

Submission to the Drury Quarry Expansion – Sutton Block Expert Panel

Submitter: Steve Kelly

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Position: Oppose in part unless additional conditions are imposed

Personal Context

I have resided at [REDACTED] for 25 years. [REDACTED]

[REDACTED] My property is a residential dwelling in the rural countryside living zone. I rely entirely on roof-collected rainwater for household water supply. The quiet amenity of our location, together with the outlook and clean air, are central to my property's use and value.

Effects on Property Value

The proposed quarry operations are expected to operate for 50 years; this includes deep excavation works and round-the-clock activity. These changes will further increase the perception of ongoing industrial disturbance in what is otherwise a rural-residential setting. This will result in a potential loss of amenity through noise, dust, and visual impacts, and lead to market stigma, which depresses the resale value of our property even with mitigation.

Relief conditions sought: An amenity package for adjoining properties (further screening planting, maintenance of existing and future screening planting, annual exterior cleaning allowance, acoustic mitigation options, and financial support for property improvements to offset negative market effects).

Roof Water Collection (Drinking Supply)

At [REDACTED], all our household water comes from rainwater tanks. Dust deposition from pit development and quarrying creates a direct risk to safe drinking water through increased sediment, and contaminants entering the tanks, requiring greater reliance on maintenance, which is an ongoing cost to me.

Relief conditions sought: Supply and ongoing maintenance of first-flush diverters, water filters, and sediment cartridges; annual tank inspection, cleaning, and water quality testing; an incident response process. For example, if dust fallout coincides with rainfall, the quarry operator funds tank dumps and refills as well as roof and tank clean.

Dust Effects

My property lies well within 1 km of the proposed quarry edge, meaning it is vulnerable to the effects of dust carried by prevailing winds. The Applicants material suggests that dust is “internalised within 50–100 m,” but based on our current experience living near the existing quarry and Drury South development I find this to be unrealistic for fine particulates and not supported by actual events.

My concern is that dust will accumulate on roofs, vehicles, windows, and outdoor spaces, diminishing amenity and requiring more frequent cleaning. Dust may degrade our indoor and outdoor air quality and may create health effects for myself and my family.

Relief conditions sought: Quarry boundary dust monitoring (TMP, PM₁₀ and deposited dust) with data made publicly available. Dust trigger levels aligned with the Ministry for the Environment’s Good Practice Guide for Assessing and Managing Dust with any exceedance triggering provision of cleaning support (roof, tank, and exterior surfaces) from the quarry operator. Imposition of strict operational controls in high winds, including cessation of dust-generating activities when defined thresholds are exceeded.

Noise Effects

Noise from blasting, quarrying, and vehicle movement will be clearly audible at [REDACTED] [REDACTED] especially at night. The Applicant’s modelling acknowledges increases of up to +7 dB at neighbouring dwellings which will be noticeable in a quiet rural setting.

I have concerns regarding sleep disturbance from night-time quarry activity, including truck movements, plant operations, and reversing alarms. The ongoing background noise will permanently alter the character of the area.

Relief condition sought: A night-time limit of 45 dB LAeq (15 min) at all neighbouring dwellings, verified by independent monitoring and available to the public. Enforceable restrictions imposed on mobile plant, tipping, and impact noise at night. Ongoing maintenance of the existing screening planting and further progressive planting of screening vegetation. A regime must exist such that when monitoring shows repeated exceedance, there is implementation of additional controls (e.g., acoustic fencing, relocation of plant etc.).

Requested Decision

I request that the Panel:

1. Decline this consent unless the described effects are avoided, remedied, or mitigated by enforceable conditions.
2. Require the applicant to provide specific, monitorable protections for the health, amenity, and water supply of [REDACTED]
3. Require the applicant to establish ongoing liaison with the community to enable transparent monitoring and a direct complaints process.

Personal statement

As the owner of [REDACTED], I am directly affected by this project. Without the imposition of robust enforceable conditions addressing water quality, dust, and noise, my [REDACTED] of life will be unacceptably compromised for

[REDACTED]