



CONDITIONS ADVICE MEETING

This meeting is to support the Independent Planning Commission (Commission) Panel obtaining advice from the Department of Planning, Housing and Infrastructure (Department) on the workability, enforceability and any unintended consequences of conditions that, should the Panel decide to grant consent, the Panel for this case would consider imposing. Discussion at this meeting is informed by the Commission's request for the Department's advice on conditions under consideration, dated 29 November 2024.

Case: Stone Ridge Quarry (SSD-10432)
Date Wednesday 4 December 2024
Time: 11:30pm – 12:00pm
Meeting Location: Videoconference

ATTENDEES

Commissioners:	Janett Milligan	Panel Chair
	Richard Pearson	Member
	Terry Bailey	Member
Office of the IPC:	Steve Barry	Planning Director
	Kendall Clydsdale	Principal Case Manager
	Geoff Kwok	Senior Planning Officer
Department of Planning, Housing & Infrastructure:	Jessie Evans	Director Resource Assessments
	James McDonough	Team Leader Resource Assessments

MEETING MINUTES

- General introductions
- Discussion of conditions of consent as per Table 1
- Department to provide written response to Commission's request
- Commission to consider advice provided and advise the Department if any further information is required.



Table 1 – Summary of discussion on Commission’s proposed condition amendments

Proposed Condition No.	Department’s response to Commission’s request for advice	Any further matters raised by Commission
A11.	<ul style="list-style-type: none"> The Application proposes loading/dispatch of trucks from 6am – 10pm. Amenity impacts have been assessed based on this timeframe. No predicted amenity exceedances in the Department’s assessment with 6am start. Any change to 7am does appear to benefit any nearby receivers given existing traffic on Pacific Highway. 	<ul style="list-style-type: none"> Intent is to minimise potential impacts of trucks arriving to site earlier in the morning to nearby receivers. Also enables the staggering of start times in relation to other quarry activities in the area.
A13.	<ul style="list-style-type: none"> No comment or concerns raised. 	<ul style="list-style-type: none"> NA
A21.	<ul style="list-style-type: none"> No comment or concerns raised. 	<ul style="list-style-type: none"> NA
B9.	<ul style="list-style-type: none"> Considers proposed change to be workable and enforceable but recommends linking the condition with a specific timeframe. 	<ul style="list-style-type: none"> NA
B11.	<ul style="list-style-type: none"> Comment same as B9. 	<ul style="list-style-type: none"> NA
B14.	<ul style="list-style-type: none"> No comment or concerns raised. 	<ul style="list-style-type: none"> NA
B19.	<ul style="list-style-type: none"> No comment or concerns raised. 	<ul style="list-style-type: none"> NA
New Condition B24.	<ul style="list-style-type: none"> Considers proposed change to be workable and enforceable but recommends linking the condition with a specific timeframe (prior to commencement of construction). 	<ul style="list-style-type: none"> NA
New Condition B25.	<ul style="list-style-type: none"> Considers proposed change to be workable and enforceable but recommends linking the condition to the findings of the water quality report. 	<ul style="list-style-type: none"> NA
B34. (to become B36.)	<ul style="list-style-type: none"> Notes that any heavy vehicle not associated with the project can still turn right at Italia Road/Pacific Highway intersection as there is no physical restriction of right turn. The wording of the condition to restrict right turns should only apply to the vehicles associated with the project. 	<ul style="list-style-type: none"> NA
B36. (to become B38.)	<ul style="list-style-type: none"> No comment or concerns raised. 	<ul style="list-style-type: none"> NA
B38. (to become B40.)	<ul style="list-style-type: none"> Would be ideal, but potentially not workable given it is a commercial quarry. The quarry vehicles are likely to be owned and run 	<ul style="list-style-type: none"> Contracts with haulage contractors could stipulate conditions, including those relating to the vehicles



	by contractors and therefore may be difficult to enforce GPS tracking.	<ul style="list-style-type: none">Data would be collected and made available on request to demonstrate compliance and investigate any reported non-compliance.
B48. (to become B50.)	<ul style="list-style-type: none">No comment or concerns raised.	<ul style="list-style-type: none">NA
B53 (to become B55.)	<ul style="list-style-type: none">No comment or concerns raised.	<ul style="list-style-type: none">NA
B60. (to become B62.)	<ul style="list-style-type: none">No comment or concerns raised.	<ul style="list-style-type: none">NA
C3.	<ul style="list-style-type: none">No comment or concerns raised.	<ul style="list-style-type: none">NA
D17.	<ul style="list-style-type: none">No comment or concerns raised.	<ul style="list-style-type: none">NA

The above meeting minutes have been endorsed by:

Janett Milligan
Panel Chair
Date: 6 December 2024

Jessie Evans
Director Resource Assessments
Date: 10 December 2024