

Spring Farm Quarry Modification 4 - Extension of Quarry Life (DA 75/256 MOD 4)

Environmental Assessment Report Section 75W of the *Environmental Planning and Assessment Act 1979*

1. BACKGROUND

M Collins & Sons (Contractors) Pty Limited (Collins) owns and operates the Spring Farm Quarry at Elderslie, approximately 65 kilometres (km) southwest of Sydney. Quarrying activities occur over three adjoining allotments, Lot 1 DP587631 (No. 214), Lot 22 DP833317 (No. 186) and Lot 32 DP635271 Macarthur Road, Spring Farm.

The extraction of sand and soil currently occurs on Lot 22 and part of Lot 32 via a sequential extraction process where extraction is followed by rehabilitation. Screening and limited stockpiling also occurs on site (see **Figure 1**).

The quarry operates under development consent DA 75/256 granted by the then Minister of Planning on 13 October 1988 under Part 4 of the *Environmental Planning Assessment Act 1979* (EP&A Act). The current consent allows Collins to extract and process sand and soil products until 30 June 2019.

The development consent has previously been modified three times. In 1998 and 2009, it was modified to extend the life of the consent. In October 2012, it was modified to expand quarry operations to the north and extract an additional 400,000 cubic metres of sand and soil (MOD 3).

It should be noted that activities such as stockpiling, processing and administration occurring on Lot 1 DP587631 are the subject of a separate development consent, 252/93, issued in 1995 by Camden Council. All activities occurring on Lot 1 are to continue in accordance with that consent. These activities are not affected by the proposed modification.

2. PROPOSED MODIFICATION

On 28 February 2018, Collins submitted a fourth modification application. Collins has identified a continued demand for sand and soil resources at a local, regional and metropolitan level. The opportunity to utilise existing infrastructure and extract the remaining resources at the quarry is also becoming increasingly limited as urbanisation in the Spring Farm Urban Release Area begins to encroach on the quarry. Collins is therefore seeking to modify its development consent to extend the life of the quarry from 30 June 2019 to 30 June 2021 (ie an additional two years). The proposed modification would allow for completion of extraction at the site and construction of the proposed final landform.

No changes to site access, haulage, extraction and processing, rehabilitation or operating hours are proposed. A full description of the proposed modification is provided in the Environmental Assessment (EA, see **Appendix A**).

3. STATUTORY CONTEXT

3.1 Section 75W

DA 75/256 was originally approved under Part 4 of the EP&A Act. However, due to previous modifications, the project is now a 'transitional Part 3A project' under Schedule 2 of the *EP&A (Savings, Transitional and Other Provisions) Regulation 2017*. The power to modify transitional Part 3A projects under section 75W of the Act, as in force immediately before its repeal on 1 October 2011, is being wound up but, as the request for this modification was made before the 'cut-off date' of 1 March 2018,

