

[Show header](#)**AG:SG:P10048213****From :** Neil Huskisson 'nhuskisson@yandex.com'**To :** MailMailbox 'mail@greaterhume.nsw.gov.au';**Sent :** 30 November 2020 19:27:56

Dear sir,

received the notification of development application modification today, 30th Nov 2020

It appears the business adjacent to my property is now expanding, of which I am very unhappy about. The application also indicates they will be starting business at 7am. Which has occurred since its arrival on site. Who knows there closing time?

As before when this business was allowed to occupy the premises by the council I protested and displayed my complete dissatisfaction on such a terrible decision. A once quiet street when I moved into my property is now subject to industrial noise, heavy machinery, large trucks stopping outside my house, stereo noises accross the street and extremely loud noises of equipment. This occurs from 7am to anytime they finish including weekends.

This business belongs on an industrial park, not on the main street in a residential area. It has completely disrupted my living here. I will not be able to sell my property should I find another because of the business the council allowed to setup there.

I do not want them to expand

I want them to be restricted to business hours 9am - 5pm (Mon-Fri)

I want them to keep the noise down

I want them to be moved to a more reasonable location where such activities would be acceptable

I want the council to actually do their job and care about the residential area in a small population, not just sign off on anything that arrives on the desk which shows complete incompetence

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habitat planning

Statement of Environmental Effects

Lot 6 DP1223150
Holbrook-Jingellic Road, Wantagong
Extractive Industry (Quarry)
<30,000m³ per annum & Associated Works

August 2020



TOWN PLANNING + URBAN DESIGN CONSULTANTS

**Prepared for**

Walsh Quarries

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- A. Proposed Plans
- B. Soil Erosion and Sediment Control Plan
- C. Dust Management Plan
- D. Storm Water Management Plan
- E. Rehabilitation Plan
- F. DCP Compliance Table

1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of Walsh Quarries in support of a Development Application (DA) to Greater Hume Council for an extractive industry (quarry) at Jingellic Road, Wantagong. The quarry will have a maximum annual extraction rate of less than 30,000 cubic metres and a total disturbed surface area of approximately 1.8 hectares.

The DA and this report have been prepared in accordance with the *Environmental Planning and Assessment Act 1979* ("EP&A Act") and the *Environmental Planning and Assessment Regulation 2000* ("EP&A Regs").

This report addresses the relevant heads of consideration under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.2 Supporting Plans and Documentation

This report should be read in conjunction with the following documents:

- Proposed plans, prepared by Esler & Associates
- Soil Erosion and Sediment Control Plan, prepared by Walsh Quarries
- Dust Management Plan, prepared by Walsh Quarries
- Storm Water Management Plan, prepared by Walsh Quarries
- Rehabilitation Plan, prepared by Walsh Quarries

2 Site Analysis

2.1 Site Location and Context

The subject land to which this application relates is described as Lot 6, DP1223750 and addressed as Holbrook-Jingellic Road, Wantagong. The subject land is located approximately 25 kilometres east of Holbrook within an established rural area.

A plan showing the location of the subject land in context to its surrounds is shown at **Figure 1** below.



Figure 1 Site context map

2.2 Site Description

The subject land has an area of approximately 165 hectares with a 600-metre frontage to the sealed Holbrook-Jingellic Road. The land is not used for any productive agricultural activity due to the dense tree coverage on-site but was formerly used and developed for the purposes of an extractive industry.

The topography of the subject land is undulating and well drained. The slope from the top to the bottom (in both the east to west and north to south directions) of the site are no greater than 15° (below the 18° requirement in the *Environmental Planning and Assessment regulation 2000* – Schedule 3 Clause 19) and the bedrock outcrops along the surface.

Vegetation on-site does not comprise remnant vegetation, but rather re-growth vegetation approximately 20 to 30 years old. Historically, the site was cleared of trees from the late 1800s and

utilised for grazing, mining and timber production from the 1900's onwards. In more recent times, significant damage was done to vegetation on-site by a fire in January 2014.

The proposed development is located on land that would not normally be considered as unusable or low production land. The site has minimal grazing grasses as the rocky outcrops on the site limits their distribution. This is based on site observation and applying best practice principles for agricultural lands contained in the NSW Agriculture publication Agfact AC.25.

The site is situated on the Western side of a North South aligned ridge in hillslope terrain at the southern border of the New South Wales south west slopes region, at an elevation of 440m, and is surround by hillslope and lower plains terrain. The site is situated on the western slope of the ridge.

The overlying soil is a Red Earth (GSG) on the ridge top and slopes (Office of Environment and Heritage eSPADE analysis, 2017) overlying a ridge of weathered hornfels/quartzite rock (Geological analysis, 2017) which outcrops at the ridge line.

The area has been disturbed since clearing activities in the late 1800s. From the early 1900s it has been subject to mining, forestry and grazing practices for over 100 years which has altered the landscape.

Road access to the property is via the adjoining sealed via Holbrook-Jingellic Road, which comprises an established driveway leading to the location of the existing former extraction site.

The location of the extraction site does not have access to reticulated sewerage or electrical infrastructure, however, these services are not required for the use of the land for extraction. Stormwater runoff is disposed of from natural drainage lines.

The existing conditions of the property are illustrated by **Figure 2** and the site photographs below.



Figure 2 Location of the proposal within the context of its immediate surrounds (Source: SIX Maps)



Figure 3 Entrance to site from the Holbrook-Jingellic Road.



Figure 4 View west from the entrance to the site in Holbrook-Jingellic Road.



Figure 5 View east from the entrance to the site in Holbrook-Jingellic Road.



Figure 6 Current workface of existing quarry.



Figure 7 Entrance to the floor of the workface.



Figure 8 View from the top of the current workface.



Figure 9 Edge of disturbed area and existing vegetation.



Figure 10 View to the nearest dwelling from the access road to the current quarry site.



Figure 11 Existing sediment basin adjacent to quarrying activities.



Figure 12 View of existing quarry pit and stockpile.



Figure 13 View of existing quarry pit and work area.



Figure 14 View of existing quarry pit and work area.

2.3 Surrounding Development

The immediate surrounding land use is for agricultural, mining and timber production. Rural dwellings do exist in the area, but the closest occupied dwelling receptors are located 750 metres away to the north west and another dwelling exists 750 metres to the north.

It is considered that the proposal will not negatively impact surrounding land as the area of the proposed quarry is contained on a site with substantial bedrock at the surface and extremely shallow topsoil.

Photographs of the surrounding context are provided below.



Figure 15 View to the nearest dwelling from the access road to the current quarry site.



Figure 16 View of adjoining rural farmland to the west.

3 Description of Proposal

3.1 Overview

This application seeks approval to operate and use the central portion of the site as an extractive industry (quarry).

The proposed site plan is included in **Attachment A** and reproduced in **Figure 17**.

Further details regarding the individual components of work are discussed in the following sections.

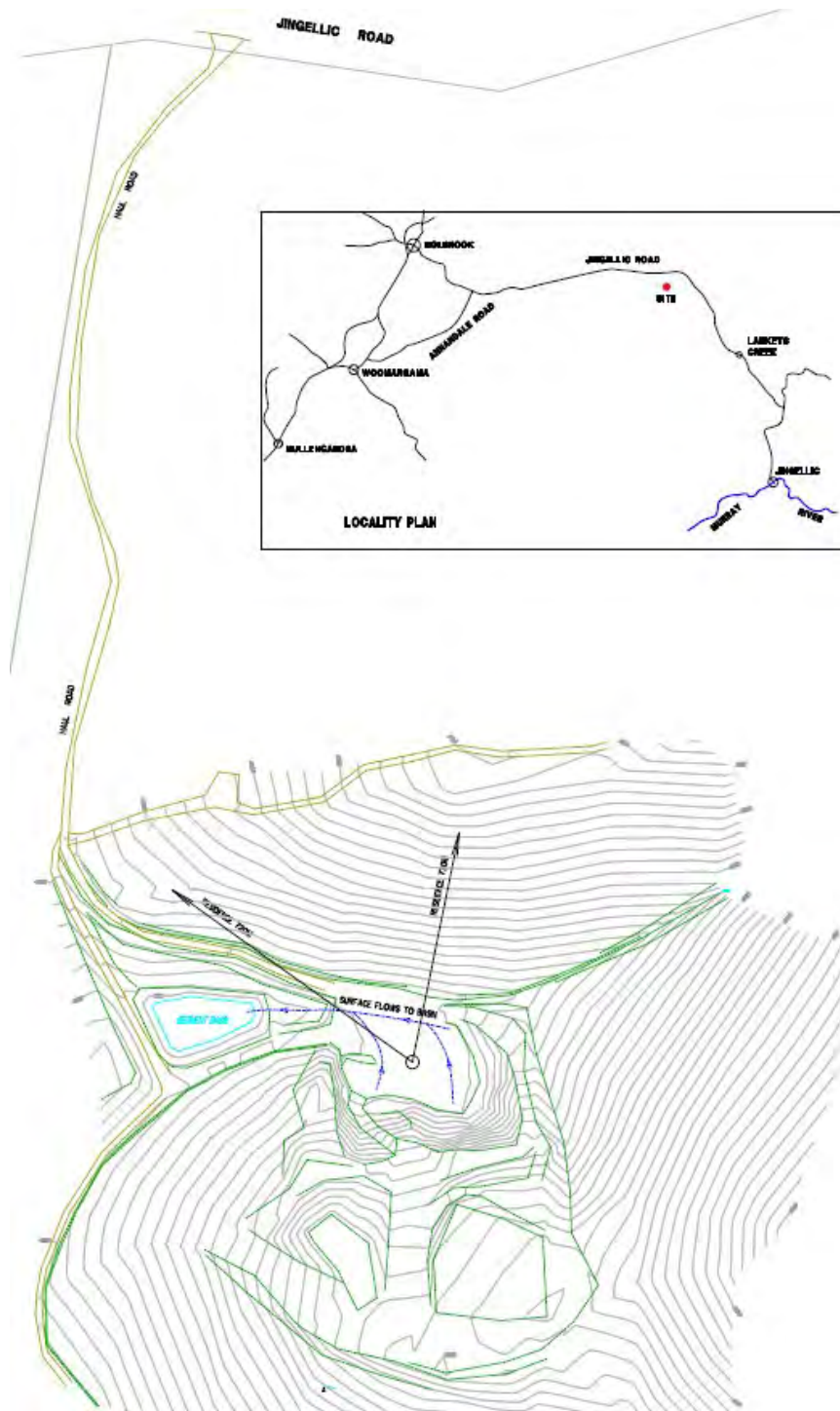


Figure 17 Proposed site plan.

3.2 Extractive Industry (Quarry)

The primary purpose of the application is to operate and use the central portion of the site as an extractive industry (quarry) consistent with the previous use of the site. The quarry will be used to source Hornfels/Quartzite bedrock. The product will be utilised in road construction and road maintenance. Preliminary geological examination indicates the material qualifies for what is required for DGS20/40(A) road base/sub base which is utilised in the local and regional area.

Whilst operations will vary in response to demand and will be produced on an 'as needs basis', the maximum annual production rate will not exceed 30,000m³. Similarly, the extractive industry will have a total disturbed area of less than 2 hectares, thereby ensuring that the works are not classified as Designated Development (see Section 4.2.1 for further details).

The proposed quarrying activities will be inclusive of the following works:

- Site preparation works (including identification of in-situ materials and removal and stockpiling of topsoil, ground litter and vegetation);
- Excavation of materials utilising a variety of machinery and equipment such as front-end loaders, excavators, graders and the like;
- Processing and screening of materials;
- Stockpiling of materials on-site ready for transport;
- Transport and haulage of materials off-site via Holbrook-Jingellic Road;
- Removal of trees around the proposed quarry pit;
- Undertaking of revegetation works across the subject land; including the restoration of native tress and pasture grasses, and
- Upon completion of quarrying activities, undertake staged rehabilitation works of the subject land (backfilling and reshaping) to ensure that the proposed activities will not have an overall adverse environmental impact.

Further details regarding the individual components of work are discussed in the following sections.

3.2.1 Site Preparation

The site preparation stage begins with the identification of in-situ materials within the proposed extraction area. Upon confirmation, water and soil control structures will be implemented via the installation of a sediment basin, spoon drains and silt traps. A diversion bank will be constructed up slope of the intended excavation area and will be maintained to prevent erosion and the deterioration of water quality. This will be used to direct water away from the area of disturbance towards clean water gullies or natural depressions that will be stored down slope for re-use in the re-vegetation process.

Areas of vegetation to be retained will be identified via markers and fenced off from the area of works with the remaining vegetation to be ripped and cleared from within the surveyed area using a dozer for, undergrowth and tree stumps and a chainsaw for trees and larger branches. The vegetation debris will then be stockpiled down slope along the length of the proposed extraction area, which will then be later used as part of the rehabilitation stage.

The above site preparation works will be undertaken in stages so as to ensure that the area of disturbance is minimised, but the required amount of materials can still be excavated.

3.2.2 Extraction and Processing Preparation

The extraction process will follow site preparation. Due to the hardness of the material it will require extraction by means of ripping and excavating the broken material. Extracted materials will be fed into a jaw crusher and screener, which separate rock from fines, and then sorted into size for:

- Crushing, to produce large gauge road base (hard lining).
- Sorting – for smaller materials.
- Stockpile / load materials awaiting transportation offsite.

Material will then be transferred by loader to the site laydown area. Where necessary, these stockpiles will be watered down to minimise dust generation.

Extraction will continue until the final contour is achieved. A 'retreat method' of material extraction will be implemented to allow effective, progressive rehabilitation of an area and minimise further disturbance to rehabilitated sites.

3.2.3 Staging

The intention is to develop the overall site in a number of stages. The current application only seeks approval to undertake extractive industry works within the Stage 1 area, being largely the area that was previously used for quarrying activities.

As a means of remaining below the designated development threshold, the intention is that each stage will be exhausted and rehabilitated prior to moving onto the next stage.

A copy of the proposed staging plan is included in **Attachment A** and reproduced in **Figure 18** below.



Figure 18 Proposed staging plan.

3.2.4 Road Haulage and Transport

Following crushing and processing of extracted materials, processed materials will be transported off-site for use in local road construction projects via truck and trailer combinations. Vehicular access to the site will be derived from the existing track extending to the former extractive industry site from Holbrook-Jingellic Road.

The site will have the potential of removing 900 tonnes of material by truck and truck + trailer combinations per operational week (150 tonnes per day over 6 days). This equates to approximately 30 truck movements on average per 5.5 day working week. The movements will fluctuate due to periods of low and high demand.

3.2.5 Site Rehabilitation

A site rehabilitation plan has been completed by Walsh Quarries that addresses the rehabilitation works which will occur upon completion of the works. This plan will seek to ensure that the appropriate rehabilitation of the land is undertaken at the appropriate times. Works will include the revegetation of the land into

After the completion of excavation works, the site will be rehabilitated primarily for farming purposes, and will also include the planting of native habitat trees. The sediment basins will be repurposed into a farm dam to serve the partial agricultural use of the site, and pasture grasses will be planted to suit livestock grazing. Native, locally occurring Eucalyptus trees will be planted around the rehabilitation area. A full listing of the number of each tree species are specified in the Rehabilitation Plan.

Earthworks will also be conducted as part of the rehabilitation processes and will be conducted with storm water management systems in place given the potential for erosion. Areas around the quarry site, not required for the extraction activities, will be progressively levelled or contoured ready for rehabilitation.

A full description of the rehabilitation works is provided in the Rehabilitation Plan at **Attachment E**.

3.3 Tree Removal

In order to operate and use the site as an extractive industry, the development will involve the removal of existing trees as indicated on submitted site plans. It is noted however that the extent of works will primarily occur on a disturbed portion of the land and that removal is relatively minimal. However, in recognition of these works, the owner proposes to undertake a number of revegetation works as described in the preceding section, as well as in the Site Rehabilitation Plan, to help offset any potential biodiversity impacts this may have, as well as contribute to the agricultural value of the land through providing pasture grasses for grazing.

3.4 Operational Summary

The following table sets out the operational requirements of the proposed development.

