

SOUTH BALLINA SAND QUARRY PROJECT Southern Extension Modification (MP 06_0297 MOD 3)

Environmental Assessment Report

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

1. BACKGROUND

South Ballina Group (SBG) operates South Ballina Sand Quarry (Quarry), located approximately one kilometre south of Ballina on the southern side of the Richmond River (see **Figure 1**). Access to the Quarry is via South Ballina Beach Road and Keith Hall Lane.



Figure 1: Location of South Ballina Sand Quarry

The Quarry was granted project approval (MP 06_0297) on 4 September 2008 which permitted extraction and transportation of up to 30,000 tonnes per annum (tpa) of sand product until 31 August 2033.

MP 06_0297 has since been modified on two occasions. The first modification was approved on 2 March 2009 and increased the amount of sand product permitted to be transported from the site from 30,000 to 50,000 tpa. The second modification was approved on 20 April 2010 and increased the transportation rate from 50,000 to 75,000 tpa.

2. PROPOSED MODIFICATION

On 17 July 2017, SBG submitted its third modification application for MP 06_0297 under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). SBG proposed extending the Quarry to the south to continue sand extraction operations, at the current rate of 75,000 tpa, to maintain supply of high quality sand products to both private and Government construction projects. SBG is seeking the modification as it has forecast that its approved sand extraction would be exhausted before the expiry date of its approval, if current annual transportation rates are maintained. No other changes are proposed to the duration of the approval, hours of operation or maximum annual transport limits.