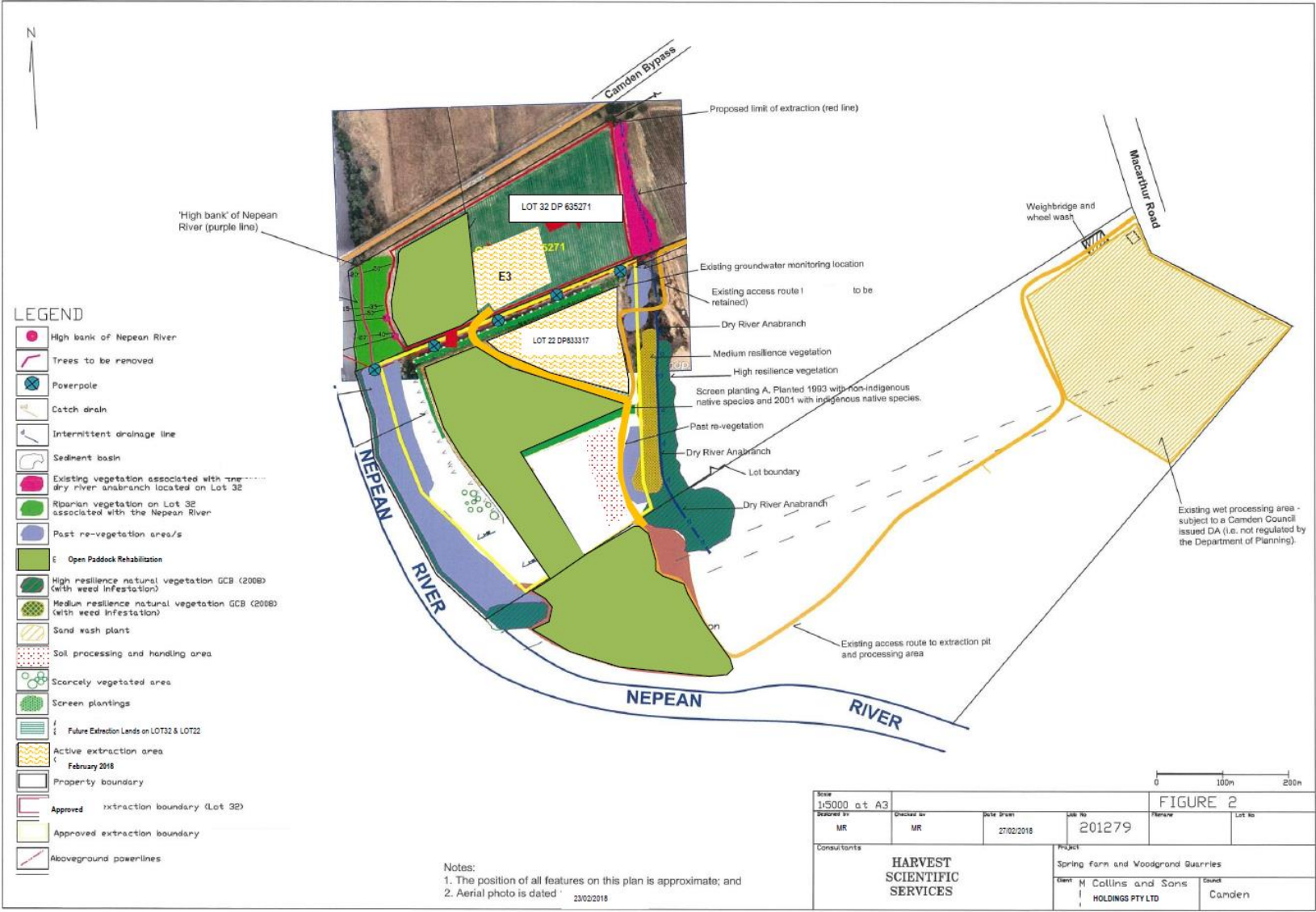


Figure 1: Quarry site lot boundaries and layout

the provisions of clause 3 of Schedule 2 continue to apply. Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or delegate) may approve or disapprove the carrying out of the project under section 75W of the EP&A Act.

The modification proposes to extend the life of quarrying operations by two years from 30 June 2019 until 30 June 2021. The proposal would not change any of the core elements of the project, including the extraction methods, operational hours, annual extraction volumes or processing rates. Consequently, the Department is satisfied that the proposed modification is within the scope of section 75W, and may be determined accordingly.

3.2 Approval Authority

The Minister for Planning was the consent authority for the original development application, and is consequently the approval authority for this modification application. However, the Executive Director, Resource Assessments and Compliance may determine the application under the Minister's delegation of 11 October 2017, given that Camden Council did not object to the proposal, there was only one public submission in the nature of an objection and no political donations have been reported by Collins.

3.3 Environmental Planning Instruments

A number of environmental planning instruments (EPIs) apply to the modification, including:

- *State Environmental Planning Policy (SEPP) (State and Regional Development) 2011;*
- *SEPP (Mining, Petroleum Production and Extractive Industries) 2007;*
- *SEPP (Sydney Region Growth Centres) 2006;*
- *SEPP 33 Hazardous and Offensive Industries;*
- *SEPP 55 Remediation of Land;*
- *Camden Local Environment Plan 2010; and*
- *Camden Development Control Plan 2011.*

The Department has considered the assessment of these EPIs in the EA and assessed the proposed modification against the relevant provisions of these instruments. Based on this assessment, the Department is satisfied that the proposed modification can be carried out in a manner that is consistent with the aims, objectives and provisions of these instruments.

3.4 Objects of the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The objects of the EP&A Act changed on 1 March 2018. The Department has assessed the proposed modification against the current objects of the EP&A Act (see section 1.3 of the Act). The objects of most relevance to the decision on whether or not to approve the proposed modification are:

- Object 1.3(a): *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources;*
- Object 1.3(b): *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment;*
- Object 1.3(c): *to promote the orderly and economic use and development of land;*
- Object 1.3(e): *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats;*
- Object 1.3(f): *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage); and*
- Object 1.3(j): *to provide increased opportunity for community participation in environmental planning and assessment.*

The Department is satisfied that the proposed modification encourages the proper management and development of resources (Object 1.3(a)) and the promotion of the orderly and economic use of land (Object 1.3(c)), since the:

- targeted quarry resource has been determined to be significant from a regional perspective;
- modification can be carried out using existing quarry site and transport infrastructure; and
- modification would provide ongoing socio-economic benefits to the community of NSW.