Table 1 Operational requirements of the proposed new use

| Operational Matters | |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Hours and days of operation (including business trading) | The quarry will have the following days and hours of operation: Monday to Friday, 6:30am to 6:00pm, and Saturday 7:00am to 4pm. |

| Operational Matters | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Staff | Employment of staff on the site is demand driven, but not envisaged to exceed 2 staff members. However, during times of high demand this may increase. |
| Customers/clients | <p>Customers and clients will not normally visit the quarry to conduct business. However, being a hard rock quarry, which can supply DGS20/40 and road base material it is envisaged that Greater Hume Shire Council and surrounding Councils may be clients.</p> <p>Possible clients would also include construction companies and the NSW Forestry. As each truck coming into and leaving the site is potentially a customer, it is envisaged 30 truck movements a day may occur. Orders would be placed by phone thus negating the need for clients to come onto the site.</p> |
| Plant, machinery, production processes | <p>Due to the hardness of the material it will require extraction by means of ripping and excavating the broken material. Extracted materials will be fed into a jaw crusher and screens, which separate rock from fines, and then sorted into size for:</p> <ul style="list-style-type: none"> ▪ Crushing, to produce large gauge road base (hard lining). ▪ Sorting – for smaller materials. ▪ Stockpile / load materials awaiting transportation offsite. <p>Material will then be transferred by loader to the site laydown area, located in the excavation area.</p> |
| Type & quantity of goods | <p>The resource material proposed for extraction is Hornfels/Quartzite bedrock. The product will be utilised in road construction and road maintenance and possible concrete production. Geological examination the material qualifies for what is required for DGS20/40(A), and road base/sub base which is utilised in the local and regional area.</p> <p>The finished product will be DGS20/40(A), and road base/sub base which is utilised in the local and regional area.</p> |
| Loading & unloading | <p>The quarry materials will be loaded onto truck and truck + trailer combinations by a front-end loader for transportation off-site.</p> <p>Access and egress to and from the proposed extraction site will be provided from Holbrook-Jingellic Road. A proposed internal road will be constructed by Walsh Quarries and used throughout the life of the quarry. This road will be constructed and maintained by Walsh Quarries to satisfy current Great Hume Shire Council specifications.</p> |
| Utilities | <p>There are no buildings on the subject land which require utilities. The quarry will hold plant and machinery driven to the site as required and major plant and machinery will be maintained offsite.</p> <p>The quarry site is not powered as plant/equipment is powered by generator or fuel based. Fuel will be transported to the site as required and will not be stored on site.</p> <p>Toilet facilities will be provided on site by way of a mobile porta loo.</p> |
| Waste management | <p>Waste generated at site will be general waste which will be removed daily by employees off the site.</p> <p>A Portaloo for employees will be serviced regularly by the supplying firm.</p> |
| Signage | None proposed. |

Operational Matters

| | |
|----------------------------------|---------------------------------------------------------------------------------|
| Tree Removal | Removal of trees as per site plan. |
| Landscaping/ Re-Vegetation Works | Landscaping and revegetation works to be undertaken as per Rehabilitation Plan. |
| Stockpiles | Stockpile areas and heights as per site plan. |

4 Planning Assessment

This section considers the planning issues relevant to the proposed development and provides an assessment of the relevant matters prescribed in Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

4.1 Commonwealth Legislation

4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the framework to assess proposed actions that will have, or are likely to have, a significant impact on a Matter of National Environmental Significance, Commonwealth land, or are proposed to be undertaken by the Commonwealth or a Commonwealth Agency.

These matters of National Environmental Significance include:

- World Heritage properties;
- National Heritages Places;
- RAMSAR wetlands;
- Cetaceans, migratory species, threatened species, critical habitats or ecological communities listed in the EPBC Act;
- Commonwealth land, marine areas or reserves; and
- Nuclear actions.

A Biodiversity Assessment has been prepared as part of this proposal, which included amongst other things consideration of the matters listed under the EPBC Act. Following completion of this assessment, it was concluded that the proposed works will not have an adverse impact on a Matter of National Environmental Significance.

4.1.2 Native Title Act 1993

The *Native Title Act 1993* (NT Act) is administered by the National Native Title Tribunal. This Tribunal is responsible for maintaining a register of native title claimants and bodies to whom native title rights have been granted. The NT Act prescribes that native title can be extinguished under certain circumstances, including the granting of freehold land.

Given the historical ownership and use of the land, there are no areas of land within the subject land where native title may not have been extinguished.

4.2 State Legislation

4.2.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.”

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in Section 5 of this SEE.

Approval Pathway

The proposed development represents 'local development', requiring the consent of the relevant consent authority. Section 4.5 of the EP&A Act establishes the applicable consent authority. The proposal does not meet the thresholds for State Significant Development or Regionally Significant Development and there is no environmental planning instrument that designates a public authority as the consent authority.

The development is not classified as 'designated development' (i.e. high impact) pursuant to Section 4.10 of the EP&A Act. More specifically, the works do not exceed the following thresholds:

- **Extractive industries** – that process more than 30,000m³ of extractive material per year or that disturb, or will disturb a total surface area of more than 2 hectares of land. The development is also not on land that slopes at more than 18 degrees to the horizontal or that is located within 500 metres of a dwelling not associated with the development or another extractive industry.

Similarly, the proposal is not classified as 'integrated development' pursuant to Section 4.48 of the EP&A Act. More specifically, the works do not require approval under any other act or require the issuing of a license under the provisions of the *Protection of Environment Operations Act 1997* as the works do not exceed the following thresholds:

- **Crushing, grinding or separating** – that process more than 150 tonnes per day or 30,000 tonnes of materials per year;
- **Extractive activities** – that extract or process more than 30,000 tonnes of extractive materials per year.

4.2.2 Environmental Planning & Assessment Regulation 2000

As outlined above, the proposed works are not classified as ‘designated development’ under Schedule 3 of the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation).

4.2.3 Protection of Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) provides the statutory framework for managing pollution and waste in NSW, including the procedures for issuing licences for environmental protection on aspects such as waste, air, water and noise pollution control. Companies and property owners are legally bound to control emissions (including particulates and deposited dust) from construction sites under the POEO Act.

Activities undertaken onsite must not contribute to environmental degradation, and pollution and air emissions must not exceed the standards. Where an environment protection licence applies, waste management requirements and air quality requirements (including criteria) may be specified by the licence.

As outlined above, the proposed works do not require the issuing of a license and are not classified as a ‘scheduled activity’ under Schedule 1 of the POEO Act.

4.2.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the principle piece of environmental legislation in NSW and repealed the former *Threatened Species Conservation Act 1995* and *Native Vegetation Act 2003*. The provisions of this Act require an assessment of the environmental impacts of development. More specifically, Schedules 1 & 2 of the Act contains a list of threatened species and threatened ecological communities.

There are three triggers/stages to determine if the proposed development will exceed the Biodiversity Offset Scheme (BOS) and whether a Biodiversity Development Assessment Report (BDAR) is required including:

1. *Determine whether the land is designated within the Biodiversity Values Map (OEH 2017) or an area identified as an ‘Area of Outstanding Biodiversity Value’ (AOBV);*
2. *Consider the amount of native vegetation proposed to be cleared (including native grasses and groundcover) in association with land zoning and specified minimum lot sizes; and*
3. *Determine if the proposed works are likely to have a significant impact on threatened species, communities and their habitat.*

Part of the subject land is identified as being on the Biodiversity Values Map as outlined in **Figure 19**. However, the access road and proposed extraction site are located outside of this area.

It is also confirmed that the subject land is not identified as an ‘Area of Outstanding Biodiversity’ in accordance with Part 3 of the Biodiversity Act and Part 3 of the *Biodiversity Conservation Regulation 2017*.

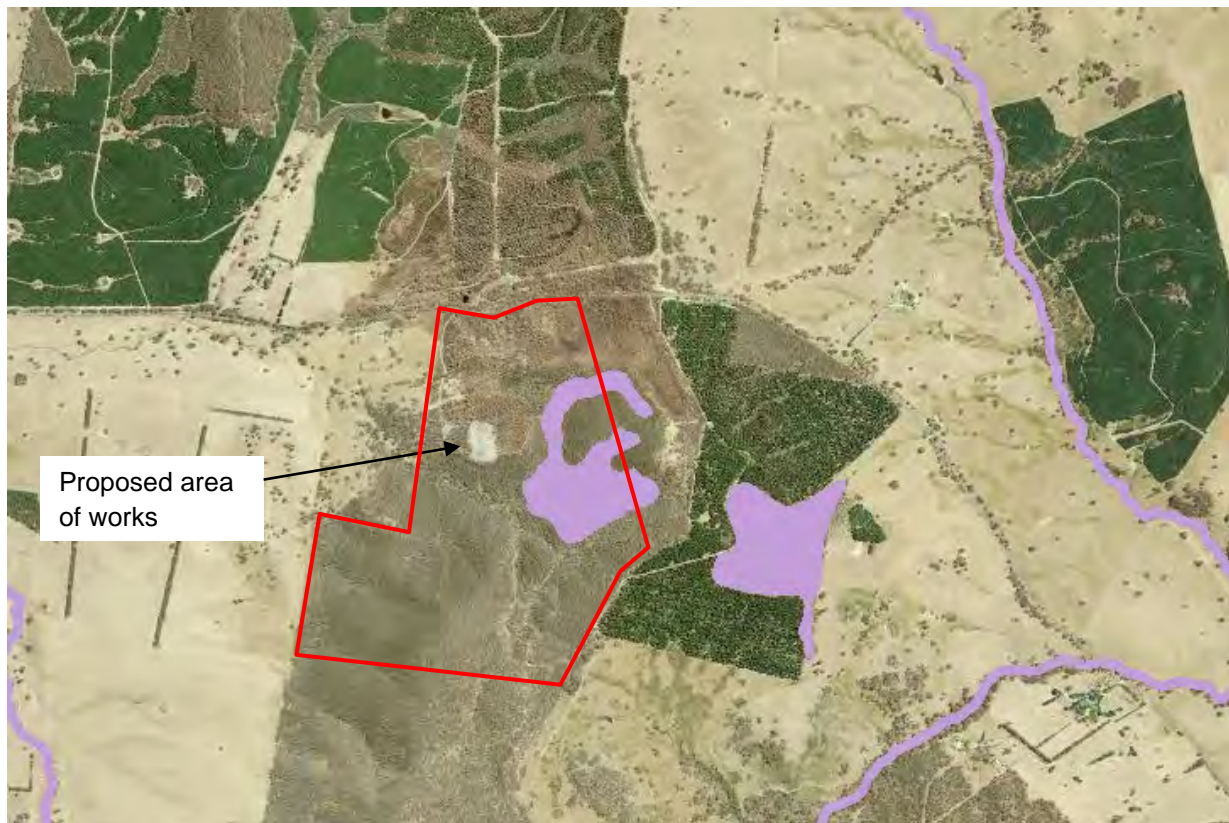


Figure 19 Extract of the Biodiversity Values Map identifying the subject land (outlined)(Source: NSW OEH, 2018)

The subject land is zoned RU1 Primary Production and has a minimum subdivision lot size of 100 hectares.

In accordance with the BC Act, the following area clearance thresholds apply as outlined in **Table 2**.

Table 2 Area Clearance Threshold

| Minimum lot size associated with the property | Threshold for clearing, above which the BAM and offsets scheme apply |
|-----------------------------------------------|----------------------------------------------------------------------|
| Less than 1ha | 0.25ha or more |
| 1ha to less than 40ha | 0.5ha or more |
| 40ha to less than 1,000ha | 1ha or more |
| 1,000ha or more | 2ha or more |

Source: *Biodiversity Conservation Act 2016*

For the purposes of determining the area of clearing, 'clearance' includes the construction footprint of the entire development and works, as well as areas of disturbance required for laydown/construction areas, stockpile sites, a portable toilet sites, and the like. This may include the removal of native trees or native grasses or a combination.

Given that the subject land has a 100 hectare minimum lot size, the threshold for clearing in the RU1 zone above which the Biodiversity Assessment Method (BAM) and Biodiversity Offset Scheme apply is 1 hectare or more.

It is noted that there are limited areas of native trees and ground cover species given the soil type and previous disturbance. However, it is acknowledged that a portion of the trees on the edge of the proposed extraction site will be removed at various stages of the sites' use, however this clearing will be well below 1 hectare. Accordingly, the amount of land clearing will not trigger the minimum clearing threshold to require the preparation of a BDAR.

Lastly matters, regarding impacts on threatened species, communities and their habitats have been assessed.

Preliminary background searches were undertaken to identify potential impacts on threatened species in both NSW, under the BC Act and the EPBC Act. A search of records of threatened species was also undertaken using the NSW OEH Bionet Atlas Search within a 10 x 10 kilometre radius of the site. The Department of the Environment and Energy Protected Matters Search Tool was also used to predict potentially occurring threatened species or ecological communities based on the available habitat within a 1km radius around the subject site. In addition, the NSW State Vegetation Type Map was assessed to predict vegetation formations and their respective plant community type (PCT), which can assist in determining the presence of threatened ecological communities.

These lists are generally based on broad geographical parameters and do not take account of the characteristics of individual parcels of land.

Of the list from the initial background searches, threatened species and ecological communities were considered based on their likelihood to use the habitat on site, and the general landscape characteristics. The species considered were those most likely to use habitat found on site that will be potentially directly or indirectly affected by the proposal.

The State Vegetation Map identified PCT's of Sclerophyll Forest formations. The PMST identified that there may three Threatened Ecological Communities (TEC) present in the area, consisting of a grassland and two types of grassy woodland. However, these predictions are unlikely to occur within the area of impact given only Sclerophyll Forest formations are recorded around the area of disturbance or access road by the State Vegetation Map.

Bionet Atlas search results identified 3 threatened bird species listed as vulnerable under the BC Act, the Gang-gang Cockatoo (*Callocephalon fimbriatum*), Flame Robin (*Petroica phoenicea*) and Diamond Firetail (*Stagonopleura guttata*). Other threatened bird species anticipated by the PMST, as well as including species of threatened frogs, mammals, the reptile species, Pink-tailed Worm Lizard (*Aprasia parapulchella*), and some small threatened plant species. The predicted plant species only contained herbaceous ground-cover species, and grasses, as opposed to the woody sclerophyll growth anticipated on site, so these species are not considered likely. It is acknowledged that the PMST uses broad-brush assumptions and, as the site is largely disturbed at the ground layering the area of proposed works and, overall, most of these species predicted by the PMST are not expected to occur on site.

Consequently, only those species considered most likely to use habitat found on site that will be potentially directly or indirectly affected by the proposal have been assessed. These species were assessed against the "Test of Significance" criteria as required from Section 7.3 of the BC Act. A "Test of Significance" is provided in **Table 3** below.

Table 3 Test of Significance

| Part | Response |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</p> | <p><u>Birds</u></p> <p>The subject site may provide habitat for threatened birds. In general, the identified birds are highly mobile and can relocate in the event that their populations are disturbed. It is very unlikely that their life cycles will be impacted to an extent that will place them at risk of extinction.</p> <p>The proposed vegetation removal around the existing site cut itself, consists of relatively young regrowth, that are not considered to provide substantial habitat value as opposed to older, more established trees in other nearby isolated parts of the surrounding woodland.</p> <p>Overall, the impact on habitat for these birds, indirectly or directly is considered to be low.</p> <p><u>Other Fauna</u></p> <p>Other threatened fauna species are considered unlikely to occur within the area of works given the area of works is mostly highly modified and disturbed from previous usage, and there is superior habitat in the area which will not be impacted by works.</p> <p><u>Flora</u></p> <p>There is not considered to be a high likelihood of threatened flora occurring within the area to be modified given the previous disturbance, and general absence of ground cover species observed on the site due to the soil type and sclerophyll dominated mid-storey observed.</p> |
| <p>(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:</p> <p>(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or</p> <p>(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</p> | <p>As identified in the background research described above, the surrounding forest are identified as PCTs of a “Sclerophyll Forest” formation. A site visit confirmed this nature was consistent with a Sclerophyll forest, given the woody mid-storey, very limited ground cover distributions, and that it was otherwise dominated by peppermint box species and red stringybark trees.</p> <p>As the PMST predicted TECs that were variations of grassy woodlands (Grey Box Grassy Woodland & Box Gum Grassy Woodland) and “Natural Temperate Grassland of the South Eastern Highland”, these TECs are very unlikely to occur on or around the site. Consequentially, impacts on TECs are considered very unlikely.</p> |
| <p>(c) in relation to the habitat of a threatened species or ecological community:</p> <p>(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and</p> <p>(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and</p> <p>(iii) the importance of the habitat to</p> | <p>The vegetation to be removed is not considered to greatly contribute to the habitat value of the area. The more established and less disturbed habitat within the land are to be retained as part of the proposed works, and the removal of small sections of skirting trees do not contribute to the connectivity between habitat and this habitat will therefore not become isolated or fragmented from their removal.</p> <p>The habitat of the subject land generally is not considered to be of high quality compared to other habitat in surrounding areas.</p> <p>The potential for significant impacts is considered to be minor as the trees to be removed are predominantly of a minor nature and the ground layer of areas to be disturbed is highly modified.</p> |

| Part | Response |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality, | |
| (d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly), | The subject site is not identified as a declared area of outstanding biodiversity values. The proposed works will not lead to any impact upon areas of outstanding biodiversity values elsewhere. |
| (e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process. | The works associated with the proposal are not part of any key threatening process' and are not likely to increase the impact of a key threatening process. |

Having regard to the above assessment, and through incorporating appropriate mitigation measures identified, the proposal is not considered likely to have significant impacts on matters of biodiversity.

