



Prime City Cattle Feedlot (Tabbita) Modification 3

Expansion of Existing Quarries
State Significant Development Modification Assessment
(DA 27/93 MOD 3)

December 2020



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Cover image: *Tabbita Feedlot Quarry (Source: NGH Consulting, 2020)*

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1 Introduction

Prime City Cattle Feedlot is located at Tabbita, approximately 45 kilometres (km) northwest of Griffith in the Riverina Region, within the Carrathool Local Government area (see **Figure 1**).

The feedlot is owned and operated by JBS Australia Pty Ltd (JBS) and comprises 4,000 hectares (ha) of land with a current 35,000 head of cattle capacity. JBS currently operates two quarry pits within the site, which provide clay and gravel to supply the feedlot with material for surfacing maintenance. The quarries operate on a campaign extraction basis, over a limited amount of days per year.

The feedlot is located in a rural setting, zoned RU1 Primary Production Zone and is developed for intensive livestock and agriculture practices. Nearby land uses include other high intensity agricultural rural properties, including one with an ancillary quarry. The nearest sensitive receiver to the feedlot is located approximately 2km to the west. The feedlot is accessed via Tabbita Lane.

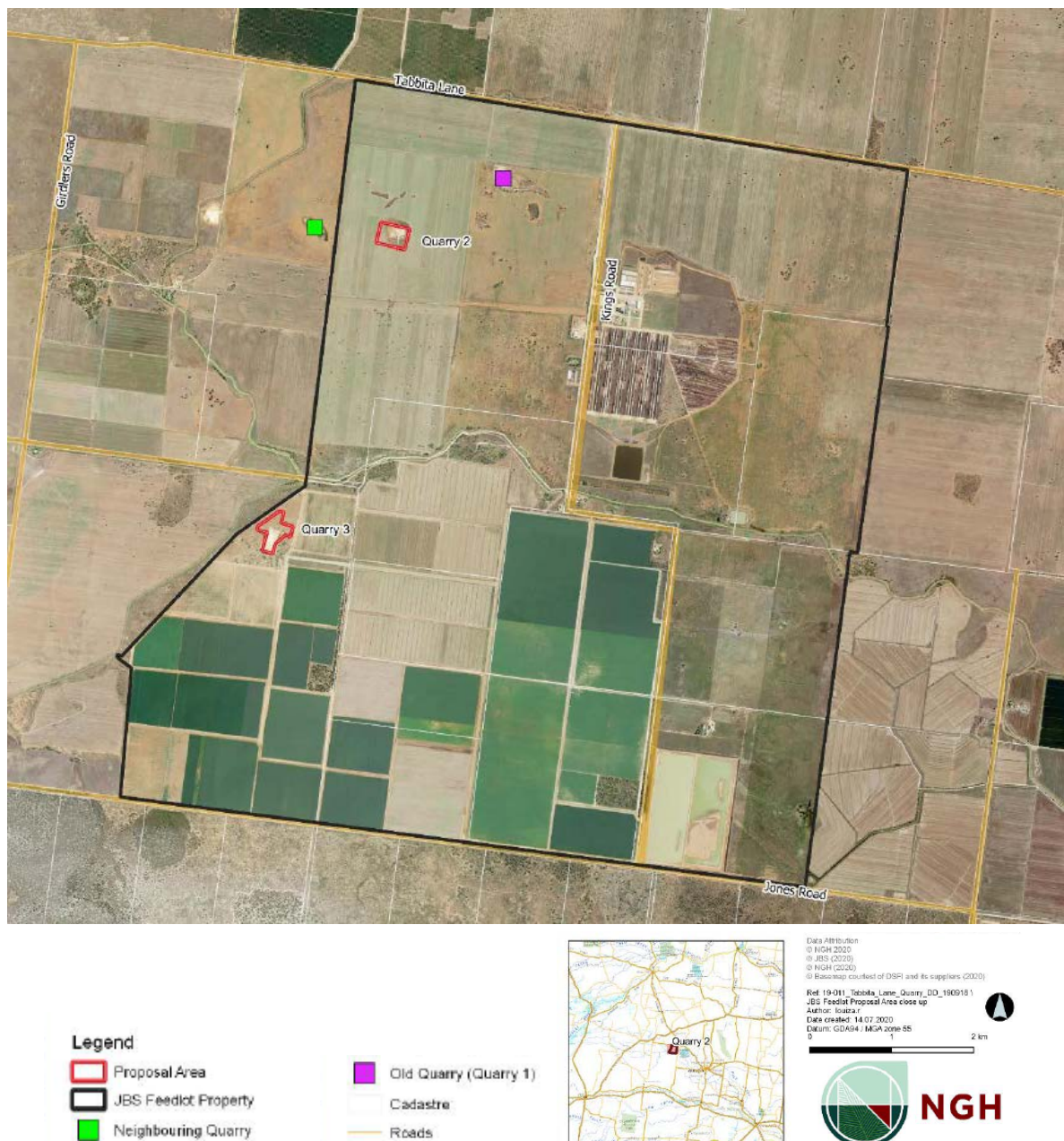


Figure 1 | Regional Context Map (Source: NGH Consulting, 2020)

Approval History

The feedlot operates under DA 27/93, which was granted in February 1994 by the then Minister for Planning under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The development consent allows for the operation of a:

- 60,000 head cattle feed lot;
- feed mill;
- carcase burial pit;
- 600 head per day abattoir;
- rendering plant; and
- gravel pit quarry for the purpose of onsite feedlot maintenance.

The gravel quarry has since been decommissioned and rehabilitated.

The development consent has been modified on two previous occasions. Modification 1 was granted in August 2006 under the former section 96(1A) of the EP&A Act. This modification permitted the construction and operation of a second gravel quarry (Quarry 2) for the purpose of site maintenance.

Modification 2 was granted in November 2008 under the former section 96(1A) of the EP&A Act. This modification permitted the construction and operation of a third quarry (Quarry 3), to extract clay for the purpose of site maintenance.

The location of the existing quarry pits 2 and 3 and the feedlot are shown in **Figure 2**.