The Department has considered the principles of ecologically sustainable development (ESD, Object 1.3(b)) in its assessment of the proposed modification. The Department has also noted Collins

consideration of these matters (see Section 10 of the EA), and considers that the proposed modification is able to be carried out in a manner that is consistent with the principles of ESD. The Department's assessment has sought to integrate all significant environmental, social and economic considerations.

Consideration of the protection of the environment and heritage (Objects 1.3(e) and(f)) is provided in **Section 5** of this report. The proposed modification does not involve any material changes to environment and heritage matters as it relates primarily to an extension of time.

The Department exhibited the modification application and accompanying EA and also made them publicly available (Object 1.3(j)).

4. CONSULTATION

4.1 Exhibition and Notification

The Department exhibited the modification application and the accompanying EA from 15 March until 29 March 2018 and also made them publicly available on its website, at Camden Council's administrative centre, and the office of the Nature Conservation Council.

In response to this exhibition, the Department received six submissions from public authorities, primarily NSW Government agencies. The Department also received one public submission objecting to the proposed modification.

Copies of these submissions and a copy of Collins's Response to Submissions (RTS) are included in **Appendix B** and **Appendix C**, respectively. A summary of the residual issues arising from these submissions is provided below (see **Appendix B** for agency comments on the RTS).

4.2 Agency Submissions

The **NSW Department of Planning & Environment – Division of Resources & Geoscience, Geological Survey of New South Wales** (GSNSW) noted that the quarry site comprises part of the regionally significant Elderslie sand and soil resource identified in *Sydney Regional Environmental Plan No. 9 (Extractive Industry)*. The Elderslie resource is a regionally important source of sand and soil products for the Sydney region. The GSNSW raised no issues or concerns over the proposed modification and supported maximising the recovery and utilisation of the resource.

The **Office of Environment and Heritage** (OEH) reiterated its comments from the MOD 3 assessment process, ie that a Flood Emergency Response Plan should be developed and implemented for the site. Under conditions 12 and 16 of Schedule 3, Collins is required to prepare such a plan. This requirement would remain relevant for the proposed additional two years of operation. OEH noted that the plan should be put in place for floods above the 1% Annual Exceedance Probability (AEP) flood event, up to the Probable Maximum Flood (PMF). The Department has recommended minor amendments to the existing conditions to address this requirement.

Roads and Maritime Services (RMS) raised no objection to the proposed modification, subject to all buildings and structures being accommodated wholly within the freehold property along the Camden Bypass and Macarthur Road boundaries and access being denied from the freehold property across the common road boundary. The Department has addressed these recommendations in **Section 5.2**.

The **Department of Industry – Lands and Water** (Dol) made two key recommendations in its submission. These were that Collins undertake rehabilitation to Class 1 Agricultural Land and update the site's Water Management Plan in consultation with Dol Water. The Department has addressed these recommendations in **Section 5.2**.

Dol also indicated that a land status investigation of the Spring Farm Quarry showed that there was no Crown land affected. Therefore, Dol had no comment in this regard.

The **Environment Protection Authority** (EPA) noted that the quarry's activities are regulated under Environment Protection Licence (EPL) 4093. EPA considered that the proposed modification would require a change to this licence.

The **Heritage Council of NSW** advised that there are no items listed under the State Heritage Register within the study area or adjoining it. As such the Heritage Council had no comments to provide.

Camden Council (Council) confirmed that much of the site and surrounding area is zoned R1 General Residential and is part of the Spring Farm Urban Release Area. Council also noted that a new residential subdivision is currently being constructed at the adjoining south-eastern boundary of the processing area. Council noted that residential development and other sensitive land uses, including a public school, have been developed in proximity to the quarry in recent years and requested the Department to consider the potential land use conflicts of ongoing quarry operations in a rapidly urbanising residential area (see **Section 5.1**).

Council also noted that its open space strategy highlights emerging active open space deficiencies within and adjacent to new residential developments. The quarry site is planned to contain future district sporting facilities and there is a community expectation that such facilities would be delivered within a reasonable timeframe (see **Section 5.1**).

