



NSW GOVERNMENT  
**Department of Planning**

## ***MAJOR PROJECT ASSESSMENT: Invincible Open Cut Coal Mine Extension***



Director-General's  
Environmental Assessment Report  
Section 75I of the  
*Environmental Planning and Assessment Act 1979*

September 2006

Cover Photograph:  
General view to the southwest from the site of the proposed Invincible open cut coal mine extension.

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## **1. EXECUTIVE SUMMARY**

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Coalpac Pty Limited (Coalpac) proposes to establish a small open cut mine at the Invincible Colliery, approximately 20 kilometres north-west of Lithgow.

The proposal involves extracting up to 720,000 tonnes of coal over 3 years at a maximum rate of 350,000 tonnes of coal a year; using the existing surface infrastructure and a new mobile crushing and screening plant to process the coal; and transporting the processed coal to domestic markets, but principally the Mount Piper power station.

It has a capital investment of \$2.25 million, and would employ 12 workers.

During the exhibition period, the Department received 13 submissions on the proposal: 6 from public authorities and 7 from the general public, including 4 submissions from special interest groups.

The public authorities do not object to the proposal, and have provided the Department with the recommended conditions of approval. However, the 7 submissions from the general public object to the proposal, mainly because of concerns about the potential noise, traffic, water quality, and flora and fauna impacts of the proposal.

The Department has assessed the merits of the proposal in detail, and is satisfied that its impacts can be mitigated, managed, and/or offset to ensure an acceptable level of environmental performance.

It is also satisfied that it would provide economic and social benefits to the Lithgow region by attracting capital investment of around \$2.25 million, employing 12 workers for up to 3 years, and producing up to 720,000 tonnes of coal for domestic markets.

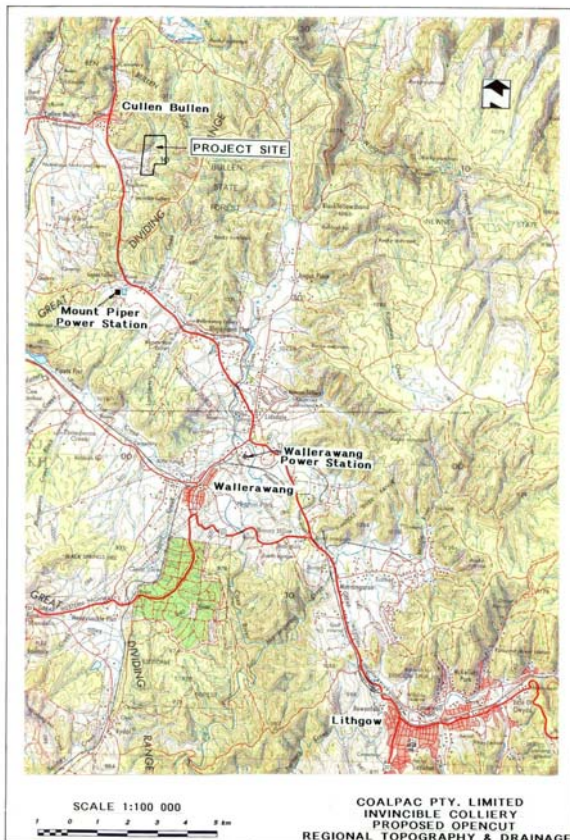
Consequently, the Department believes the proposal is in the public interest, and should be approved subject to conditions.

## 2. BACKGROUND

Invincible Colliery (Invincible) is located off the Castlereagh Highway, about 20 kilometres north-west of Lithgow, and is currently owned and operated by Coalpac (see Figure 1).

Its surrounds are dominated by the Ben Bullen State Forest, and a range of industrial uses including the Mount Piper and Wallerawang power stations, and a number of coal mines. The closest residential area is the village of Cullen Bullen, which is located about 3 kilometres to the north of the colliery.

Underground mining operations started at the colliery in 1901, but stopped in 1998 due to low coal prices, and are currently on a care and maintenance program.



In August 1998, the Minister approved a small open cut mine at the colliery. This approval allowed Coalpac to extract up to 300,000 tonnes of coal a year for 5 years, and transport this coal to domestic markets, principally the power stations.

These open cut mining operations started in 1998 but ceased in 2001, and are currently also on a care and maintenance program. However, the Minister's approval for these operations has subsequently lapsed.

