



REPORT ON CONSULTATION PROCESS

REDEVELOPMENT OF SOMERSBY SAND QUARRY

PREPARED FOR: HANSON CONSTRUCTIONS

FEBRUARY 2010

REF: 07160

**REPORT ON CONSULTATION PROCESS
HANSON CONSTRUCTION MATERIALS PTY LTD**

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This document has been authorised by _____

Date February 26, 2010

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CONTENTS

1. INTRODUCTION & DEVELOPMENT OVERVIEW	1
1.1 BACKGROUND	2
1.2 EXISTING QUARRY OPERATIONS	2
2. COMMUNITY ENGAGEMENT	3
2.1 PRELIMINARY ENVIRONMENTAL ASSESSMENT, PLANNING FOCUS MEETING AND GOVERNMENT AGENCY COMMENTS	3
2.2 GENERAL CONSULTATIONS WITH GOSFORD CITY COUNCIL	4
2.3 CONSULTATIONS – TRAFFIC & ACCESS ISSUES	4
2.4 ABORIGINAL COMMUNITY CONSULTATION	4
2.5 SOCIAL & ECONOMIC IMPACT	5
2.6 NEIGHBOUR & COMMUNITY CONSULTATION	6
3. ADDRESSING ISSUES AND MONITORING SOCIAL IMPACTS	7
4. CONCLUDING COMMENTS	12

ATTACHMENTS

ATTACHMENT 1	DIRECTOR GENERAL'S REQUIREMENTS
ATTACHMENT 2	CORRESPONDENCE FROM GOVERNMENT AGENCIES
ATTACHMENT 3	NEWSLETTERS TO NEIGHBOURS
ATTACHMENT 4	NOTES FROM MEETING WITH NEIGHBOURS (NOVEMBER 24, 2009)
ATTACHMENT 5	NOTES FROM MEETING WITH NEIGHBOURS (DECEMBER 14, 2009)



1. INTRODUCTION & DEVELOPMENT OVERVIEW

This report has been prepared to provide a summary and outline of consultations undertaken with regard to the redevelopment of the Hanson Sand Quarry at Somersby.

Consultations have been required as part of the preparation of the various specialist reports and undertaken in accordance with the *Guidelines for Major Project Community Consultation* (Department of Planning October 2007). The purpose of undertaking consultations in accordance with the Departments guidelines is to:

- ☞ Ensure that factual information about the proposal is widely available to people with an interest.
- ☞ Allow the community and relevant stakeholders to have their say in the assessment process.
- ☞ Bring new information and ideas to a project.
- ☞ Avoid unnecessary delays by addressing stakeholder concerns prior to lodgement.
- ☞ Provide an opportunity for the negotiation of outcomes acceptable to both the proponent and community.
- ☞ Build long term relationships in the local community.
- ☞ Enhance a proponent's reputation in the community.

In the preparation of the submission consultations have been undertaken by the following:

Consultations have generally been positive with all stakeholders and issues raised have been incorporated into the design of the proposal and surrounds, or will be assessed as part of the application process. In this report, consultations are presented as either meeting minutes or as a summary sheet of the various consultations and discussions undertaken as part of the development process.

Furthermore, correspondence related to the consultations is included in following sections of this report and as Attachment where appropriate.

1.1 Background

The Development

The consultation report relates to the proposed expansion of Hanson Sand Quarry, located in Reservoir Road, Somersby. The existing quarry is located on Lot 33, DP 755246 Reservoir Road, Somersby. The proposed extension is to take place on Lot 10 DP 1090880, Keighley Road, Somersby. The outline of the proposed development is:

- ☞ An addition of 8 hectares to the quarry footprint through boundary adjustment between the two lots. A proposed plan of subdivision is shown below;
- ☞ The proposed boundary adjustment will include the provision of appropriate easements for access from Reservoir Road and Keighley Road to the balance of Lot 10, DP 1090880. This will provide this residue lot with legal access to both roads;
- ☞ The proposal will not require any additional plant or equipment, and will largely utilise the existing administration buildings, plant, equipment, loading facilities etc which are located on the existing quarry site;
- ☞ The addition of 8 hectares will not increase the annual quarry output, but rather, will extend the life of the quarry operation;
- ☞ The lifespan of the quarry will be extended by approximately 17 years as a result of the proposal;
- ☞ The number of employees will not alter (from 10 full time staff) as a result of the quarry extension;
- ☞ Haulage routes and traffic volumes generated by the site will remain the same as current routes/volumes. All quarry operations will utilise the existing access points on Reservoir Road; and
- ☞ The total resource for the quarry extension is approximately 5 million tonnes. The existing quarry has a remaining resource of approximately 4.8 million tonnes (total resource of approximately 9.8 million tonnes).

1.2 Existing Quarry Operations

The existing quarry has operated on the adjoining site for nearly fifty (50) years. Specific characteristics of the existing quarry are as follows:

- ☞ The quarry is situated wholly on Lot 33 DP 755246, Reservoir Road, Somersby which has an area of approximately 48.6 hectares as well as an additional lease area to the west of the main quarry;
- ☞ The quarry has an annual production of approximately 310,000 tonnes with a total remaining resource of around 4.8 million tonnes;
- ☞ The quarry has a current maximum working depth of approximately 55-60m below the natural ground level;
- ☞ The quarry currently employs ten (10) full time staff and one contractor. In addition, there is a sales manager that shares his time between 3 quarries (including this one).



2. COMMUNITY ENGAGEMENT

As part of the development of the Environmental Assessment, a range of community engagement initiatives have been undertaken. These are outlined below:

2.1 Preliminary Environmental Assessment, Planning Focus Meeting and Government Agency Comments

A detailed Preliminary Environmental Assessment (PEA) has been previously prepared and submitted for the consideration of the Department of Planning as well as government agencies. This PEA was accompanied by detailed preliminary reports including:

-  Preliminary Contamination Assessment
-  Preliminary Traffic Assessment
-  Preliminary Ecological Assessment
-  Visual Impact Assessment;
-  Preliminary Noise/Acoustic Report
-  Preliminary Air Quality Assessment
-  Preliminary Surface and Groundwater Assessment; and
-  Preliminary Aboriginal Archaeology Assessment.

In accordance with the requirements of the SEPP (Major Development), a copy of the full Preliminary Environmental Assessment & all supporting documents was provided to relevant Government Agencies and Gosford Council. Agencies who were provided with a copy of the PEA included:

-  Department of Environment & Climate Change (DECC);
-  The Department of Primary Industries (incorporating the Department of Mineral Resources);
-  The Department of Water & Energy;
-  The NSW Roads & Traffic Authority; and
-  Gosford City Council

Each of the Government Agencies and Gosford Council staff were invited to attend the Planning Focus Meeting and Site Visit/Inspection which was held on Wednesday September 24, 2008.

Attendees at the meeting included:

-  Representatives of the applicant (Hansons Construction Materials Pty Ltd), their agents, planning consultants and specialist consultants;
-  Representatives from the Department of Planning;
-  Representatives of the Department of Primary Industries
-  Representatives of the Department of Water & Energy; and
-  Representatives from Gosford City Council;

Subsequent to the Planning Focus Meeting, the Director General's Requirements (DGR's) for the project were received in addition to specific letters from:

-  Department of Environment & Climate Change (DECC);
-  The Department of Primary Industries (incorporating the Department of Mineral Resources);
-  The Department of Water & Energy; and
-  The NSW Roads & Traffic Authority.

A copy of the Director General's Requirements is included in **Attachment 1** and letters from Government Agencies are included as **Attachment 2**.

2.2 General Consultations with Gosford City Council

General consultations/discussions have been held with Gosford City Council's town planning staff. These consultations have taken place over a period of several months during late 2008 and throughout 2009. Consultations include general discussions with customer services staff, town planning 'duty' officers and senior planning staff. Many of these consultations have taken place either in person, or via telephone and relate primarily to clarification of Council's planning requirements and policies. In addition, Council's planning staff have provided a series of maps to assist in the preparation of the Environmental Assessment (including bushfire mapping, zoning plans, and extracts from Agricultural Capability mapping).