Council raised some concerns over the noise compliance monitoring presented in the EA, specifically the lack of compliance monitoring from the processing area. The Department notes that the processing area is regulated under Council's development consent. Nevertheless, as the proposed modification would result in an additional two years of processing, the Department agreed with Council that a compliance check at the processing area would be beneficial to understanding the noise impacts associated with the proposed modification and general operations on site (see **Section 5.1**).

4.3 Community Submission

The Department received one public submission by way of objection from a member of the community who wished to remain anonymous. Key issues raised included the loss of agricultural Class 1 soils, food security in the Sydney Basin, safety of the Camden Bypass bridge and a lack of input from the Council. The Department notes that Council was consulted during both exhibition of the EA and following submission of the RTS, as per standard procedure. The Department has addressed the other concerns raised in the public submission in **Section 5.2**.

5. ASSESSMENT

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

- Environmental Impact Statement for the original development application and EAs for subsequent modifications;
- conditions of consent, as amended by subsequent modifications;
- modification application DA 75/256 (MOD 4), and accompanying EA;
- all submissions received and the RTS; and
- relevant environmental planning instruments, policies and guidelines.

The Department considers that the key issues for assessment are related to the potential for conflicting land-uses and associated impacts to air quality, noise and visual amenity. Consideration of these issues is provided below.

5.1 Urban Encroachment and Conflicting Land-uses

5.1.1 Introduction

Encroaching urbanisation on the quarry site is recognised by both Collins and Council as being a potential issue when considering whether quarry operations should continue for an additional two years.

Specifically, Council noted that much of the site and surrounding area is zoned R1 General Residential and is part of the Spring Farm Urban Release Area. Residential development and other sensitive land uses, including a public school, have been developed close to the quarry in recent years. There are also plans for further such development surrounding the quarry (see **Figure 2**). As such, the Department has considered the appropriateness of extended quarrying operations given that it could be a potential land-use conflict.

Residents typically evaluate proposals in terms of quality of life, which is largely reflected in amenity issues such as noise, dust, visual amenity and road safety. Previous consultation undertaken for MOD 3 identified the following issues as being key to the preservation of social amenity: duration of the activity, noise emissions, dust emissions, visual impact, environmental management, flooding impacts, and land use compatibility. An assessment of the key potential amenity impacts is provided below and in **Section 5.2**.



Figure 2: Potential land use conflicts

5.1.2 Air quality amenity

The EA included an Air Quality Impact Assessment (AQIA) undertaken by WSP to determine the potential air quality impacts of the proposed modification at nearby sensitive receivers. The AQIA assessed potential air quality impacts at these sensitive receiver locations via air dispersion modelling, including assessment of TSP, PM₁₀, PM_{2.5} and nuisance dust deposits. Quarry operations would remain the same as those already approved and active operations would not advance closer to sensitive receivers.

The AQIA identified six sensitive receivers that would be representative of the maximum impacts from quarry activities. These receivers included three existing receiver locations previously assessed under MOD 3 and three newly identified receivers to account for recent urban development. Emissions under the proposal are predicted to remain well below all relevant air quality criteria at all sensitive receiver locations. As seen in **Table 1**, impacts at the three newly identified receivers are predicted to remain below relevant air quality criteria.

Table 2 provides a comparison of the predicted air quality impacts between MOD 3 and MOD 4 at existing sensitive receivers. The AQIA's predictions show some increase in cumulative annual TSP and PM_{2.5}, however, incremental impacts are predicted to be minor, if not decrease.

The Department notes that modelled differences between MOD 3 and MOD 4 likely result from the use of different air dispersion models, and/or updated meteorological and emission data inputs. Regardless, the modelled impacts are predicted to remain below relevant air quality criteria at all existing sensitive receiver locations.

Based on these predictions, the Department is satisfied that the site can continue operations for an additional two years without resulting in significant adverse air quality impacts for both existing and new sensitive receivers. Existing conditions of consent require Collins to ensure that any visible air pollution generated by the development is assessed regularly, and that quarrying operations are relocated, modified and/or stopped as required to minimise air quality impacts on privately-owned land.