4.2.5 Local Land Services Act 2013

The provisions of the *Local Land Services Act 2013* (LLS Act) apply to the removal of trees and vegetation in rural areas. Notwithstanding the above, in accordance with the provisions of Section 600 of Division 3, Part 5A of the LLS Act, the removal of native vegetation in a regulated rural area is authorised under other legislation including development consent issued under Part 4 of the EP&A Act.

Consequently, the works do not require additional approval from LLS.

4.2.6 National Parks and Wildlife Act 1974

Sections 86, 87 and 90 of the *National Parks and Wildlife Act 1974* (NPW Act) requires consent from the Biodiversity Conservation Division of the NSW Department of Planning, Infrastructure and Environment (formerly NSW OEH) for the destruction or damage of Indigenous objects.

A due diligence assessment has been undertaken in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* and is discussed in response to clause 5.10 of the LEP later in this report.

4.3 State Environmental Planning Policies

4.3.1 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land ("SEPP 55") sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish 'best practice' guidelines for managing land contamination through the planning and development control process.

Clause 7 of SEPP 55 requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The subject land is rural zoned and the development is not seeking approval for a 'sensitive land use' such as a child care centre or residential development, but rather an extractive industry. Consequently, the land is considered fit for use for its intended purposes and therefore the relevant considerations of SEPP 55 are satisfied by the current proposal.

The proposed activities are also not expected to land contamination for further land uses.

4.3.2 State Environmental Planning Policy (Koala Habitat Protection) 2019

Consideration against the requirements of *State Environmental Planning Policy (Koala Habitat Protection) 2019* is required as it relates to land in the Greater Hume Shire LGA, which is listed within Schedule 1 of this SEPP.

The aim of this policy is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

In determining the requirements of this SEPP, an applicant must determine whether the land is a core koala habitat, being:

- (a) *An area of land where koalas are present, or*
- (b) *An area of land –*
 - (i) *Which has been assessed by a suitably qualified and experienced person in accordance with the Guideline as being highly suitable koala habitat, and*
 - (ii) *Where koalas have been recorded as being present in the previous 18 years.*

A biodiversity assessment has been undertaken for the subject site by a suitably qualified professional, which determined that the biodiversity values of the proposed works area was low given the previous disturbance of the site and availability of other habitat in the area.

Similarly, following a review of the NSW BioNet database, no koalas have been recorded as being present on-site or within proximity to the subject land.

Accordingly, the land does not represent core koala habitat under Section 10 of this SEPP and the removal of a relatively small patch of trees is not expected to have an adverse impact on the ongoing viability of koala populations.

4.3.3 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (“SEPP Regional Development”) aims to identify development that is state significant development, state significant infrastructure, critical state significant infrastructure or that is regionally significant development.

The development is not classified as state significant development, state significant infrastructure or critical state significant infrastructure.

The development is also not classified as regionally significant development as the works are not classified as designated development under clause 19 of Schedule to the EP&A Regulation.

4.3.4 State Environmental Planning Policy (Primary Production & Rural Development) 2019

State Environmental Planning Policy (Primary Production and Rural Development) 2019 (Primary Production and Rural Development SEPP) applies to the subject land as it is zoned RU1 Primary Production under the provisions of the LEP. This SEPP aims amongst other things to; facilitate the orderly and economic use and development of lands for primary production and reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources.

As outlined within Section 1, the subject land previously operated as an extractive industry and the intention is to re-establish this use on-site. The subject land is not identified as 'state significant agricultural land' and the land is currently used for broadacre agricultural purposes.

The operation and use of a portion of the site as an extractive industry will not adversely affect the ongoing agricultural operations of the site or surrounding properties. Furthermore, the operation of an extractive industry is not expected to create any land use conflicts with surrounding lands in terms of noise, dust or traffic due to the relatively small-scale nature of the works, their location and the relatively large setbacks to surrounding rural dwellings.

4.3.5 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (Extractive Industries SEPP) was gazetted in February 2007. The SEPP outlines where various extractive industry activities are permissible both with and without development consent. The SEPP also defines mining, petroleum production and extractive industries developments that are prohibited, exempt or complying developments.

As outlined above the subject land is zoned RU1 Primary Production under the provisions of the LEP. An extractive industry is permitted with consent in the RU1 zone.

Part 3 of the Extractive Industries SEPP identifies matters for consideration that the consent authority must take into account when determining a development application. This planning report addresses these relevant matters for consideration.

No other State Environmental Planning Policies are relevant to the proposed development.

4.4 Greater Hume Local Environmental Plan 2012

The *Greater Hume Local Environmental Plan 2012* ("the LEP") is the principal planning instrument that guides land use and development within the former Greater Hume Shire LGA. The below provides an overview of consistency and compliance of the proposal against the relevant provisions.

There are no draft LEP amendments that have been the subject of public consultation under the Act that are applicable to the subject land.

4.4.1 Clause 2.3 – Land Use and Permissibility

The subject land is zoned RU1 Primary Production in the LEP as outlined in **Figure 20**.

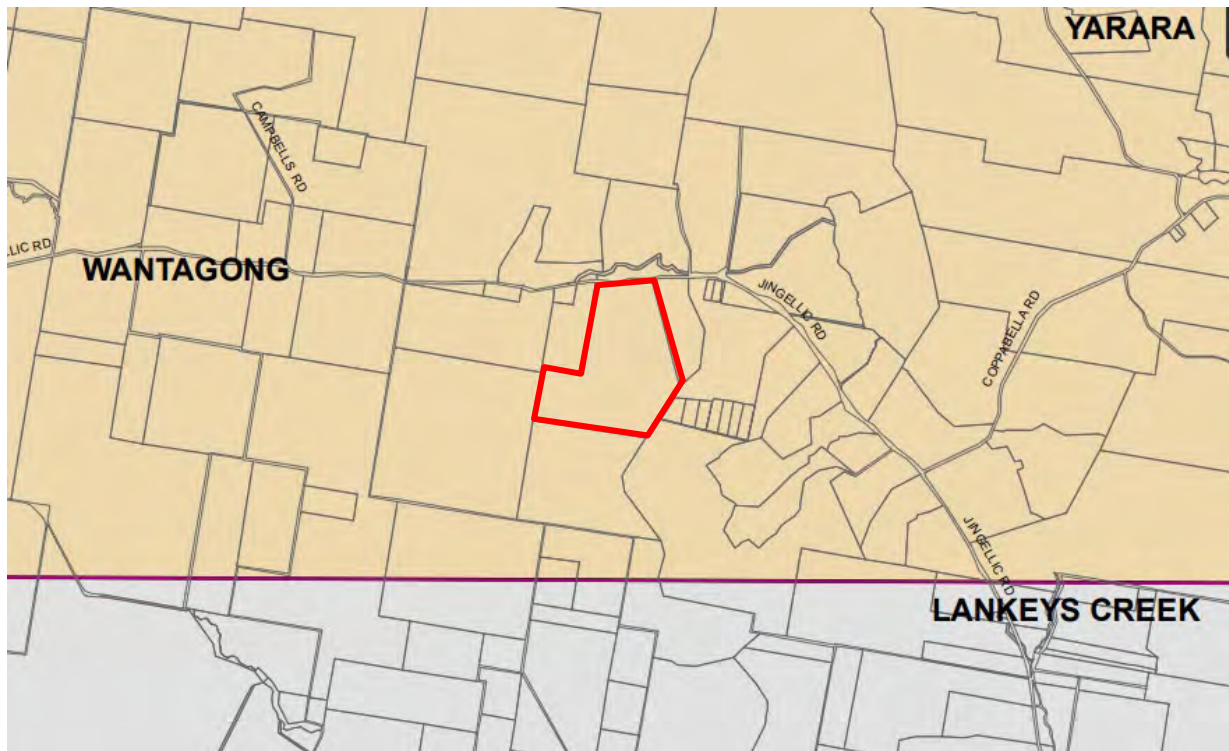


Figure 20 Extract of the Land Zoning Map identifying the subject land (outlined)

The objectives of the RU1 zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the rural landscape character of the land.*

The proposed extractive industry is consistent with the relevant objectives of the RU1 zone as it will not reduce the amount of productive agricultural land available on-site, it will not fragment agricultural land, nor will it create any land use conflicts with adjoining agricultural lands.

As the rehabilitation works involve the conversion of the sediment basin into a farm dam, and the planting of pasture grasses, much of the agricultural value of the land will be retained beyond the sites decommissioning.

The layout of the development can rely upon existing access arrangements from Holbrook-Jingellic Road, to the existing access track, offering good access to the local and regional road network. The location of the extraction site will also ensure that the amenity of surrounding land will not be significantly impacted upon.

Similarly, the proposal will generally maintain the rural landscape character of the site, as the works will be largely screened from view behind an existing earthen embankment as well as existing vegetation.

An extractive industry is permitted with consent in the RU1 zone.

4.4.2 Clause 5.10 – Heritage Conservation

Clause 5.10 seeks to conserve the environmental heritage of Greater Hume and Aboriginal objects and places of heritage significance.

It is noted that the subject land is not identified as a heritage item or a heritage conservation area within Schedule 5 or the Heritage Map of the LEP.

Furthermore, matters regarding cultural heritage have also been considered. A review of the subject land via the Aboriginal Heritage Information Management System (AHIMS) also did not reveal or identify any recorded Aboriginal sites or Aboriginal Places within a 1km radius of the site (see attached AHIMS search results).

Whilst there are no recorded archaeological items on the subject land or within close proximity to the subject land, it is still appropriate to consider the process outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* prepared by the former NSW Department of Environment, Climate Change and Water in 2010 to consider the potential for such objects to be present. Consideration of the due diligence process is undertaken in the following table.

Table 4 Aboriginal Cultural Heritage Due Diligence Assessment

| Due diligence steps | Response |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Step 1. Will the activity disturb the ground surface? | Yes, through excavation and extraction works. |
| Step 2a. Search the AHIMS database and use any other sources of information of which you are already aware. | There are no recorded archaeological sites on the AHIMS database or on the Heritage Map in the LEP within or near the subject land for a 1km radius. |
| Step 2b. Activities in areas where landscape features indicate the presence of Aboriginal objects. | <p>The natural landscape of the subject land is rural.</p> <p>It is clarified however that the subject land does not contain any 'landscape features' that would indicate the presence of Aboriginal objects. Specifically, the land does not contain any waterways, caves or sand dunes, nor does it adjoin any sites with these features.</p> <p>Similarly, whilst the subject land does contain remnant vegetation, following a review of the proposed extraction area and trees to be removed, it is confirmed that none of these are culturally significant.</p> |
| Step 3. Can you avoid harm to the object or disturbance of the landscape feature? | As outlined above, the subject land does not contain any landscape features that require avoiding. |
| Step 4: Desktop assessment and visual inspection. | Both a desktop assessment and visual assessment were undertaken as outlined above, which confirmed that the subject land is not expected to contain any items of Aboriginal cultural significance. |
| Step 5. Further investigations and impact assessment | Further assessment of matters regarding Aboriginal heritage are not considered necessary in this instance due to the lack of landscape features and location of the proposed works within a highly disturbed portion of the site. |

4.4.3 Clause 6.1 – Earthworks

Clause 6.1 of the LEP requires development consent for earthworks to ensure that the works will not have a detrimental impact on environmental functions and processes. In this instance, the development is seeking to use the site for an extractive industry and will therefore require earthworks. Consequently, consideration of this clause is required.

Before council can grant development consent, it must consider the following matters:

- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) *the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) *the quality of the fill or the soil to be excavated, or both,*
- (d) *the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) *the source of any fill material and the destination of any excavated material,*
- (f) *the likelihood of disturbing relics,*
- (g) *the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*
- (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development is consistent with these matters for consideration as follows:

- The development will not adversely affect existing drainage conditions or soil stability in the area as it does not involve works to an existing drainage line. Following the completion of works/extraction, areas of land that have been disturbed and that are no longer required for their purpose will be backfilled, stabilised and top dressed to avoid ongoing erosion concerns.
- The purpose of the works is to support the development and use of the site as an extractive industry.
- The development seeks to extract gravel and hard rock on site that will be processed and sold for use locally as road construction materials. Topsoil and overburden spill will be retained and used as part of future rehabilitation works;
- The subject land and proposed area of works is relatively isolated and does not immediately adjoin any other developments. More specifically, the closest rural dwellings are located approximately 750 metres away to the north and north-west and is therefore not expected to adversely affect the amenity of any adjoining properties;
- Following the completion of a due diligence assessment, the subject land is not expected to contain any items of Aboriginal Cultural Heritage. Should any objects be uncovered during excavation, works shall cease immediately and the relevant authorities contacted.
- The proposed earthworks will not adversely impact any watercourses or environmentally sensitive areas and appropriate sediment and erosion control measures will be established and maintained prior to works occurring.

4.4.4 Clause 6.2 – Terrestrial biodiversity

Clause 6.2 of the LEP applies to land identified as 'biodiversity' on the Terrestrial Biodiversity Map'. The majority of the site is identified on this map as outlined within **Figure 21**. Therefore, the provisions of this clause apply.



Figure 21 Extract of the Terrestrial Biodiversity Map identifying the subject land (outlined)

Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters:

- (a) *whether the development is likely to have—*
- (i) *any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) *any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposed development is generally consistent with these matters for consideration as follows:

- The proposed development and subsequent tree removal are not expected to create a long-term or deleterious adverse impact on the condition, ecological value and significance of the fauna and flora of the site following the preparation of a biodiversity assessment.
- The removal of this vegetation will not result in a long term adverse environmental impact as it only provides an occasional nesting site for woodland birds, which are migratory and highly dispersive by nature;
- The removal of these trees will not fragment existing vegetation corridors and maintains and protects more mature and significant vegetation surrounding the quarry pit;
- A biodiversity assessment has been undertaken for the site at **Section 4.2.4** of this report, and the works do not require the preparation of a Biodiversity Development Assessment Report (BDAR);
- The development seeks to minimise the amount of vegetation to be removed by limiting land clearing to the proposed quarry pit; and

- The development seeks to undertake a number of revegetation works across the property, which will help offset the trees proposed to be removed, in accordance with the Site Rehabilitation Plan.

4.4.5 Essential Services

Clause 6.7 of the LEP refers to essential services and aims to ensure that all relevant services are available to the site. Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *stormwater drainage or on-site conservation,*
- (e) *suitable vehicular access.*

The quarry site will not have access to reticulated water, sewerage or electricity. Given the nature of the site not containing any enclosed structures such as a site office or the like, water and electricity is not required for its operation and, as such, is not considered necessary. Water will be transported to the site and stored in tanks and pumped with portable units as required. Portable toilet units will be issued to the site and managed accordingly by local contractors.

Vehicular access to the property is currently provided from the adjoining sealed Holbrook-Jingellic Road, of which a track extends that leads to the extraction site. This configuration can accommodate all vehicles required for the operation of the site, as well as emergency service vehicles and site visitors

4.5 Greater Hume Development Control Plan 2013

The *Greater Hume Development Control Plan 2013* ("the DCP") provides specific local controls for all development within the LGA.

Whilst it is acknowledged that there are no specific requirements contained in the DCP in relation to extractive industries/quarries or development in rural areas (outside of rural dwellings), consideration of the general principles of Section 3.0 – Industrial Development has been undertaken as the impacts could be considered similar.