In May 2005, Coalpac secured a contract from Delta Electricity to supply 450,000 tonnes of coal to the Mount Piper power station over a 3 year period.

Coalpac proposes to extract this coal from a new open cut mine at the colliery, which is essentially an extension of the previous open cut coal mining operations at the colliery.

On 16 February 2006, it lodged an application with the Department seeking approval for the proposal under Part 3A of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

**Figure 1: Locality Plan**

## 3. PROPOSED DEVELOPMENT

Coalpac proposes to establish a new open cut mining operation at the Invincible colliery (see Figure 2). This proposal involves:

- extending the former open cut mining operations at the colliery by about 10 hectares;
- extracting up to 720,000 tonnes of coal at a maximum rate of 350,000 tonnes a year over 3 years;
- using existing surface infrastructure and a new mobile crushing and screening plant to process and stockpile the coal on-site;
- trucking the coal on public roads to domestic markets, but principally the Mount Piper power station; and
- progressively rehabilitating the site.

The proposal has a capital investment value of \$2.25 million, and would employ 12 workers.



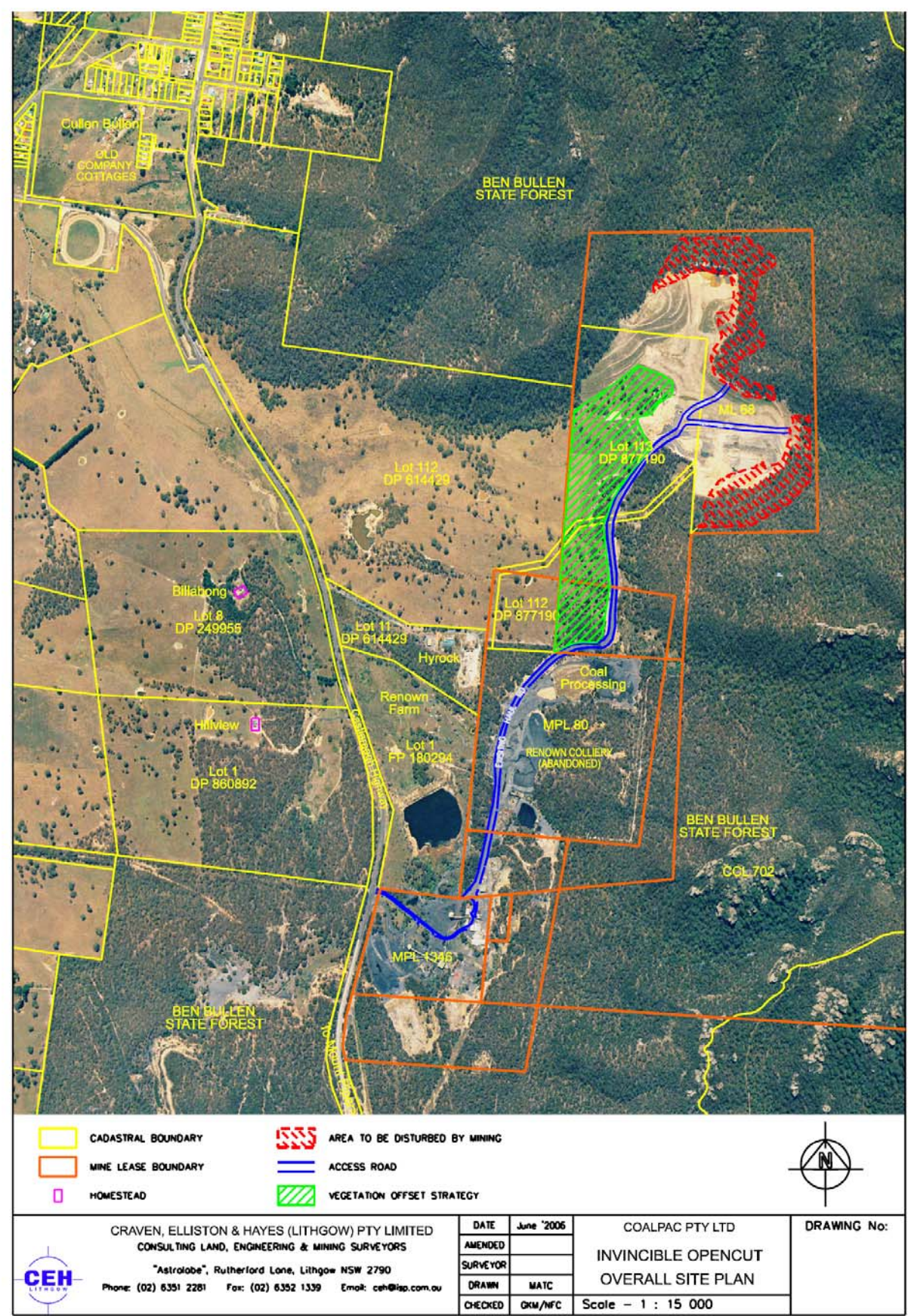


Figure 2: Project Layout

## 4. STATUTORY CONTEXT

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### 4.1 Major Project

The proposal is classified as a major project under Part 3A of the EP&A Act as it complies with the criteria in Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005* being development for the purpose of coal mining. Consequently, the Minister for Planning is the approval authority for the project.

### 4.2 Permissibility

The proposal is located on land zoned Rural (General) 1(a) and Rural (Forestry) 1(f) under the *Greater Lithgow City Council Local Environment Plan 1994*. Coal mining is permissible with consent in both zones, and consequently the proposal is permissible with consent.

### 4.3 Exhibition Period

The Department made the environmental assessment of the proposal (see Appendix F) publicly available from 10 April 2006 until 9 May 2006, which satisfies the requirements for public consultation in Section 75H of the EP&A Act.

### 4.4 Planning Instruments

Under Section 75I(2) of the EP&A Act, the Director-General's report is required to include a copy of, or reference to, the provisions of any State Environmental Planning Policy (SEPP) that substantially governs the carrying out of the project.

The Department has considered the proposal against the provisions of the following relevant State Environmental Planning Policies (SEPPs), and is satisfied that the project is consistent with their aims, objectives and requirements (see Appendix E):

- SEPP No.11 – *Traffic Generating Development*;