Table 1: Potential impacts at proposed additional sensitive receiver locations

				Proposed residential receivers					
				MOD 4		MOD 4		MOD 4	
				SR2		SR3		SR4	
Pollutant	Period	Unit	Criteria	A	B	A	B	A	B
TSP	Annual	µg/m ³	90	0.7	66.7	0.5	66.5	1.2	67.2
PM ₁₀	24 Hour	µg/m ³	50	1.2	34.2	2.5	35.5	2.9	35.9
PM ₁₀	Annual	µg/m ³	30	0.3	14.3	0.3	14.3	0.6	14.6
PM _{2.5}	24 Hour	µg/m ³	25	0.2	18.2	0.1	18.1	0.1	18.1
PM _{2.5}	Annual	µg/m ³	8	<0.1	6	<0.1	6	<0.1	6
Dust Deposits	Annual	g/m ² /month	2	<0.1	NA	<0.1	NA	<0.1	NA

Note: A = incremental

B = cumulative

Table 2: Comparison of potential impacts at existing sensitive receiver locations between MOD 3 (existing operations) and MOD 4 (proposed operations)

				Existing residential receivers (equivalent locations between modifications)													
				MOD 3		MOD 4		MOD 3		MOD 4		MOD 3		MOD 3		MOD 4	
				R1		SR1		R2		SR5		R3*		R4*		SR6*	
Pollutant	Period	Unit	Criteria	A	B	A	B	A	B	A	B	A	B	A	B	A	B
TSP	Annual	µg/m³	90	1.5	41.5	0.5	66.5	4.1	44.1	1.2	67.2	2.0	42.0	2.4	42.4	0.4	66.4
PM ₁₀	24 Hour	µg/m³	50	8.3	43.5	1.0	34.0	20.7	47.3	3.0	36.0	10.9	43.5	11.6	43.5	1.3	34.3
PM ₁₀	Annual	µg/m³	30	0.8	18.1	0.2	14.2	2.2	19.2	0.7	14.7	1.1	18.4	1.2	18.5	0.2	14.2
PM _{2.5}	24 Hour	µg/m³	25	0.5	19.6	0.3	18.3	1.7	19.6	0.1	18.1	0.9	19.6	1.8	19.9	0.3	18.3
PM _{2.5}	Annual	µg/m³	8	<0.1	5.2	<0.1	6.0	0.1	5.3	<0.1	6.0	<0.1	5.2	0.1	5.3	<0.1	6.0
Dust Deposits	Annual	g/m²/month	2	0.2	1.5	<0.1	NA	0.4	1.9	NA	NA	0.2	1.5	0.2	1.5	NA	NA

Note: A = incremental

B = cumulative

Grey = potential for increased impact under MOD 4

* = Receptors 3 and 4 were combined for MOD 4 to become SR6

The Department has carefully considered the potential air quality impacts of the proposed modification, the existing consent conditions and comments provided by the EPA, and is satisfied that the impacts of the proposed modification are not substantially different than those already approved, albeit longer in duration.

5.1.3 Noise amenity

The EA included an assessment of the potential noise impacts of the proposed modification, conducted by Koikos Acoustics Pty Ltd. This assessment included undertaking noise compliance testing for the quarry at Lots 22 and 32 to determine if noise compliance can be achieved over the extended quarry life proposed by the modification.

The assessment determined that the quarry's noise levels at surrounding receivers were inaudible and comply with relevant noise criteria. Under EPL 4093, noise from the premises must not exceed a LA10_(15 min) noise emission criterion of 55 dB(A). Koikos Acoustics concluded that the quarry is currently compliant and would continue to be compliant over the extended two-year period.

Council's submission requested that Collins clarify why the compliance check did not consider ongoing noise from the quarry's processing area. Whilst the processing area operates under a separate Council development consent, extending the timeframe of the quarry would also extend the use of the processing area. As such, the Department supported the request that compliance monitoring be carried out at the processing area. Collins, in its RTS, reported on additional noise monitoring which it had undertaken at the processing plant, prior to development consent for the new subdivision adjoining the processing area. This additional monitoring concluded that the processing plant could continue to operate within approved levels.

Furthermore, a Council-commissioned report for the residential subdivision adjoining the quarry's processing area determined that future lots close to the quarry boundary would receive external noise levels of 55dB(A) LAeq(9 hour) and internal noise levels of 35 dB(A) LAeq(15 min), thereby satisfying the EPL's requirements.

Collins also noted that the conditions of approval for the adjoining subdivision require the developer to undertake noise abatement strategies to reduce potential impacts on residential receivers. Conditions include installation of an acoustic barrier, maintaining easements and providing laminated glass windows with acoustic seals for properties most likely to be impacted by the quarry's operations.