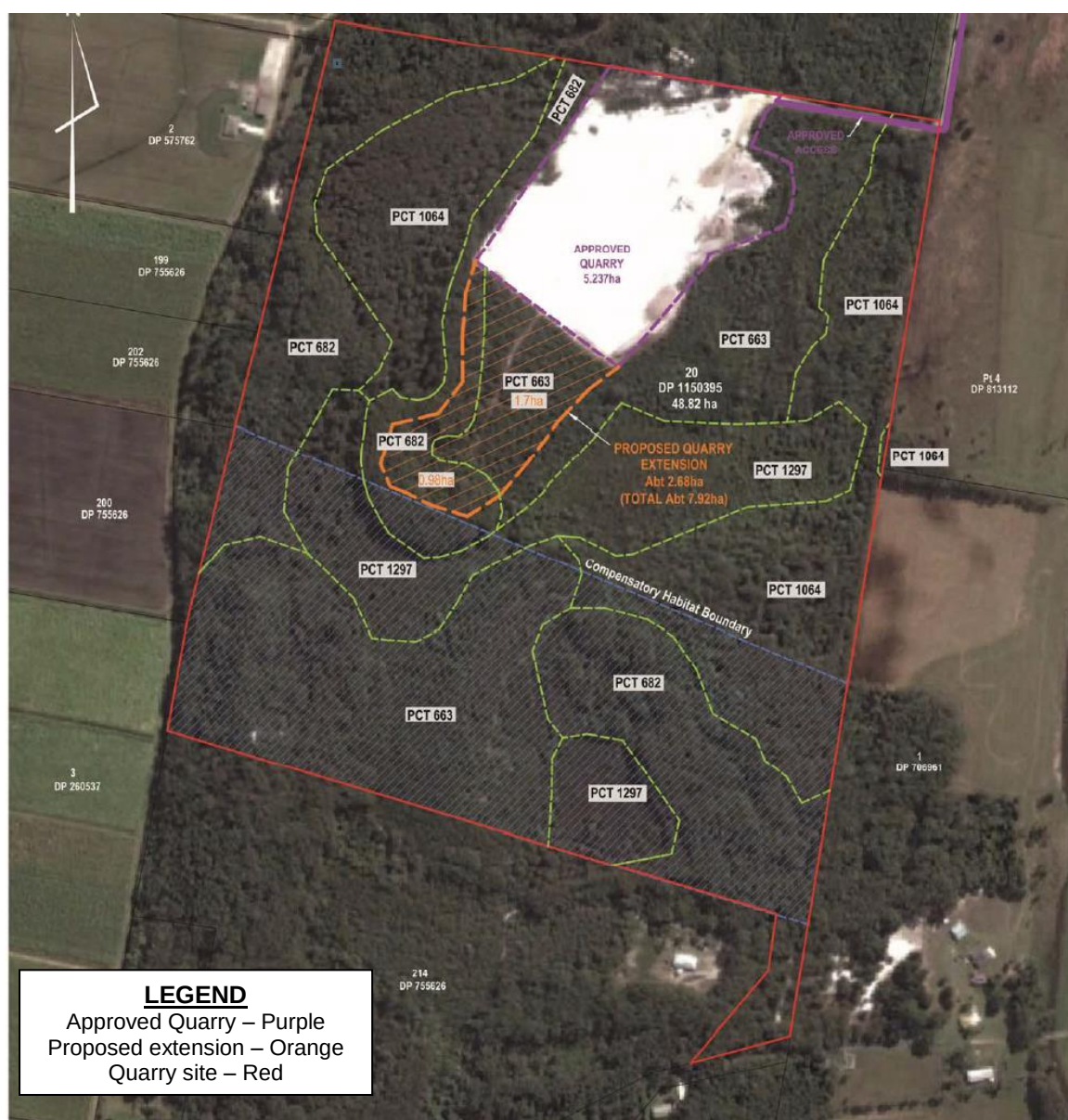


Figure 2: Quarry site showing the approved Quarry and proposed extension

The proposed extension would require clearing of an additional 2.68 hectares (ha) of native vegetation, as shown in **Figure 2**. The modification application is supported by an Environmental Assessment (EA), prepared by Land and Fire Assessments Pty Ltd (see **Appendix A**).

3. STATUTORY CONTEXT

3.1 Section 75W

MP 06_0297 was granted approval on 4 September 2008 under the EP&A Act. The project is a transitional Part 3A project under Schedule 2 to the *EP&A (Savings, Transitional and Other Provisions) Regulation 2017*. The power to modify transitional Part 3A projects under section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011 is being wound up. However, because as the request for this modification was made before the 'cut-off date' of 1 March 2018, the provisions of Schedule 2 (clause 3) continue to apply and the application must be dealt with under the former section 75W of the Act.

The Department is satisfied that the proposed modification is within the scope of section 75W, and may be determined accordingly.

3.2 Environmental Planning Instruments

The following environmental planning instruments (EPIs) apply to the modification:

- *State Environmental Planning Policy (SEPP) No.44 – Koala Habitat Protection*;
- *SEPP No.55 – Remediation of Land*;
- *SEPP No.71 – Coastal Protection*;
- *SEPP (Mining, Petroleum and Extractive Industries) 2007*; and
- *Ballina Local Environmental Plan 1987*.

The Department considered the modification against the relevant provisions of these EPIs, as well as SBG's consideration of these matters. The Department is satisfied that the modification is permissible and that the project if modified, could operate in a manner that is generally consistent with the aims, objectives and provisions of these EPIs.

3.3 Other Licences

The Quarry's activities are also regulated under an Environmental Protection Licence (EPL 13081) granted under the *Protection of the Environment Operations Act 1997*. EPL 13081 would need to be varied to reflect the proposed extension area.

3.4 Approval Authority

The Minister for Planning is the consent authority for the application. However, under the Minister's delegation of 11 October 2017, the Director Resource Assessments may determine the application, as no objections from the public were received, the local Council did not object and SBG reported no political donations.

4. CONSULTATION

4.1 Exhibition and Notification

The Secretary is required by clause 118 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) to make the modification application publicly available. Therefore, the Department placed a public exhibition notice in the *Ballina Shire Advocate* on 21 July 2017 and made the application and supporting documents publicly available for comment from Thursday 27 July until Thursday 10 August 2017 at:

- NSW Service Centres;
- Ballina Shire Council's office in Ballina; and
- Nature Conservation Council's office in Sydney.

The Department referred the modification application and EA to agencies, including Ballina Shire Council (Council), for comment. The Department received five submissions from agencies (see **Appendix B**). No public submissions were received.

4.2 Agency Submissions

The **Environmental Protection Agency (EPA)**, the Department's **Division of Resource and Geoscience (DRG)** and **Roads and Maritime Services (RMS)** did not raise concerns over the proposal.