2.3 Consultations – Traffic & Access Issues

Consultation with the Roads & Traffic Authority

As part of the preparation of the Traffic Impact Assessment, written consultations were directed to relevant senior staff from the NSW Roads & Traffic Authority. Consultations were held with Mr Scott Stapleton (Senior Road Safety and Traffic Officer, Network Management - Central Coast Office).

These consultations revealed that the Roads and Traffic Authority do not raise any immediate concerns with traffic and transportation issues associated with the proposed development, and commented that a full assessment would be made once the Environmental Assessment was presented to the Department of Planning.

Consultations with Gosford Council

As part of the preparation of the Traffic Impact Assessment, written consultations were directed to relevant senior staff from Gosford City Council. These consultations related specifically to road capacity issues. Mr Jim Mahoney (Acting Manager, Development, Gosford City Council) advised that he was not aware of any capacity issues for the relevant road junctions. However, Mr Mahoney reserved the right to make a more formal review of the application and details once the Environmental Assessment was submitted to the Department of Planning.

2.4 Aboriginal Community Consultation

In terms of Aboriginal Consultation, DECCW issued their Interim Community Consultation Guidelines for Applicants (ICCG) in 2004 which provides the requirements for consultation with Local Aboriginal Community.

Aboriginal Community Stakeholders for the Gosford LGA were consulted and participated in the archaeological field survey. The survey was conducted on Tuesday 28th July 2009 by:

-  Gillian Goode, Field Archaeologist for RPS HSO,
-  Sharon Hodgetts, Sites Officer representing Darkinjung Local Aboriginal Land Council (DLALC); and
-  David Pross the Sites Officer for Guringai Tribal Link Aboriginal Corporation (GTLAC).

At the conclusion of the survey, the Aboriginal Community Sites Officers in discussions with the archaeologist from RPS HSO, concluded that there was no evidence of any Aboriginal cultural heritage sites within the immediate study area for the proposed quarry extension and associated access easements.

The Aboriginal Community Representatives made a review of the Draft Archaeology Impact Assessment and have made comments as appropriate – their comments are incorporated into the Archaeology Impact Assessment which is attached to the main Environmental Assessment.

2.5 Social & Economic Impact

In the preparation of this SEIA there have been numerous consultations undertaken. All consultations have been undertaken in line with the Guidelines for Major Project Community Consultation (NSW Department of Planning, 2007). The specific stakeholders that have been consulted with (and the purpose of the consultation) are listed below.

Person/organisation	Purpose
Andrew Driver – Hanson	To understand the operation of the quarry and purpose of the proposal.
Neil Catt – Hanson	To understand the operation of the quarry and purpose of the proposal.
Residents along Reservoir Road, Keighley Road	To inform of the proposed extension and to identify any social and economic impact and the extent of these impacts.
Helen Eaves - GCC Social Planner	To clarify and confirm the scope of the SEIA and identify specific areas of enquiry.
GCC Strategic Land Use Planner	To clarify the progress of the Draft LEP and to commence discussions regarding land use post quarry operations.
Jane Young – Principle Somersby Public School	To inform of the proposed extension and to identify any social and economic impact and the extent of these impacts.
Lyn Daniel – Somersby Action Group	To inform of the proposed extension and to identify any social and economic impact and the extent of these impacts.
Darrell Rigby – Harper Somers O'Sullivan	To identify progress of the Aboriginal Archeologically Survey and outcomes.
Andrew Norris – Martins and Assoc.	To discuss SEIA and specific concerns identified by residents along Keighley Road.
Jason Watson – Heggies	To discuss SEIA and specific concerns identified by residents along Keighley Road.
Andrew Roach – Insite Planning	To monitor progress of consultants, in particular, noise, dust, water and archaeology.

Consultations have been undertaken to identify the social and economic impacts of the proposed quarry extension. The consultation process did not identify any concerns regarding impacts on the broader community. This was because the quarry has been operating for many years and that the proposed extension was to increase the life of the quarry, rather than an increase in production.

The areas where concerns were identified are with the surrounding neighbours which are identified as being the primary area of affectation (those residences located along Keighley Road). These concerns related to noise, dust and water. The management of the social and economic impacts are detailed in the Environmental Assessment and specialist reports where appropriate.

Consultation with Gosford Council

As part of the preparation of the Social & Economic Impact Assessment, consultation with Gosford City Council's Social Planner (Ms Helen Eaves) was undertaken. This consultation was to identify particular areas of enquiry and any potential social and economic impacts from the point of view of the Local Authority.

2.6 Neighbour & Community Consultation

In addition to the specific consultation processes undertaken (above), a number of consultations with the community/neighbours were also undertaken, including:

Update Newsletters Sent to Neighbours

Early in the development process, Hanson's Construction Materials & Insite Planning Engineering Economic & Social entered into a process of ensuring that neighbours and nearby residents were kept well informed of the proposed development and the process of the application to extend the quarry.

An initial newsletter was distributed to around 29 neighbours and nearby property owners during late 2008. The newsletter was to give neighbours an understanding of the proposed development, as well as providing them with an early opportunity to contact Hanson's or their representatives, to note any concerns or issues.

A follow up newsletter was distributed to 29 nearby properties during early December 2009, in order to provide an update on the process of the application and works to date.

Copies of these newsletters are included as **Attachment 3**.

Specific Community Consultations

In addition to the general newsletter provided to neighbours, more specific consultations were undertaken by personal visits and provision of information to neighbours/community groups. This included general 'door-knock' or neighbours and informal discussions during 2009 as well as written correspondence to specific neighbours where specific issues were raised.

In addition, more structured meetings were held on two occasions with neighbours to discuss specific concerns.

☞ The first meeting was held on November 24, 2009 to discuss a range of issues and the impending completion of specialist reports and the lodgement of the application with the Department of Planning. This meeting was held at the home of a neighbouring property owner where around half a dozen interested neighbours attended to discuss issues such as water, traffic, noise, dust and visual impacts. In addition to neighbours, attendees included the project manager from Insite Planning (note that no specialist noise, air, water or traffic consultants were in attendance). Notes from this meeting are included as **Attachment 4**;

☞ A second meeting was held on Monday December 14, 2009. This meeting was with the immediate neighbour to the east of the proposed quarry extension and was aimed at specifically discussing issues relating to surface and groundwater. Attendees at this meeting included the property owner (Mr Katrakitis), representatives of Hanson's Construction Materials and their planning consultant, as well as staff from Marten's Consulting Engineers who have specialist expertise in groundwater and surface water aspects of the proposal. A copy of the notes from this meeting are included as **Attachment 5**.



3. ADDRESSING ISSUES AND MONITORING SOCIAL IMPACTS

The social and economic impacts identified above need to be determined by the specialist studies being undertaken by other consultants. The outcome of these reports must be able to identify that there is no increase in any risk. This means that the quality of life experienced by residents must not be adversely affected, nor should the commercial viability of the chicken farm or orchards, particularly in the primary area of affectation.

To progress the social impact assessment's finding, the sub consultant's reports have been reviewed and the summaries / conclusions are listed below:

ISSUE - Noise	The increase in noise will have a negative impact on the quality of life of residents. This will be particularly evident on weekends.
Management Action	Preparation of acoustic / noise report by Heggies Pty Ltd.
Report Findings	Heggies was commissioned by Insite Planning Services Pty Ltd on behalf of Hanson Construction Materials Pty Ltd (the proponent) to undertake a Noise Assessment for the extension of Central Coast Sand Quarry, Somersby NSW. It was identified that numerous residential receivers are potentially susceptible to noise impacts. The sensitivity of these receptors is a reflection of their distance from the quarry and the attenuating effects of topography and local meteorology (wind direction and strength). Receptors A, B C and D which are in close proximity (less than 60m) from the proposed extraction areas potentially the most affected. This report has identified the following noise mitigation requirements and recommendation for the Somersby Sand Quarry existing and proposed extension operations: Existing Quarry Operation Predicted noise levels show that full quarry operations will comply with the DECCW project specific noise goals under calm, prevailing winds and under temperature inversion weather conditions. However, it is recommended at that all mobile plant onsite are fitted with quacker type reversing alarms. Proposed Quarry Extension Operation Predicted noise levels show that the proposed quarry extension operations will comply with the project specific noise levels with the following restrictions and recommendations: • A 5m high earth bund will need to be constructed around the proposed extension area boundary. This bund is a permanent fixture and will remain there for the duration of quarry operations. • Only 1x Excavator or 1x 480 loader, 1x Haul truck

and 1x Water Cart may operate in the proposed extension area once the 5m high earth bund is constructed.