Overall, the quarry would continue to comply with all relevant noise criteria and Collins has shown that the processing plant can operate within acceptable levels. The adjoining subdivision must also implement additional noise mitigation measures, further abating any noise impacts during the additional two years proposed.

Furthermore, the Department is satisfied that the noise impacts would remain the same for current operations, and would be suitably managed under current consent conditions and an updated Noise Management Plan, which would reflect the proposed modification.

5.1.4 Visual amenity

The EA included a cultural and visual landscape assessment of the proposal undertaken by Pascoe Planning Solutions. The proposed modification would result in the continuation of the disturbed extraction pit being at least partially visible for an additional two years.

The proposed modification does not seek to change any operational or post-extraction rehabilitation outcomes for the quarry. The long-term visual impacts would remain low, as the main visual elements of the landscape would be returned to a pre-extraction state or better via rehabilitation of riparian corridors with local vegetation, along with the reinstatement of agricultural land-use (see **Section 5.2**).

The Department accepts that, due to the main public viewing points for the quarry being elevated well above the extraction site, it is not possible to screen all public views (via plantings) within the projected lifespan of the development (ie until 2021). Nevertheless, to minimise visual impacts, Collins has proposed additional mitigation measures including:

- enhanced visual screening by the establishment of the Dry River Anabranh vegetation;
- staged retention of existing screening south of the extraction site;

- staged retention of vegetation cover on areas not being extracted and progressive rehabilitation of extracted areas;
- rehabilitation of the Nepean River Riparian Zone; and
- application of recessive colours to visually intrusive plant, equipment and fencing.

Having considered Collins current rehabilitation strategy and proposed additional mitigation measures, the Department is satisfied that the modification is unlikely to result in any substantial increase to currently approved visual impacts. The Department notes that the existing Landscape Management Plan would be updated to reflect the proposed mitigation measures.

5.2 Rehabilitation and Final Landform

The EA included a review and summary of the current Rehabilitation and Landscape Management Plan, prepared by Harvest Scientific Services.

Council noted that its open space strategy highlights emerging active open space deficiencies within and adjacent to new residential developments including those near the quarry. Council also stressed that it is planning that the quarry site is re-purposed to contain future district level sporting facilities and there is a community expectation that these facilities are delivered in a reasonable timeframe.

This differs somewhat from Council's submission on MOD 3 which considered that the proposal had: *'adequately addressed the vital role that the resource plays on the local, regional and metropolitan level; the lifecycle of the site; and that that the EA appropriately details the post extractive land use as reinstating the final landform as Class 1 agricultural land.'*

Furthermore, Council noted in respect of MOD 3 that the proposal was consistent with the strategy for resource recovery and was generally compatible with the staged rollout of the residential development throughout the Spring Farm Urban Release Area in a strategic land use context.

Council's current view also does not align with DoI's position regarding future use of the quarry site. DoI recommended that Collins should undertake rehabilitation to provide Class 1 Agricultural Land. The public objection also raised concern over the loss of Class 1 Agricultural Land and its impact on food security in the Sydney Basin. In its RTS, Collins noted that the EA accompanying MOD 3 included a strategy for the rehabilitation of the extraction area to achieve Class 1 Agricultural Land. The proposed modification does not intend to change the area over which quarry operations occur, only the timeframe of operations.

Based on previous comments by both Council and agencies, Collins has prepared and begun to implement its Rehabilitation and Landscape Management Plan with the goal of rehabilitation reaching Class 1 Agricultural Land. Collins proposes updating its restoration program to include the extension of the site maintenance period for an additional two years. This program would include preparation of yearly monitoring and evaluation reports to assess the success of the restoration program and the achievement of performance targets.

Collins emphasised that the extraction of the regionally significant Elderslie resource should take priority. Collins noted that, over the short term, any temporary shortfall in open space facilities should be addressed by Council and provided for elsewhere.

Under the current consent conditions, there is an emphasis on rehabilitation of the site including the re-establishment of high-order agricultural land. This is also Collins' intended future land-use for the site (as detailed above). Nevertheless, the Department notes that there is also flexibility in the Rehabilitation Management Plan condition for the site to be rehabilitated to "other future land use acceptable to Council". The Department considers that this approach contains enough flexibility to lead to a beneficial outcome to the community, either through re-establishment of high-order agricultural land and native vegetation, or as sporting fields for use by the local community. The Department notes that Collins and Council would need to discuss and agree on a final landuse for the site.

