



NAME REDACTED

Submission No: 197598

Organisation:	<i>LCS Estates Pty Ltd</i>	Key issues: <i>Impacts on koala habitat,Air quality,Noise and vibration,Blasting impacts</i>
Location:	<i>New South Wales 2444</i>	
Submitter Type:	<i>an individual making a submission on my own behalf</i>	
Attachment:	<i>20240909 Letter of Objection Quarry 5670.pdf</i>	

Submission date: 9/10/2024 3:33:50 PM

*Please see letter attached.*

9 September 2024

Our Ref: 5670

Independent Planning Commission

Online submission via the IPC website

Dear Sir or Madam,

**Re: Objection to SSD-7293 – Sancrox Quarry Expansion Project**

**1.0 Introduction**

We act for of 40+ landowners of the “Le Clos Sancrox” future urban growth area, which is located to the southwest of the proposed quarry expansion.

This submission is an objection to the proposed Quarry Expansion SSD-7293, primarily on the basis that it has not appropriately considered or addressed issues related to the proposed urban release area known as Le Clos Sancrox, which has featured in strategic planning for the residential growth of the area.

**2.0 Le Clos Urban Release Area**

The Le Clos land has since 2018 been the subject of investigation for rezoning to urban purposes.

Discussions have been held with Port Macquarie Hastings Council for many years, culminating in the lodgement of a Planning Proposal PMHC LEP 2011 Amendment No.59 that was subject to a Gateway Determination on 13 May 2021, to rezone the site (approximately 100ha) from RU1 Primary Production to R1 General Residential, R3 Medium Density Residential, B2 Local Centre, RE1 Public Recreation and C2 Environmental Conservative & C4 Environmental Living.

The planning proposal has been paused awaiting the award of the Tender to construct the Thrumster Sewerage Treatment Plant (STP), which is imminent. Discussions have been had with the Department’s Planning Delivery (PDU) unit who have acknowledged the planning merit of the Le Clos Sancrox urban release area. The PDU has advised that the Department’s Northern Region team will prioritise any new Gateway Request and take into account work carried out by the proponent to date. Accordingly, it is anticipated that as soon as the Planning Proposal is resubmitted that it will progress swiftly, with the current timeline summarised in the following dot points:

- Prior to award of tender STP the bio-certification proposed to proceed immediately
- Council award of tender for STP & Cowarra Water treatment facility was mid-2025 to 2026
- Gateway planning proposal to proceed immediately once STP tenders are let.
- Mr Tim Raimond the Deputy Secretary of Planning and Land Use Strategy advised PMHC they would prioritise the Planning proposal - **Appendix A**
- Exhibition and rezone anticipated 3-6 months
- DA ready to lodgement and approval additional 6 months
- Another 6 months for construction
- 2027-2028 completed first stage – ties in with STP being operational

The current timeline for development, will see lots available for dwellings in 2028.

Extracts of the PMHC Housing Delivery Plan and a map showing proposed zoning of the Le Clos Sancrox urban release area are provided as Figure 1 and Figure 2.

The Proximity of the Le Clos Sancrox urban release area to the proposed Quarry Expansion SSD-7293 is shown on Figure 3.