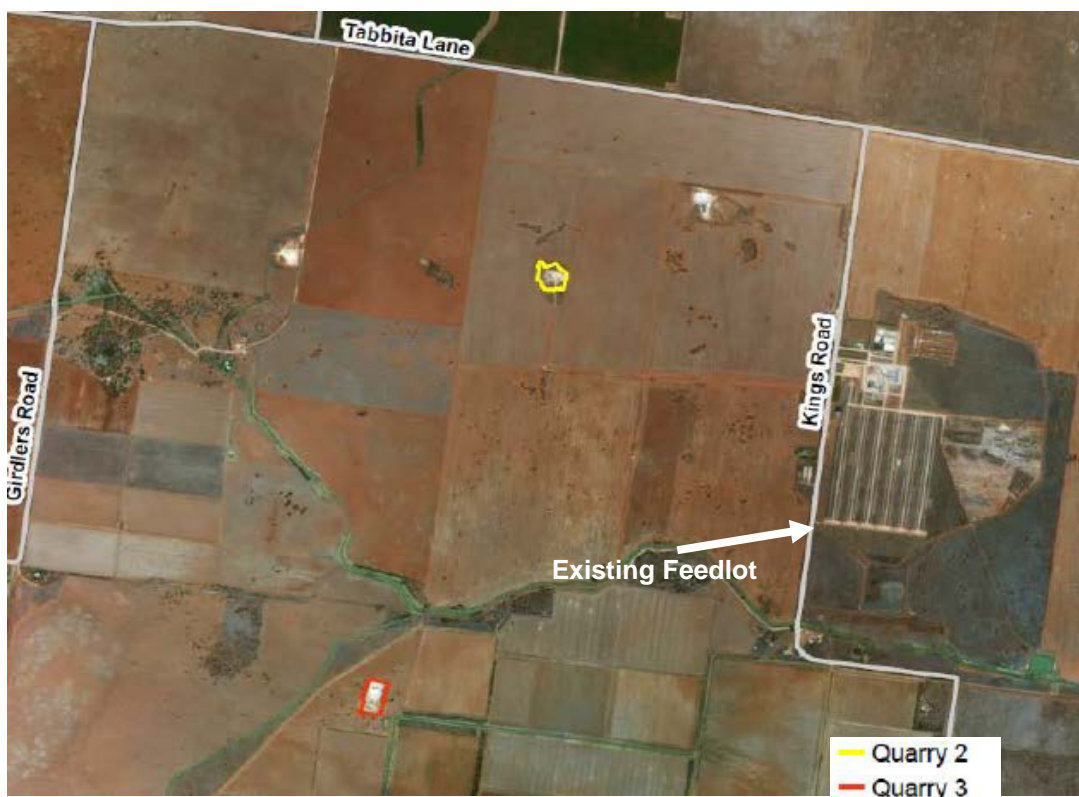


Figure 2 | Location of Feedlot and Ancillary Quarries (Source: NGH Consulting, 2020)

2 Proposed Modification

On 14 May 2020, JBS submitted a modification request (DA 29/93 MOD 3) under section 4.55(1A) of the EP&A Act. The proposal seeks to expand the two existing quarries (ie Quarry 2 and 3), increasing the maximum permitted extraction rate from 31,000 cubic metres (m³) per annum to 50,000 m³ per annum for a further 10 years of operation and to extend the length of each annual extraction campaign.

Quarries 2 and 3 currently provide gravel and clay for surface and drain maintenance at the feedlot and are close to exhausting the approved extractable resources. The proposed modification would allow an additional 19,000 m³ per annum of gravel and clay materials to be quarried and used on site at the feedlot.

The modification does not involve changes to the excavation depth of either quarry pits, the current blasting regime, hours of operation, extraction methods, plant or processing activities. The proposed changes are outlined in **Table 1** and are described further in the Modification Report (see **Appendix A**).

Table 1 | Existing vs Proposed Quarry Components

Component	Quarry 2 (Gravel)		Quarry 3 (Clay)	
	Existing	Proposed	Existing	Proposed
Quarry Life	Until resource is exhausted	2030	Until resource is exhausted	2030
Disturbance Footprint (ha)	2	5.66	2	6.55
Total Resource Volume (m³)	160,000	260,000	150,000	243,000
Pit Dimensions (m)	180 x 120	280 x 200	70 x 140	280 x 215
Pit Gradient	4:1	5:1	4:1	5:1
Maximum Annual Extraction Campaigns	6 days	28 days	6 days	60 days
Maximum Depth	6.3m (104m AHD)	No change	8.8m (101m AHD)	No change
Extraction Methods	Drill and Blast	No change	Excavator	No change
Hours of Operation	Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work Sunday	No change	Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work Sunday	No change



Figure 1 | Quarry 2 (Gravel) Existing vs Proposed Footprint (Source: NGH Consulting, 2020)



Figure 4 | Quarry 3 (Clay) Existing vs Proposed Footprint (Source: NGH Consulting, 2020)

3 Statutory Context

3.1 Scope of Modification

The modification application DA 27/93 MOD 3 and associated Modification Report were lodged under section 4.55(1A) of the EP&A Act. The Department has reviewed the scope of the modification and considers that it:

- would not significantly increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved (see below); and
- would involve additional disturbance on land which has already been heavily disturbed from agricultural practices.

Consequently, the Department is satisfied that the proposed modification represents a minor modification of the approved project, and can be assessed and determined under section 4.55(1A) of the EP&A Act.