The Department considers that the proposed modification would optimise resource recovery at the site, whilst not substantially increasing the timeframe of operations or impacts on social amenity. It would, however, result in a delay to Council being able to provide open space facilities should this be the agreed upon outcome.

Collins is required to update its Rehabilitation and Landscape Management Plan to reflect the proposed modification and to continue to implement the Rehabilitation Plan until the site is rehabilitated to the satisfaction of the Secretary. The Department is satisfied that current conditions ensure adequate rehabilitation would occur. As such, no additional conditions are necessary.

5.3 Other

The Department has considered the other potential impacts of the proposal and has summarised this consideration in **Table 3**.

Table 3: Assessment of other issues

Issue	Consideration	Recommendation
<i>Aboriginal and Historic Heritage</i>	<ul style="list-style-type: none"> The EA included a review of the Aboriginal and historic heritage impact assessment undertaken as part of MOD 3. The Aboriginal heritage review determined that the area covered under the consent has low archaeological potential and there are no constraints to the proposed extension of quarrying activities. However, procedures within relevant management plans remain relevant. The review of non-Aboriginal heritage determined that there was no need for further action, as there is no evidence of any historic occupation of the site. Additionally, it was noted that the Betteridge Visual and Cultural Landscape Assessment concluded that the proposal would not adversely impact the immediate cultural landscape setting. Neither OEH or the Heritage Council raised any concerns over the proposed modification. Overall, the Department is satisfied that the modification would not materially affect heritage items and that the management of potential impacts could be achieved by updating current management plans to reflect the proposed modification. 	The Department is satisfied that there is low potential that the proposal would result in heritage impacts. As such, no updates to existing conditions are required.
<i>Flooding</i>	<ul style="list-style-type: none"> The EA included a review of flood investigations and modelling undertaken for MOD 3. The review concluded that subject to conditions and mitigation measures imposed in conjunction with MOD 3, the extension of time sought would not result in any further impacts. OEH did not object to the proposal. However, it noted that a Flood Emergency Response Plan should be in place for floods above the 1% AEP flood event, up to the PMF. The Department is satisfied that the modification would not result in any further flooding issues than those assessed under MOD 3. However, the risk of exposure to flooding would be extended under the proposal. The Department is satisfied that an update to current management plans and a minor amendment to consent conditions would prevent significant impacts in any future flooding events. 	The Department has recommended minor amendments to existing water management conditions to reflect OEH's recommendation.
<i>Ecological Impacts</i>	<ul style="list-style-type: none"> The EA included a review of the ecological assessment undertaken for MOD 3. As no changes to operational areas are proposed, the modification is not expected to increase impacts to biodiversity. Collins would continue actions to rehabilitate and conserve the Anabran and Nepean Riverbank which would mitigate any potential impacts of continued quarrying. Overall, the Department is satisfied that the modification would not result in additional ecological impacts and management of potential impacts could be achieved by updating current management plans. 	The Department is satisfied that the ecological impacts of the proposal would be negligible and could be managed under existing conditions.
<i>Traffic</i>	<ul style="list-style-type: none"> The EA included a review of the traffic assessment undertaken for MOD 3 and identified projected traffic impacts resulting from the proposal. Collins identified that the major traffic impact from the proposed modification would be continuation of an average of 71 two-way truck trips per day Monday to Friday. The EA also stated that the current alignment of the Macarthur Road/Spring Road intersection is inadequate. However, Council has budgeted for intersection enhancement works and the removal 	The Department is satisfied that the proposal would not result in any significant changes to current traffic impacts. As such, no updates to existing conditions are required.