Accordingly, an assessment of the proposal against the relevant industrial development controls of this chapter has been addressed at **Attachment F** to this report.

The specific objectives for industrial development are outlined as follows:

- *encourage industrial development, which by its design, amenity and facilities will not detract from the quality of the surrounding environment;*
- *minimise the impact of the development on the natural features of the area;*
- *encourage the development of industrial undertakings which will be employment generating*
- *development;*
- *inform, assist and guide applicants, developers and consultants, Council and the general public, on Council's planning controls within the industrial estates, particularly in relation to setbacks, materials and landscaping;*
- *focus the development of industries outside of commercial and residential areas so as to minimise conflict between the different uses;*

- *direct different types of industrial development to locations best suited for that activity;*
- *provide for a range of industrial activities in industrial precincts;*
- *provide a level of amenity in industrial areas for those that visit and work there; and*
- *ensure that development incorporates safe and functional movement of vehicles on and off site.*

The proposed extractive industry and associated works are generally consistent with these objectives as the subject site is relatively isolated and the works will be screened from view due to the location of the quarry.

Given the rural location of the property and the relatively small-scale operation of the works, the development is not expected to adversely affect the amenity of surrounding residents or the natural features of the land.

4.6 Planning Agreement

The applicant does not propose to enter into a planning agreement or draft planning agreement under Section 7.4 of the EP&A Act.

4.7 Guidelines

There are a number of guidelines applicable to the use and operation of the site as an extractive industry.

4.7.1 EIS Guidelines – Extractive Industries - Quarries

The former NSW Department of Urban Affairs and Planning (DUAP) prepared an EIS Guideline for Extractive Industries – Quarries. The purpose of this guideline is to identify issues that need to be addressed in the preparation of an EIS for extractive industries.

Notwithstanding the fact that the development does not require the preparation of an EIS, the content of the Guideline has been taken into consideration in the preparation of this development application including identification of the issues that need to be addressed.

Key issues for extractive industries usually include:

- air quality issues
- noise and vibration
- transport
- water quality issues.

This development application has considered these relevant matters for consideration. See Section 5 of this report regarding the environmental impact of the works.

4.7.2 Agricultural Issues for Extractive Industry Development (DPI)

The NSW Department of Primary Industries (DPI) has prepared a Fact Sheet for Agriculture Issues for Extractive Industry Development. The purpose of this guideline is to set out the relevant agricultural issues for consent authorities to consider when assessing a proposal to develop rural land for extractive industries.

The following principles have been identified as part of this Fact Sheet when planning for sustainable agriculture and extractive industries:

- *Extractive industry developments are consistent with strategic plans and zone objectives.*
- *Extractive industry developments are designed and managed to minimise environmental impacts.*
- *Land use conflicts are minimised, amenity values are protected and the expectations of local communities are managed.*
- *Rehabilitation is undertaken progressively and any permanent changes to productive capacity are clearly justified.*
- *Proposals are clearly justified in a regional context and identify the merits and community benefit of the proposal.*
- *Development Applications duly consider the following potential impacts and identify suitable mitigation responses for:*
 - *Impacts on agricultural resources;*
 - *Transport and access changes;*
 - *Rehabilitation plans;*
 - *Consultation with rural stakeholders;*
 - *Mitigation and monitoring*

The Fact Sheet also identifies a number of key heads of considerations to be assessed as part of the development application including:

- *Agricultural Resource Impacts;*
- *Water Resources;*
- *Transport and Access Changes;*
- *Rehabilitation Plans;*
- *Consultation;*
- *Mitigation and Monitoring; and*
- *Strategic Planning.*

Following a review of these principles and key heads of consideration, the proposed extractive industry is consistent with these requirements as:

- it is consistent with identified strategic plans and policies for the area;
- it has been designed to minimise and manage environmental impacts and the site will be gradually rehabilitated over time to ensure the environmental impacts are minimised;
- it will not create issues regarding land use conflicts or amenity concerns as the quarry is relatively isolated with the closest dwellings located approximately 750 metres away;
- it will not adversely affect existing agricultural resources as this portion of the site has already previously been developed for the purposes of an extractive industry;
- it will implement mitigation and monitoring measures to ensure that no adverse impacts are created as a result of the proposal; and
- it will not affect existing drainage lines or create issues of flooding.

4.7.3 Managing Urban Stormwater: Soils and Construction - Volume 2E: Mines and Quarries

The former NSW Department of Environment and Climate Change (DECC) prepared the document titled *Managing Urban Stormwater: Soils and Construction – Volume 2E: Mines and Quarries* to provide guidelines, principles and recommended minimum design standards for erosion and sediment control at mines and quarries. Specifically, the publication guides the user in the application of the principles and

practices of erosion and sediment control described in Volume 1 of *Managing urban stormwater: soils and construction* (Landcom 2004) to mines and quarries

Mines and quarries, particularly those involving surface extraction, often involve significant areas of land disturbance and earthworks which require the planning, design, construction and maintenance of effective erosion and sediment control measures. Mines and quarries of a range of scales and types exist throughout New South Wales. A range of water management issues need to be considered at mines and quarries, including the use of water for:

- dust suppression
- site revegetation
- mineral processing
- the washing or separation of extracted materials; and
- the management of stormwater within, and sometimes outside, the site.

The scale and nature of contemporary mines and quarries mean that they have the potential to significantly impact surface runoff and groundwater quality through contamination with dissolved and suspended material. Water-quality issues in mines and quarries include:

- sediment-laden runoff from overburden emplacements, waste-rock dumps, stockpiles and other disturbed areas
- stormwater contamination from process plants, workshops, vehicle wash-down areas etc.
- acidic mine drainage from the oxidation of sulfur or sulfuric ores, which can also contain dissolved heavy metals
- elevated salinity levels, as mining can disrupt saline aquifers or allow salt to be leached from freshly shattered overburden.

The most common surface-water contaminant from mining and quarrying is sediment or 'total suspended solids' (TSS), produced by soil erosion from lands disturbed by the mining or quarrying activity.

In response, the proposed development has been designed to incorporate a number of sediment and erosion control methods so as to minimise the impacts of environmental harm.

- Ripped and excavated topsoil will be either immediately reused in current rehabilitation works or will be stockpiled immediately adjacent to the area of works for later use in the rehabilitation phase of the project. These areas will be stabilised and located immediately adjacent to the area of works and will be protected by cut-off drains that divert clean water around the quarry operations;
- Cut-off and diversion drains will be established and maintained around the area of disturbance to divert upslope 'clean' water away from disturbed areas;
- Stormwater run-off will be collected and filtered via the sedimentation basin contained on-site, where it will be re-used as part of the water-management strategy for the site to avoid or reduce discharged of polluted water. Such non-potable water uses include irrigation of revegetated areas, as well as dust suppression of unsealed roads via water truck and the spraying down of materials as part of the crushing, screening and stockpiling process. This in turn will also reduce consumption from other water sources;
- Rehabilitation works will be staged and ongoing so as to limit the area of disturbance and return the lands to their final landform as quickly as possible. The final landform will be stabilised and

reshaped to minimise steep slopes and ensure a free flowing drainage system consistent with what would have existed prior to works occurring on-site;

- Areas that have been rehabilitated will be fenced off to prevent access by stock for at least the first two years to ensure that by this time, plants are strong enough to resist trampling and their root systems are sufficiently developed to prevent plants being pulled completely pulled out of the ground by grazing stock.

The Stormwater Management Plan, Dust Management Plan and the Soil Erosion and Sediment Control Plan, attached with this report, detail the techniques which will be implemented to mitigate the associated impacts. These erosion and sediment control techniques will be maintained and periodically reviewed, particularly prior to, and post heavy rainfall events to ensure that they remain effective.

5 Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

There are no guidelines issued by the Director-General applicable to this proposal. However as previously outlined above, the development has been designed in accordance with the EIS Guideline – Extractive Industries Quarries.

5.1 Context & setting

Impacts regarding the context of the site was anticipated from an analysis of the subject land and surrounding property, visual inspection of the property and an analysis of the proposed plans for development.

The site is located in an outer rural area of the LGA, with the nearest urban environment located approximately 25 kilometres to the west, at Holbrook. The nearest sensitive uses to the site are identified as being surrounding rural residential dwelling. However, these are located to the north and north-west approximately 750 metres away from the extraction site. Given this separation, it is anticipated that impacts to these properties will be minimal.

The land is located within a rural zoned area without any other zoning applying to the immediate surrounds. The minimum lot size for the RU1 zone is 100 hectares, and as such, there is not anticipated to be any smaller subdivisions proposed within the area that would encourage the development of residential or other sensitive development.

The nature of the proposed extractive industry is such that the activities will be conducted entirely within the premises and will not generate any significant external impacts (i.e. light, noise, emissions) that may impact on the surrounding rural uses. The hours of operation and smaller scale of the development, having a relatively small annual extraction rate of less than 30,000m³ per year, will further ensure impacts are minimised.

5.2 Access, Traffic & Parking

Access to the extraction site will be provided from the sealed Holbrook-Jingellic Road. Sight lines from this intersection are quite good and can achieve 120 metres from the east and 85 metres to the west. This gives local traffic using the Holbrook-Jingellic Road and haul trucks clearance for viewing oncoming traffic.

The site will have the potential of removing a maximum of 900 tonnes of material by truck and truck-trailer combinations per operational week (150 tonnes per day over 6 days). This equates to approximately 30 truck movements on average per working week. Traffic movements will fluctuate due to periods of low and high demand.

Holbrook-Jingellic Road is a well-constructed sealed rural road, which will have the capacity to accommodate the heavy vehicles required for the operation of the site.

Vehicle access within the site is via a sealed (bitumen) internal driveway that connects Holbrook-Jingellic Road to the quarry work area (see Figure 22). Parking is to be established around the mouth of the extraction site and can contain heavy vehicles including the appropriate turning circles, as well as for smaller vehicles as required.



Figure 22 Diagram indicating the access track that is provided for access and egress from the extraction site and Holbrook-Jingellic Road

5.3 Infrastructure

As detailed in **Section 4.4.5** of this report, reticulated services are not available to the land. Specifically, the quarry site will not have access to reticulated water, sewerage or electricity. Given the nature of the site not containing any enclosed structures such as a site office or the like, water and electricity is not required for its operation and, as such, is not considered necessary. Water will be transported to the site and stored in tanks and pumped within portable units as required. Portable toilets will be used on site and will be periodically emptied by a local contractor.

Stormwater and drainage will also be appropriately disposed of on-site. More specifically, cut off drains will be established on the upslope side of the quarry works area to divert upslope 'clean' water away from disturbed areas. In addition, stormwater run-off for exposed areas will be diverted and filtered via the sedimentation basin contained on-site located immediately adjacent to the works area, where it will be re-used as part of the water-management strategy for the site to avoid or reduce discharged of polluted water.

Such non-potable water uses include irrigation of revegetated areas, as well as dust suppression of unsealed roads via water truck and the spraying down of materials as part of the crushing, screening and stockpiling process. This in turn will also reduce consumption from other water sources;

Consequently, as the development will not be connected to Council's infrastructure, the works will not place undue demands on Council's infrastructure.

5.4 Heritage

There are no recorded State or local heritage items within the site or immediate area and the site is not located within a Conservation Area as outlined within the Heritage Map and Schedule 5 of the LEP. As such, consideration of heritage is not considered necessary.

5.5 Cultural Heritage

There is the potential detrimental impact through disturbance of previously unknown archaeological items during construction and excavation works.

A basic AHIMS search generated at a buffer of a 1km radius around the site did not record any items of Aboriginal heritage. Consideration against the due diligence code of practice was given in **Section 4.2.6** of this report, which concluded that the presence of Aboriginal items are unlikely to occur on site. Consequentially, there is considered a low likelihood of archaeological items on the site or within the immediate area.

If extractive operations uncover Aboriginal relics or skeletal material, activities will cease until an officer of the National Parks and Wildlife Service has examined the find and authorised the continuation of extractive operations in the area.

5.6 Soils

Potential negative impact on soils through lack of management of exposed areas (i.e. erosion). The site is currently in good condition with no visible signs of erosion. In the context of the lot only a small portion of land is to be disturbed, and consequently the impact on soils and potential areas left exposed to erosion risk will be limited.

A Soil Erosion and Sediment Control Plan has been prepared and is attached with this report which provides a detailed description of works which will be incorporated into the site's management to mitigate potential erosion and sediment impacts.

5.7 Air & microclimate

The development has potential to generate air and microclimate impacts from site operations including extraction, crushing/processing, use of the access road and dust raising from dry extraction areas and stockpiles.

The extraction process has the potential to generate dust through the disturbance of soil at the site. On most occasions this is unlikely to present a problem since the nearest residence is more than 750 metres from the site. The operators of the site will however recognise the prevailing weather conditions to ensure that dust is not transported over a distance to have detrimental effects on residences.

The movement of heavy vehicles both within the site and to and from also has the potential to generate dust during the drier months. The potential for dust raising will be monitored by the quarry operator and a water cart utilised on the access track and stockpiles if necessary. Water will also be utilised during the crushing process so as to minimise dust generation.

Rehabilitation of the site will be undertaken progressively as extraction continues, thereby minimising the amount of areas of the site that are exposed at any given time. When the resource is exhausted or the site closed, all disturbed areas will be rehabilitated to allow revegetation consistent with the surrounding area. The rehabilitation methodology is provided in greater detail within the Rehabilitation Plan.

The attached Dust Management Plan also details the control measures which will be implemented to mitigate dust from the identified emission sources.

5.8 Biodiversity

The proposed operation and expansion of an extractive industry inclusive of associated tree removal and ground disturbance, which has the potential to negatively impact upon the habitat of native fauna and flora.

It is noted however, that the subject application represents an opportunity to rehabilitate previously disturbed areas, which includes the planting of 125 native Eucalyptus species, which will likely improve the long-term condition of the land.

The infrequent use of the site and its setback from external boundaries will ensure that disturbance of fauna will be minimal. The site is also within a timbered lot of some 165 hectares, hence there is plenty of potential flora and fauna habitat away from the extraction area and the tree removal will not compromise habitat corridors, otherwise affecting habitat connectivity.

Tree removal will only be undertaken to the extent necessary to carry out the activity, around the extraction site. Given the previous disturbance of the land, it is not considered likely that threatened flora will occur at the ground layer.

The potential of impacts to potentially occurring threatened species or ecological communities are addressed in greater detail at **Section 4.2.4** of this report, including a 'Test of Significance' against the provisions of section 7.3 of the BC Act. This test concluded that impacts are unlikely to have an effect which would place a species or ecological community at risk of extinction. Notwithstanding, in the event that threatened species are discovered on site during works and will be impacted, work will cease and an appropriately qualified ecologist consulted.

5.9 Waste

Waste generated on-site will comprise general waste which will be removed daily by employees off the site. A portable toilet will be provided for employees will be serviced regularly by the supplying firm. Similarly, overburden created as part of site preparation works will be stockpiled on-site and used in future rehabilitation works.

The operation and use of the site of a quarry will have limited wastes due to its nature and the fact that all material extracted on-site will be processed.

5.10 Noise

The development has the potential to create noise and amenity impacts, namely through the movement of vehicles and extraction and processing of materials via front end loaders and crushers.

Given the relatively low-scale nature of the works and the remote location of the property, it is unlikely that the machinery will be heard at the nearest residence, which is more than 750 metres away, and separated by a planted ridgeline.

Vehicles associated with the activity will only access the site during daylight hours and mainly on weekdays which mean that during evenings and weekends there will be no impact from this noise source.

5.11 Natural hazards

The site is mapped as Bushfire Prone Land ('Vegetation Category 1') in recognition of the dense vegetation present on-site (**Figure 23**). Land identified as Category 1 is considered to be the highest risk of bushfire and this is evident given the density of vegetation throughout the site.

A fire extinguisher will be kept on site for machinery fires and a fire-fighting knap-sacks will also be available to operators when in attendance. There is a secondary access to the site from the east that provides an option in the event the site needs to be evacuated as a result of bush fire and there is an RFS fire shed located at Wantagong.

A Bush Fire Safety Authority is not required for an extractive industry as it does not represent a special fire protection purpose.

There is no flood planning layer or flood study that applies to the land and the land is elevated and sloping and consequently not subject to flooding.