The Department has also considered:

- advice received from Carrathool Shire Council (Council) and Government agencies concerning the proposed modification (see **Section 4**); and
- the relevant matters in section 4.15(1) of the EP&A Act, including:
 - the provisions of relevant environmental planning instruments;
 - the likely impacts of the proposed modification, including environmental impacts on both the natural and built environmental, social and economic impacts in the locality;
 - the public interest, including relevant objects of the EP&A Act; and
 - the reasons given by the approval authority for the grant of the original approval.

3.2 Substantially the Same Development

The Department is satisfied that the project as modified would be substantially the same development as approved, and the proposal should be characterised as a modification to the existing project approval, as:

- the modification would not change any of the key approved elements of the original development, including the broad scope of the development, hours of operation, extraction or production methods and extraction depth; and
- the impacts of the development as modified would be essentially the same as the impacts of the approved project.

3.3 Consent Authority

The Minister for Planning and Public Spaces (the Minister) is the consent authority for the application under Section 4.5(a) of the EP&A Act.

As JBS has not reported any political donations, Council did not object to the modification and no submissions were received by way of objection, the modification application may be determined by the Director Resource Assessments, under the Minister's delegation dated 9 March 2020.

3.4 Environmental Planning Instruments

In undertaking its assessment, the Department has considered the objects of the EP&A Act and the provisions of relevant environmental planning instruments, including:

- *Carrathool Local Environmental Plan 2012 (Carrathool LEP)*;
- *State Environmental Planning Policy (State and Regional Development) 2011*;

- *State Environmental Planning Policy (Mining, Petroleum and Extractive Industries) 2007*;
- *State Environmental Planning Policy No 33—Hazardous and Offensive Development*; and
- *State Environmental Planning Policy (Infrastructure) 2007 (SEPP (Infrastructure))*.

The feedlot and quarrying activities are also regulated by an Environment Protection Licence (EPL) 5275, granted under the *Protection of the Environment Operations Act 1997* (POEO Act). A variation of EPL 5275 would be required should the proposed modification be approved.

4 Engagement

4.1 Department's Engagement

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the Regulation do not apply to section 4.55 (1A) modifications with minimal environmental impact. As such, the application was not notified or advertised. However, it was made publicly available on the Department's website on 21 May 2020, and the Department notified relevant Government agencies and Council.

4.2 Summary of Agency Advice

Department of Industry – Water and NRAR (the Water Group) did not raise any issues with the proposal, but noted that JBS must obtain the relevant approvals and licenses under the *Water Management Act 2000* before starting any works which intercept or extract groundwater or surface water or for any works with the potential to alter floodwater flows. The Water Group also recommended that JBS prepare and implement a Construction Environmental Management Plan (incorporating an amended Erosion and Sediment Control Plan) prior to the starting any activities under the proposed modification, and recommended that any works within waterfront land are carried out in accordance with the *Guidelines for Controlled Activities on Waterfront Land*. The Department has recommended a revised condition requiring JBS to prepare and implement an Erosion and Sediment Control Plan prior to extracting any material under this modification. The Department has also recommended a condition to limit the extraction depth of both quarry pits to the currently approved extraction limit. This is further discussed in **Section 5.5**.

Mining, Exploration and Geoscience (MEG) within the Department of Regional NSW did not raise any issues with the modification, but requested that it be provided with production data from the quarries. The Department has recommended a condition that requires production data be supplied to MEG.

Environmental Protection Authority (EPA) did not object to the proposal and noted that a variation to the Environment Protection Licence EPL 5275 would be required.

Biodiversity and Conservation Division (BCD), Heritage NSW (formerly BCD), and **Crown Lands** did not raise any issues with the proposed modification.

Council did not object and did not raise any concerns about the proposed modification.

5 Assessment

The Department has assessed the merits of the proposed modification in accordance with relevant objects and requirements of the EP&A Act. In assessing these merits, the Department has considered the:

- the EA for the original project application;
- existing conditions of approval, as modified;
- modification application and accompanying Modification Report;
- agency advice on the modification; and
- relevant EPIs, policies and guidelines.