- 1x Dozer can operate once the proposed extension area ground level reached a depth of 5m below the existing ground level. We note that if the dozer operates in the proposed extension area, only the water cart may operate at the same time.
- All mobile plant onsite be fitted with quacker type reversing alarms.

Road Traffic Noise

The existing noise measurement results which include the quarry vehicles and local traffic indicate a marginal noise level increase of 1dBA above the project specific noise goals shown in Table 12 for both the day and the night time periods. However, the ECRTN states that in all cases (where criteria are already exceeded), traffic arising from the development should not lead to an increase in existing noise levels of more than 2 dBA. Since the proposed development isn't altering their production output or traffic volumes the project specific road traffic noise criteria has been satisfied.

Sleep disturbance

The predicted noise levels show that all nearest affected residential receivers comply with the sleep disturbance noise goals.

Construction Noise

The predicted noise levels at the nearest residential receivers during bund construction are between noise goals for noise affected and highly noise receivers. Locations A to E, & G exceed noise affected goals by 5 dBA to 17 dBA but are below those of high noise affected. All other residential locations comply with project specific criteria.

It is likely that noise levels will be of a short duration during the construction of the bund wall. It is recommended all potentially impacted residents will need to be informed of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for the site representative responsible for the construction works.

ISSUE - Dust	The increase in dust has raised concerns regarding the impact of silica and the impact of dust generally. This concern is twofold – being 1. Impact on residents – both from a health and lifestyle perspective 2. Impact on industry, in particular the nearby chicken farm and contamination of sheds and also water supply.
Management Action	Preparation of air quality and green house gas report by Heggies Pty Ltd
Report Findings	Heggies Pty Ltd (“Heggies”) has been commissioned by Insite Planning Services Pty Ltd (“Insite”) on behalf of Hanson Construction Materials Pty Ltd (the proponent) to undertake an Air Quality Impact Assessment for the extension of Central Coast Sand Quarry at Somersby, NSW. Modelling of PM₁₀, deposited dust and silica emissions concentrations was undertaken using the Ausplume Gaussian Plume Dispersion Model software developed by the Victorian EPA. The following finding were made from the modelling exercise: • Particular Matter (PM₁₀) concentrations are predicted to be below the NSW DECC air quality goal at all surrounding receptors. • Dust deposition levels are predicted to be below the current NSW DECCW air quality goal at all surrounding receptors. • Silica concentrations are predicted to be below the EPA air quality goal at all surrounding receptors. The total estimated annual emissions of CO₂-Equivalent as a result of operations at the site are likely to be of the order of 220t of CO₂-Equivalent per annum. Greenhouse gas estimated are estimates are assessed relative to 1990 baseline levels for reporting purposes. The AGO (AGO, 2009) estimates that in 1990, Australian greenhouse gas emissions totalled 1116t CO₂-Equivalent. A comparison of the predicted emissions with the 1990 national estimate demonstrates that operations would represent an annual emission of approximately 0.00006% of the total baseline Australian emissions. Emissions of greenhouse gases in NSW during 2005 amounted to a total of 158.2Mt CO₂-Equivalent (AGO,2007). A comparison of the predicted emissions due to the proposed operations with NSW emissions in 2005 demonstrated that operations would represent an annual emission of approximately 0.0002%.

Social Economic Impact - Water	Impact of the quarries operation on the water supply. This relates to both ground water and also sub surface water.
Management Action	Preparation of hydrology, geo-tech and groundwater report by Martens Consulting Engineers.
Report Findings	A groundwater assessment was undertaken to assess the impacts of the proposed boundary readjustment and expansion of the resource extraction operations of the existing Somersby Quarry (Central Coast Sands) into the proposed expansion site. Potential impacts were assessed using a calibrated steady-state numerical Modflow groundwater flow model. Primary objectives of the model were to assess drawdown and groundwater ingress rates into the extraction pit for existing-approved and proposed-development scenarios. Aquifer testing on the site including slug tests and a pump test produced a median K test value of 0.08 m/d. The final calibrated K value used in the groundwater model was 0.017 m/d. This value is in line with typically cited K values for the aquifers in the Somersby region. Recharge was determined to be 125 mm/yr following calibration of the groundwater model. The groundwater model was calibrated to existing-development conditions / observations. Results indicate that the steady-state groundwater inflow into the extraction pit is currently of the order of 80 KL/d, under the currently approved-development groundwater inflows shall be of the order of 957 KL/d. Groundwater inflows for the proposed-development shall be of the order of 233 KL/d. The proposed lateral expansion of the quarry will result in reduced impact when compared to the ultimate approved-development due to the following: Groundwater extraction rates are modelled as approximately 75% lower. Drawdown levels will be lower at all bores. Modelling indicates that the proposed development will result in a reduction to median drawdown (i.e a final groundwater surface higher under the proposed development than under the presently approved development) of approximately 9.5 m. Groundwater Dependent Ecosystems (GEDs) will experience less impact based on drawdown results.

ISSUE - Visual	What the visual impact would be to residents along Keighley and Grant Road
Management Action	Visual impact assessment completed by Insite Planning.
Report Findings	The location of the proposed quarry extension is visually enclosed as a result of topography and existing vegetation in the locality (including mature hedge rows, orchards and remnant vegetation stands). There are limited properties and public places that have direct view of the land and these are limited to very small section of Keighley Road (where these views are currently dominated by the existing poultry sheds situated less than 10 metres from the northern boundary of the subject land). The enclosed nature of the locality and extensive use of hedge rows creates a circumstance where the use of relatively narrow vegetated buffers around the site will be entirely consistent with the visual characteristics of the locality. Quarries and extractive industries are generally surrounded by long, narrow vegetation buffers/screens which, in some instances, detract from the amenity of the locality. In the case of the subject land, use of vegetated buffers and earth bunding along boundaries and in other suitable locations will be entirely in keeping with the existing hedge-row plantings and the visual amenity of the area. As a result of the visually enclosed nature of the site, it is considered that the proposed development will have minimal impact in terms of visual impacts. Providing that the mitigation measures previously described in this report are maintained or put in place, the development of the quarry extension will have a very minor impact on existing views or vistas.





4. CONCLUDING COMMENTS

A range of consultations have been undertaken throughout the preparation of the Environmental Assessment and specialist reports.

The formal process has involved the preparation of a Preliminary Environmental Assessment, discussions with the Department of Planning, a Planning Focus meeting and the subsequent receipt of the Director General's requirements in addition to written correspondence from relevant Government agencies.

Specialist consultants have undertaken a range of discussions with key Government agencies, including the Aboriginal Community, Roads and Traffic Authority, DECCW and Gosford Council.

In addition, an extensive consultation process has been undertaken to include neighbours and nearby property owners in the process – this has included newsletters delivered to nearby land holders to advise of the relevant stages of the process as well as a general door-knock alongside meetings with relevant members of the community to discuss specific issues of concern.