Council did not provide a submission and consequently did not object to the proposal.

The **Office of Environment and Heritage (OEH)** did not object to the proposal but raised concerns over the Aboriginal Cultural Heritage Assessment (ACHA), the Biodiversity Assessment Report (BAR) and the Biodiversity Offset Strategy (BOS). OEH commented that the ACHA had omitted information and contained typographical errors. Also, OEH highlighted that the BAR was not fully prepared in accordance with the *Framework for Biodiversity Assessment (FBA)* and the BOS had not demonstrated that all reasonable steps had been taken to secure matching species and ecosystem credits to offset the proposed vegetation clearance. The Department's consideration of Aboriginal cultural heritage and biodiversity are provided in **Section 5.1** and **Section 5.2**, respectively.

The **Department of Industry's Crown Lands and Water Division (Dol-Water)** raised a concern that previous extraction in the Quarry had encroached within 1 metre (m) of the maximum groundwater level, contrary to condition 16 of Schedule 3 of the project's approval. Condition 16 stipulates that no works are to occur within 1 m of the maximum groundwater level. Dol-Water identified that local groundwater levels had reached 2.1 m AHD and therefore recommended limiting extraction to a depth of 3.1 m AHD. The Department's consideration of groundwater impacts is in **Section 5.3**.

4.3 Response to Submissions (RTS)

On 16 January 2018, SBG submitted its RTS (see **Appendix C**). The RTS addressed the submissions from agencies, particularly OEH and Dol-Water. The RTS included an amended BAR and BOS and an updated ACHA.

5. ASSESSMENT

In assessing the merits of the proposal, the Department has considered the:

- modification application and accompanying EA;
- RTS;
- Agencies' exhibition comments (and comments on the RTS);
- the original project's EA and existing conditions of approval;
- relevant EPIs, policies and guidelines; and
- objects and requirements of the EP&A Act.

The Department considers that the key issues regarding the proposal are biodiversity and Aboriginal cultural heritage. The Department has also considered potential groundwater impacts.

The Department considers that air quality and noise impacts would not significantly change as a result of the modification and that existing conditions remain appropriate to manage these impacts. Additionally, the Quarry is well isolated from private residences, as shown in **Figure 1**, and the current project approval contains noise and air quality impact criteria that SBG must adhere to. Therefore, the Department does not consider that noise and air quality impacts require additional assessment to determine the modification application.

5.1 Biodiversity

A BAR was prepared to assess biodiversity impacts due to the proposed clearing of approximately 2.68 ha of native vegetation (see **Figure 2**).

The BAR identified four plant community types (PCTs) within the broader Quarry site of which two would be impacted by the proposed extension. These two PCTs were assessed for their site value scores and the biodiversity credits to be purchased and retired as an offset were then calculated.

The BAR identified three threatened fauna species that potentially inhabit the Quarry site, based on existing habitat features including location, topography and geographic features. These were the Wallum Froglet, Common Planigale (a marsupial mouse) and Coastal Petaltail (a dragonfly).

As mentioned above, OEH raised concern that the BAR was not prepared in accordance with the FBA because the author was not accredited under section 142B(1) of the *Threatened Species Conservation Act 1995* (TSC Act). The BAR included an expert report for the Coastal Petaltail that concluded that this species would not be impacted by the proposed extension. In its submission, OEH requested additional information regarding the BAR, stating that:

- either evidence be provided that the author of the expert report was accredited by the Chief Executive of OEH; or
- provide survey data to demonstrate the non-existence of the Coastal Petaltail as claimed in the expert report.

OEH also requested that additional steps be undertaken to secure matching species credits to offset the removal of 2.68 ha of vegetation. OEH identified these additional steps to include:

- checking the Biobanking Register and placing on it an expression of interest (EOI) for credits for six months minimum;
- liaising with other accredited Biobanking assessors that operate within the region; and
- placing an EOI for credits in local newspapers.

5.1.1 Flora impacts

The two PCTs affected by the proposed extension are PCT 663 (*Banksia dry shrubland on coastal sands of the NSW North Coast Bioregion*) and PCT 682 (*Blackbutt – Bloodwood dry heathy open forest on Quaternary sands of the northern NSW North Coast Bioregion*). Clearing these PCTs would require 139 flora credits to be purchased and retired by SBG (see **Table 1**). Measures for offsetting the removal of PCT 663 and PCT 682 are outlined in **Section 5.2.3**.