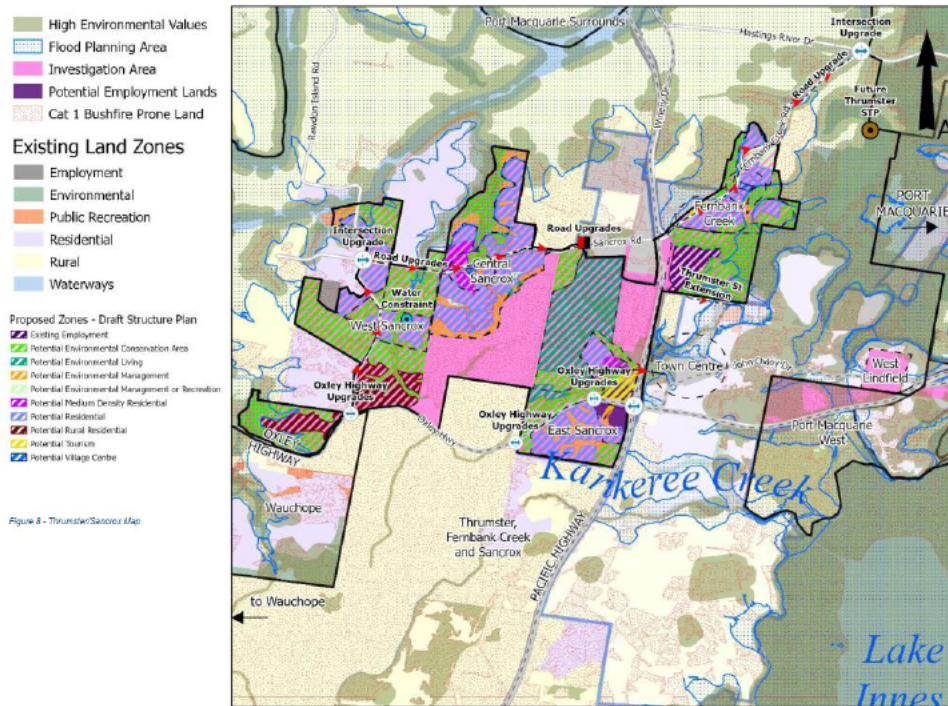


Figure 1 - Extract from PMHC Local Housing Delivery Plan



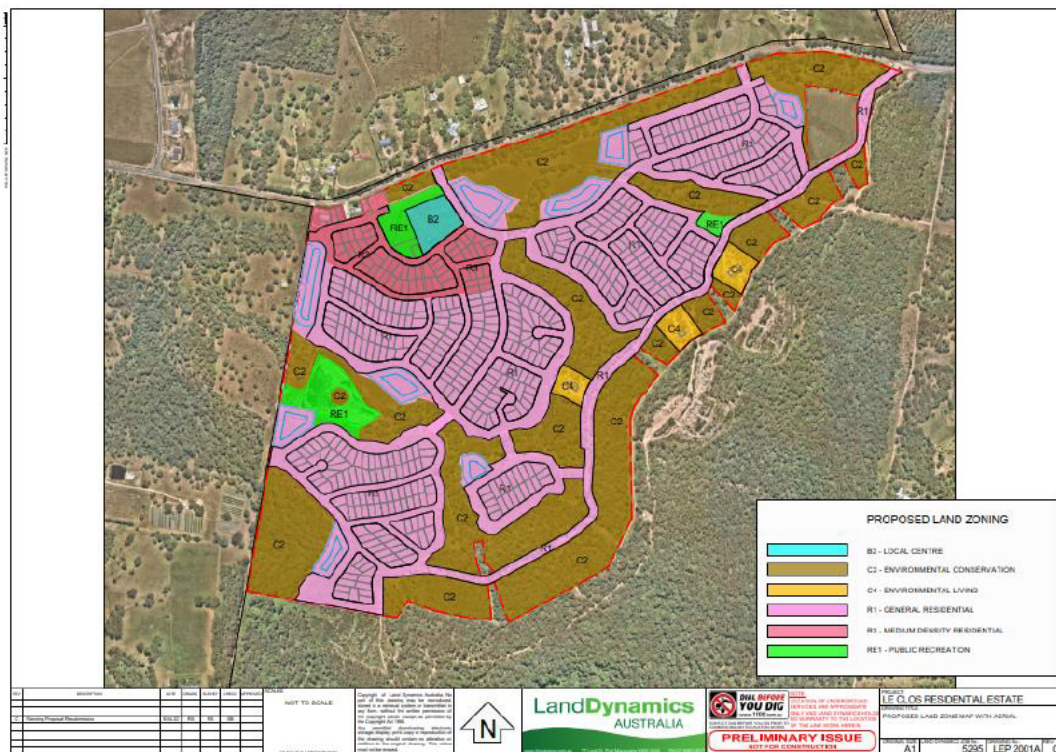