ATTACHMENT 1

Director General's Requirements





NSW GOVERNMENT
Department of Planning

23-33 Bridge Street
GPO Box 39 SYDNEY NSW 2001

**Mining & Extractive Industries
Major Development Assessment**

Contact: Kane Winwood

Phone: 9228 6298

Fax: 9228 6466

Email: kane.winwood@planning.nsw.gov.au

Our ref: S08/00532

Mr Andrew Driver
NSW Development Manager
Hanson Construction Materials Pty Ltd
Locked Bag 5260
PARRAMATTA NSW 2124

Dear Mr Driver

**Central Coast Sands Project (MP 08_0173)
Director-General's Requirements**

The Department has received your application for the Central Coast Sands Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information that you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

The Department believes the combined operations of the existing quarry and the proposed extension should be regulated by a single, modern planning approval. You are therefore encouraged to develop the project with this in mind, and to surrender the consent/s for the existing quarry should the Central Coast Sands Project be approved. Please note that the Department generally does not grant consents for over 20 years for extractive industries.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the project will require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment of the project. This will allow the Department to determine the:

- applicable fee (see Division 1A, Part 15 of the *Environmental Planning & Assessment Regulation 2000*); and

- number of copies (hard-copy or CD-ROM) of the Environmental Assessment required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Kane Winwood.

Yours sincerely



22.10.08

Chris Wilson
Executive Director
Major Project Assessment
As delegate of the Director-General

Director-General's Requirements

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

Application Number	MP 08_0173
Project	To expand the existing sand quarry located at Reservoir Road, Somersby, to incorporate an adjoining lot located to the east and extract approximately 5 million tonnes of sand.
Site Location	Lot 10 DP 1090880, Keighley Road, Somersby
Proponent	Hanson Construction Materials Pty Ltd
Date of Issue	22 October 2008
General Requirements	The Environmental Assessment of the project must include: • an executive summary; • a detailed description of the: - existing and approved quarry operations on the site, including a copy of all the statutory approvals that apply to these operations; and if these operations rely on either existing or continuing use rights, then a detailed description of these rights supported by suitable evidence to demonstrate the existence of these rights; - existing environmental management and monitoring regime on site; • a detailed description of the project, including: - the need for the project; - a detailed resource and land use assessment; - alternatives considered, including a justification for the project on economic, social and environmental grounds; - likely staging of the project; - plans of any proposed demolition or building works; and - likely interactions between the operations of the existing quarry and the project. • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below and any other significant issues identified in the risk assessment (see above), which includes: - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); - a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management, mitigation and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Strategic – assess the project against the strategic land use planning objectives for the area including agricultural land capability and those contained in the <i>Central Coast Regional Strategy</i>, <i>Sydney Regional Environmental Planning Policy Nos 8 and 9</i> and <i>Gosford Interim Development Order No. 122</i>, and justify any inconsistencies between the project and these objectives;

	• Noise and Blasting – including construction, operational, and road traffic noise; • Air Quality – including a detailed analysis and modelling of the potential dust deposition, particulate matter and silica impacts of the project; • Soil & Water – including: – a detailed assessment of the potential incremental and cumulative impacts of the project on surface and groundwater resources in the area (covered by the <i>Water Sharing Plan for the Kulnura Mangrove Mountain Groundwater Sources 2003</i>) during all stages of the project, paying particular attention to potential impacts of the project on groundwater dependent ecosystems, Mooney Mooney Creek and the Mooney Dam catchment; – a site water balance detailing the availability of a sustainable water supply, water licensing requirements and measures to minimise water use and manage any water discharge; and – a detailed description of any contamination assessment to be undertaken prior to quarry extension; • Biodiversity; • Heritage – both Aboriginal and non-Aboriginal; • Transport – including an assessment of the potential impacts of all stages of the project on the safety and efficiency of the road network, and a description of any measures that would be implemented to either upgrade or maintain the road network during the life of the project; • Visual; • Greenhouse Gas – including: – a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the project; and – a detailed description of the measures that would be implemented to minimise the energy use of the project; • Hazards – including: – a detailed description of safety measures to be implemented during the demolition of existing buildings likely to contain asbestos or other hazardous materials; and – an assessment of the geotechnical stability of the quarry during all stages of the project. • Waste; • Rehabilitation – including: – a detailed description of how the site would be progressively rehabilitated, revegetated, and integrated into the surrounding landscape, including measures to ensure that the final landform is free draining; – a justification for the proposed final landform and use, taking into consideration any relevant strategic land use planning or resource management plans or policies; – the final landform and rehabilitation on previously identified prime agricultural land to enable the opportunity to use the land for agricultural investment once extraction ceases, in particular, ensuring there is road access, water resources and a well drained sub-soil; – a detailed description of the measures that would be put in place to ensure sufficient resources are available to implement the proposed rehabilitation measures, and the ongoing management of the site following the cessation of quarrying activities. • Social & Economic.
References	The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
Consultation	During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you should consult with: • Department of Environment and Climate Change;

	• Department of Primary Industries; • Department of Water and Energy; • Gosford City Council; and • Roads and Traffic Authority. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Strategic Plans	Gosford Interim Development Order No. 122. Central Coast Regional Strategy Sydney Regional Environmental Plan No. 8 Sydney Regional Environmental Plan No. 9
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC) Assessing Vibration: A Technical Guideline (DECC)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO) Guidelines for Energy Savings Action Plans (DEUS, 2005)
Soil and Water	Rural Land Capability Mapping (DLWC) Agricultural Land Classification (DPI) Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) Draft Guidelines for the Assessment & Management if Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Soil</i>	
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) State Water Management Outcomes Plan NSW Government Water Quality and River Flow Environmental Objectives (DECC) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Drinking Water Catchments Regional Environmental Plan No. 1

	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
Biodiversity	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the Environmental Planning and Assessment Act 1979 (DEC)
	NSW Groundwater Dependent Ecosystem Policy (DLWC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Waste	
	Waste Classification Guidelines (DECC)
Rehabilitation	
	Strategic Framework for Mine Closure (ANZMEC & Minerals Council of Australia)
	Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth of Australia)
	Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth of Australia)
Social & Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DOP)
	Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)

ATTACHMENT 2

Correspondence from Government Agencies



Your reference : S08/00532
Our reference : DOC 08/42128, File No. 272916A2, Part 3A
Contact : Hamish Rutherford, (02) 4908 6823

11 SEP 2008

Mr Howard Reed
A/Manager, Mining and Extractive Industries Team
Major Development Assessment
Department of Planning
PO Box 39
SYDNEY NSW 2001

Attention: Mr Kane Winwood

Dear Sir

**KEY ISSUES AND ENVIRONMENTAL ASSESSMENT REQUIREMENTS –
PROPOSED EXPANSION OF CENTRAL COAST SANDS QUARRY
LOT 10 DP1090880, KEIGHLEY ROAD, SOMERSBY
MP 08_0173**

I write in reference to the above proposed expansion of the Central Coast Sands Quarry, and the request for the Department of Environment and Climate Change's (DECC) Environmental Assessment (EA) requirements in regard to this proposal.

DECC has considered the details of the proposal as provided and has identified the information it requires to assess the proposal in Attachment A. The proponent should ensure that the EA is sufficiently comprehensive and detailed to allow DECC to determine the extent of the impacts of the proposal. In particular, the requirements of Section 45 of the *Protection of the Environment Operations Act 1997* (POEO Act) must be addressed.

In summary, DECC's key information requirements for the project are:

- the impact on air quality, noise amenity, and water quality;
- the impacts on threatened species and their habitat;
- the impacts on Aboriginal cultural heritage values;
- any impacts on any adjoining National Parks estate; and
- the design and layout of facilities to minimise potential impacts and the actions that will be taken to avoid or mitigate environmental impacts or compensatory measures to minimise unavoidable impacts.

In carrying out the assessment the applicant should refer to the relevant guidelines in Attachment B and also any industry codes of practice and best environmental management practice guidelines.

The existing Central Coast Sands Quarry is currently licensed under the POEO Act. Based on the information provided, the applicant would require a variation to the existing Environment Protection Licence in respect of the proposal. Should project approval be given the applicant will

The Department of Environment and Conservation is now part of the Department of Environment and Climate Change

PO Box 488G, Newcastle NSW 2300
117 Bull Street, Newcastle West, NSW
Tel: (02) 4908 6800 Fax: (02) 4908 6810
ABN 30 841 387 271
www.environment.nsw.gov.au

Department of **Environment and Conservation** NSW

need to make a separate application to DECC to vary the existing Environment Protection Licence prior to commencement of any further scheduled activity.

