilities.
- Progressive rehabilitation of the site to achieve a post extraction landform suitable for rural activities including but not limited to cattle grazing or cropping.

In accordance with the NSW Environmental Planning and Assessment Act 1979 and NSW State Environmental Planning Policies the proposed development is Designated and Integrated Development that is classified as Regionally Significant Development, as such the Western Regional Planning Panel is the determining authority.

A detailed assessment report has been completed addressing the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

This report is tabled for the information of Council.

Public Submissions and Matters Raised by Objectors

The development was publicly exhibited and notified to adjoining landowners from 19 April 2023 to 19 May 2023 in accordance with the Coonamble community Participation Plan 2019.

Eleven (11) submission were received from public authorities including General Terms of Approval from the NSW Environment Protection Authority and the NSW Department of Primary Industries – Water.

Three objections to the proposed development were received during public exhibition / notification. Each of the objections were received from neighbouring landowners. Key issues raised in the objections relate to road access and condition of Goorianawa Road and visual impacts on farm dwellings within proximity of the site.

Details of the public authority submissions, neighbour objections and an assessment of the relevant issues is contained in Section 10.8 of the Section 4.15 Assessment Report (see Attachments).

In general, it is assessed that the EIS and supporting studies demonstrate the proposed development will not have any adverse impacts on the subject land or adjoining allotments with regards to stormwater management, noise, light odour and vibration, character and amenity, biodiversity, traffic and public roads.

Internal Referrals

The proposed development has been referred to Council's Engineering Department, who have corresponded with the applicant to arrive at a robust suit of road upgrades, road maintenance contributions and road management strategies as a means of mitigating traffic impacts throughout quarry operations.

The proposed road upgrade and management measures include:

- Construction of internal access roads to meet the requirements of Planning for Bush Fire Protection 2019.
- Upgrades to the property access to Goorianawa Road to form a Basic Auxiliary Left (BAL) and Basic Auxiliary Right (BAR) to a rural unsealed standard as per the Austroads Guide to Road Design 2017.
- Adoption of a road maintenance contribution.
- Preparation and adoption of a Traffic Management Plan and Driver Code of Conduct.

Recommended conditions of consent have been prepared for each of the above road work improvements, maintenance and risk management measures.

RECOMMENDED CONDITIONS OF CONSENT

Recommended conditions of consent are contained within Section 14 of the Assessment Report, attached to this report.

CONCLUSION

The assessment of the development proposal concludes the development fits in the locality and there are no constraints on the site or posed by adjacent developments.

The proposed development is consistent with all relevant State Environmental Planning Policies, the Coonamble Local Environmental Plan 2011. The proposal will not result in any significant adverse environmental, social or economic impacts in the locality.

An Environmental Impact Statement is included in Attachment 1 and the plans of the development are included in Attachment 2. A Section 4.15 Assessment Report, dealing with all aspects of the proposal including submissions received throughout exhibition of the application is included in Attachment 3.

It is intended that a final Section 4.15 Assessment Report will be tabled with the Western Regional Planning Panel in due course for determination of the proposal. It is the findings of the assessment of the proposal that DA007/2023 should be approved subject to the conditions listed in the report.