Table 1: Plant Community Types (PCTs) impacted by the proposal

Plant Community Type (PCT)	Site Value Score	Area of vegetation impacted by development (ha)	Credit requirement
Banksia dry shrubland on coastal sands of the NSW North Coast Bioregion (PCT 663)	79.71	1.7	97
Blackbutt – Bloodwood dry heathy open forest on Quaternary sands of the northern NSW North Coast Bioregion (PCT 682)	50.00	0.98	42
Total			139

The BAR identified vegetation clearance as the proposal's most significant environmental impact. Removal of vegetation would not only impact plant communities, it would also impact fauna reliant on those plant communities for food and breeding habitat.

SBG stated that its original concept for the extension was an area of approximately 4 ha. However, to ensure biodiversity impacts would be minimised, SBG commissioned a detailed vegetation survey to determine if any endangered ecological communities (EECs) were present. The Swamp Sclerophyll EEC was then found onsite. To ensure this EEC was avoided, the proposed extension was reduced from 4 ha to 2.68 ha. This reduction included a suitable buffer between the extension area and EEC. Hollow-bearing trees were not observed in the extension area. However, the vegetation onsite would form foraging habitat for some fauna, particularly the Common Planigale (see **Section 5.1.2**).

5.1.2 Fauna impacts

The BAR identified three threatened fauna species potentially occurring on the Quarry site, being the Coastal Petaltail, Common Planigale and Wallum Froglet.

Apart from the direct impact of clearing potential habitat, the vegetation clearance could also potentially cause habitat fragmentation. However, the BAR suggested that these impacts would be minor for the following reasons:

- the approved Quarry and extension are both relatively narrow (approximately 150 m wide);
- vegetation is maintained to the north of the Quarry and east, west and south of the extension area. These areas of vegetation would remain for the life of the modified project, and be unaffected by quarrying operations;
- the operational area of the Quarry remains unfenced, allowing fauna to move directly across the site (both the Wallum Froglet and Common Planigale are nocturnal, which would minimise conflicts with operating machinery); and

- both the Quarry and extension would require progressive rehabilitation when quarrying operations have concluded. Therefore, the degree of fragmentation would reduce over time.

As part of its RTS, SBG undertook targeted surveys for the Coastal Petaltail dragonfly in November and December 2017. Targeted surveys were not undertaken for the Common Planigale and the Wallum Froglet as recent bushfires had significantly modified potential habitat for these species, which would produce unreliable and unrepresentative results. As an alternative, the results of a threatened species survey from 2007 were used to determine if threatened species were likely to be present on the Quarry site.

OEH considered the methodology to be reasonable for determining the likely fauna species requiring biodiversity offsets. The Department's consideration of each identified species is included below.

Common Planigale

The BAR identified that the 0.98 ha of PCT682 to be cleared for the proposal was habitat for the Common Planigale. Consequently, this species was potentially impacted and would require offsetting. However, the BAR considered the impact to be low as significant areas of connected habitat would be maintained on the Quarry site in a broad arc around the Quarry and extension and the connected habitat would enable breeding of the Common Planigale to continue largely unaffected (see **Figure 3**).



Figure 3: Habitat of the Common Planigale

The BOS identified that 25 fauna credits would need to be retired to offset these impacts. OEH agreed with the methodology used to prepare the BOS, which is further discussed in **Section 5.1.3**.

OEH commented that the Common Planigale would remain susceptible to feral animals and requested that a monitoring program for the Common Planigale be included as a condition of approval. Additionally, management of feral animals should be provided for in a management plan prepared in consultation with OEH.

Coastal Petaltail

The targeted field surveys did not find evidence of the Coastal Petaltail on the Quarry site. OEH concluded that no additional assessment was required and advised that the field survey methodology had complied with the FBA's requirements.

The Department is therefore satisfied that the Coastal Petaltail would not be adversely impacted by the proposal. No conditions specific to the Coastal Petaltail are recommended to be included in the project approval.