The proponent should be aware that any commitments made in the EA may be formalised as approval conditions. Consequently pollution control or conservation measures should not be proposed if they are impractical, unrealistic or beyond the financial viability of the development. It is important that all conclusions are supported by adequate data.

DECC requests that the applicant provide **four (4)** copies of the EA for review. These documents should be lodged with the Regional Manager – Hunter, Department of Environment and Climate Change, PO Box 488G, Newcastle NSW 2300.

If you require any further information regarding this matter please contact Hamish Rutherford on (02) 4908 6823.

Yours sincerely



BILL GEORGE
A/Head Regional Operations Unit
North East Branch
Environment Protection and Regulation

Encl: Attachment "A" – DECC's EA Requirements; and
Attachment "B" – Guidance Material.

**ATTACHMENT A: DECC'S EA REQUIREMENTS
PROPOSED EXPANSION OF CENTRAL COAST SANDS QUARRY
LOT 10 DP1090880, KEIGHLEY ROAD, SOMERSBY
(DOC08/42128)**

Environmental Impacts of the Project

DECC requires the following information to determine the extent of environmental impacts of the proposal. Impacts should be assessed in accordance with the relevant legislative requirements and guidelines listed in Attachment B.

1. Air, Noise, Water and Waste

The following environmental impacts need to be assessed, quantified and reported on:

- Air quality
- Noise and vibration
- Water quantity and quality
- Waste and chemicals
- Cumulative impacts

The EA should describe mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

2. Threatened Species and their Habitat

DECC acknowledges that the proposed site is predominantly devoid of intact native vegetation and that the proposal will not involve any clearing of such vegetation, but given that it adjoins a small corridor of Somersby Plateau Forest (as per Bell 2004a,b) to the south-west the Department is of the opinion appropriate threatened species investigations need to be conducted to ascertain whether or not indirect impacts will be an issue. The proponent's ecological consultants included this area within their study area for the proposal, as per the 'Preliminary Ecological Investigations' report (Eco Logical Australia, June 2008).

The EA must:

- document all the known and likely threatened species, their habitats, population and ecological communities of the site (including any adjacent areas that may be indirectly impacted upon by the proposal). The accompanying report must provide details of survey methodologies and / or techniques utilised;
- provide a detailed assessment of the impacts on such species, habitats, population and ecological communities; and
- detail the actions that will be taken to avoid or mitigate impacts, or compensate or offset for unavoidable impacts of the project on threatened species, populations, ecological communities and their habitat.

To address likely impacts on threatened species (including their habitat), populations and ecological communities, the proponent will need to engage a suitably qualified and experienced environmental consultant to conduct an appropriate flora and fauna survey, and provide an assessment report. This report will need to evaluate and mitigate any adverse impacts on such species, populations and communities on the subject site, within the immediate vicinity and

including both direct and indirect impacts (e.g. adverse hydrological changes). A recognised expert, from institutions such as the Australian Museum (Sydney), the National Herbarium at the Royal Botanic Gardens (Sydney) or the Queensland Herbarium (Brisbane), or who is otherwise considered acceptable by DECC, must be used to determine or confirm the identification of species that are unknown or which have been only provisionally identified.

Survey methods adopted must be those considered by experienced wildlife surveyors to be the ones most likely to detect the targeted subject species (more than one survey method must be utilised for those subject species for which complementary methods have the potential to result in a significant increase in detection). Survey effort (including intensity, repetition and coverage) must be at a level that can be reasonably expected to detect the subject species if present in the study area. Surveys are required to be undertaken during optimal climatic and seasonal conditions for all potentially occurring flora and fauna species and need to consider issues such as migratory species movements, the availability of shelter, breeding, pollination patterns and prerequisites, and also the relative availability of food resources and habitat.

Survey procedures and assessment of results should be consistent with those procedures and assessment approaches contained within the DECC publications

- “*Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities*” (DEC – November 2004). This document is available in draft form on the DECC website: <http://www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf> (*Note: Section 6.1 *Assessment of Significance* has now been amended by the following document).
- “*Threatened Species Assessment Guidelines: The Assessment of Significance*” (DECC – August 2007). This document is available in draft form on the DECC website: <http://www.environment.nsw.gov.au/resources/threatenedspecies/tsaguide07393.pdf>

Recent (less than 5 years old) surveys and assessments may be used to assist in addressing this requirement. However, previous surveys will not be considered to have addressed this requirement if they have:

- been undertaken in seasons or weather conditions when the target subject species are unlikely to be detected or present; or
- utilised methodologies, survey sampling intensities, timeframes or baits that are not the most appropriate ones for detecting the target subject species;

unless these differences can be clearly demonstrated to be likely to have had an insignificant impact upon the outcomes of the surveys.

If a proposed survey methodology is likely to vary significantly from widely accepted methods, the proponent should discuss the proposed methodology with the DECC prior to undertaking the SIS, to determine whether DECC considers that it is appropriate.

In addition to general consideration of threatened species (and their habitat), endangered populations and ecological communities, particular attention should be given to impacts and proposed mitigation measures for threatened species and their breeding, nesting and foraging habitat known to occur on site or within the vicinity, including any likely indirect impacts on habitat and EEC's which occur adjacent to or nearby to the proposal.

DECC notes the following known threatened species (based on DECC *Atlas of NSW Wildlife* database and the Preliminary Ecological Investigations report by Eco Logical Australia Pty Ltd) occur nearby (1-2 km radius) to the proposal and these should be targeted during the investigations for such species (but not be limited to just these):

Birds:

Sooty Owl (*Tyto tenebricosa*)
Powerful Owl (*Ninox strenua*)
Glossy Black Cockatoo (*Calyptorhynchus lathamii*)

Mammals:

Spotted Quoll (*Dasyurus maculatus*)
Large-footed Myotis (*Myotis adversus*)

Amphibians:

Red-crown Toadlet (*Pseudophryne australis*)

Flora:

Spreading Guinea Flower (*Hibbertia procumbens*)
Somersby Mintbush (*Prostanthera junonis*)

Compensatory strategies

The EA will need to document actions that will be taken to avoid or mitigate impacts, or compensate or offset for unavoidable impacts of the project on threatened species and their habitat, if applicable. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented. The EA needs to clearly state whether it meets each of the key thresholds set out in the Guidelines. Where significant modification of the proposal to minimise impacts on threatened species, populations or endangered communities is not possible then compensatory strategies should be considered (if applicable). These may include offsite or local area proposals that contribute to long term conservation of affected threatened species, population or endangered ecological community. If on or off-site compensatory habitat is not considered appropriate, justification must be provided.

Where such proposals involve other lands, or where involvement of community groups is envisaged in such proposals, such groups are to be consulted and proposals should contain evidence of support from these stakeholders and relevant land managers.

Compensatory benefits likely to result from such measures proposed for alternative sites are to be discussed and evaluated along with a discussion of mechanisms of how they might best occur.

The tenure of lands, land use and potential future uses of lands proposed to support compensatory habitat should be considered.

Justification for any area(s) proposed as compensatory habitat is to include assessment of the threatened species values impacted on by the proposed works and whether the proposed area(s) provides equivalent values.

DECC's *'Biodiversity Certification of Environmental Planning Instruments: Working Draft'* (<http://www.environment.nsw.gov.au/resources/threatenedspecies/07207biodivcert.pdf>) can be used as general guide for offset principles (as per Appendix 2 of this document). These principles are relevant to areas without an existing biodiversity offsets program. Offsets will require the proponent to consider adequate conservation in perpetuity, appropriate management regimes (including other habitat enhancement or mitigation measures) and financial security with respect to ongoing management. DECC would typically consider suitable measures to ensure conservation in perpetuity, such as (but not limited to) a Section 88B-E covenant of the *Conveyancing Act 1919* (Note: that a covenant under the *Conveyancing Act 1919* will require such an instrument to be lodged for registration under a new deposited plan or a plan of survey [refer to: <http://rgdirections.lands.nsw.gov.au/plans/easementsandcovenants>), a Voluntary Conservation Agreement under the *National Parks and Wildlife (NP&W) Act 1974*, a bio-banking

agreement under the *Threatened Species Conservation Act 1995*, and/or reservation of land under Part 4 of the *NP&W Act 1974*. The principles do not apply where there is legislation defining requirements for biodiversity offsets (e.g. under the *Native Vegetation Act 2003*).