- SEPP No.33 – *Hazardous and Offensive Development*;
- SEPP No.44 – *Koala Habitat Protection*; and
- SEPP No.55 – *Remediation of Land*.

## 5. ISSUES RAISED IN SUBMISSIONS

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During the exhibition period, the Department received 13 submissions on the proposal (see Appendix D):

- 6 from public authorities, including the:
  - Department of Environment and Conservation (DEC);
  - Department of Natural Resources (DNR);
  - Department of Primary Industries – Minerals (DPI);
  - Roads and Traffic Authority / Western Region Development Committee (RTA);
  - Forests NSW); and
  - Lithgow City Council (Council); and
- 7 from the general public, including submissions from the following special interest groups:
  - Nature Conservation Council;
  - Blue Mountains Conservation Society Inc;
  - Colong Foundation for Wilderness; and
  - Lithgow Environment Group).

None of the public authorities objected to the proposal. However, they recommended a number of conditions of approval which the Department has incorporated into its recommendations conditions of approval (see Appendix A).

All of the submissions from the general public objected to the proposal, raising concerns about

- surface and groundwater impacts – including potential impacts on nearby highland swamp areas and Sydney's drinking water catchment;
- noise, blasting, air quality and visual impacts on the amenity of nearby residents;
- the proposal to truck rather than rail the coal; and

- flora and fauna impacts – including the adequacy of the proposed vegetation offsets, the ability of Coalpac to adequately rehabilitate the site, and the potential impacts on an area of bushland that conservation groups believe should be reserved as a State Conservation Area.

Coalpac has responded to the issues raised in these submissions (see Appendix C), and the Department has assessed these issues in more detail below.

## 6. ASSESSMENT

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### 6.1 Flora and Fauna

The open cut extension is located on the edge of the Ben Bullen State Forest, and would result in the clearing of approximately 10 hectares of native woodland (see Figure 2).

The flora and fauna assessment in the EA has identified 1 threatened flora species (Capertee Stringybark – listed as Vulnerable under the *Threatened Species Conservation Act 1995*), but no threatened fauna species, on the project site. However, the assessment found that the site contains suitable habitat for a range of threatened fauna species, and so Coalpac prepared 8-part tests for the Capertee Stringybark and 11 threatened fauna species that may occur on the site. The assessment concluded that the project is unlikely to result in any significant impacts on any threatened species.