Wallum Froglet

It was identified that habitat of the Wallum Froglet would remain unaffected by the proposal and did not require additional assessment under the FBA. The habitat of the Wallum Froglet is separated by a large buffer distance (20 – 50 m) from the proposed extension (see **Figure 4**).

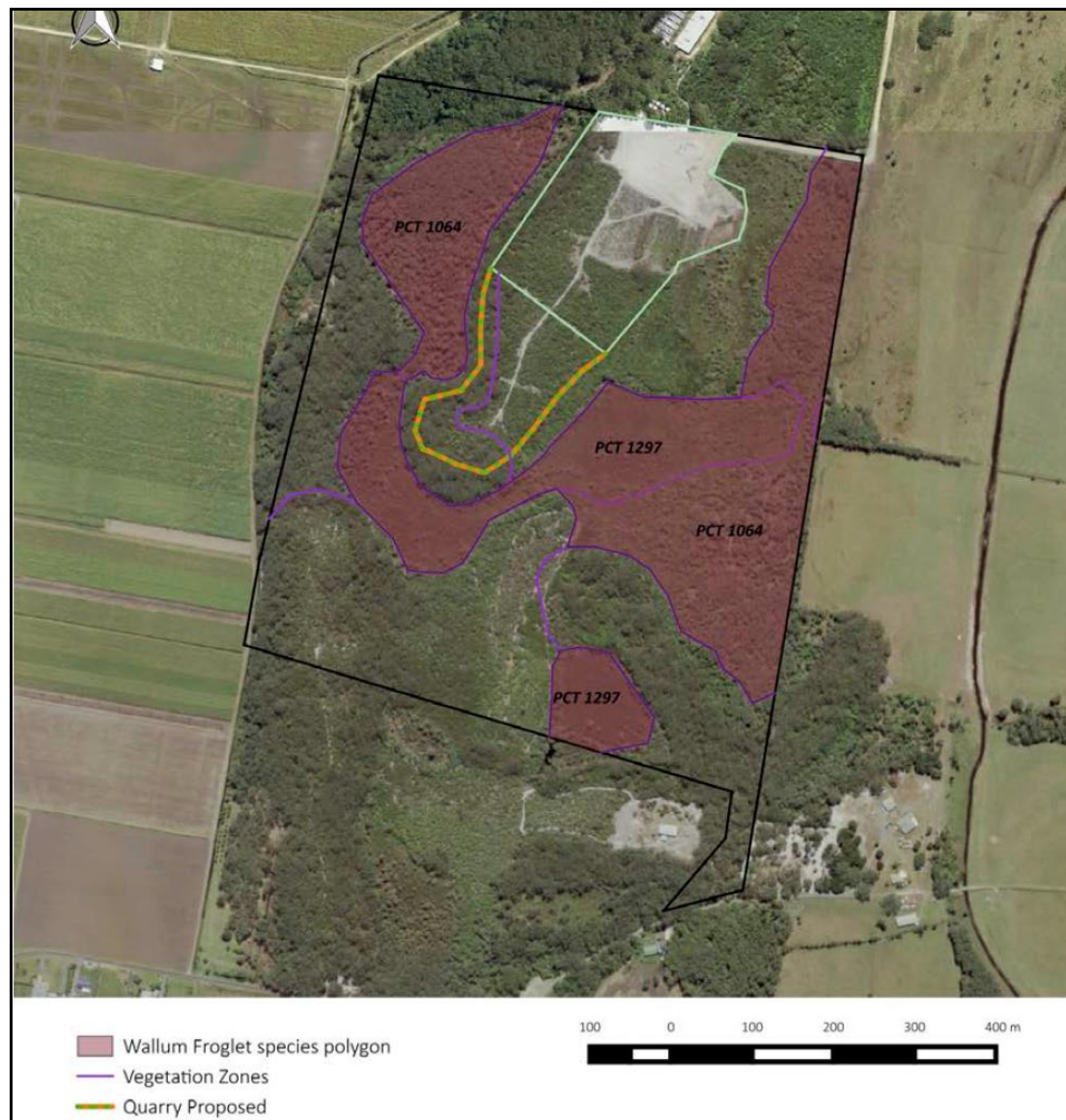


Figure 4: Habitat of the Wallum Froglet

Nevertheless, like the Common Planigale, the Wallum Froglet would remain vulnerable to feral animals. OEH recommended that a monitoring program for the Wallum Froglet should be included as a condition of approval.