3. Aboriginal Cultural Heritage Values

The EA should address and document the information requirements set out in the draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*.

The nature and extent of impacts on Aboriginal cultural heritage values across the project area needs to be identified within the EA, along with a description of any actions proposed to avoid or mitigate impacts or compensate to prevent unavoidable impacts of the project on Aboriginal cultural heritage values. This should include an assessment of the effectiveness and reliability of any mitigation measures and any residual impacts after these measures are implemented.

The EA needs to clearly demonstrate that effective community consultation with relevant Aboriginal communities has been undertaken in determining and assessing impacts, developing options and making final recommendations.

4. Impacts on land reserved under the *National Parks and Wildlife Act 1974*

Likely impacts on any adjoining DECC estate under the *National Parks and Wildlife Act 1974* need to be assessed, evaluated and reported on. The assessment should include, but not be limited to, impacts on threatened species populations and ecological communities, and their habitats; and groundwater dependent ecosystems.

The EA should describe mitigation and management options that will be used to prevent, control, abate or minimise the identified impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Department of Environment and Climate Change (DECC)
September 2008

**ATTACHMENT B: GUIDANCE MATERIAL
PROPOSED EXPANSION OF CENTRAL COAST SANDS QUARRY
LOT 10 DP1090880, KEIGHLEY ROAD, SOMERSBY
(DOC08/42128)**

Assessing Environmental Impacts

Information requirements described in Attachment A should be assessed in accordance with the following legislative requirements and guidelines. In particular the requirements of Section 45 of the *Protection of the Environment Operations Act 1997* must be addressed.

Air Quality

- Protection of the Environment Operations (Clean Air) Regulation 2002.
- Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA).
- Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in New South Wales (EPA).

Noise and Vibration

- NSW Industrial Noise Policy (EPA, 1999).
- NSW Environmental Criteria for Road Traffic Noise (EPA, 1999).

Water

Water Quality

- National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000).
- NWQMS Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC 2000).

Waste Water

- National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC 1997).
- National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC 2000).
- Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004).

Stormwater

- Managing Urban Stormwater: Soils and Construction (Landcom, 2004).
- Managing Urban Stormwater: Source Control (EPA 1998).
- Managing Urban Stormwater: Treatment Techniques (EPA 1998).

Groundwater

- State Groundwater Policy Framework Document (DLWC 1997).
- NSW State Groundwater Quality Protection Policy (DLWC 1998).
- (Draft) NSW State Groundwater Quantity Management Policy.
- NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002).
- National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ & ANZECC, 1995).

Waste

- Waste Classification Guidelines, Part 1: Classification of Waste (DECC, 2008).

Threatened Species Impacts

- Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities (DEC – November 2004; <http://www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf>).
- Threatened Species Assessment Guidelines: The Assessment of Significance" (DECC – August 2007; <http://www.environment.nsw.gov.au/resources/threatenedspecies/tsaguide07393.pdf>).
- Biodiversity Certification of Environmental Planning Instruments: Working Draft (<http://www.environment.nsw.gov.au/resources/threatenedspecies/07207biodivcert.pdf>).

Aboriginal Cultural Heritage Impacts

- Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation - Available from Dept of Planning.
- Interim Community Consultation Requirements for Applicants.
- Aboriginal Cultural Heritage Standards and Guidelines Kit - Available through DECC's webpage.

References

- Bell, S.A.J. (2004a) *The Natural Vegetation of the Gosford Local Government Area, Central Coast, New South Wales: Part 1 – Technical Report*. Final Report to Gosford City Council, Version 2.0, Eastcoast Flora Survey, Kotara Fair, NSW.
- Bell, S.A.J. (2004b) *The Natural Vegetation of the Gosford Local Government Area, Central Coast, New South Wales: Part 2 – Vegetation Community Profiles*. Final Report to Gosford City Council, Version 2.0, Eastcoast Flora Survey, Kotara Fair, NSW.

Department of Environment and Climate Change (DECC)
September 2008



Mr Howard Reed
A/ Manager - Mining and Extractive Industries
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Your Ref: S08/00532
Our Ref:08/7183

Dear Howard,

**Director General's Requirements
Hanson Central Coast Sand – Quarry Extension**

I refer to the planning focus meeting held on 24th September 2008. Comments on key issues that should be addressed in the environmental assessment (EA) to be prepared for the proposed sand quarry are provided below. This is a coordinated response incorporating comments from the Department's Mineral Resources and Agriculture Divisions. The Fisheries Division and Forests NSW have no key issues to raise.

MINERAL RESOURCE ISSUES

Construction sand is not a prescribed mineral under the Mining Act, 1992. Therefore, the Department of Primary Industries has no statutory role in authorising or regulating the extraction of this commodity, apart from its role under the Mines Inspection Act, 1901 for ensuring the safe operation of mines and quarries.

The key issues that need to be addressed in the EA are the size and quality of the resource. The proponent must be able to demonstrate that the size and quality of the resource have been adequately assessed and provide details of methods used to assess the resource. The proposal should aim to maximise the extracted resource subject to the requirements of a free draining final landform.

The Department of Primary Industries–Mineral Resources collects data on the quantity and value of construction materials produced annually throughout the State. Forms are sent to all operating quarries at the end of each financial year for this purpose. The statistical data thus collected is of great value to Government and industry in planning and resource management, particularly as a basis for analysing trends in production and for estimating future demand for particular commodities or in particular regions. In order to assist in the collection of construction material production data, it is requested that a commitment to provide annual production data to the Department of Primary Industries be included in the proponent's Statement of Commitment.

For further information regarding mineral resource issues please contact – Cressida Gilmore, Senior Geologist - Land Use, ph 49316537.

AGRICULTURAL ISSUES

The EA needs to demonstrate;

- That the area proposed for extraction fits with the current legislation mapped out through a public consultation process to modify the SREP 8 by Gosford / Wyong LEP 2001 which notates the preferred areas of sand extraction and in particular the removal of prime agricultural land (Figure 1: Somersby Agricultural Land Class).
- That extraction below known aquifers is consistent with best sand extraction practices.
- The measures proposed to 'make good' any loss of ground water to surrounding ground water users, taking into account uncertainties of finding water of usable volume and quality at depth and any extra costs for pumping from deeper bores.
- Impacts from blasting will not disturb nearby commercial poultry.
- Dust generated during construction and operation does not adversely impact nearby orchards.
- The final landform and rehabilitation on previously identified prime agricultural land to enable the opportunity to use the land for agricultural investment once extraction ceases, in particular, ensuring there is road access, water resources and a well drained sub-soil.

