

PCU078762

Watermark
62/80 Evans Street
Freshwater NSW 2096
November 2019

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The Director, Resource Assessment
The Department of Planning, Industry and Environment
New South Wales Government
320 Pitt Street
Sydney NSW 2000

Dear Sir/Madam

Proposed Sancrox Quarry Development Project SSD 9946

Department of Planning
Received
27 NOV 2019
Scanning Room

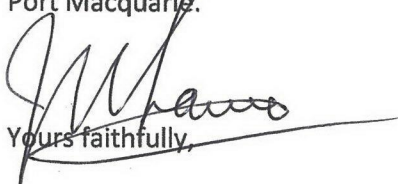
I am a long-standing landowner in both the Le Clos Sancrox and Le Clos Verdun developments dating back to 1986. I visit the Port Macquarie frequently and have considerable knowledge of the Sancrox Quarry having participated in its sale to the then Pioneer Concrete Services, now Hanson in 1988.

Since 1987, the Port Macquarie/Wauchope corridor has greatly expanded as a population precinct. Port Macquarie can only move to the west in terms of residential development, bounded as it is on the south by Lake Innes; east, the sea; north, the Hastings River. The Port Macquarie park is full and has expanded to land both to the east of the M1 at Expressway Spares and to the west.

Existing rural residential development at Le Clos Verdun will be adversely impacted by this proposed development from a noise and dust viewpoint. Traffic on Sancrox road will become much more congested. An exciting new residential development proposed for Le Clos Sancrox land will become questionable.

There are options available to the proponent other than extending to the west of the existing quarry footprint. Firstly, the proponent also owns land adjacent to Bago State forest which contains high and consistent quality hard rock in large quantities, suitable for construction materials. Secondly, there is an approved quarry development adjacent to Hanson's quarry land at Bago. This quarry land is within the Bago State forest. This forest land is a non-residential precinct and forms a large, natural barrier zone to neighbours.

Surely these opportunities should be examined as alternatives to the current proposal which will greatly impact on some increasingly hard to find residential land development relatively close to Port Macquarie.


Yours faithfully,

JW Laurie

(Landowner LCS Estates and Le Clos Verdun)