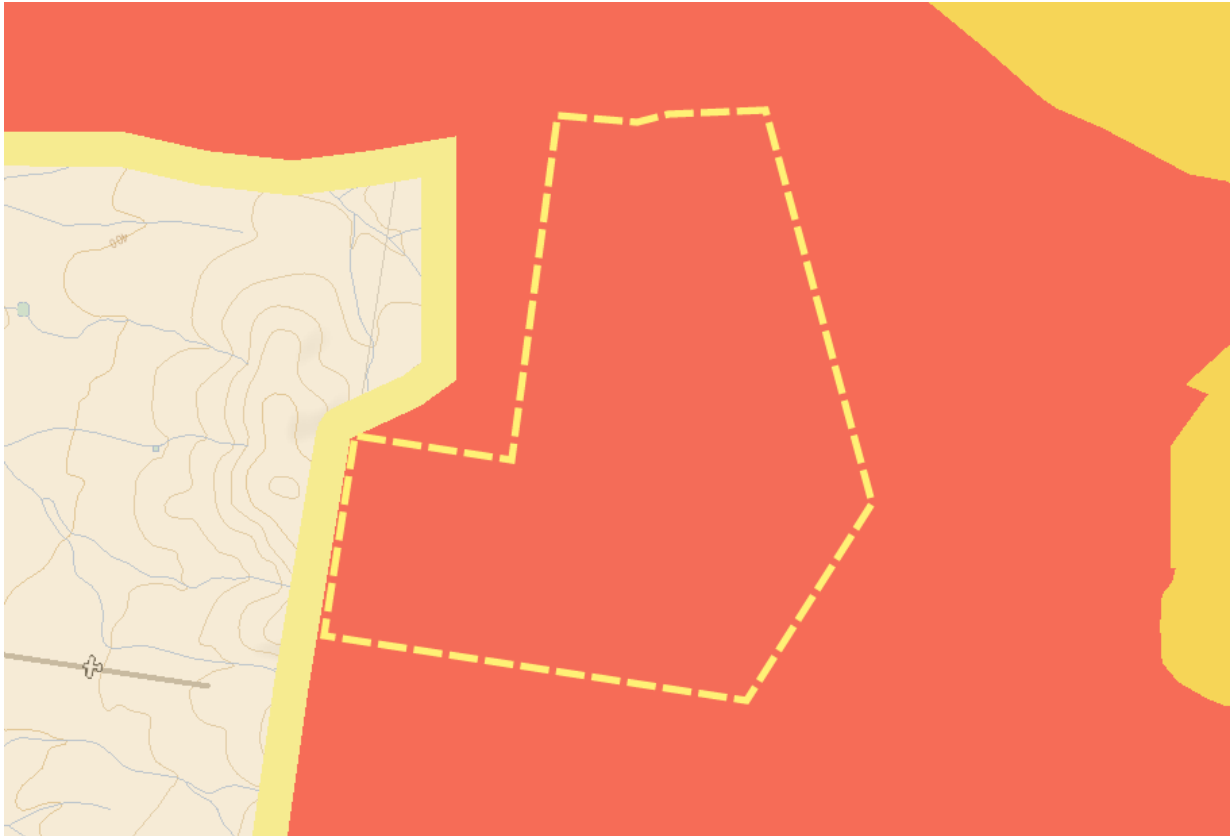


Figure 23 Extract of the NSW Bushfire Prone Land Map, with subject site indicated

5.12 Social & Economic

There are potential positive economic impacts to this area of the Shire with the re-commencement of an employment generating activity, as well as for the applicant by being able to get a return from the lot that otherwise has little value because of the extensive vegetation cover.

There are no identified social impacts associated with the proposed works and use given the remote location of the property and the large setbacks to nearby residential dwellings (750 metres).

5.13 Suitability of the site

The slope from the top to the bottom (in both the east to west and north to south directions) of the site are no greater than 15° (below the 18° requirement in the *Environmental Planning and Assessment regulation 2000* – Schedule 3 Clause 19) and the bedrock outcrops along the surface.

The subject land is not subject to flood inundation.

Preliminary geotechnical analysis by way of north south rip lines has established no ground water exist at the elevations of the site or at any proposed excavation levels.

The subject land is not known to be contaminated. However, in determining the likelihood of contamination, it is understood that the subject land, being rural in nature, has been historically utilised for mining, timber and grazing.

Preliminary site inspection combined with preliminary geotechnical analysis indicates no visual existence of former sheep dipping activities, or other visual evidence to suggest the site is contaminated.

6 Conclusion

This DA seeks approval for an extractive industry (quarry) with a maximum annual extraction rate of less than 30,000m³ and a land area less than 2 hectares, as well as other associated works including tree removal works, stockpiling and processing on land described as Lot 6, DP1223150 and addressed as Holbrook-Jingellic Road, Wantagong.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the relevant planning instruments and policies.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and guidelines;
- it seeks to continue to operate the site for an extractive industry consistent with the previous use of the site;
- it will not fragment any rural lands nor will it result in the loss of any high-quality agricultural land given previous site operations;
- it is not expected to create any adverse social or amenity impacts given the large separation distance of the proposed activities to the nearest rural dwellings (approximately 750 metres) and the relatively small-scale nature of the works;
- it will not create any adverse environmental impacts and only results in the removal of a small area of regrowth vegetation. The subject land also does not adjoin any waterways and will not adversely affect any other environmentally sensitive land;
- it will have a positive economic benefit to the local area and region by securing the supply of high quality quarry products, ongoing and increased employment, capital expenditure and ongoing operational expenditure. These benefits will have flow on effects within the local and regional economies.
- it seeks to appropriately incorporate a number of management and mitigation works through the implementation of a Soil Erosion and Sediment Plan, Dust Management Plan, Stormwater Management Plan and Rehabilitation Plan; and
- it will not place any undue demands on local infrastructure and services.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Attachment A

Proposed Plans

Attachment B

Soil Erosion and Sediment Control Plan

Attachment C

Dust Management Plan

Attachment D

Storm Water Management Plan

Attachment E

Rehabilitation Plan

Attachment F

DCP Compliance Table

Table 5 DCP Compliance table for Chapter 3 Industrial Development (adapted from GHDCP 2013)

| Standard | Compliance | Comment |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 Appearance | | |
| 1. Buildings are to have their main building facade and entries addressing the primary street frontage. | Not applicable | The development does not involve the construction of any buildings. |
| 2. High quality materials and finishes should be used for building exteriors as well as any fences. | Not applicable | The development does not involve the construction of any buildings. |
| 3. All building surfaces (with the exception of the roof) shall be of a nonreflective nature (e.g. not white or silver), details of which are to be supplied to Council at the time of lodging the development application. | Not applicable | The development does not involve the construction of any buildings. |
| 4. Office components shall be generally located at the street frontage to enable the placement of windows and doors to 'break up' the façade. | Not applicable | The development does not involve the construction of any buildings. |
| 5. Sites are to be maintained in a neat and tidy condition at all times. | Complies | The proposed operation and use of a portion of the site as a quarry will be maintained in a neat and tidy condition ongoing and will be screened from view by the existing topography of the land and ridgelines. |
| 3.2 Landscaping | | |
| 1. All industrial sites are to be appropriately landscaped. | Complies | Although the development is not classified as a traditional 'industrial site', the subject land contains existing vegetation. As part of the proposed works, additional revegetation works are proposed as per the recommendations of a rehabilitation plan. |
| 2. A minimum 1m wide landscaping strip shall be provided across the street frontage of industrial lots (except for access points). | Complies | The proposed works area is well setback from Holbrook-Jingellic Road and is separated from this roadway via dense vegetation. |
| 3. A minimum 3 metre wide landscaping strip shall be installed and maintained on industrial sites where they adjoin non-industrial land uses, including future residential land. Landscaping within this strip shall consist of plant species that will provide a tall and dense screen. | Complies | As outlined above, the front of the property is already densely vegetated. |

| Standard | Compliance | Comment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 4. Proposed landscaping elements are to be clearly identified on development application plans submitted to Council with a comprehensive landscape plan required to show all areas of vegetation, pathways and vehicles access areas. | Complies | The development involves revegetation works of exhausted quarrying areas. |
| 5. Landscaping areas are to be protected from vehicle movement areas to prevent their damage. | Complies | The areas of revegetation will be located outside of the works area. |
| 6. A range of plant species of various heights should be used in the landscaping of industrial sites to create visual interest, improve amenity and help screen external activity areas such as storage and car parking areas. | Complies | Local native species comprising ground covers, mid-storey and canopy trees will be utilised. |
| 7. Where ever possible, native plant species are to be utilised in landscaping with preference given to drought tolerant species. | Complies | Revegetation works to comprise local native species in accordance with the recommendations of the South West Slopes Revegetation Guideline. |
| 8. Landscaping must be designed to ensure low maintenance. | Complies | The development involves the planting of local native species endemic to the area, which will minimise maintenance. |
| 9. Existing mature trees should be incorporated in the development where possible. | Complies | For the most part, the development involves the retention of existing mature trees and trees of environmental significance. |
| 3.3 Building Setbacks | | |
| 1. All buildings shall be setback a minimum of: <ul style="list-style-type: none"> • 7.5 metres from any boundary adjoining a main road; and • 4.5 metres from the boundary of any other road. | Not applicable | The development does not involve the construction of any buildings. |
| 2. In the case of corner allotment, the minimum setback required for the secondary frontage is 5 metres, provided that this frontage does not address a main road. | Not applicable | See above for further details. |
| 3. Where a development occurs on land adjoining a residential property, the minimum setback to the common boundary is 3 metres. | Not applicable | See above for further details. Furthermore, the subject land does not adjoin any residential properties. |

| Standard | Compliance | Comment |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------|
| 4. Fencing is permissible within the setback area if it is: <ul style="list-style-type: none"> open type fencing (e.g. green coloured open mesh security fencing), provided that it is not closer than 5 meters to a road; and/or low fencing (less than 500mm high) which does not obstruct the view of landscaping from the street and the driver's view from driveway to road. | Not applicable | No new fencing is proposed or required as part of the works. |
| 5. Signs may be approved within the minimum setback area (see below). | Not applicable | No signage is proposed. |

3.4 Parking & Access

Parking

1. Parking is to be provided on-site at the following minimum rates:
Note: The total minimum number of parking spaces to be provided onsite is the sum total of the components.

Complies

Although an extractive industry is not listed in the adjoining table, due to the size of the site, there is ample room on-site to park vehicles.

| Use | Rate |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Industry | 1 space per 70m ² of gross floor area or part thereof |
| Warehouse | 1 space per 100m ² of gross floor area or part thereof. |
| Office/Showroom | 1 space per 40m ² of gross floor area or part thereof. |
| Disabled | 1 space in accordance with the Building Code of Australia, then 1 additional space per 15 general spaces or part thereof. |
| Visitor | 1 space per 500m ² , up to a maximum of 5. |

| Standard | Compliance | Comment |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Council may consider a reduction in these standards if it can be demonstrated the proposed use of the premises does not warrant such provision. However Council will take into consideration the nature of the proposed activity. Applicants must demonstrate there is sufficient room on the site to provide parking in accordance with the standards should the use of the premises change. | Not applicable | The development can provide all car parking on-site. |
| 3. Council may require on-site parking at a rate in excess of the above if the proposed use of the premises warrants such an outcome. | Not applicable | See above for further details. |
| 4. Parking spaces must be physically separated from access ways, loading and unloading areas, and manoeuvring areas. | Complies | The proposed vehicle parking area located adjacent to the quarry pit is separated from surrounding activities. It is also noted that given the relatively low scale nature of the works and the limited staff present on-site, it is not expected that vehicles will be moving around the site during site operations. |
| 5. All parking areas are to be constructed so as to allow for the catchment and disposal of stormwater to a point of discharge agreed to by Council. | Complies | Stormwater on-site will be diverted to the existing sediment basin located to the north west of the quarry pit. |
| Access | | |
| 6. Driveways should generally comprise a width of at least 8 metres, allowing two-way 'in' and 'out' movements. | Complies | The development will allow for two way movement along the access road. |
| 7. Access and internal layout must ensure all vehicles (including trucks) are able to enter and exit the site in a forward direction. | Complies | All vehicles will be able to enter and exit the site in a forward direction as there is ample room on-site to turn around. |
| 8. Developments should be designed to allow a heavy vehicle to complete a three point or semi-circular turn on site without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas. | Complies | Due to the size of the property, large articulated heavy vehicles will be able to turn around on-site. |
| 9. Development shall be designed to accommodate the largest vehicle expected to access the site. If the development is likely to be accessed by larger vehicles, the appropriate access and manoeuvring areas are to be shown on plans provided with the development application. | Complies | See above for further details. |
| 10. All parking, loading or unloading of vehicles is to be carried out on the development site. | Complies | All car parking, loading and unloading will be undertaken on-site. |

| Standard | Compliance | Comment |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. Truck turning areas will not be permitted either wholly or partly within the minimum setback area. | Complies | No trucks require turning within the minimum setback area. |
| 3.5 Outdoor Areas | | |
| 1. Outdoor storage and work areas should be located behind the front building line of the building where possible. | Not applicable | The development does not propose any buildings. |
| 2. Outdoor storage and work areas are to be substantially screened from any public roads and/or adjoining lots by suitable landscaping. | Not applicable | The proposed quarry will not be seen from the road. |
| 3. Outdoor storage and work areas must be suitably surfaced to prevent dust raising from vehicle movements or wind. | Complies | All work and manoeuvring area will be maintained and where necessary, water will be applied to these areas to reduce dust. |
| 4. Fencing of a 'transparent nature' (i.e. wire mesh) is permitted to a maximum height of 2.4 metres. This fencing is permitted in front of the building line. | Not applicable | No fencing is proposed or required. |
| 5. Fencing behind the building line should be no greater than 1.8 metres if 'opaque' or solid fencing is proposed. | Not applicable | See above for further details. |
| 3.6 Amenity | | |
| 1. All development is required to comply with the requirements of the <i>Protection of the Environment Operations Act 1997</i> (as amended) and its Regulation. | Complies | The development complies with the requirements of the POEO Act and does not require the issuing of a license under this act. |
| 2. Applications for potentially hazardous or offensive development are to submit information demonstrating compliance with SEPP 33- Hazardous and Offensive Development. | Not applicable | The development is not classified as a potentially hazardous or offensive development. |
| 3. Outdoor areas must be treated and maintained to prevent dust raising. | Complies | As outlined within this report, the development seeks to limit the generation of dust from the site via the use of the following mitigation measures: <ul style="list-style-type: none"> ▪ Stage the works to limit the extent of exposed soil; ▪ Undertake staged rehabilitation of the site including revegetation works; ▪ Ensure that plant and machinery are kept in good working order; ▪ Limit speed limits on internal roads; ▪ Avoid works during hot, dry, windy days or alternatively, water down internal roadways, crushing and screening plant and exposed stockpiles. |

| Standard | Compliance | Comment |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. All stormwater is to be appropriately managed. | Complies | Stormwater to be directed to existing rural drainage lines as per current arrangements. |
| 5. A trade waste agreement is to be entered into with Council for disposal of liquid waste to Councils sewerage system for certain activities. | Not applicable | No trade waste application is required in relation to the works. |
| 6. Industrial activities in land zoned primarily rural use should ensure appropriate operational conditions which ensure the primary agricultural capacity of the surrounding area is not compromised. | Complies | As outlined above, the subject land has previously operated as an extractive industry and the current application seeks to re-establish this use. The proposed works will not alter the existing agricultural capacity of the land, nor any adjoining lands due to the location of the works and their relatively low-scale. |
| 7. Land uses or development considered by Council to potentially have a detrimental impact on adjoining properties through noise or air emissions (e.g. dust or odour) are to provide information in respect to the likely impacts and proposed mitigation measures of these impacts. | Complies | This planning report outlines the relevant impacts and proposed mitigation measures, which confirms that the development is not expected to have a detrimental impact on the amenity of adjoining properties. |
| 8. Land uses or development considered by Council to potentially have a detrimental impact on existing or future residential areas through noise or air emissions (e.g. dust or odour) will be discouraged without the submission of a relevant Impact Statement by the applicant demonstrating otherwise. Compliance with the Impact Statements will then become a condition of consent. | Not applicable | The subject land does not adjoin any existing or future residential areas. |
| 3.7 Signage | | |
| 1. Signage to be restricted to identifying and promoting the business activity occupying the site and the goods and services it offers only. | Not applicable | No signage is proposed as part of the application. |
| 2. Signage relating to a product, activity or service unrelated to the business on the site is not permitted. | Not applicable | No signage is proposed as part of the application. |
| 3. Advertising signs and structures shall be of a size, colour and design which are compatible with the building to which they relate. | Not applicable | No signage is proposed as part of the application. |
| 4. Signs should be proposed in a manner which does not visually dominate the area of building walls nor should they extend above the roof of the building. | Not applicable | No signage is proposed as part of the application. |