5.1 Biodiversity

The Modification Report included a Fauna and Flora Report (FFR) prepared by NGH Consulting to assess the potential biodiversity impacts of increasing the disturbance footprint of both quarries (see **Figures 5** and **6**). The FFR included a desktop review of threatened fauna species, populations and ecological communities known to occur, or with the potential to occur within a 10 km radius of the quarry sites. A site inspection also took place in April 2019, however, did not include any targeted surveys.



Figure 5 | Quarry 2 (Gravel) Vegetation (Source: NGH Consulting, 2020)

The existing quarry sites are heavily disturbed and have a history of disturbance through quarrying and agricultural practices dating back to around 1990. The habitat evaluation concluded that because of the heavily disturbed and modified environment, threatened flora species were considered unlikely to occur in the vicinity of the two quarry sites. Both quarry areas include disturbed shrubland of poor condition, dominated by African Boxthorn and Saltbush species.

The FFR identified that the proposal would result in the clearing of approximately 12.21 ha of Category-1 exempt land (as defined in the *Local Land Services Act 2013*). In its submission, BCD endorsed the FFR assessment approach and methodology and outlined that assessment under the *Biodiversity Conservation Act 2016* (BC Act) was not required as the majority of the proposal involves clearing Category 1 land which does not contain any mapped native vegetation. BCD also noted that minor clearing of Chenopod shrubland would not have a significant impact on threatened species.



Figure 6 | Quarry 3 (Clay) Vegetation (Source: NGH Consulting, 2020)

The FFR identified that there are several areas around both quarry footprints containing Black Box open woodland and the proposal would result in the clearing of approximately 0.006 ha (60 m²) of Category 2 land containing native vegetation from the Quarry 2 proposal site. The Category 2 land (as defined in the *Local Land Services Act 2013*) is mapped to contain Black Box open woodland wetland with Chenopod understorey. The Department notes that the proposal would avoid all Category 2 vegetation except the 0.006 ha that lies within the proposed pit extension area. As the relevant biodiversity offsetting threshold is 1 ha, the clearance of 0.006 ha would not require assessment under the BC Act.

The area surrounding Quarry 2 was found to contain two hollow bearing White Cypress Pines, while the area around Quarry 3 contains six hollow bearing Eucalyptus trees. No hollow bearing trees would be removed as part of the modification.

BCD noted that while a modification of this nature would typically seek a biodiversity waiver for a Biodiversity Development Assessment Report (BDAR), it is satisfied with the documentation presented.

In addition to JBS's proposed mitigation measures to prevent impacts to flora and fauna throughout periods of maintenance, construction and operation at the quarries, the following additional mitigation measures are proposed:

- managing and controlling priority weeds including reducing the introduction and spread of priority weeds by using herbicides and washing down construction vehicles prior to entering the area;
- implementing a threatened species unexpected finds protocol which would involve stopping works and alerting an ecologist for further assessment and possible re-location;
- removal of dead wood and dead trees to be relocated on site to maintain habitat;
- hollow-bearing trees would not be removed;
- implementation of erosion and sediment controls to prevent surface water runoff to the Wah-Wah Channel; and
- avoidance of Category 2 vegetation removal outside the disturbance area, with no clearing, parking or stockpiling of material on the dripline of trees identified within the proposed quarry footprint.

The Department considers that the proposed modification would have a minimal impact on existing biodiversity as the areas to be disturbed by the extension of the quarries are already highly disturbed and do not contain any threatened species. The Department considers that the quarry footprint has been designed to avoid Category 2 vegetation and all hollow bearing trees as far as practicable.

The Department has recommended a condition requiring JBS to prepare and implement a Biodiversity and Rehabilitation Management Plan (BRMP), which includes the above mitigation measures. With the implementation of these measures, the Department is satisfied that JBS can suitably manage any impacts to terrestrial fauna and flora as a result of the proposal.

