

DATE OF DETERMINATION	2 November 2023
DATE OF PANEL DECISION	2 November 2023
DATE OF PANEL MEETING	24 October 2023
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Sue Francis, Kerrie Murphy, Lesley Duncan
APOLOGIES	N/A
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 19 October 2023.

MATTER DETERMINED

PPSWES-180 – Coonamble – DA007/2023 at lots 14 and 57 DP 754216 and Lot 2 DP 218818, 1587-2015 Goorianawa Road, Black Hollow, NSW – Establish a hard rock quarry with a material extraction rate of 490,000 tonnes per annum over a period of 5 years. A maximum of 2,450,000 tonnes of product material would be extracted to service the Inland Rail Project and associated road upgrades. (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following additional conditions:

2. Consent for the operation of the Extractive Industry (Quarry) is limited to the provision of material to the Inland Rail Project (Narromine to Narrabri) and any works associated with this approval.
3. Consent for the operation of the Extractive Industry (Quarry) is limited to a period of five (5) years from the commencement of the quarrying activities on the site. Notice is to be provided to the General Manager of Coonamble Shire Council of the date of commencement of quarrying activities within one week of commencing operations.
27. Material stockpiles on the site are not to exceed the height of the visual amenity bund required under Condition No. 10.

F. Cessation of Use and Rehabilitation

32. Quarry activities are to cease no later than five (5) years after the date of commencement specified in Condition No. 3.


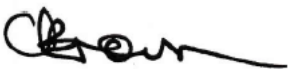
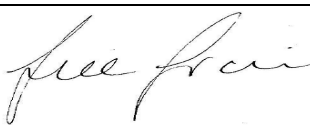


33. Rehabilitation of the development must commence immediately upon cessation of the quarrying activities or five (5) year period, whichever occurs first, in accordance with the Rehabilitation Plan required under Condition No. 8 and must be completed within twelve (12) months of cessation of the quarrying activities.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Traffic generation; and
- Visual amenity

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Sue Francis	 Lesley Duncan
 Kerrie Murphy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-180 – Coonamble – DA007/2023
2	PROPOSED DEVELOPMENT	Establish a hard rock quarry with a material extraction rate of 490,000 tonnes per annum over a period of 5 years. A maximum of 2,450,000 tonnes of product material would be extracted to service the Inland Rail Project and associated road upgrades
3	STREET ADDRESS	Lots 14 and 57 DP 754216 and Lot 2 DP 218818, 1587-2015 Goorianawa Road, Black Hollow, NSW
4	APPLICANT/OWNER	Applicant: Regional Group Australia Pty Ltd Owner: Mr. Allan Thomas Deans and Velpark Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	Particular designated development <ul style="list-style-type: none"> 1(a) Extractive industry facilities
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Coonamble Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Coonamble Shire Council Development Control Plan No.1 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 19/10/2023 Written submissions during public exhibition: 3

		<ul style="list-style-type: none"> • Total number of unique submissions received by way of objection: 3
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 12/09/2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Sue Francis, Lesley Duncan and Kerrie Murphy ○ <u>Council assessment staff</u>: Brent Tucker, • Final briefing to discuss council's recommendation: 24/10/2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Sue Francis, Lesley Duncan and Kerrie Murphy <ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Brent Tucker, Louise Abrahall ○ <u>Applicant representatives</u>: Rowan McKay, Richard Tomkins, Jim Lawler, Steve Guy
9	COUNCIL RECOMMENDATION	That consent be granted subject to the conditions in the assessment report
10	DRAFT CONDITIONS	Attached to the Council Assessment Report