| Standard | Compliance | Comment |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.8 Non-Industrial Activities | | |
| 1. Retailing and the display of goods in association with industrial activities will only be considered where it is ancillary to the principal industrial use onsite. | Not applicable | The development does not involve any retailing or other associated activities. |
| 2. Neighbourhood shops, take-away food and drink premises or like developments are permitted within industrial areas where they provide for the daily convenience needs of the workforce in the surrounding industrial area. | Not applicable | See above for further details. |
| 3. Office space is to be ancillary to the principal industrial land use onsite. | Not applicable | The development does not involve the provision of any office space. |
| 4. An office shall not detrimentally affect the trading performance, singularly or cumulatively, of existing commercial centres. | Not applicable | See above for further details. |
| 5. Commercial activities in industrial areas will only be considered if: <ul style="list-style-type: none"> – suitable land is not available in the town centre; – the commercial viability of the town centre will not be detrimentally affected; and – they do not conflict with existing or future industrial activities. | Not applicable | The development does not involve any commercial activities. |
| 6. A managers or caretakers residence shall be: <ul style="list-style-type: none"> – no more than 100m² in gross floor area; – subservient and incidental to the industrial use of the site; – only used in association with an approved industrial activity on the site; – justified on site due to the nature of the industrial activity ; – restricted in associated with or in the vicinity of hazardous or offensive industries; and – restricted to sites within close proximity to the amenities and services of existing townships. | Not applicable | The development is not a traditional 'industrial development' and no rural dwelling exists on-site. |
| 3.9 Pollution Control | | |
| 1. The emission of air impurities, as defined under the <i>Protection of the Environment Operations Act</i> (POEO Act), is to be controlled to the satisfaction of Council at all times. | Complies | The development will comply with the requirements of the POEO Act and will not create any adverse environmental impacts in terms of dust, odour, water pollution or noise. |

| Standard | Compliance | Comment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2. If the premises are subject to licence under the POEO Act, any conditions of such licences shall form part of any development approval.</p> | <p>Not applicable</p> | <p>The development does not require the issuing of a licence under the POEO Act as the works do not exceed the following thresholds:</p> <ul style="list-style-type: none"> ▪ Crushing, grinding or separating – that process more than 150 tonnes per day or 30,000 tonnes of materials per year; ▪ Extractive activities – that extract or process more than 30,000 tonnes of extractive materials per year. |
| <p>3. Any machinery or activity considered to create a noise nuisance shall be adequately sound proofed in accordance with the provision of the POEO Act.</p> | <p>Complies</p> | <p>All machinery and equipment will be operated and maintained in accordance with the provisions of the POEO Act.</p> |

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Development application holbrook jingellic road

From : "richard johnson" <johnsrich@hotmail.com>

To : MailMailbox

Sent : 28 September 2020 08:51:43

Hi Colin, we have the property, wallaroo, which is directly opposite the proposed Walsh quarry. The concerns we have are. Noise and dust pollution at our property which we are preparing for a holiday rental. The disruption of possibly 30 truck movements from 630-600 at night will ruin any possible customers enjoying the peaceful stay we wanted to promise. We would prefer this didn't go ahead
Thanks Richard and Jan

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Greater
Hume
Council

Development/Construction Application

Environmental Planning and Assessment Act 1979, Local Government Act 1993 & Environmental Planning and Assessment Regulation 2000

All applications to:

General Manager
Greater Hume Council
39 Young Street (PO Box 99)
HOLBROOK NSW 2644
P: 02 6036 0100
E: mail@greaterhume.nsw.gov.au

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| Date Rec. | |
| Property No. | |
| Receipt No. | |
| Doc. ID No. | |

To avoid delays it is important that all relevant sections of this form are completed and any relevant information required to be attached is provided.

| Applicant Details | |
|--------------------------|------------------------------|
| Name | TJ HINCHCLIFFE + ASSOCIATES |
| Company | |
| Postal Address | PO BOX 5497 |
| Town/ Locality | WAGGA WAGGA |
| State and Post Code | NSW 2650 |
| Phone No. | 02 6931 7099 |
| Mobile No. | - |
| Email | admin@waggasurv-eyors.com.au |
| Your Ref (if applicable) | 20644 |
| Applicant/s Signature | |
| Date | 10/12/20 |

| Land Owner Details | |
|---------------------|----------------|
| Name | DANIEL HOBAN |
| Company | - |
| Postal Address | 65 RAILWAY PDE |
| Town/ Locality | HENTY |
| State and Post Code | NSW 2658 |
| Phone No. | 0427 705 458 |

| Approvals | |
|-----------------------------------------------------------------|-------------------------------------------------|
| Development Consent | <input checked="" type="checkbox"/> |
| Construction Certificate | Building <input type="checkbox"/> |
| | Subdivision <input checked="" type="checkbox"/> |
| | Other work <input type="checkbox"/> |
| Complying Development Certificate | <input type="checkbox"/> |
| Bushfire Attack Level Application form attached (if applicable) | <input type="checkbox"/> |

| Other Approvals | |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| Install a manufactured home, moveable dwelling or associated structure | <input type="checkbox"/> |
| Carry out water supply, sewerage or stormwater drainage work | <input type="checkbox"/> |
| Install Onsite Sewage Management System (septic system) Separate attached application form to be completed | <input type="checkbox"/> |
| Management of waste (trade waste discharge to sewer) Separate attached application form to be completed | <input type="checkbox"/> |
| Installation of backflow prevention device Separate attached application form to be completed | <input type="checkbox"/> |
| Public roads (hoardings) | <input type="checkbox"/> |
| Other activities (Install a domestic oil or solid fuel heating appliance; domestic greywater diversion) | <input type="checkbox"/> |

| Property Details | | | |
|---------------------------------------------------|--------------|-------|-------|
| Property Name | | | |
| No & Street/ Road | 4 SECOND AVE | | |
| Town/ Locality | HENTY | | |
| Title details (if insufficient space attach list) | Lot/s | Sec/s | DP/s |
| | 39 | | 12560 |

| Document Name | Version Number | Date of Issue | Review Date |
|--------------------------------------------|----------------|-----------------|-------------|
| EAP - Development/Construction Application | 1.0.5 | 5 February 2019 | As Required |

| Description of Development |
|----------------------------|
| 3 LOT NEIGHBOURHOOD |
| SUBDIVISION |
| |
| |
| |

| Details of Development |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Will the development involve |
| <input type="checkbox"/> Erecting, altering, or adding to a building structure? |
| <input type="checkbox"/> If so, is it a <u>temporary</u> building or structure? |
| <input checked="" type="checkbox"/> Subdividing land? |
| <input type="checkbox"/> Subdividing a building? |
| <input type="checkbox"/> Demolition of building or work? |
| <input type="checkbox"/> Changing the use of land or a building, or the classification of a building under the National Construction Code (without building, subdividing, or demolishing)? |
| <input type="checkbox"/> Other work (without building, subdividing, or demolishing)? |

| Estimated Cost of Development | |
|---------------------------------------------------------------------------------------------------------------|---------|
| Building construction and prep. cost (including the costs of installing plant, fittings, fixtures and equip.) | \$ |
| Demolition costs of building or work | \$ |
| Construction costs of the carrying out of other work | \$ |
| TOTAL COST: | \$ 5000 |

| Disclosure of Political Donations and Gifts |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Have you or any associated person with a financial interest in this application in the last two (2) years made any political donation or given any gifts to any local Councillor or Council employee? |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If you ticked "Yes", please fill out a Political Donations and Gifts Disclosure Statement and attach to this form. Note that it is an offence not to disclose reportable donations and gifts. |

| Required Documentation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TWO (2) copies of A3 size plans drawn to scale are to be provided as follows. |
| <input type="checkbox"/> Locality Plan |
| <input checked="" type="checkbox"/> Site Plan showing boundary dimensions, site area, north point, existing vegetation, location and uses of existing buildings, location of features, contours, the location and uses of buildings on sites adjoining the land, carparking, entry and exit points for vehicles, provision for movement of vehicles within the site, proposed landscaping, proposed methods of draining the land (as applicable) |
| <input type="checkbox"/> Floor Plan (for building work only) showing layout, partitioning, room sizes, and intended uses of each part of the building |
| <input type="checkbox"/> Elevation Plans (for building work only) showing proposed external finishes and heights of any proposed buildings (other than temporary structures) |
| <input type="checkbox"/> Plan of Existing Buildings and Structures (for building alteration work only) |
| <input type="checkbox"/> Preliminary Civil Engineering Drawing (for subdivision work only) |
| <input type="checkbox"/> Demolition Plan (for demolition work only) |
| <input type="checkbox"/> Specifications (for building Construction Certificate applications) |
| <input type="checkbox"/> BASIX Certificate/s (for "BASIX affected building"/"BASIX affected development" only – ensure that the site plan, floor plan, and specifications (where relevant) show all BASIX commitments) |

| Environmental Effects |
|---------------------------------------------------------------------------------------------------------------------------------|
| Is the development "designated development"? |
| <input type="checkbox"/> Yes – please attach an Environmental Impact Statement (EIS) (seek Council advice beforehand) |
| <input checked="" type="checkbox"/> No – please attach a Statement of Environmental Effects (SEE) (two (2) copies) |
| Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats? |
| <input type="checkbox"/> Yes – please attach a Species Impact Statement (SIS) (seek Council advice beforehand) |
| <input checked="" type="checkbox"/> No |

| Staged Development |
|--------------------------------------------------------------------------------------------------------------------------------------|
| If you wish, you can apply for development consent for only part of the development now and for the remaining part/s at a later time |
| Are you applying for development consent in stages? |
| <input type="checkbox"/> Yes |
| <input checked="" type="checkbox"/> No |

Concurrence from State Departments or Agencies

Does the development need concurrence from a State department or agency? If "Yes" list these Yes No

Approvals from State Departments or Agencies

If the development needs any of the following typical approvals before proceeding (see Fact Sheet) you can apply for those approvals at this time (note that this list only contains abridged approval types typical for Greater Hume). Ensure that a cheque for \$320 made out to the relevant agency accompanies this form.

| | | |
|--------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <i>Heritage Act 1977</i> | Listing on the State Heritage Register |
| <input type="checkbox"/> | <i>National Parks and Wildlife Act 1974</i> | Aboriginal relic or places |
| <input type="checkbox"/> | <i>Protection of the Environment Operations Act 1997</i> | Environment Protection Licence |
| <input type="checkbox"/> | <i>Roads Act 1993</i> | Consent to connect a road (whether public or private) to a classified road |
| <input type="checkbox"/> | <i>Rural Fires Act 1997</i> | Subdivision of Bushfire Prone Land that could lawfully be used for residential or rural residential purposes or development for special fire protection purposes |
| <input type="checkbox"/> | <i>Water Management Act 2000</i> | Controlled Activity Approval for a "controlled activity" within 40m of the nearest high bank of a watercourse |

Builder Details

| | |
|--------------------------------------|-----|
| Name | N/A |
| Company | |
| Licence No. | |
| Permit No. (if owner builder) | |
| Postal Address | |
| Town/State/Post Code | |
| Mobile No | |

Construction Statistics

Required by the Australian Bureau of Statistics for building construction work only

Walls

- Brick double (11)
 Brick veneer (12)
 Concrete or Stone (20)
 Fibre cement (30)
 Timber (40)
 Curtain glass (50)
 Steel (60)
 Aluminium (70)
 Other (80)
 Not specified (90)

Roof

- Tiles (10)
 Concrete or Slate (20)
 Fibre cement (30)
 Steel (60)
 Aluminium (70)
 Other (80)
 Not specified (90)

Floor

- Concrete or Slate (20)
 Timber (40)
 Other (80)
 Not specified (90)

Frame

- Timber (40)
 Steel (60)
 Aluminium (70)
 Other (80)
 Not specified (90)

Colour of roof? _____

Colour of walls? _____

Floor area of dwelling (exc. garage)? _____

Floor area of garage? _____

Floor area (other)? _____

No. of storeys? _____

| | |
|----------------------------------------------------------|-------------------------------------------------|
| If the building is a dwelling, is it a | <input type="checkbox"/> Separate house |
| | <input type="checkbox"/> Kit home |
| | <input type="checkbox"/> Transportable dwelling |
| No. of new residential units (including dual occupancy)? | <input type="checkbox"/> Attached |
| | <input type="checkbox"/> Detached |

| Plumber Details | |
|--------------------------|-----|
| Name | N/A |
| Company | |
| Licence No. | |
| Postal Address | |
| Town/State/ Post Code | |
| Mobile No. | |

| Principal Certifying Authority | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Yes | Does the landowner wish to appoint Council as the Principal Certifying Authority (PCA) for the purposes of carrying out inspections and issuing construction, compliance and occupation certificates? |
| <input type="checkbox"/> No | Note: 1. Only a person having the benefit of the development consent or complying development certificate can appoint a PCA (ie the landowner). |

| Contract for Undertaking Certification Work | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><i>The following applies if you have appointed Greater Hume Council as the PCA for this development:</i> This contract has been prepared pursuant to Section 73A of the Building Professionals Act 2005 and Clause 19A of the Building Professionals Regulation 2007. This is a contract between:</p> <ol style="list-style-type: none"> The Council is a certifying authority and employs an accredited certifier who is authorised to carry out the certification work which is the subject of this Agreement on behalf of the Council. The owner seeks to engage the Council to perform certification work in relation to the subject development. <p>Refer to the Fees and Charges & Statutory Obligations of the Certifier (see pages 5-7) Council undertakes all certification work in a professional manner and in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000. Details of the officers employed by Council as Accredited Certifiers, any of whom may carry out certification work and inspections under this contract, can be found on the Building Professionals Board website at www.bpb.nsw.gov.au</p> | |
| <p>Certifying Authority: Greater Hume Council 40 Balfour Street CULCAIRN NSW 2660 P: 02 6036 0100 E: mail@greaterhume.nsw.gov.au</p> | |

| |
|--------------------------------------------------------------|
| Development Consent/CDC/Part 6 Certificate number/identifier |
| Development Consent/CDC/Part 6 Certificate approval date |
| Name and Accreditation number of PCA on behalf of Council |
| Signature of Council PCA |
| Date |
| Signature of Owner/s |
| Date |

| Applicant Declaration | |
|-------------------------------------------------------------------------|----------------|
| I hereby apply for the approval/s as described in this application form | |
| Name (capitals) | LUEN RYAN |
| Signature | <i>L. Ryan</i> |
| Date | 10/12/20 |

| Landowner/s Declaration | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| I/We being the owner/s of the land for which this application is sought, consent to the lodgement of this application, and give consent to authorised officers of Council to enter the property to carry out inspections, if necessary, relating to this application. | |
| Name (capitals) | AUTHORITY |
| Signature | HEREWITH |
| Date | |
| Name (capitals) | |
| Signature | |
| Date | |
| Name (capitals) | |
| Signature | |
| Date | |
| If the land is owned by individuals, all must sign. If the land is owned by a private company, at least one director residing in Australia must sign. If the land is owned by a public company, at least three directors must sign, two of which must reside in Australia. | |

FEES AND CHARGES & STATUTORY OBLIGATIONS OF THE CERTIFIER

FEES & CHARGES

The fees and charges associated with all certification work must be paid after the lodgement of the relevant Construction Certificate or Complying Development Certificate, excluding any fees and charges for work arising as a result of unforeseen contingencies. Additional fees may be charged in the following circumstances:

- Additional critical stage inspections or other inspections due to the staging of building works or variations in the construction sequence;
- Re-inspection works as a result of the relevant stage of construction not being ready, incomplete or unsatisfactory; or
- Additional on-site meetings.

The payment of fees and charges associated with the above circumstances or any unforeseen contingencies will be subject to issue of a Development Application/Complying Development Quote.