Figure 2 - Extract from Le Clos Sancrox Planning Proposal

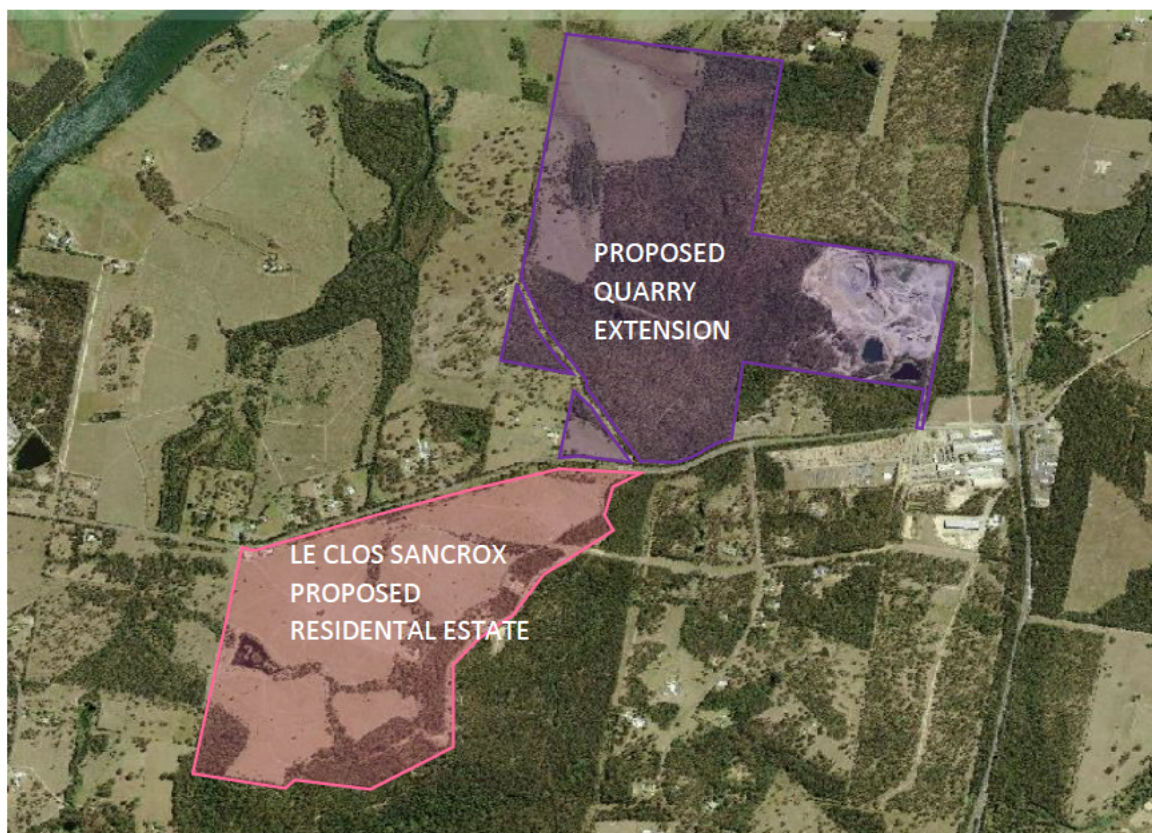
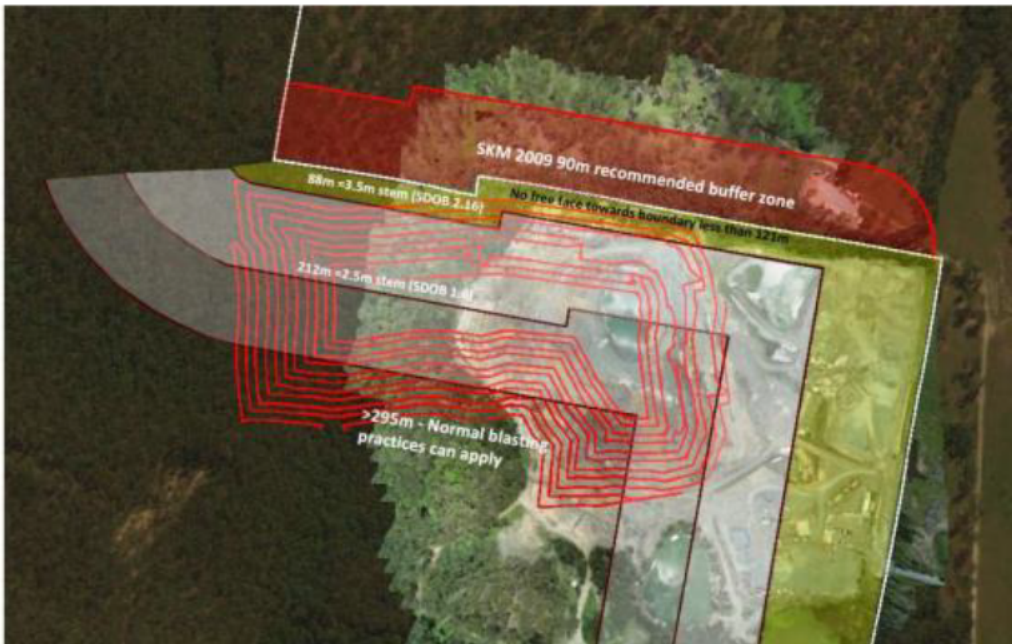