5.2 Air Quality

The Modification Report included a qualitative Air Quality Assessment (AQA). The assessment outlined that variable climatic conditions and the movement of livestock are currently impacting the surfaces within the feedlot and additional material (clay and gravel) is required to maintain these surfaces to mitigate the impacts of dust within the feedlot. The modification's potential air quality impacts are associated with the expansion of both quarry disturbance areas and an increase in the duration of days within the extraction campaign.

The AQA noted that air quality impacts from windswept dust are heightened when working during dry and windy weather. The AQA also noted that dust impacts from nearby cropping, other nearby quarries and high intensity agricultural practices would result in the greatest impacts on air quality at the locality and the nearby sensitive receptors, which are located approximately 2 km away.

The primary air quality impacts would be caused by an increased surface disturbance area and the proposed increased days quarrying within each annual extraction campaign. Impacts from blasting, extracting and transporting quarry product and processing on-site would also continue for a longer period, due to the extension in campaigns and extended project life, however there would be no change to approved operational hours.

JBS currently implements a number of air quality mitigation measures to reduce dust emissions from the quarries which would continue to be applied to the quarry operations, including:

- processing and stockpiling operations would be retained within quarry pits;
- maintaining efficient use of void area to minimise vehicle movements;
- maintaining quarry access roads;
- driving at reduced speeds and minimising haulage on days with high wind speed warnings;
- maintaining vehicles to control emissions;
- switching off any plant when not in use; and
- progressively rehabilitating the quarries.

The Department notes that sensitive receivers are approximately 2 km away and the surrounding land-use context of the area, being intensive agriculture, would also contribute to increased dust levels. The Department also notes the proposed disturbance areas are relatively small in scale and any air quality impacts as a result of quarrying would be largely limited to the duration of a quarrying campaign. Therefore, air quality impacts are not predicted to exceed the currently experienced levels on a day-to-day basis.

The Department concludes that the impacts of quarrying on air quality can be adequately managed through the application of the current mitigation measures used on site. The modification would also result in improved surfaces within the feedlot, therefore improving overall local air quality. The Department considers the existing conditions relating to air quality impacts remain appropriate for the proposal.

5.3 Noise and Blasting

There are no existing noise limit conditions associated with the operation of the quarries. Given the considerable distance to sensitive receivers (the nearest receiver being 2 kilometres to the west), and the relatively minor nature of the proposal, the Modification Report included a proportionate noise impact assessment using the Roads and Maritime Services (now TfNSW) noise estimator. The assessment identifies the dominant noise sources as blasting, excavation and transportation of quarried material.

The assessment predicted the noise at the closest residence (Residence R5) under worst-case scenario conditions, which included the simultaneous use of a rock crusher, bulldozer, excavator and dump truck.

The assessment indicates that worst case sound power levels at the receiver would be approximately 25 dB(A) LAeq(15min), which is comfortably below the relevant daytime and night time project amenity noise criteria of 45 dB(A) and 35dB(A) respectively for a rural residence.

The Department notes that although the modification would increase the days of operation per campaign and overall project life, the day-to-day operations would not exceed the project amenity noise criteria, and there would be no change to operating hours. The EPA also reviewed the noise impacts of the proposal and did not raise any concerns in relation to the proposed noise impacts.

The proposal does not seek any change to the blasting schedule. Currently blasting only occurs within Quarry 2 and is limited to 1 blast per campaign. Existing conditions of consent specify limits for overpressure, ground vibration and hours associated with blasting. The Department considers that these limits remain appropriate to limit blasting impacts at the surrounding receivers. JBS currently implements a number of noise and blasting mitigation measures in relation to the operation of the quarries including:

- undertaking processing operations within the pit;
- servicing vehicles and plant so they are operating correctly;
- notifying neighbours when blasting; and
- limiting blasting to 1 blast per campaign in Quarry 2.

The Department is satisfied that the proposed modification would not result in increased blasting impacts compared to the approved project. The Department has recommended conditions limiting blasting to only 1 blast per extraction campaign.