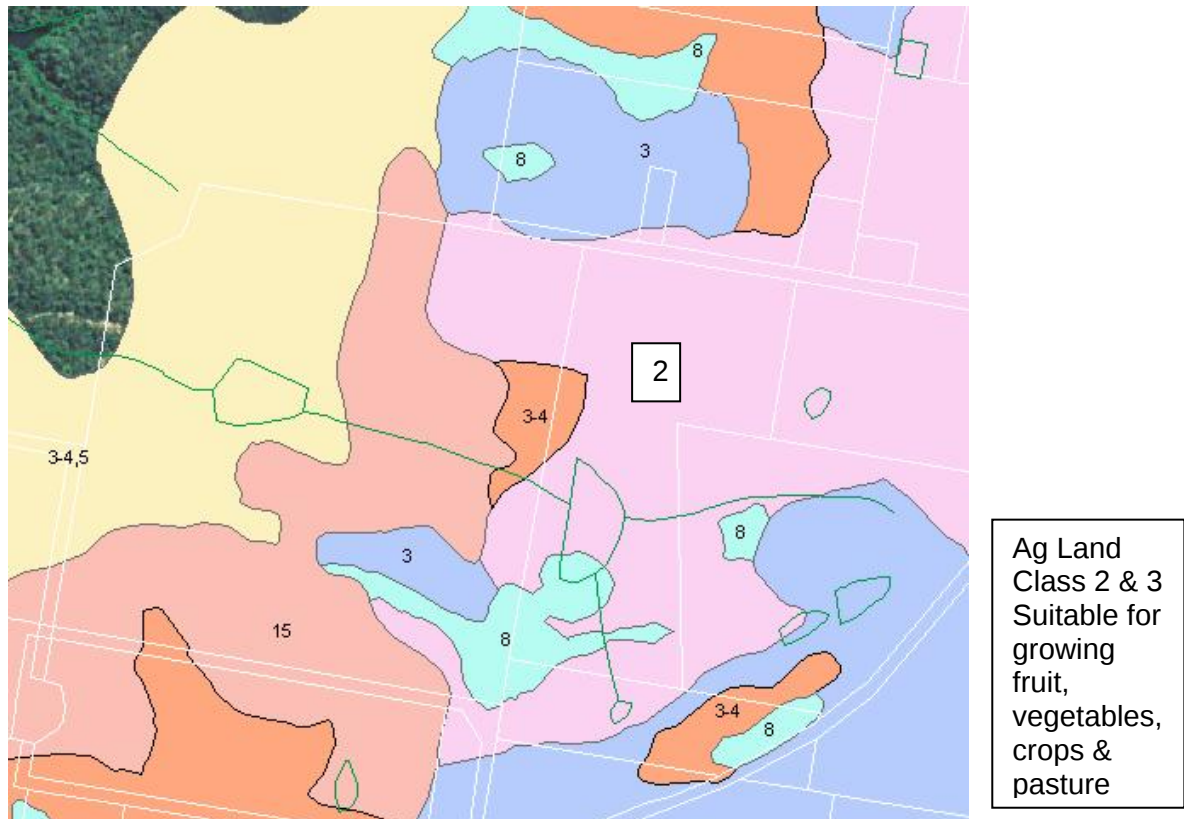


Figure 1 Somersby Agricultural Land Class

For further information regarding agriculture issues please contact – Andrew Docking, Resource Management Officer, ph 45882128.

Yours faithfully,

Iain Paterson
A/Team Leader, Land Use
07/10/08



NSW Government

DEPARTMENT OF WATER AND ENERGY

Your Ref: S08/00532
Our Ref: ER20276

Department of Planning
GPO Box 39
SYDNEY NSW 2001

1 October 2008

Attention: Kane Winwood

Dear Sir

**MP08_0173 – Director-General's Environmental Assessment Requirements
Proposed 'Hanson Central Coast' Sand Quarry Extension Project
Lot 10 DP 1090880 and Lot 33 DP 755246 Reservoir Road, Somersby**

I refer to your undated letter received on 5 September 2008 requesting key issues/ assessment requirements for the project proposal. The Department of Water and Energy (DWE) provides the following advice for consideration in the preparation of the Environmental Assessment (EA):

DWE's key issues and assessment requirements are detailed in **attachment 'A'** and include:

- Satisfying any approval/ licensing requirements under State water legislation;
- Taking into account the Water Management Principles under section 5 of the *Water Management Act 2000* and the relevant NSW Government policies;
- Identifying how water supply is to be sourced and secured for the project proposal;
- Protecting the groundwater sources (including groundwater dependent ecosystems[GDEs]) and protecting surface water;
- Ensuring that any potential hydraulic connection between the proposed development and surface and groundwater sources is identified and mitigated;
- Ensuring there is no adverse impact on surface and groundwater systems (including GDEs), basic landholders rights and potentially affected licensed water users; and
- Protecting watercourses and riparian corridors and taking into account DWE's Guidelines for Controlled Activities (February 2008).

If you require further information please contact me on 4904 2538.

Yours sincerely

Peter Johns
Assessment Officer
Major Projects, Mine Assessments and Planning
Newcastle

Attachment 'A' - Key Issues

MP08_0173 - Director-General's Environmental Assessment Requirements

Legislation

The assessment is required to take into account the objectives and regulatory requirements of the following legislation administered by the Department of Water and Energy (DWE), as applicable:

- *Water Act 1912*
- *Water Management Act 2000 (WMA)*
- *Water Management Amendment (Controlled Activities) Regulation 2008*

Water Sharing Plans

Gazetted Water Sharing Plans (WSPs) prepared under the provisions of the *WMA* establish rules for access to, and the sharing of water between the environmental needs of the surface or groundwater source and water users. If the proposal is within a gazetted WSP area the assessment is required to demonstrate consistency with the rules of the WSP.

Refer to: <http://www.dnr.nsw.gov.au/water/plans.shtml>

State Policies

The assessment is required to take into account the following NSW Government policies, as applicable:

- NSW Groundwater Policy Framework Document - General
- NSW Groundwater Quantity Management Policy
- NSW Groundwater Quality Protection Policy
- NSW Groundwater Dependent Ecosystem Policy
- NSW State Rivers and Estuaries Policy
- NSW Sand and Gravel Extraction Policy for Non-Tidal Rivers
- NSW Wetlands Management Policy
- NSW Farm Dams Policy
- NSW Weirs Policy

Guidelines

The assessment is required to take into account the following DWE Guidelines for Controlled Activities (February 2008), as applicable:

- Riparian corridors (and associated Vegetation Management Plans)
- Watercourse crossings
- Laying pipes and cables in watercourses
- Outlet structures
- In-stream works

Refer to: http://www.dnr.nsw.gov.au/water/controlled_activity.shtml

Groundwater

DWE is responsible for the management of the groundwater resources so they can sustain environmental, social and economic uses for the people of New South Wales.

Licensing

All proposed groundwater works, including bores and excavations for the purpose of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval obtained from DWE prior to their installation.

Groundwater Source

The assessment is required to identify groundwater issues and potential degradation to the groundwater source and provide the following:

- Details of the predicted highest groundwater table at the development site.
- Details of any works likely to intercept, connect with or infiltrate the groundwater sources.
- Details of any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.

- Describe the flow directions and rates and the physical and chemical characteristics of the groundwater source.
- Details of the predicted impacts of any final landform on the groundwater regime.
- Details of the existing groundwater users within the area (including the environment) and include details of any potential impacts on these users.
- Assessment of the quality of the groundwater for the local groundwater catchment.
- Details of how the proposed development will not potentially diminish the current quality of groundwater, both in the short and long term.
- Details on preventing groundwater pollution so that remediation is not required.
- Details on protective measures for any groundwater dependent ecosystems (GDEs).
- Details of proposed methods of the disposal of waste water and approval from the relevant authority.
- Assessment of the need for an Acid Sulfate Management Plan (prepared in accordance with ASSMAC guidelines).
- Assessment of the potential for saline intrusion of the groundwater and measures to prevent such intrusion into the groundwater aquifer.
- Details of the results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Details of any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The assessment is required to identify any impacts on GDEs. The NSW Groundwater Dependent Ecosystem Policy provides guidance on the protection and management of GDEs. It sets out management objectives and principles to:

- Ensure the most vulnerable and valuable ecosystems are protected.
- Manage groundwater extraction within defined limits thereby providing flow sufficient to sustain ecological processes and maintain biodiversity.
- Ensure sufficient groundwater of suitable quality is available to ecosystems when needed.

Ensure the *precautionary principle* is applied to protect GDEs, particularly the dynamics of flow and availability and the species reliant on these attributes.

Ecosystems that can depend on groundwater and that may support threatened or endangered species, communities and populations, include:

- Terrestrial vegetation that show seasonal or episodic reliance on groundwater.
- River base flow systems which are aquatic and riparian ecosystems in or adjacent to streams/rivers dependent on the input of groundwater to base flows.
- Aquifer and cave ecosystems.
- Wetlands.
- Estuarine and near-shore marine discharge ecosystems.
- Fauna which directly depend on groundwater as a source of drinking water or that live within water which provide a source.