The Department has recommended amending condition 5 of Schedule 3 to require a monitoring program for the Common Planigale and Wallum Froglet, as part of the Rehabilitation and Vegetation Offsets Management Plan (RVOMP). On this basis, the Department is satisfied that the conditions of approval would appropriately manage impacts on threatened fauna.

5.1.3 Biodiversity Offset Strategy

The proposal is accompanied by a BOS that outlines the available options to purchase and retire the required 139 ecosystem credits and 25 fauna species credits.

OEH reviewed the BOS and raised concern that not all reasonable steps had been taken to secure like-for-like species credits. SBG provided an amended BOS in its RTS that included additional steps taken to secure offset credits, namely:

- obtaining like-for-like credits through a site secured by a Biobanking Agreement;
- contributing money to complementary measures; or
- establishing a fund to fulfil offset requirements.

OEH commented that there was potential for like-for-like credits able to be purchased to the north of the project site that would offset some of the required credits, with the remaining credits able to be obtained through payment to the Biodiversity Conservation Trust Fund (BCTF). The actions proposed by SBG to satisfy its offset requirements include:

- acting on any responses to the submitted EOI for credits on the OEH Biobanking 'credits wanted' Register;
- periodically check on the availability of suitable alternative credits concurrently with the above;
- purchasing and retiring credits when they become available; and
- if unable to obtain credits during the six-month EOI period, either:
 - negotiate supplementary measures with the Department and/or OEH and calculate a suitable monetary contribution; or
 - make a monetary contribution to the offsets fund proposed to operate under the *Biodiversity Conservation Act 2016*.

Following review of the amended BOS, OEH stated that its concerns had been addressed and recommended conditions to be included in the project approval. These included requiring preparation and implementation of a new comprehensive rehabilitation and environment management plan, requiring regular and ongoing monitoring for the Wallum Froglet and Common Planigale and installing wildlife-friendly exclusion fencing between the extension and the compensatory habitat.

The Department considered the options available to SBG to purchase and retire like-for-like credits and payment to the BCTF. The Department is satisfied that the required offset credits are obtainable.

The Department considers that the EA and RTS have adequately addressed impacts on biodiversity. The Department has recommended a condition requiring the necessary biodiversity credits to be purchased and retired and/or payment made to the BCTF prior to commencing works in the extension area.

5.1.4 Rehabilitation

Condition 2 of Schedule 3 of the project approval requires SBG to progressively rehabilitate the Quarry site, generally in accordance with the Conceptual Rehabilitation Plan included in the approval. Following its site inspection in January 2018, OEH provided comments on the RTS expressing concern that there had been insufficient progressive rehabilitation of the Quarry and recommending a condition requiring commencement of rehabilitation to 70% of the existing Quarry prior to clearing commencing in the extension area.

The Department considers that such a condition would not be workable because of the need to keep a significant proportion of the existing quarry floor open for the site offices and facilities, product stockpiles, truck turning and product loading operations. Instead it proposes amending condition 4 of Schedule 3 to include consultation with OEH in SBG's preparation of an updated Landscape

Management Plan (LMP). The LMP includes a RVOMP that would be required to address all matters listed in condition 5 of Schedule 3. The RVOMP would need to include rehabilitation objectives and short, medium and long-term progressive rehabilitation measures to be implemented for all exposed quarry areas. Condition 5 also requires the RVOMP to include details of a monitoring program to demonstrate the effectiveness of rehabilitation activities. The monitoring outcomes would form part of the Annual Review where the results would be measured against the RVOMP's targets.

This approach would provide OEH with an opportunity to guide the preparation of SBG's rehabilitation program for both the approved Quarry and the extension area. The updated RVOMP would require the Department's approval prior to clearing commencing in the extension area.

The Department is satisfied that the modification has been designed to avoid, minimise and manage biodiversity impacts to the greatest extent practicable. The modification would still result in impacts on biodiversity, including flora and fauna species listed under the TSC Act, the Department is satisfied that these impacts would be suitably managed, mitigated and/or offset under the recommended conditions of approval, and that the modified development could be undertaken in a manner that would maintain or improve biodiversity values within the locality. Overall, the Department considers the impacts of the project on biodiversity, are acceptable.

