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P-DC

Now incorporating Department of Mineral Resources

ABN 51 734 124 190-003

The General Manager
Port Macquarie-Hastings Council
PO Box 84
Port Macquarie NSW 2444

Attn: Mr Dan Croft

Port Macquarie HASTINGS COUNCIL	
Parcel	18173
10 JUN 2008	
Library	Land Use
Room	Part 3 A
Cabinet	
Binder	

OUR REF: 05/57
YOUR REF: 2007/1 PN:18173

3rd June 2008

Dear Sir,

**Re: Part 3A Application (MP06_0212) – “Le Clos Verdun”
Rural Residential Subdivision, Sancrox Road, Sancrox**

Further to your letter of 24 April 2008 concerning the subject EA, and further to the response of the Regional Director, Department of Primary industries dated 30 May 2008 (06/5695 INW08/4675), which foreshadowed a separate response by DPI Mineral Resources Division. That response is as follows.

Mineral Resource Issues

The subject Environmental Assessment briefly addressed Traffic and Access in Section 6.11, but essentially dismissed traffic issues on Sancrox Road in the vicinity of Sancrox Quarry and the junction with the Pacific Highway as of no consequence. In its letter of 23 December 2005, DPI raised concerns about the potential for landuse conflict in the Sancrox area generally which could limit operations at nearby Sancrox Quarry. These concerns arose because of: (a) the importance of the quarry and its potential for expansion; (b) the number of recent development proposals affecting the Sancrox area; (c) the potential for conflict between increased residential traffic and trucks serving the quarry or other existing industrial sites on the Bushland Drive-Pacific Highway segment of Sancrox Road; (d) the unsatisfactory nature of road access to the Pacific Highway from Sancrox Road, and uncertainty of future access once the highway is upgraded; (e) the lack of integrated planning for development of the Sancrox area. It is now understood that Port Macquarie Hastings Council is undertaking an integrated assessment of the Sancrox area wherein it will consider these issues. Otherwise, DPI - Mineral Resources Division reiterates these concerns, and recommends deferral of consideration of this proposal pending finalisation of that study and demonstration that perceived traffic issues will not eventuate or can be satisfactorily managed.

DPI - Mineral Resources Division is also generally concerned about the sustainability of construction material supply in the North Coast due to population growth, depletion of

existing (non-renewable) sources, and increasing restrictions on access to potential replacement resources. The Port Macquarie district is arguably relatively well served for hard rock resources for now, but sand supply is less secure. Moreover, expected high growth rates could deplete both the number and variety of construction material resources available for future generations. Long-term impacts could include reduced capacity for, and affordability of, both growth and maintenance. DPI - Mineral Resources Division recommends that Council take these concerns into account in assessing this and all other significant development proposals.

Should you have any inquiries, or experience difficulties of delays in responding, please do not hesitate to contact Mr Jeff Brownlow in Armidale (Tel 6738 8513).

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'C Ricketts', is positioned above the printed name and title.

C Ricketts,
Chief Geoscientist Land Use
DPI - Mineral Resources Division