STATUTORY OBLIGATIONS

Application for a Complying Development Certificate (CDC)

Description of Services

The Certifier will, on behalf of the Council, perform all work necessary to comply with relevant statutory requirements and to facilitate timely determination of the application, including:

1. Provide a blank copy of CDC (Development/Construction) application form to the Client.
2. Obtain a certificate under Section 10.7 of the EP&A Act (mandatory).
3. Conduct an inspection of, or arrange for another accredited certifier to inspect, the development site, and prepare a record of the inspection.
4. If clause 130(2A) or 130(2E) of the EP&A Regulation applies to the application (i.e. where there is an alternative solution relating to fire safety requirements) obtain a compliance certificate or written report from a fire safety engineer or another accredited certifier that satisfies the requirements of Clause of the 130 EP&A Regulation.
5. Assess whether the proposed development satisfies the development standards set out in the relevant environmental planning instrument, development control plan and the EP&A Regulation.
6. Determine the application and prepare a notice of the determination.
7. If the application is granted:
 - a. prepare a Complying Development Certificate.
 - b. endorse all relevant plans, specifications and other documents.
 - c. prepare any associated fire safety schedule or fire link conversion schedule.
 - d. ascertain if any long service payment levy is required to be made, and if so, that the amount (or instalment) has been paid.
 - e. ascertain if any contributions plan requires the CDC to be subject to a monetary payment.
 - f. issue CDC to the Client together with associated endorsed plans specifications and other approved documents.
 - g. forward copies of documents prepared to statutory authorities, including the NSW Rural Fire Service, as required by the EP&A Regulation.

Application for a Construction Certificate (CC)

Description of Services

The Certifier will, on behalf of the Council, perform all work necessary to comply with relevant statutory requirements and to facilitate the timely determination of the application, including:

1. Provide a blank copy of CC (Development/Construction) application form to the Client.
2. If necessary, obtain a certificate under Section 10.7 of the EP&A Act.
3. If the development is on a site which affects an existing building, inspect, or arrange for another accredited certifier to inspect, the building and prepare a record of the inspection.
4. If clause 144 of the EP&A Regulation applies to the development (i.e. alternative solutions for certain fire safety measures), apply to the Fire Commissioner for an initial fire safety report.

5. If the development is a residential flat building, obtain a design verification from a qualified designer under clause 50(1A) of the EP& A Regulation.
6. If clause 144A of the EP& A Regulation applies to the application (i.e. where there is an alternative solution relating to fire safety requirements) obtain a compliance certificate or written report from a fire safety engineer.
7. Assess whether the application satisfies the requirements of the EP&A Regulation, including compliance with the BCA, the development consent and any pre-conditions to the issue of a CC.
8. Determine the application and prepare a notice of the determination.
9. If the application is granted:
 - a. prepare a Construction Certificate.
 - b. endorse all relevant plans, specifications and other documents.
 - c. prepare any associated fire safety schedule or fire link conversion schedule.
 - d. ascertain if any long service payment levy is required to be made, and if so, that the amount (or instalment) has been paid.
 - e. ascertain if any security or monetary payment or levy under sections 7.11 & 7.12 of the EP&A Act are required before the CC is issued.
 - f. issue CC to the Client together with associated endorsed plans specifications and other approved documents.
 - g. forward copies of documents prepared to the consent authority as required by the EP&A Regulation.

Application for an Occupation Certificate (OC)

Description of Services

The Certifier will, on behalf of the Council, perform all work necessary to comply with relevant statutory requirements and to facilitate the timely determination of the application, including:

1. Provide a blank copy of an OC application form to the Client.
2. Conduct an inspection of the development and prepare a record of the inspection.
3. If clause 144 of the EP& A Regulation applies to the development (i.e. alternative solutions for certain fire safety measures), apply to the Fire Commissioner for a final fire safety report.
4. Obtain a Final Fire Safety Certificate or Interim Fire Safety Certificate as required by the EP& A Regulation.
5. If the development is a residential flat building to which clause 154A of the EP&A Regulation applies, obtain a further design verification from a qualified designer in relation to the completed works.
6. Ensure that all BASIX requirements required to be complied with before an OC may be issued have been satisfied, including obtaining any necessary BASIX completion receipt.
7. If clause 130(2A) or 144A(1) of the EP& A Regulation applied to the development (i.e. where there is an alternative solution relating to fire safety requirements), obtain a further compliance certificate or written report from a fire safety engineer with respect to the completed works as required by clause 153A of the EP& A Regulation.
8. Assess whether the application satisfies the requirements of the EP&A Regulation, including whether any pre-conditions of the development consent or CDC which are required to be met before an OC may be issued, have been met and (where building work has been carried out) whether the work is not inconsistent with the development consent).
9. Determine the application and prepare a notice of the determination.
10. If the application is granted, prepare an OC and issue it to the Client.
11. Forward copies of documents prepared to the consent authority and the council as required by the EP&A Regulation.

Application for a Subdivision Certificate (SC)

Description of Services

The Certifier will, on behalf of the Council, perform all work necessary to comply with relevant statutory requirements and to facilitate the timely determination of the application, including:

1. Provide a blank copy of SC application form to the Client.
2. Conduct an inspection of any subdivision work, if necessary.
3. Ascertain if any conditions of development consent, or requirements of a planning agreement, which are required to be complied with before a SC may be issued have been satisfied.
4. Ascertain if a certificate of compliance from a water supply authority is required, and if so, whether one has been obtained.
5. Ascertain if objector rights of appeal, if any, have lapse or been determined.
6. Ascertain if any drainage easement is required by an order under section 40 of the *Land and Environment Court Act 1979*, and if so, whether such an easement has been provided.

7. If any subdivision work has not been completed, ascertain if any agreement has been reached with the consent authority relating to the payment for, or the giving of security for, the completion of the subdivision work.
8. Determine the application and prepare a notice of determination.
9. If the application is granted, prepare a subdivision certificate and endorse the plan of subdivision.

Dictionary

Accredited certifier means the holder of a certificate of accreditation as an accredited certifier under the *BP Act*.

Applicable environmental planning instrument means the State Environmental Planning Policy or the Local Environmental Plan nominated by the Client as the instrument against which an application for a Complying Development Certificate is to be assessed.

BASIX means the Building Sustainability Index.

BCA means the Building Code of Australia.

BP Act means the *Building Professionals Act 2005*.

Certification work means:

- a. the determining of an application for a development certificate.
- b. the issue of a development certificate.
- c. carrying out the functions of a PCA.
- d. carrying out of inspections for the purposes of Section 6.5 of the EP&A Act.
- e. carrying out inspections under section 22 *Swimming Pools Act 1992* and issuing certificates of compliance under that Act.

Contractor licence means a licence issued under the *Home Building Act 1989*.

Development certificate means:

- a. a certificate under Part 6 of the EP&A Act, being:
 - a Construction Certificate.
 - a subdivision certificate.
 - an Occupation Certificate.
- b. a Complying Development Certificate.
- c. a strata certificate issued under the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the Environmental Planning and Regulation 2000.

Owner-builder permit has the meaning given to it by the *Home Building Act 1989*.

PCA means a Principal Certifying Authority appointed under Section 6.5 of the EP&A Act.

Residential building work has the meaning given to it by the *Home Building Act 1989*.



Greater
Hume
Council

Statement of Environmental Effects Form

All forms to:

Greater Hume Council, 39 Young Street (PO Box 99) HOLBROOK NSW 2644
Email: mail@greaterhume.nsw.gov.au

Legislation

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application must be accompanied by a Statement of Environmental Effects (except for "designated development" which must be accompanied by an Environmental Impact Statement).

Qualifier

This *Statement of Environmental Effects Template* has been produced to assist applicants to identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations and additions, outbuildings, small scale commercial and industrial developments and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please see Council's Fact Sheet 'Guide on the Preparation of a Statement of Environmental Effects'.

(When completing template if any potential environmental impact is identified please provide additional comment. If necessary attach additional information).

Application Details

Applicant's Name TO HINCHCLIFFE + ASSOCIATES

Location of Development

| | | | |
|----------|--------------|--------|-------------------|
| Lot | <u>39</u> | DP | <u>12560</u> |
| No | <u>4</u> | Street | <u>SECOND AVE</u> |
| Locality | <u>HENTY</u> | | |

Description of the Development

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

THIS PROPOSAL IS FOR A NEIGHBOURHOOD SUBDIVISION.
NO BUILDING WORKS ARE PROPOSED.

THERE IS AN EXISTING HOUSE ON THE LAND.
LOT 1 IS PROPOSED TO BE 33.4m², LOT 2 IS PROPOSED
TO BE 459.2m² AND LOT 3 IS PROPOSED TO BE
503.7m².

THERE IS AN EXISTING RESIDENCE ON PROPOSED
LOT 3.

| Document Name | Version Number | Date of Issue | Review Date |
|-----------------------------------------------|----------------|-----------------|-------------|
| EAP - Statement of Environmental Effects Form | 1.0.1 | 11 January 2019 | As Required |

Description of the Site

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site).

THE LOT IS LOCATED IN SECOND AVE + BACKS
ONTO TWO LANEWAYS.

THE SITE IS FLAT + HAS VERY FEW TREES.

THERE IS AN EXISTING RESIDENCE ON THE WESTERN
SIDE OF THE LOT.

Context and Setting.

Will the development

- Be visually prominent in the surrounding area? No Yes
- Be inconsistent with the existing streetscape or Council's setback policies? No Yes
- Be out of character with the surrounding area? No Yes

Comments

Access/Traffic and Utilities

(Note 1 dwelling = approximately, 10 vehicle movements per day)

- Is legal and practical access available to the development? No Yes
- Will development increase local traffic movements / volumes?
If yes, by how much? No Yes
- Are additional access points to road network required? No Yes
- Has vehicle manoeuvring and onsite parking been addressed in the design?
(Commercial / Industrial / Multi Res / Public Buildings only) No Yes
- Are power, water, electricity, sewer and telecommunications services readily
available to the site? No Yes

Comments

THE EXISTING RESIDENCE HAS ACCESS VIA TWO
LANEWAYS. AS THIS ACCESS HAS BEEN IN PLACE
FOR A NUMBER OF YEARS IT IS INTENDED TO
CONTINUE THIS USE. THE "NEW LOT" WILL GAIN ACCESS
FROM SECOND AVE. LOCAL TRAFFIC MOVEMENTS WILL LIKELY
INCREASE SLIGHTLY IF A RESIDENCE WAS BUILT ON PROPOSED LOT 2.

Environmental Impacts

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------|-----|--------------------------|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Does the development involve any significant excavation or filling? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Could the development involve any significant excavation or filling? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is there any likelihood in the development resulting in soil contamination? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is the development likely to disturb any aboriginal artefacts or relics? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |

Comments

Flora and Fauna Impacts

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- | | | | | |
|-----------------------------------------------------------------------------------------|----|-------------------------------------|-----|--------------------------|
| • Will the development result in the removal of any native vegetation from the site? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is the development likely to have any impact on threatened species or native habitat? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments

Natural Hazards

Is the development site subject to any of the following natural hazards

- Bushfire Prone? Landslip? Flooding?

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au).

Comments NONE OF THE ABOVE ARE APPLICABLE.

Waste Disposal

- How will effluent be disposed of? To Sewer Onsite
- Will liquid trade waste be discharged to Council's sewer? No Yes
- How will stormwater (from roof and hard standing) be disposed of?
 - Street Drainage System
 - Other (provide details)

Comments

Social and Economic Impacts

- Will the proposal have any economic consequences in the area? No Yes
- Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? No Yes
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No Yes

Comments

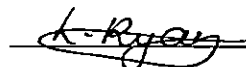
Operational and Management Details

(This section is only relevant to commercial / industrial / public buildings and other non-residential uses)

Please attach a separate statement to this form addressing the following matters

- Description of operation.
- Numbers of staff.
- Description of production process.
- Type and quantity of goods handled including any hazardous substances.
- Provision for disabled access and facilities.
- Hours and days of operation.
- Maximum expected number of customers.
- Nature of any waste generated.

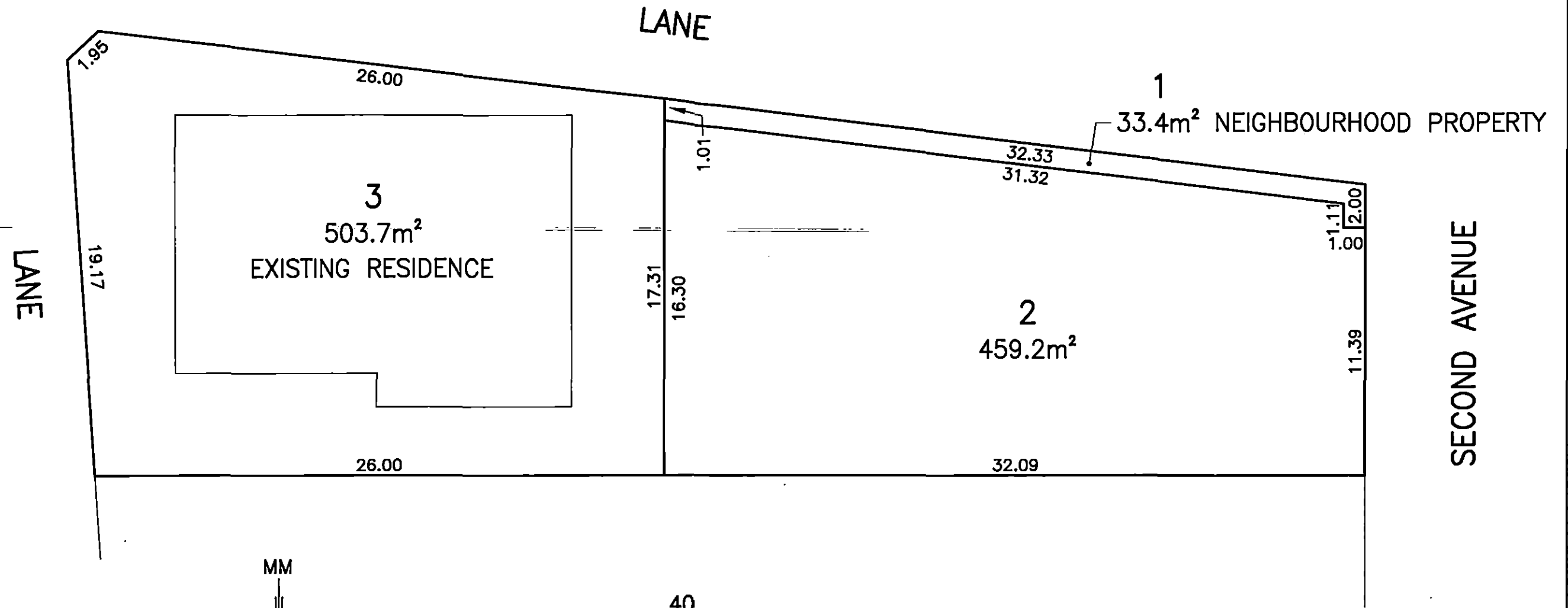
Applicant's Signature



Date


10/12/20

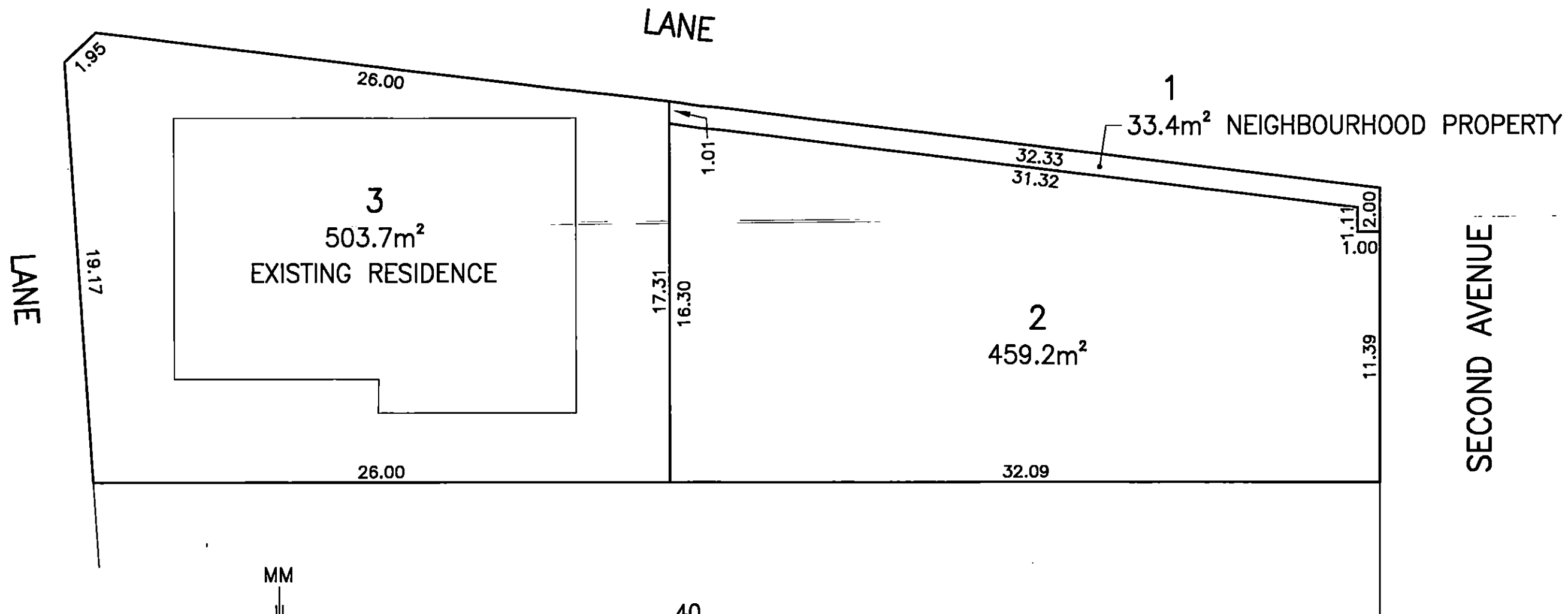
Privacy Policy – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting this Council.