Figure 3 - Proximity of the Le Clos Sancrox urban release area to the proposed Quarry Expansion SSD-7293





**Figure 2: Recommended blast controls for 89mm blastholes, and where they are to be used in relation to the proposed Stage 1 extraction limit of the Sancrox expansion project (Figure 12, Buffer Zone Assessment Report, Orica 2022).**

***Figure 4 - Proximity of the Le Clos Sancrox urban release area to the proposed Quarry Expansion SSD-7293***

The proximity of the proposed quarry expansion to the Le Clos Sancrox site presents a land use conflict. There is no mention of the Le Clos urban release area in the specialist reports which accompanied the EIS. The response to the fly rock assessment dated 17 October 2022 only shows the Stage 1 extraction limit yet mentions a greater than 295m limit.

The 40+ landowners of the Le Clos Sancrox estate have concerns that the potential impacts of the proposed quarry expansion on the safety and amenity of their land have not been adequately addressed. This could lead to sterilisation of the future urban land, which is urgently required in the current housing crisis.

We trust that the above information will be duly considered.

Yours faithfully

[Redacted signature]

Brad Lane  
Senior Town Planner  
Land Dynamics Australia



Department of Planning and Environment

Our ref: PP-2021-2733/GA-2022-156 IRF22/3071

Dr Clare Allen  
Chief Executive Officer  
Port Macquarie-Hastings Council  
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PORT MACQUARIE NSW 2444

Via email: [council@pmhc.nsw.gov.au](mailto:council@pmhc.nsw.gov.au)  
[stephanie.baker@pmhc.nsw.gov.au](mailto:stephanie.baker@pmhc.nsw.gov.au)

Dear Dr Allen

**Planning proposal PP-2021-2733/GA-2022-82 – Alteration of Gateway Determination**

I refer to your letter dated 6 September 2022 in relation to planning proposal PP-2021-2733 which seeks to amend Port Macquarie-Hastings Local Environmental Plan (LEP) 2011 to rezone Lots 1-52 DP 776681, Sancrox (Le Clos Sancrox) and amend the associated development controls.

I note the proposal was considered at Council's Ordinary Meeting on 18 August 2022, where Council resolved the planning proposal should not proceed pursuant to section 3.35 of the *Environmental Planning and Assessment Act 1979* (the Act). I have determined, as the delegate of the Minister, in accordance with section 3.34(7) of the Act, to alter the Gateway determination dated 13 May 2021 for PP-2021-2733 to discontinue the proposal. The Alteration of Gateway determination is enclosed.

The Department of Planning and Environment (the Department) recognises the merit of the proposal and its potential contribution to housing supply in the Port Macquarie-Hastings Local Government Area. For this reason, I have asked the Department's Planning Delivery Unit (PDU) to work with Port Macquarie Hastings Council (Council) to prepare a detailed scope of works to determine the infrastructure demand, cost and funding mechanisms LCS Estates Pty Ltd would be required to prepare to support the proposal.

I have asked the PDU for the scope of works to be completed within eight weeks and I understand a meeting with Council has already been arranged to progress this work. Once the proponent has satisfactorily addressed the outstanding issues, Council may wish to consider re-lodgement of the planning proposal. The Department's Northern Region team will prioritise any new Gateway request and take into consideration the work carried out by the proponent to date, should a new Gateway determination be sought.

If you have any questions in relation to this matter, I have arranged for Mr Jeremy Gray, Director Northern Region at the Department to assist you. Mr Gray can be contacted on [REDACTED]

Yours sincerely



**Tim Raimond**  
**Deputy Secretary**  
**Planning and Land Use Strategy**

Encl: Alteration of Gateway Determination