



24 September 2025

Department of Planning, Housing and Infrastructure  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2124

Attention: Mr Carl Dumpleton

Via Online Submission through Major Projects Portal

**Preliminary Submission on SSD-27223807  
Monaro Rock Quarry  
1995 & 1738 Old Cooma Road NSW 2620**

Dear Sir,

Thank you for the opportunity to make a submission on the Environmental Impact Statement for the proposed State Significant, Monaro Rock Quarry project. Council officers have completed a preliminary review of the exhibited modification documents and are highlighting several matters for consideration.

Please note that this submission has been prepared by Council officers. The exhibition period for the modification documents did not permit a report to be presented to Council for endorsement, within the exhibition window. The matter will be presented to Council at the 24 September 2025 Ordinary Meeting of Council. A supplementary submission will be prepared for Council and submitted to the Department of Planning, Housing and Infrastructure (the Department) by close of business 9 October 2025.

The following matters are provided by Council staff for the Department's consideration:

Noise Impacts

The Environmental Impact Statement, prepared by RW Corkery, August 2025, indicates an initial construction period of six (6) months. Whilst the proposed heavy vehicle connection to Monaro Highway is constructed, impacts to residents on Monaro Station Road and Mates Drive during the initial works are considered likely due to the movement of heavy plant on these roads.

Officers recommend that time restrictions be placed on the movement of any heavy machines via Old Cooma Road, Monaro Station Road and Mates Drive to reduce noise impacts to residents in early morning and late afternoon. This is discussed further in terms of additional considerations below under "Initial Site Access".

Initial Site Access

Clarification is sought on the schedule of initial plant movement to the site for quarry establishment works. i.e. quantity of plant, timing of proposed plant movements and whether it is intended for plant to remain on the site until the new heavy vehicle access road is constructed.

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Officers suggest that movements of plant to the site could be restricted to the commencement of operations only, with plant remaining on the site, wherever feasible, until the permanent Heavy Vehicle access road is usable. This is to prevent unnecessary use of Old Cooma Road, Monaro Station Road and Mates Drive from becoming frequently used Heavy Vehicle access routes.

Officers suggest that a condition of consent be used to restrict heavy plant transport via Old Cooma Road, Monaro Station Road and Mates Drive as follows:

1. Heavy Vehicles associated with the quarry construction do not use Old Cooma Road during the same timeframe as the local school bus routes,
2. Where feasible, plant delivered to the site during initial construction remain on site until the new Heavy Vehicle access road is usable,
3. A dilapidation survey of the condition of Old Cooma Road, Monaro Station Road and Mates Drive is completed prior to any works commencing, and
4. The proponent to either complete, or fund, repairs to restore abovementioned roads to the condition documented by the dilapidation survey.

#### Heavy Vehicle Access Route

The Environmental Impact Statement, prepared by RW Corkery, August 2025, notes that the proposed operational heavy haulage route is to be by direct connection to the Monaro Highway within the ACT. Officers recommend a condition of consent which prohibits HV movements to and from the site during the operation phase of the development by any other access route.

Further in relation to the proposed new road, officers note that:

1. There is a likelihood of dust nuisance from usage of any proposed new road if that road is not sealed. Officers recommend sealing of this road be included as a condition of consent, and
2. This proposed road services only the quarry and accordingly, should remain as a private road with all maintenance obligations remaining with the proponent.

#### Traffic Impact Assessment

Officers emphasise that the recommendations outlined in the Traffic Impact Assessment (August 2025) should be implemented and Council kept informed in relation to the project's progress.

#### Operational Hours

The development seeks operational hours to commence for the movement of product at 5am, including Saturdays. Whilst this may not include quarrying/processing activities, this will result in heavy vehicle movements within the period defined as "night" in the *NSW Environment Protection Agency's Noise Policy for Industry 2017*. Council officers consider this activity will likely disturb residents and recommend that hours of operation should be conditioned to commence from 7am on both weekdays and Saturdays in order to maintain the existing amenity of the area.

#### Visual Treatment

Greater detail around the visual treatment of the proposed 3m high acoustic wall along the proposed access road to Monaro Highway is requested. The length of this wall will encompass two sides of a neighbouring property and therefore would potentially have a significant visual impact in a rural landscape.



## Water Quality Assurance Plan

As the site will be defined as a private drinking water supplier under the Public Health Act 2010 a water Quality Assurance Plan (QAP) should be prepared and provided to NSW Health. Officers request an opportunity to review and comment on the QAP.

## Effluent Disposal

As effluent is proposed to be disposed of on the site, additional information is required. Officers request provision of an effluent report to determine:

1. A suitable disposal system,
2. A suitable disposal area, and
3. The necessary size of the disposal area.

On-site effluent disposal will require approval from Council in accordance with the *Local Government Act 1993*

## Voluntary Planning Agreement / Contributions

Council officers have been engaged in relation to a Voluntary Planning Agreement (VPA). A contribution rate of 12.5c/t of extracted product to be put toward community driven initiatives and projects in the Royalla, Fernleigh Park and Googong localities has been proposed. The Proponent intends this to replace other contribution mechanisms (7.11 Developer Contributions) for extractive industries, on the grounds that there is a direct connection to the Monaro Highway rather than Council's road network.

However, it is noted that Old Cooma Road is the logical travel route for deliveries of quarried product to the east. Despite the direct connection to the Monaro Highway, it is considered probable that Old Cooma Road may accommodate the majority of eastbound laden truck movements. Accordingly, it is suggested that this should be captured through a condition of consent that requires contributions to be paid in accordance with the relevant Council S94/S7.11 contributions plan for extractive industries. Alternatively, this matter could be addressed by inclusion in any VPA offer.

Should you wish to discuss the comments or suggestions made, please contact Timothy Reich of Council's Development and Environment Directorate on 1300 735 025.

Yours sincerely,

**Ruth Ormella**  
Director Development and Environment  
**Queanbeyan-Palerang Regional Council**

Per: Timothy Reich