Both the DEC and the Department are generally satisfied with Coalpac's 8-part tests, and agree that the project would not result in any significant impacts on threatened species known to (or likely to) occur on the site. The Department also notes that forest habitat of similar or better quality (including populations of the Capertee Stringybark) exists within the adjacent portions of the Ben Bullen State Forest.

To offset the vegetation clearing and the impacts on flora and fauna habitats, Coalpac proposes to implement a vegetation offset strategy that would establish 10 hectares of native vegetation to the west of the open cut mine (see Figure 2). Species to be established would be consistent with those existing in the adjoining forest area. In particular, Capertee Stringybark and *Eucalyptus viminalis* (a koala feed tree) would be established so that potential koala habitat is enhanced upon completion of the proposal. In addition, Coalpac would revegetate the land that would be disturbed by the project to a forest woodland community, similar to that currently existing on the site.

Conservation groups have raised concerns about the potential impacts of the project on an area that they believe has high conservation value and warrants gazettal as a State Conservation Area. However, the Department notes that the project is proposed within an existing mining lease and is permissible with consent under the *Lithgow Local Environment Plan*. The Department also understands that there is no formal proposal by the NSW Government to include the area as part of the National Park Estate at this stage.

In addition, given that the project would involve limited clearing on the edge of an extensive area of State Forest, it is unlikely that the project would have any significant regional impact on biodiversity values that would preclude the broader area from being considered for gazettal as a State Conservation Area, or some other form of conservation protection. This conclusion is further supported by the proposed rehabilitation and vegetation offset strategy which in the long term would re-establish similar woodland communities in and around the mine to those that currently exist.

The Department is generally satisfied with Coalpac's flora and fauna assessment, and believes the proposed rehabilitation and vegetation offset strategy would adequately compensate for the loss of vegetation associated with the project, and in the long term provide beneficial biodiversity outcomes in the area.

Notwithstanding, the Department believes that as part of the Rehabilitation and Landscape Management Plan for the project (as discussed in Section 6.3 below), Coalpac should be required to document the specific measures that would be implemented to ensure that the remnant vegetation and habitat on the site is protected and managed in a manner which is consistent with the long term biodiversity outcomes set out in the EA for the project.



## 6.2 Noise and Blasting

### Operational noise

The mine is generally well separated from residential receivers, and there are only 2 privately owned residences within 2 kilometres of the project – *Billabong* and *Hillview* (see Figure 2). The village of Cullen Bullen, which has approximately 200 residents, is around 3 kilometres from the mine. However, due to topographic shielding is not expected to experience any significant noise impacts.

To minimise the noise generated by the project, Coalpac is proposing to limit extraction to the day and evening (up to 10 pm), and not operate during the night. Coalpac is also proposing to implement a range of noise mitigation measures, including the siting of the coal crusher so that it would be shielded from residences, restricting the number of pieces of mining equipment operating above ground level, and ensuring all mobile equipment is regularly maintained to minimise noise emissions.

Coalpac has undertaken an assessment of the noise impacts of the project on the 2 nearest residences in accordance with the DEC's *Industrial Noise Policy* (INP). The assessment assumes the implementation of the mitigation measures mentioned above, and indicates that the noise from the project would comply with the relevant DEC noise criteria (Project Specific Noise Levels – PSNLs), except during adverse weather conditions, where exceedances of up to 5 dB(A) are predicted during the day time (see Table 1).

| Residence        | Day<br>(dB(A) L <sub>Aeq</sub> (15 minute)) |               |      | Evening<br>(dB(A) L <sub>Aeq</sub> (15 minute)) |      |
|------------------|---------------------------------------------|---------------|------|-------------------------------------------------|------|
|                  | Calm                                        | Adverse winds | PSNL | Calm                                            | PSNL |
| <i>Billabong</i> | 35                                          | 44            | 40   | 35                                              | 36   |
| <i>Hillview</i>  | 32                                          | 46            | 41   | 32                                              | 35   |

**Table 1:** Predicted Noise Impacts

Coalpac has indicated that it has verbal agreements from the owners of *Billabong* and *Hillview* to accept predicted noise impacts greater than the PSNLs, and argues that the predicted exceedances would only occur during the daytime adverse weather conditions, which over the life of the project, would only occur for a total of 2 to 3 months.