5.4 Aboriginal Cultural Heritage

The Modification Report included an Aboriginal Due Diligence Assessment (ADDA) prepared by NGH. The ADDA notes the proposed quarry expansion areas are highly disturbed with no sandy rises or prior stream deposits. The ADDA concluded that the potential for Aboriginal cultural heritage sites or area of archaeological sensitivity were unlikely due to the natural landscape being heavily modified and disturbed.

The ADDA recommended that the expansion works should proceed with caution, and that if any items suspected of being Aboriginal in origin are discovered during the work, all work should stop and Heritage NSW be notified.

In its submission, Heritage NSW (formally BCD) outlined that although a State significant development typically requires a more comprehensive assessment, the ADDA provides satisfactory conclusions about the risks of the development to Aboriginal cultural heritage. The Department acknowledges that given the disturbed nature of the site, there is a low risk of the proposed modification impacting any Aboriginal cultural heritage sites or artefacts. The Department has recommended conditions requiring both an unexpected finds and stop work protocol for suspected Aboriginal items.

5.5 Other Issues

Table 3 | Summary of Other Issues

Issue	Findings	Recommendations
Groundwater	<p>Currently, the Quarry 2 sits at a depth of RL 6.3 m and the Quarry 3 at RL 8.8 m. The modification does not seek to increase these depths. The original 2008 groundwater assessment for the quarries outlined that test drilling of the site has shown no groundwater within 10 m of the surface. The former Department of Environment and Climate Change (now the Water Group) required the installation of a piezometer within 1,500m of the quarry pits, which has historically measured the depth to groundwater to be in excess of 12 m. As such, the modification is unlikely to intercept groundwater as the maximum pit depth is 8.8 m. The Department notes that the existing groundwater monitoring system would be adequate to identify any groundwater level variation and depth to the groundwater horizon.</p> <p>The Department's Water Group noted that JBS must obtain the relevant approvals and licenses under the <i>Water Management Act 2000</i> before starting any works which intercept or extract groundwater or surface water or for any works with the potential to alter floodwater flows. The Department acknowledges and supports this advice, but notes that the proposal is not expected to involve intercepting groundwater or using surface water for any works.</p> <p>The Department considers that the proposed modification would be unlikely to impact groundwater given the recorded groundwater depths and considers that the existing monitoring system could detect any changes in groundwater levels. The Department is satisfied that the impacts to groundwater would be minor.</p>	<p>The Department has recommended a condition that limits the extraction depth to the existing approved pit depths.</p>
Surface Water	<p>The only watercourse in the vicinity of the site is the Wah-Wah Channel, located approximately 150 m to the north west of Quarry 3. The footprint of the modified quarry would move to approximately 80 m of the channel at the closest point. The distance between Quarry 2 and the Wah-Wah Channel would not change.</p> <p>As the topography is very flat, and buffers have been established in accordance with NSW Office of Water guidelines and the Carrathool LEP, JBS considers that the modification is unlikely to impact the Wah-Wah Channel.</p> <p>Existing conditions of consent require the implementation of erosion and sediment controls at the site. The Erosion and Sediment Control Plan includes mitigation measures such as bunding around the quarries, sediment traps and diverting the overland flow of water around the quarries. The Department considers that any surface runoff from the quarries would be managed by the existing mitigation measures, minimising impacts of surface runoff. The Water Group requested that a condition be imposed requiring a Construction Environmental Management Plan and Erosion and Sediment Control Plan to be prepared prior to the commencement of activities on the site (see Section 4). The Department notes that there is an existing condition requiring erosion and sediment control</p>	<p>The Department has recommended a condition that requires JBS to prepare and implement a revised Erosion and Sediment Control Plan for the modification.</p>

design relating to surface water flows around the access roads and quarry and has recommended that a revised Erosion and Sediment Control Plan be prepared to reflect the modification.