5.2 Aboriginal Cultural Heritage

The proposal is supported by an ACHA prepared in accordance with OEH's *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales 2010*. The ACHA included visual inspections, archaeological excavations and ground penetrating radar (GPR) investigations over the proposed extension area. Local Aboriginal stakeholders (including nominated elders, registered Aboriginal parties, and the local Aboriginal land council) were consulted in preparing the ACHA.

No archaeological evidence was recorded within the first 600-800 mm of sediments excavated, nor did the GPR discover evidence of burials or potentially significant objects within the proposed extension area. Additionally, the local Aboriginal land council did not raise concerns regarding impacts on Aboriginal heritage. The ACHA concluded that, while potential for archaeological materials to be located within the proposed extension area could not be conclusively ruled out, it was considered low.

OEH reviewed the information contained in the EA and ACHA and noted that the ACHA had been appropriately developed in consultation with relevant Aboriginal stakeholders. However, OEH requested additional information, as the ACHA contained several typographical errors and omitted important information such as procedures where human remains are discovered and the legal requirement to submit completed site card forms to AHIMS. SBG provided an amended ACHA in its RTS, which was reviewed by OEH. OEH stated that the amendments addressed its concerns and that the ACHA now contained appropriate processes and procedures to manage any unexpected Aboriginal cultural heritage discoveries in the proposed extension area.

The Department is satisfied that the EA and RTS have satisfactorily addressed Aboriginal cultural heritage. Further the Department is satisfied that potential impacts could be managed under the Aboriginal Cultural Heritage Management Plan that was prepared as part of the ACHA.

5.3 Groundwater

The EA did not include a groundwater assessment because SBG committed to avoiding interactions with groundwater by limiting its extraction activities to at least 1 m above the maximum groundwater level. As discussed above, this buffer is currently stipulated in condition 16 of Schedule 3 of the project approval. SBG proposed extending this requirement to the extension area.

In its submission, DoI-Water raised concern over SBG's ability to comply with condition 16 at all times due largely to its interpretation of 'maximum groundwater level' and there being insufficient data to accurately establish this level, even if it were interpreted correctly. A variable depth, based on a 1 m buffer (rather than a fixed depth), was originally imposed to allow SBG to maximise its resource extraction across a site with a variable groundwater table.

Acknowledging that the groundwater table also varies substantially temporally and is particularly sensitive to rainfall events, the 'maximum groundwater level' was intended to be the highest recorded groundwater level. In practice, SBG has not been treating the 'maximum groundwater level' as such and instead has ensured that extraction does not occur when groundwater is within 1 m of the area

being extracted. The groundwater level records in the Annual Review confirm that extraction activities have frequently breached the 1 m buffer, albeit the water quality records do not indicate any quarry-related contamination.

Nevertheless, the Department agrees with DoI-Water that this practice needs to be rectified because the purpose of the condition was to avoid extracting sand within or near areas that are or were once saturated as it could expose potentially acid-generating materials (from the underlying indurated sand units) and/or penetrate or interfere with groundwater. Avoidance has been the preferred mitigation measure because SBG has not comprehensively assessed these potential impacts under the *Aquifer Interference Policy* (AIP) or considered potential licensing requirements under the *Water Management Act 2000*.

DoI-Water recommended changing condition 16 to a fixed extraction depth of 3.1 m AHD based on historical groundwater levels reaching 2.1 m AHD. In its RTS, SBG expressed concern that this depth is too restrictive and would sterilise sand resources, affecting the economics of the project.

The Department agrees with DoI-Water that this conservative fixed depth should be imposed until either:

- SBG collects further groundwater level data (including installing additional monitoring bores) to appropriately establish the maximum groundwater level. Once established, the depth restriction could revert back to the variable 1 m buffer; or
- SBG undertakes a comprehensive groundwater assessment in accordance with the AIP to determine an acceptable extraction depth.