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DP 12560


NOTE:
AREAS AND DIMENSIONS SHOWN HERE ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY.

| | | | | |
|-------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| L.G.A.: GREATER HUME SHIRE | Scale: 1: 200 (A3) | SKETCH PLAN SHOWING PROPOSED NEIGHBOURHOOD SUBDIVISION OF LOT 39 DP12560 4 SECOND AVENUE HENTY FOR: DAN HOBAN |  T.J. HINCHCLIFFE & ASSOCIATES PTY. LTD. CONSULTANTS IN SURVEYING, PLANNING AND DEVELOPMENT ACN 003 619 725 33 Blake Street, Wagga Wagga, N.S.W. 2650 Phone: 02 6931 7099 P.O. Box 5497 Wagga Wagga, N.S.W. 2650 Email: admin@waggasurveyors.com.au | Date: 2-12-2020 |
| Locality: HENTY | Datum: Origin: | | | Reference: 20644 |



40
DP 12560

NOTE:
AREAS AND DIMENSIONS SHOWN HERE ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL AND FINAL SURVEY.

| | | | | |
|-------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| L.G.A.: GREATER HUME SHIRE | Scale: 1: 200 (A3) | SKETCH PLAN SHOWING PROPOSED NEIGHBOURHOOD SUBDIVISION OF LOT 39 DP12560 4 SECOND AVENUE HENTY FOR: DAN HOBAN |  T.J. HINCHCLIFFE & ASSOCIATES PTY. LTD. CONSULTANTS IN SURVEYING, PLANNING AND DEVELOPMENT <small>AGM 003 619 725 ABN 18 003 619 725</small> 33 Blake Street, Wagga Wagga, N.S.W. 2650 Phone: 02 6931 7098 P.O. Box 5497 Wagga Wagga, N.S.W. 2650 Email: admin@waggasurveyors.com.au | Date: 2-12-2020 |
| Locality: HENTY | Datum: Origin: | | | Reference: 20644 |

32 Sladen Street East,

Henty, NSW, 2658

3/1/2021

Director Environment and Planning,
Greater Hume Council,
PO Box 100, Holbrook, NSW, 2644

Dear Mr. Kane,

I write to strongly protest about the proposed subdivision of 4 Second Avenue, Henty.

When a building was placed on this block some twelve years ago, it was placed radically differently from the position indicated on the plan submitted to us by council. (about 24 metres west in fact!) It would appear that the possibility of a further subdivision was envisaged when council approved this placement as Bradley Peach, Acting Director Environment and Planning at the time was present when the concrete slab was poured.


It is presumed that a dwelling or some structure is planned for if this this subdivision is approved and this would be grossly detrimental to homeowners in this area. The current building on 4 Second Avenue would have no bitumen, all-weather access; the lane parallel to Sladen Street East would become much busier and access to 30 Sladen Street East would be largely impinged upon. Most important of all, land and house values in this area would be greatly depreciated due to the house sizes and crowding as a consequence.

There are a number of small blocks left in the Sweetwater subdivision that are for sale . The general block size in Henty is a quarter acre or larger and this proposed subdivision of one of the smallest blocks in Henty would not be wanted by the overwhelming majority of residents who have come here to have room to move on their house block.

~~Due to the presence of a gas pipeline under the block may pose restrictions regarding any further buildings being erected.~~

The subdivision of one metre X 32 metres along the side lane may create problems for those who use this lane and needs further explanation please.

Yours faithfully,



John K. M. Ross, OAM

Ref. No: CJK:SG:P10123479

32 Sladen Street East,

Henty, NSW, 2658

4th December 2021

The Director of Environment and Planning,
Greater Hume Council,
PO Box 100, Holbrook, NSW,

Dear Mr Kane,

Twelve years after deciding not to oppose the proposed erection of a new dwelling on 4 Second Avenue, Henty I feel annoyed and betrayed! In due course the concrete slab was poured and we were shocked and puzzled because its ultimate location at the back of the block differed greatly to the information given on the Notification of Development Application sent to us by Greater Hume Shire Council (as it was then). Council's Bradley Peach was actually on site the day the slab was poured...some 24 metres back from the position on the site plan submitted. I think I can guess now why the dwelling was mirror reversed and moved to the rear end of the block. Perhaps the owner of 4 Second Avenue was looking to the future even then.

There arises the question of access for the owners of 30 Sladen Street East with an increase in traffic and noise. In the event of another building being erected if the proposed subdivision is allowed and children reside on this tiny, proposed new block, there may well be safety issues.

The state of the lane bordering the north side of the land in question is often in poor condition, unsealed and plagued with potholes...a further subdivision will not improve this situation.

The next residents of the existing dwelling on the block will have no direct access to Second Avenue. With no fencing present and gas, electricity and telephone lines proceeding underground the length of the block, there may be concerns...is there to become an easement or what?

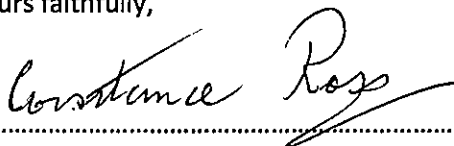
I love living in Henty, value the beauty, space and pleasant atmosphere here and do not wish to deny others the same pleasures I enjoy but feel this subdivision of such a small block will create an unwelcome precedent and deter some people from living near here.

When we were deciding where to buy a house upon retirement, would it be in Wagga, Albury or a town in Greater Hume? Henty appealed to us the most ...it has a character all its own! What about land values if small blocks are subdivided?

Henty needs to expand and grow...but not this way! I await your reply.

I formally object to this Development Application as I honestly believe it is not in the best interests of our town and of those who will be obliged to contend with the future consequences.

Yours faithfully,



Constance (Connie) Ross...Phone 02 69293591 or 0427991788

30 Sladen Street East

Henty, NSW, 2658

5th December 2021

The Director of Environment and Planning

Greater Hume Council,

PO Box 99, Holbrook, NSW, 2644

Dear Mr. Kane,

My wife and I find the proposed subdivision and subsequent erection of a new dwelling on 4 Second Ave Henty completely ludicrous. The fact that we find ourselves being forced to take time to respond to such a preposterous proposal is an outrage to us.

The lane way we rely on for our garage is already in poor condition due to the placement of the current dwelling on 4 Second Ave and any further dwellings would only add to its deterioration. We are unable to create a driveway at the front of our block due to the placement of the Telstra/NBN infrastructure.

We also believe that the equivalent to medium density housing on our back fence would greatly affect the future value of our property not to mention set a poor precedence for other properties in town. We did not move from Wagga, to a small town to be confronted by medium density housing. If that is what we were looking for we would have bought in Wagga.

On a final note. The mailing of this proposal just days before Christmas, leading to us receiving it on Christmas eve, reducing time to reply to this proposal is very troubling. If we were of a less trusting nature. It may seem that this was a very dubious attempt to rush through this proposal to set a precedent for further development in Henty. But we are not that cynical.

Yours Faithfully,



Simon and Fiona McDonald.

0418 685 752.

0488 555 906.



Peter O'Dwyer, EDM Group Director

BA (Geog.) DipURP, Dip EnvMgt, MEnvMgt RPIA (Fellow)
 EDM Manager Planning & Environment.

Peter is a Registered Planner who has been working for over 35 years in landuse and strategic planning at local, regional and state levels in both private and government sectors.

Peter has qualifications in Geography and Urban and Regional Planning from the University of New England and post graduate qualifications in Environmental Management from La Trobe and Charles Sturt Universities.

Peter was on the Board of PIA(Vic) for over 6 years from 2000-2005 including the last three as Vice President and National Councillor. From 2008 – 2011 he was also the PIA National Chair of the Environmental Planning Chapter and a PIA National Councillor. He was also a former sessional member Planning Panels Vic.

Peter has particular expertise in the areas of statutory planning, rural and environmental planning, catchment issues and strategic planning.

PROFESSIONAL EXPERIENCE:

- 2005 - EDM Group – Director (Manager Environment & Planning)
- 1995 - 2005 Indigo Shire Council / Indigo Way Services (Shire Planner / Manager Environment & Development Services)
- 1995 - 1995 NSW Department of Urban Affairs and Planning – Senior Environmental Planning Officer (Town Planner /Specialist)
- 1989 - 1991 Albury - Wodonga Region Planning Committee - Senior Planner (2 year secondment)
- 1991 - 1994 Albury City Council - Senior Strategic Planner
- 1985 - 1989 Albury City Council - Strategic Planner
- 1984 - 1985 Randwick Municipal Council - Strategic Planner
- 1981 - 1983 Lake Macquarie City Council - Town Planner

AFFILIATIONS:

- Fellow of the Planning Institute of Australia
- PIA Registered Planner (RPIA - Fellow)
- Member Environment Institute Australia & New Zealand (EIANZ)
- Member Victorian Environmental Law and Planning Association (VEPLA)

PROFESSIONAL PLANNING EXPERIENCE (Summary):

- Strategic Planning
- Development Control
- Environmental Planning
- Regional Planning and Research / Administration of Regional Plans
- Structure Planning / Urban Design
- Project Management
- Policy Review and Formulation
- Heritage / Conservation Planning
- Rural Planning
- Housing and Subdivision Design
- Planning Advocate / Expert Witness

**PRIMARY RESPONSIBILITIES, ACHIEVEMENTS & HIGHLIGHTS –
 POSITIONS HELD (2000 – 2020):**

➤ **2005 Partner EDM Group - Manager Planning & Environment**

- ◆ Responsibility for all Town Planning, and Environmental Management aspects of EDM Group consultancy.
- ◆ Management of a multi-disciplinary team
- ◆ Business Management

EDM Group was established in 2005 to provide a 'one-stop-shop' offering consulting services in Southern NSW & NE Victoria across the disciplines of Town Planning, Surveying, Civil Engineering, Environmental Management, Building Design and Project Management. Among other things this position requires:

- Management of all Planning & Environmental Management responsibilities including report preparation, liaison with clients and stakeholders, field work & assessment and providing expert advice across NSW & Victoria jurisdictions.
- Development facilitation
- Environmental assessment and coordination
- Advocacy and expert witness representation

➤ **2004 -2005 Manager Environment & Development Services - Indigo Shire**

- ◆ Responsibility for Town Planning, Building, Environmental Health, Heritage Services and Natural Resource Management within Indigo Shire.
- ◆ Delegated Authority of Indigo Shire Council for planning permit approvals
- ◆ Management of a multi-disciplinary team
- ◆ Member of Senior Management Team
- ◆ Among other departmental priorities I also assumed responsibility for:
 - establishment of environmental policy,
 - administration and management of heritage advisory services;
 - promoting environmental knowledge and awareness and implementing on-ground natural resource management projects;
 - undertaking a lead educational role in respect of environment and sustainability matters and promoting best practice in NRM across the Shire.
 - delivery of environmental health services

This new position was created following the integration of IWS with Indigo Shire Council in late 2004.

➤ **2000 -2004 Manager IWS Development Services / Indigo Shire Planner**

- ◆ Senior Executive Officer
- ◆ Management of a multi-disciplinary team
- ◆ Responsibility for Town Planning, Building and Environmental Health Services within Indigo Shire.
- ◆ Contract Management
- ◆ Project management and facilitation

In addition to my primary responsibilities I also actively represented Council on a range of environmental and catchment based committees including:

- NECMA Biodiversity Portfolio / Regional Vegetation Plan Reference Group
- NECMA Regional Catchment Strategy Review Technical Reference Group.
- Rural Land Stewardship focus group meetings – 'Social relationships to propositions for sustainable futures for the rural landscape' conducted by Monash Environment Institute on behalf of the Victorian Catchment Management Council.

- Invited to participate in National Workshop – Future Family Farms (Department of Natural Resources and Environment)
- Chair of the Kiewa Streamflow Management Plan Steering Committee (1999-2003). This process facilitated by G-M Water involved a range of interest groups and stakeholders. The development of a plan for water sharing within an unregulated stream was a challenge for all involved and was a particularly rewarding exercise. The final draft plan is now with the Minister awaiting final approval.

PREVIOUS BOARD & COMMITTEE ROLES:

- ◆ Indigo Way Services Board of Directors (1997-2000)
- ◆ PIA (Vic) Board Member (1999-2005)
- ◆ Community Liaison Group - National Highway Project (2000-01)
- ◆ PIA (Vic) Vice President & National Councillor (2001-05)
- ◆ Victorian Department of Sustainability and Environment Technical Reference Group (2002-05)
- ◆ Chair of the Technical Reference Group (Subdivision and Development Control) - Department of Infrastructure Rural Zone Review (2002)
- ◆ Albury City Wide Heritage Study Committee (2002-03)
- ◆ PIA National Vice President (Local Government) (2003-05)
- ◆ National Convenor – PIA Environmental Planning Chapter (2004-05)
- ◆ Sessional Member – Planning Panels Victoria (2004-05)
- ◆ Dept. Planning & Community Development – Future Farms Technical Reference Group assisting the State Govt. appointed Expert Panel in reviewing rural landuse planning arrangements across Victoria. (2008-10)
- ◆ PIA Board - Chair Environmental Planning Chapter & National Councillor (2008-2011)
- ◆ Green Building Council Precincts Project – Technical Reference Committee (2009-10)
- ◆ Chair Judging Panel – PIA(Vic) Planning Awards Rural & Regional Planning Category (2009 & 2010)
- ◆ Albury City Sustainability Committee (2011 – 2012)

ARTICLES, PAPERS & LECTURES (include):

- ◆ "PIA Biodiversity Position Statement – A Discussion Paper" Australian Planner Vol47 No.2 2010
- ◆ "Get Big or Get Out" Are Rural Planning Schemes out of touch with reality? presented to PIA National Congress, April 2008
- ◆ "Bananas, LULUs & Toads – The Management of Change" presented to PIA National Congress, April 2005
- ◆ "The 40ha Default Dilemma - To big to mow too small to sow" Planning News Vol.30 No.6 July 2004
- ◆ "Competing Interests – Environmental flow management in an unregulated river system. A Planner's perspective" – presented to PIA National Congress March 2004
- ◆ "Towards a Sustainable Urban Development Strategy - Albury Wodonga Case Study" M.C.A. conference proceedings, October 1994
- ◆ "A Strategy for Rural Living" Australian Planner, Vol.30 No.1, 1992.
- ◆ "Designing Better Neighbourhoods" New Planner No.4 Apr.1991
- ◆ Sessional lectures – La Trobe University, Charles Sturt University and Newcastle TAFE on planning practice, environmental management, tourism and other related issues.

AWARDS (include):

- ◆ Aust. Institute of Management Prize (1999) for outstanding student achievement in the Grad. Dip. Environmental Management
- ◆ Royal Australian Planning Institute (NSW) - Award for Planning Excellence (1994) Urban Planning for "Sustainability - Our Future in Balance"