Rehabilitation	Existing rehabilitation obligations for the quarries are specified in the Quarry 2 and 3 Management Plans, which require the existing quarry pits to be progressively rehabilitated. As noted in Section 5.1 , the Department has recommended a condition requiring JBS to prepare and implement a Biodiversity and Rehabilitation Management Plan for the project. The plan would be required to describe the overall rehabilitation strategy for all quarries on site (ie. Quarries 1, 2 and 3). The Department is satisfied that, with the implementation of the Biodiversity and Rehabilitation Management Plan, the quarry sites would be appropriately rehabilitated.	The Department has recommended a condition requiring a Biodiversity and Rehabilitation Management Plan to be prepared for the modification.
Bushfire	<p>Potential bush fire risks associated with the proposed modification include grass fire ignition from vehicles and machinery, poor groundcover management and associated high fuel loads, and improper management of asset protection zones (APZ). Existing management strategies to reduce bushfire risk include controlling grass fuels at the site, maintenance of required APZs and appropriate maintenance of equipment.</p> <p>The quarries are located approximately 2 km from any bushfire prone land and the Department considers that the modification is unlikely to pose any significant increase in bushfire risk to the site. The Department recommends that the site Environmental Management Plan is revised to include the bushfire management and mitigation measures included in the Modification Report.</p>	The Department has recommended a condition requiring JBS to implement bushfire management and mitigation measures.
Visual	There would be limited visual impacts associated with the proposal as the topography is flat and the quarries are located 2 km from any sensitive receivers. Furthermore, all material processing occurs within the quarry voids. The Department considers that the proposed modification would not cause additional visual impacts to nearby receivers.	No additional conditions required to manage visual impacts
Contamination	Potential contamination risks are associated with refuelling and servicing of machinery. As there would be no change to the existing refuelling and maintenance areas, the Department considers the risk of contamination associated with the proposal is minimal.	No additional conditions required to manage contamination impacts
Traffic and Transport	All traffic movements associated with the proposed modification would be contained internally within the site. The proposed modification would not impact public roads or require changes to the quarry access roads. Therefore, the Department considers that the modification would not result in any impacts on the local road network.	No additional conditions required to manage traffic impacts

6 Recommended Conditions

The Department has drafted a recommended Notice of Modification for the proposal (see **Appendix C**), and a consolidated project approval (see **Appendix D**). The Department has recommended new conditions to address agency advice and to formalise many of JBS's existing mitigation and management practices.

The Department has also recommended a contemporary update of some existing conditions which relate to reporting and management plan requirements for the operation of the two quarries on the site.

The Department considers that the limited environmental impacts for the project can be appropriately managed under the modified conditions.

JBS has reviewed the proposed modified conditions of consent and has not objected to their imposition.

7 Evaluation

The Department has assessed the merits of the proposed modification in accordance with the requirements of the EP&A Act. The Department has carefully considered the modification's potential impacts on the natural and cultural environment and nearby receivers.

Based on this assessment, the Department is satisfied that the proposed modification would not significantly increase the environmental impacts of the project and that any residual or unforeseen impacts can be appropriately managed under the existing conditions of consent, recommended conditions and updated management plans for the site.

The modification would allow for the expansion of quarrying at Quarry 2 and 3 and would provide suitable materials for the purpose of pen and surface maintenance within the feedlot. The Department is satisfied that the expansion of both quarries may be carried out with minimal environment impact.

8 Recommendation

It is recommended that the Director Resource Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **determines** that the application DA 27/93 MOD 3 falls within the scope of section 4.55(1A) of the EP&A Act;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application;
- **modifies** the consent DA 27/93; and
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:



24/12/2020

Joel Herbert

Environmental Assessment Officer
Resource Assessments

9 Determination

The recommendation is **Adopted** by:



24/12/2020

Matthew Sprott

Director

Resource Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – Modification Report

See the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/30536>

Appendix B – Submissions

See the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/30536>

Appendix C – Notice of Modification

See the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/30536>

Appendix D – Consolidated Consent

See the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/30536>