	<p>of three power poles during the 2017/2018 financial year to improve safety at this intersection.</p> <ul style="list-style-type: none"> • RMS recommended conditions relating to all buildings and structures being accommodated within the freehold property and denying access from the freehold property across the common road boundary. • The public objection raised concern over the structural integrity of the Camden Bypass Bridge, questioning if any assessment of the safety of the bridge structure had been conducted. • The RTS noted that no encroachments or new buildings are proposed and no access to the Camden Bypass across the property boundary is proposed. Furthermore, Collins noted that no extensive changes to operations are proposed, and as such, further assessment of potential bridge infrastructure impacts was not required. • The Department notes that no buildings or structures are being proposed as part of this modification application. Furthermore, no changes to currently approved access routes are being proposed. • As such, the Department is satisfied that the modification would not result in any additional traffic impacts, or impacts to the Camden Bypass Bridge, and that the management of potential impacts could be achieved by updating current management plans. • The Department also notes the works proposed by Council are likely to improve traffic and safety conditions during the life of the proposed modification. 	
<i>Soil and Water Impacts</i>	<ul style="list-style-type: none"> • The EA included a review and summary of the site's current water management and erosion and sediment control measures. • The review determined that the proposed modification should not alter the content of the management plans or implementation of these plans. Furthermore, the extension of time would only maintain risk exposure for a short period. • OEH and DoI both noted that management plans should be updated to reflect the extension of time over which the quarry would be operating. • Additionally, DoI requested that several items pertaining to groundwater monitoring and trigger action response plans are included in an updated Water Management Plan. • In its RTS, Collins provided detailed information addressing DoI Water's comments concerning monitoring. Collins' also committed to implementing trigger action response plans in an updated Water Management Plan, following any approval of the proposed modification. • DoI subsequently advised that it was satisfied with this response and additional information. • Overall, the Department is satisfied that the modification would not materially increase impacts to soil and water and that the management of potential impacts could be achieved by updating current management plans in line with comments made by DoI Water and to reflect changes proposed as part of the modification. 	The Department is satisfied that the proposal would not result in any significant changes to Collins current soil and water management strategy or result in a significant increase to environmental impacts. As such, no changes to existing conditions are recommended.
<i>Social and economic considerations</i>	<ul style="list-style-type: none"> • The EA included an assessment of the social and economic impacts of the proposed modification. Whilst the quarry is a long-established element of the existing environment, the proposed modification would result in continued activity up to June 2021. • Taking both social and economic impacts into consideration, the Department is satisfied that, on balance, the proposed modification would not adversely impact the community and at the same time would provide economic benefits to the State through use of the resource for horticultural and landscaping purposes. The Department considers that the proposed extension of quarry life is acceptable, and would provide Collins the ability to complete all currently approved extraction and to rehabilitate the site. 	

6. RECOMMENDED CONDITIONS

The Department has drafted a recommended Notice of Modification (see **Appendix D**) and a consolidated version of the consent as it is proposed to be modified (see **Appendix E**). The Department

considers that the environmental impacts of the proposal can otherwise continue to be managed through existing consent conditions.

The Department has also taken the opportunity to recommend some minor administrative changes to update existing conditions and reflect the Department's current drafting standards.

Collins has considered the recommended conditions and has not raised any significant objections. Collins did request the removal of some conditions and elements of its Statement of Commitments that it had already fulfilled. It is not the Department's practice to remove historical conditions, regardless of whether they have been fulfilled, for ongoing compliance purposes and for auditing.

7. CONCLUSION

The Department has assessed the merits of the proposed modification in accordance with the requirements of the EP&A Act. This assessment has shown that, with the implementation of minor amendments to existing conditions, coupled with Collins's proposed mitigation measures and updates to existing management plans, the proposed modification can be carried out with limited and acceptable environmental impacts.

The proposed extension of the operating life of the quarry from 30 June 2019 to 30 June 2021 is a straightforward variation to existing approved operations at Spring Farm Quarry.

Following its assessment of the project, the Department considers that the project is approvable, subject to the proposed conditions of consent (see **Appendix D**). This assessment report is hereby presented to the Executive Director, Resource Assessments and Compliance.

8. RECOMMENDATION

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


- **considers** the findings and recommendations of this report;
- **considers** the draft key reasons listed in the notice of decision;
- **determines** that the proposed modification is within the scope of section 75W of the EP&A Act;
- **approves** the modification application of the project under section 75W, subject to conditions; and
- **signs** the attached notice of modification (**Appendix D**).

Recommended by:

Recommended by:

 26/7/18

Jessie Evans
Team Leader
Resource Assessments

 26-7-18

Howard Reed
Director
Resource Assessments

9. DECISION

The recommendation is Approved / Not approved by:

 2/8/18

Oliver Holm
Executive Director
Resource Assessments and Compliance
as delegate of the Minister for Planning

APPENDIX A: ENVIRONMENTAL ASSESSMENT (EA)

The EA is available at

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9192

APPENDIX B: SUBMISSIONS

The submissions are available at

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9192

APPENDIX C: RESPONSE TO SUBMISSIONS (RTS)

The RTS and additional information is available at

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9192

APPENDIX D: NOTICE OF MODIFICATION

APPENDIX E: CONSOLIDATED DEVELOPMENT CONSENT