While the Department accepts Coalpac's arguments that the adverse weather conditions which could result in exceedances of the noise criteria would occur relatively infrequently, Coalpac has not provided any evidence to the Department to support its claim that it has reached agreement with the owner of *Billabong* or *Hillview*. In the absence of any written evidence, and because the predicted exceedances are significant, both the Department and the DEC believe Coalpac should be required to either enter into formal noise agreements with the 2 affected residents or modify (or cease) its operations during adverse weather conditions to ensure it complies with the PSNLs.

To this end, the Department has recommended conditions of approval that require Coalpac to:

- comply with the PSNLs under all weather conditions unless a valid written noise agreement is in place;
- limit operations to between the hours of 7am to 10pm;
- establish an ongoing noise monitoring program; and
- notify surrounding landowners about planned mining operations, and effectively respond to enquiries and complaints.

In summary, the Department is satisfied that Coalpac can conduct its operations in a manner that would ensure compliance with relevant DEC noise criteria, and consequently, would not result in any significant noise impacts on surrounding residents.



### Blasting

Coalpac's assessment of monitoring data from former blasting operations at the site and blast modelling predictions, indicates that blasting associated with the proposed operations would comply with the relevant DEC overpressure and ground vibration criteria.

The Department is satisfied that Coalpac has assessed the potential blasting impacts of the proposal in accordance with relevant DEC guidelines, and that the mine can comfortably comply with relevant DEC blasting criteria.

However, to ensure that blasting performance standards are achieved, and to protect the amenity of residents, the Department believes that Coalpac should be required to:

- comply with DEC's blasting criteria;
- limit blasting hours to between 9am and 3pm, Monday to Friday;
- avoid blasting during adverse weather conditions;
- prepare and implement a blast monitoring program;
- inform surrounding landowners about planned blasting operations, and effectively respond to enquiries and complaints; and
- undertake property inspections, if requested by any landowner within 2 kilometres of blasting operations.

### **6.3 Rehabilitation and Final Landform**

Following the cessation of mining, Coalpac proposes to reshape the site to integrate the rehabilitated areas with the surrounding landforms, and incorporate stable drainage lines to allow natural flow of waters onto, across, and from the site.

The final landform would eliminate the existing mining void, and incorporate the rehabilitation of lands disturbed by former open cut mining operations and those disturbed by the project. Coalpac proposes to use species that currently occur on the site to re-establish forest vegetation, and once these species have reached maturity, the site would be available for commercial forestry as part of the Ben Bullen State Forest.

The DPI, DNR and NSW Forests are generally satisfied with Coalpac's proposed rehabilitation strategy, and have recommended a number of conditions of approval in regard to the management of potentially acid generating wastes, design of drainage lines, and ensuring the land is returned to productive forestry in the long term.

The Department agrees with these recommendations, and has incorporated them into the recommended conditions of approval for the project.

The Department has also recommended conditions of approval that require Coalpac to prepare a detailed Rehabilitation and Landscape Management Plan. This plan would ensure that Coalpac progressively rehabilitates the site in a manner which ensures that the long term biodiversity benefits associated with its proposed rehabilitation and revegetation strategy would be satisfactorily achieved.

### **6.4 Water Quality**

The project incorporates a water management system which would separate clean and dirty water at the mine. Clean water would be either diverted around open cut workings or piped through the disturbed areas of the site and discharged into local waterways. Dirty water would be collected in sediment dams and used for dust suppression or other operational needs.

The Department is generally satisfied with Coalpac's water management system and believes that the project is unlikely to result in any significant impacts on local waterways in the area.

However, concerns have been raised in submissions about the potential impacts of the project on Long Swamp and Sydney's drinking water catchment. These concerns focus on Invincible's underground mine, which prior to ceasing operations in 1998, discharged water from the underground mine workings into Long Swamp and the upper reaches of the Cox's River.

The Department notes, however, that the current open cut project is located well to the west of Long Swamp and is located within the Burrendong Catchment Area - a catchment which drains to the west

and is not within Sydney's drinking water catchment. The Department also notes that Coalpac has modified its water management system to ensure that no additional water is diverted into the underground workings. Consequently, the project would not interact with groundwater stored in flooded underground workings and would not result in any additional impacts on Long Swamp or Sydney's drinking water catchment.

