

Submission Clarence Valley Council

Council's comments are summarised below.

1. Planning

- (a) As you would be aware, the quarry is in existence and has approval to operate over three areas on the land (sites A, B and C) to a capacity of 100,000 tonne per annum (DA1977/111). At a recent pre-lodgement meeting, the owners advised that they have an EPA licence to extract up to 500,000 tonne per annum (Council has not sighted that licence).
- (b) It is noted that a planning proposal to allow an explosives depot is also proposed (by a separate applicant) on the same lot as the quarry extraction.

The quarry area has considerable separation from the area of lot sought be used for the explosives depot, which is still subject to the planning proposal/rezoning process. The explosives depot is not part of the sandstone quarry and has no operational relationship to the quarry. The company intending to operate the explosives depot provides blasting services to many other quarries in the Northern Rivers area, including the subject quarry. This process has been delayed pending resolution by the proponent of post – exhibition issues

We note that the PEA document acknowledges the planning proposal/rezoning process for the proposed explosives depot. We request that any proposal for expansion of the extractive area consider the explosives depot proposal and note any conflicts or impacts.

In particular, the proposed explosives depot intends to utilise the existing quarry entrance and internal quarry access road to the existing quarry site office & weighbridge, and the existing track west from that point to quarry site C being the chosen site for the proposed explosives depot. Assuming the expanded quarry will use the existing quarry entrance and internal quarry roads, it is considered that a DA/EIS for the expanded quarry should address access arrangements for both enterprises and associated traffic management arrangements see further comment under 'engineering' below).

It should be noted that the site is covered by the Bushfire Prone Land Overlay and is referable to the NSW Rural Fire Service as Integrated Development.

- (c) The effects on the existing water course should be addressed in any application, as well as proposals for remediation of the site post development.
- (d) If Council were assessing the application, Section 94 contributions would apply to any approval. The calculation used is as per the table below, and we ask that this requirement be kept in mind when the application is decided.

Clarence Valley Contributions Plan 2011 Section 94A Levy Rates for Development Other Than Residential Accommodation.		
Development Type*	Levy Rate	
Proposed cost of carrying out the development is up to and including \$100,000	Nil	

Proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	\$ (Value of Development) x 0.005 = \$	
Proposed cost of carrying out the development is more than More than \$200,000	\$ (Value of Development) x 0.01 = \$	

There is also a Section 94 Plan specific to maintenance of quarry roads for this area. Details can be provided to the Director General at a later date.

2. Engineering

A Traffic Impact Assessment and Road Safety Audit should be provided that lists a number of relevant issues (*'Section 5.1.5 Traffic & Access'*). This would consider the intersection servicing the quarry site off Tullymorgan-Jackybulbin Road, Tullymorgan-Jackybulbin Road and the intersection with the Pacific Highway. The report should include an assessment of;

- a) Conflict/potential for conflict between the quarry operation and the proposed Explosives Depot (should it be approved); ie, traffic movements (as mentioned above); and
- b) The suitability of internal access roads including widths, drainage and pavement to safely accommodate both activities.

A Stormwater management plan (*'Section 5.1.7 Water Resources'*) should be included.

3. Building

From the documents submitted there doesn't appear to be any buildings proposed to be constructed on the site so no Construction Certificates will be required. However, if buildings are proposed for site management, etc, the location of those structures should be included on the plans.

If employees/contractors are based on the site then appropriate sanitary facilities and associated waste water management facilities will need to be provided on site for their use. This should be addressed.

4. Environmental health

Council's Environmental health section has requested that the following matters be fully addressed:

- a) Noise issues – noise will be a major consideration. Noise from drilling, blasting, trucks, crushing, transport and machinery etc.
- b) Air quality – dust emissions
- c) Surface water run off
- d) Ground water impacts and monitoring
- e) Vibrations from processes
- f) Sediment and erosions controls – during building phase and ongoing during operation
- g) Trade waste and adequate environmental management of commercial operation by- products, such as fuel storage, oils

h) Correct waste management procedures from persons on site, also from unwanted commercial by-products etc.

We thank you for this opportunity to comment and be involved and will look forward to assisting with input or comment as the project progresses.

Contact: Pat Ridgway, Senior Development Planner 02 6645 0288