SBG stated that it prefers the second option. As such, the Department has proposed a condition stating that the Proponent must not undertake any extraction below 3.1 m AHD, unless the Secretary agrees to a lower limit. Any request to lower this limit must be supported by a groundwater assessment, prepared in consultation with DoI-Water and in accordance with the AIP.

The condition would provide certainty for SBG to continue its sand extraction operations while an additional groundwater assessment is undertaken. The recommended condition also provides certainty to the Department and DoI-Water that aquifer interference is avoided until SBG can prove that a deeper extraction depth is acceptable.

DoI-Water also recommended a condition requiring the preparation of a stand-alone Water Management Plan. SBG is currently required to prepare a Water Monitoring Program. The Department has recommended expanding condition 18 of Schedule 3 to include monitoring groundwater levels to ensure compliance with condition 16 and detail investigation, notification and mitigation of identified exceedances or unauthorised interference with groundwater.

5.4 Alteration to Statement of Commitments

Condition 2(c) of Schedule 2 of project approval requires the Proponent to carry out the project generally in accordance with the Statement of Commitments (SoC) included in Appendix 2 of the approval. SBG's modification application included amending or deleting several of its previous commitments that are either redundant or else not applicable to the Quarry or extension. The main alterations are as follows:

- delete SC 2.2, to remove the commitment to extract to a depth not below 2.15 m AHD;
- minor wording added to SC 3.2, clarifying truck movement one-way trips, consistent with SC 5.1;
- replace the wording of SC 7.2, to remove the reference to National Parks and Wildlife Services and replace with a reference to the endorsed Aboriginal Cultural Heritage Management Plan; and
- replacing references to 'working cells' with 'areas' in SC 8.2.

The Department agrees with the proposed amendments and recommends amending Appendix 2 accordingly.

6. CONCLUSION

The Department has assessed the merits of the proposed modification in accordance with the requirements of the EP&A Act. The modification application, EA and RTS have shown that the increased quarry footprint would not pose unreasonable impacts on the environment or the community.

The impacts on biodiversity, Aboriginal cultural heritage and groundwater have been addressed to the satisfaction of OEH, DoI-Water and the Department.

The Department considers that the proposal would continue to provide benefits to the region by supplying construction materials, namely fine concrete sand, to both private and Government construction projects. The Department is therefore satisfied that the proposed modification is in the public interest and should be approved, subject to conditions.

7. RECOMMENDED CONDITIONS

A notice of modification (see **Appendix D**) and a consolidated version of the South Ballina Sand Quarry approval (see **Appendix E**) as proposed to be modified have been prepared. The Department considers that the environmental impacts of the project can be appropriately managed through the modified conditions of approval.

The primary change to project approval is the imposition of an extraction limit under condition 16 of Schedule 3 to protect groundwater. Additionally, conditions related to rehabilitation have been updated so that OEH is consulted during preparation of a RVOMP, prior to SBG commencing works in the extension area. The Project Layout Plan in Appendix 1 and Conceptual Rehabilitation Plan in Appendix 3 have also been updated.

The Department has also taken the opportunity to update existing conditions to reflect current drafting standards, including providing further clarity on compliance and consultation requirements, and development and implementation of management plans.

SBG has accepted the proposed modified conditions of approval.

8. RECOMMENDATION

It is RECOMMENDED that the Director, Resource Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **determines** that the modification request falls within the scope of section 75W of the EP&A Act;
- **approves** the modification application MP 06_0297 MOD 3, subject to conditions; and **signs** the attached notice of modification (**Appendix D**).

Recommended by:



11.4.18

Anthony Barnes
Senior Environmental Assessment Officer
Resource Assessments

Recommended by:



11/4/18

Megan Dawson
Team Leader
Resource Assessments

9. DECISION

Approved by:



11.4.18

Howard Reed
Director
Resource Assessments
as delegate of the Minister for Planning

APPENDIX A: ENVIRONMENTAL ASSESSMENT

(Refer to the following link:
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8628)

APPENDIX B: SUBMISSIONS

(Refer to the following link:
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8628)

APPENDIX C: RESPONSE TO SUBMISSIONS

(Refer to the following link:
http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8628)

APPENDIX D: NOTICE OF MODIFICATION

APPENDIX E: CONSOLIDATED APPROVAL