Notwithstanding, to ensure that water management and monitoring is undertaken in accordance with best practice, the Department believes Coalpac should be required to prepare a detailed Site Water Management Plan for the project which includes a site water balance, erosion and sediment control plan, and a surface water monitoring program that requires:

- surface water impact assessment criteria to be developed;
- monitoring of the quantity and quality of any off-site water discharges;
- monitoring of water flows and water quality in local waterways; and
- a protocol for investigation, notification and mitigation of any impacts.

## 6.5 Traffic and Transport

Coal supplied from Invincible to the Mount Piper power station and other domestic markets would be transported by trucks on public roads. The proposed maximum coal tonnage would equate to an average of 50 return truck journeys each working day. Approximately half of these journeys would be via the Castlereagh Highway to the Mount Piper power station (5 kilometres to the south of the site). The remainder are expected to supply more distant domestic markets such as Shoalhaven Starches in the Illawarra, or similar operations to the west at Manildra.

Coalpac has assessed the potential traffic impacts of the project, and argues that there is sufficient capacity on the existing road to accommodate the traffic generated by the project, and that the project is unlikely to have any significant impacts on local road users.

To support this conclusion, Coalpac notes that:

- the Castlereagh Highway has been upgraded to cater for the transport of up to 2 million tonnes of coal a year from the former operations of Invincible underground mine (compared to the proposed road transportation of up to 350,000 tonnes a year from the project);
- there are no residences close to the Highway between the site and the Mount Piper power station; and
- because the project would replace coal which until recently has been supplied by other nearby mines (e.g. Cullen Valley), the volume of coal on the local and regional road network would remain essentially unchanged.

However, concerns have been raised in submissions about whether it is appropriate for coal from the project to be transported by road rather than rail, particularly for transport of coal via road as far as the Shoalhaven region.

In response to these concerns, Coalpac argues that these markets are already serviced by coal from the Lithgow area, and that if it were successful in securing contracts with these customers, it would not result in an overall increase in the amount of coal transported from the Western Coalfields.

The Department accepts these arguments, and is satisfied that the project would not result in any significant impacts on the road network - a view shared by the RTA. Notwithstanding, to protect the amenity of local residents, the Department believes Coalpac should be required to ensure its trucks do not use local roads unless prior approval is obtained from Council.

## 6.6 Other Issues

| Impact | Consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dust   | <ul style="list-style-type: none"> <li>• There are no residences in close proximity to the site, and dust monitoring results from the previous open cut mining on the site indicate that the project is likely to be able to comfortably comply with relevant DEC dust criteria.</li> <li>• Notwithstanding, the conditions of approval for the project require Coalpac to comply with DEC air quality criteria and implement a air quality monitoring program to demonstrate compliance.</li> </ul> |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Visual                            | <ul style="list-style-type: none"> <li>• The project is surrounded by higher ground on three sides, and public viewing locations are limited to passing traffic on the Castlereagh Highway.</li> <li>• Consequently, the Department is satisfied that the project is unlikely to result in any significant visual impacts.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage                          | <ul style="list-style-type: none"> <li>• No Aboriginal heritage sites were identified during the surveys undertaken as part of the Aboriginal Heritage Impact Assessment.</li> <li>• The Department is satisfied with Coalpac's assessment, and believes that the project is unlikely to result in any significant impacts on Aboriginal heritage.</li> <li>• Notwithstanding, the Department has recommended a condition of approval that requires Coalpac, in consultation with DEC and the Aboriginal community, to prepare an Aboriginal Cultural Heritage Management Plan that describes the measures that would be implemented if any Aboriginal objects are discovered during the project.</li> </ul>                           |
| Potentially Acid Generating Waste | <ul style="list-style-type: none"> <li>• The DPI has identified that some of the overburden and interburden at the site may, upon weathering, produce acid waters. However, Coalpac argues that the project is unlikely to generate any acid waste or runoff because this was not an issue for the previous open cut mining operations on the site.</li> <li>• The Department is generally satisfied that the project is unlikely to result in any acid generating wastes. However, as part of the Rehabilitation and Landscape Management Plan, the Department has recommended that Coalpac be required to describe the measures it would put in place to ensure that any acid generating material is effectively managed.</li> </ul> |

Other issues raised in the EA, by government agencies or in public submissions are considered to be minor issues, components of key issues or of minor environmental impact. The Department is satisfied that they can be controlled, mitigated or managed through appropriate conditions of approval.

