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Reference:
2025/105302

07 November 2025

The Planning Secretary
NSW Department of Planning, Housing and Infrastructure
Via Major Projects NSW Planning Portal

Dear Sir/Madam

**Comment Submission –
State Significant Development Modification Application MP05_0099-Mod-2 -
Beach Road, Gerroa - Regional Quarries & Concrete Pty Limited**

Reference is made to modification application reference MP05_0099-Mod-2 lodged by Regional Quarries & Concrete Pty Ltd (Cleary Bros), seeking approval under Section 4.56(1a) of the Environmental Planning and Assessment Act 1979.

Thank you for the opportunity to provide comment, an endorsed submission will be submitted on behalf of the Council following report in Ordinary Council Meeting scheduled on 18 November 2025.

Kiama Municipal Council understands that the application proposed change involves a 50% increase in annual product transport (from 80,000 tonnes per annum to 120,000 tonnes) while maintaining all other operational conditions.

The report provides that the proposed modification would not alter the approved maximum or average heavy vehicle movement limits for the Quarry or the proportional distribution of Quarry-related traffic using the approved transport routes to/from the north or south of the Project Site.

However, as a result of the modification requiring an increase of larger vehicles from small trucks (1ft to 9ft capacity) to tri-axle, eight wheeler truck and dog configurations (32t to 42t capacity), Council staff are not satisfied that the proportional distribution of the approved transport routes have not changed and impacts properly assessed.

Traffic route from Beach Road to Princes Hwy via Berry includes a height restriction of 3.3m located on Tannery Rd (Shoalhaven LGA) due to the rail overpass. Heavy vehicles will be unable to use this route, diverting majority of heavy vehicles north on local roads through the Gerroa and Gerringong township.

Feedback from community members have provided observations that truck movements have predominantly been on the route of Crooked River Rd to Princes Hwy via Belinda Street Gerringong. Concerns have been raised regarding the additional heavy vehicle interaction with pedestrians and potential road safety issues.

The modification report has not adequately addressed the impacts of transport routes and heavy vehicles, where changes conflict detail provided in the traffic impact statement by Cardno in 2018 through Mod 1.

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Council requests DPHI ensures that an updated traffic impact assessment is provided to support the application prior to making a determination.

In addition, as a result of these changes to transport routes, a modification will be required for Condition (9) in relation to contributions for the maintenance/repair of public roads.

Council requests that the updated details of the traffic impact assessment inform DPHI to provide clear conditions as to how the contributions are calculated, indexation method, timing of payment; including review of cost/tonne of material haul and fair distribution to the Local Government Road Authorities should it be found that Kiama Municipal Council bears majority of the haulage traffic.

A draft condition is suggested below pending further information of a traffic impact assessment:

9 Local infrastructure contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*, a contribution as shown in the table below must be paid to the relevant Council in July each year:

(a) Shoalhaven City Council	\$0.04 per tonne of material hauled from the site
(b) Kiama Municipal Council	\$0.46 per tonne of material hauled from the site

The contribution amount is the base amount as at September 2008 and will be indexed until the date of payment in accordance with the Producer Price Index Roads and Bridge Construction (Series ID A2333685A). Evidence of payment must be provided to Council.

Condition Reason: To ensure contributions are levied toward the maintenance and repair of public roads.

Should you have any questions or wish to discuss further, please do not hesitate to contact Brayden Stratford, Acting Manager of Environmental and Compliance on 4232 0444 or by email council@kiama.nsw.gov.au.

Yours faithfully



Ed Paterson
Director Strategies and Communities