Coalpac's Statement of Commitments for proposed mitigation measures for the impacts of the project is contained in Appendix B.

## 7. RECOMMENDED CONDITIONS OF APPROVAL

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The Department has prepared recommended conditions of approval for the project (see Appendix A). These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- ensure regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

The Department has provided the draft conditions of approval for the project to relevant government agencies for comment, and has incorporated these comments into the conditions of approval where appropriate.

Coalpac has indicated that it has no objections to the recommended conditions of approval.

## 8. CONCLUSION

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The Department has assessed the project application, EA, and submissions on the project, and is satisfied that the impacts of the project can be mitigated, managed or offset to ensure an acceptable level of environmental performance.

The Department is satisfied that the site is suitable for the project as all mining activities would be undertaken within existing mining leases, and is consistent with the long history of coal mining and associated activities in the area. The Department is also satisfied that the impacts of the project would not be significantly greater than those of previous operations at the site, and is confident that the development can be managed so that it would not have a significant impact on nearby residents or the environment.

The project would result in the removal of 10 hectares of native vegetation. However, the Department believes that with progressive rehabilitation of the site and the implementation of the vegetation offsets, the project would result in long term beneficial biodiversity outcomes in the local area. The Department is also confident that the project would not result in any impacts on highland swamp areas or Sydney's drinking water supply catchment.

Importantly, the project would result in social and economic benefits for the region by creating direct employment for 12 people for up to 3 years, with flow on indirect employment and economic benefits. The project would also provide a reliable source of coal to the power industry, which would in turn, facilitate the continuation of a reliable, low cost electricity supply for NSW consumers.

In summary, the Department believes the benefits of the proposal outweigh its impacts, which are well defined and can be managed to ensure that environmental qualities and residential amenity of the locality are not diminished. Consequently, the Department believes the proposal is in the public interest and should be approved, subject to conditions.

## 9. RECOMMENDATION

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It is RECOMMENDED that the Minister:

- consider the findings and recommendations of this report;
- approve the project application, subject to conditions, under section 75J of the *Environmental Planning and Assessment Act 1979*; and
- sign the attached project approval (see Appendix A).

Mike Young  
**Manager**  
**Mining & Extractive Industries**

David Kitto  
**A/Director**  
**Major Development Assessment**

Chris Wilson  
**Executive Director**  
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## **APPENDIX A – CONDITIONS OF APPROVAL**

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## **APPENDIX B – STATEMENT OF COMMITMENTS**

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## **APPENDIX C – RESPONSE TO SUBMISSIONS**

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## **APPENDIX D – SUBMISSIONS**

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## APPENDIX E - ENVIRONMENTAL PLANNING INSTRUMENTS CONSIDERATION

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### ***State Environmental Planning Policy 11 – Traffic Generating Development***

Mining is identified in Schedule 1(m) of the SEPP 11, and consequently, the SEPP applies to the project. As such, the application was referred to the RTA, who subsequently advised it had no objections to the project, but provided various recommended conditions of approval. The Department has incorporated these recommendations into the conditions of approval for the project.

### **SEPP No.33 – Hazardous and Offensive Development**

The proposed open cut operations will not require, create or facilitate the use or storage of materials that could be considered hazardous or offensive. The relative remoteness of the site from human habitation means that the likelihood of disturbance by the operations will not cause or pose significant risk in relation to human health, life or property or to the biophysical environment. Consequently, the Department is satisfied that the project is not potentially hazardous or offensive, and that the project is generally consistent with the aims, objectives, and requirements of SEPP 33.

### **SEPP No.44 – Koala Habitat Protection**

The EA states that the application area does not provide core or potential Koala habitat and does not have a resident population of Koalas. Notwithstanding, the inclusion of *Eucalyptus viminalis* in the species mix of trees to be planted in the rehabilitation of the site and the vegetation offsets would ensure that koala habitat would be enhanced in the long term. As such, the Department is satisfied that the project is generally consistent with the aims, objectives, and requirements of SEPP 44.

### **SEPP No.55 – Remediation of Land**

The Department is satisfied that the land subject to the development application does not have a significant risk of contamination given its historical landuse, and that the project is generally consistent with the aims, objectives, and requirements of SEPP 55.



## **APPENDIX F – ENVIRONMENTAL ASSESSMENT**

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