Surface Waters

DWE is responsible for the sustainable management of rivers, estuaries, wetlands and adjacent riverine plains.

Watercourse/Riparian

The assessment is required to consider the impact of the proposal on the watercourses and associated riparian vegetation within the site and provide the following:

- Identify the sources of surface water.
- Details of stream order (using the Strahler System).
- Details of any proposed surface water extraction, including purpose, location of existing pumps, dams, diversions, cuttings and levees.
- Detailed description of any proposed development or diversion works including all construction, clearing, draining, excavation and filling.
- An evaluation of the proposed methods of excavation, construction and material placement.
- A detailed description of all potential environmental impacts of any proposed development in terms of vegetation, sediment movement, water quality and hydraulic regime.
- A description of the design features and measures to be incorporated into any proposed development to guard against long term actual and potential environmental disturbances, particularly in respect of maintaining the natural hydrological regime and sediment movement patterns and the identification of riparian buffers. (See note below)
- Details of the impact on water quality and remedial measures proposed to address any possible adverse effects.

The *Rivers and Foreshores Improvement Act 1948* has now been repealed and the controlled activity provisions in the *WMA* have commenced (effective 4 February 2008).

Riparian corridors form a transition zone between terrestrial and aquatic environments and perform a range of important environmental functions. The protection or restoration of vegetated riparian areas is important to maintain or improve the geomorphic form and ecological functions of watercourses through a range of hydrologic conditions in normal seasons and also in extreme events.

Although Part 3A Major Projects are exempt from requiring a controlled activity approval (s91 of *WMA*), the assessment is required to take into account the objectives and provisions of relevant legislation and guidelines.

Note: Recommended Core Riparian Zones (as applicable):

- Minimum of 10m for any intermittently flowing 1st order watercourse;
- 20m for any permanently flowing 1st order watercourse or any 2nd order watercourse;
- 20m – 40m (merit based assessment) for any 3rd order or greater watercourse.

[Refer to DWE Guidelines for Controlled Activities (February 2008) – Riparian Corridors].

Stormwater Control and Treatment

DWE requires that all structural works including works for stormwater capture and treatment are located outside any riparian buffers. DWE will however consider the construction of online works on minor streams with adequate justification.

Any Stormwater Management Plan for the site must maintain environmental flows and inundation patterns in the watercourse. (That is, post development flows must match or better pre-development flows).

Water Management Structures/Dams

DWE is responsible for the management and licensing of these structures under water legislation.

If the proposal includes existing or proposed water management structures/dams, the assessment is required to provide information on the following:

- Date of construction (for existing structure/s).
- Details of the legal status/approval for existing structure/s.
- Details of any proposal to change the purpose of existing structure/s.
- Details if any remedial work is required to maintain the integrity of the existing structure/s.
- Clarification if the structure/s is on a watercourse.
- Details of the purpose, location and design specifications for the structure/s.
- Size and storage capacity of the structure/s.
- Calculation of the Maximum Harvestable Right Dam Capacity (MHRDC).

- Details if the structure/s is affected by flood flows.
- Details of any proposal for shared use, rights and entitlement of the structure/s.
- Details if the proposed development/subdivision has the potential to bisect the structure/s.

DWE's Farm Dams Assessment Guide provides details on harvestable rights and the calculation of the MHRDC. Refer to:

http://www.naturalresources.nsw.gov.au/water/farm_dams/index.shtml

Basic Landholder Rights

The WMA identifies Basic Landholder Rights (BLRs) for access to water whereby landholders over an aquifer or with river or lake frontage can access water for domestic (household) purposes or to water stock without the need for a water licence (although a works approval may still be required). This has the potential to impact inequitably on existing licensed water users (under a WSP) in the case where riparian frontage continues to be subdivided, creating new basic rights for water extraction.

If this is an issue for the proposal the assessment should identify any potential for creation of new BLRs along the frontage to major waterways or over any sensitive aquifers. For those subdivisions fronting rivers/lakes, innovative subdivision design which allows the creation of additional lots without direct river/lake frontage or utilises collective or community title to manage the use of any existing BLR could provide a satisfactory way of managing this issue whilst still allowing for subdivision. Subdivisions over a sensitive aquifer however, may be more limited in using this approach.

Sustainable Water Supply/ Embargoes

Many gazetted WSPs to-date have identified particular surface and groundwater systems that are currently over-allocated (that is, water licence volumes issued to landholders operating in these catchments exceed the sustainable volumes/flows within these systems). In the case of over-allocation, the systems have subsequently been embargoed and no new water licences are to be issued within these catchments. Any new or expanded development within such catchments will therefore be unable to obtain any new water entitlements directly and will have to enter the water trading market (if available within that catchment) to seek additional water. Therefore, there can be no guarantees of obtaining additional water via this mechanism and there is the potential of restrictions on further development within such catchments.

The assessment is required to address the issue of provision of a sustainable water supply for any project proposal. The assessment should include Water Management Plans detailing how a sustainable and efficient water supply can be sourced and implemented with minimal reliance on accessing valuable surface and groundwater resources.

Through the implementation of BASIX, Integrated Water Cycle Management and Water Sensitive Urban Design, any proposed development must also be able to exhibit high water use efficiency.

Water and Sewerage Service/Effluent Treatment

Whilst DWE may not have any statutory water supply or sewerage responsibilities due consideration should be given to ensure that the proposal provides adequate facilities for water supply, sewerage services and/or treatment of effluent. There is the potential for contamination of groundwater and impacts on GDEs particularly from on-site disposal of effluent. There is a need for the assessment to investigate alternate effluent disposal systems and justify a preferred system, if applicable.

Please note the following guidelines related to effluent disposal:

- National Water Quality Management Strategy: Guidelines for Groundwater Protection in Australia (ARMCANZ, ANZECC & NHMRC)
- NSW Department of Environment and Conservation Environmental Guidelines - Use of Effluent by Irrigation (2004)
- NSW Department of Local Government Septic Safe On-Site Sewage Information Management System Handbook
- Environment & Health Protection Guidelines for On-site Sewage Management for Single Households, 1998



184DA340
08/1943

3 October 2008

Manager, Mining & Extractive Industries
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Kane Winwood

Dear Mr Winwood

**MP 08_0173 – RESERVOIR ROAD, SOMERSBY
HANSON CENTRAL COAST SAND QUARRY EXTENSION**

I refer to your letter requesting the RTA's advice regarding an environmental assessment for a proposal by Hanson Construction Materials Pty Ltd for an extension to an existing sand quarry in Reservoir Road, Somersby (your reference: S08/00532).

The RTA's primary interests are in the road network, traffic and broader transport issues, particularly in relation to the efficiency and safety of the classified road system, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, the RTA has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. RTA concurrence is required for works, structures, and disturbances to, in, on, under or over classified roads, under section 138 of the Act, with Council consent. Council is the roads authority for all roads in the area.

Our requirements for the environmental assessment primarily relate to the traffic generated to and from the site and in this regard the following guidelines would apply:

- Dept of Planning NSW EIS Guidelines – *Road and Related Facilities*
- Roads and Traffic Authority's *Guide to Traffic Generating Developments*
- EPA's *Environmental Criteria for Road Traffic Noise*

The RTA's primary interests in relation to the road network are to:

- Maintain an efficient and safe road system;
- Facilitate the integration of land use and transport (includes draft *SEPP 66* considerations); and
- Maintain the integrity and security of the road network, property and assets.

The Environmental Assessment should demonstrate consideration of the above issues.

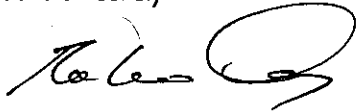


A traffic impact study will need to be prepared in accordance with RTA requirements. This traffic study should consider the traffic generation of the proposal, road capacity, intersection delays and road safety. Traffic modelling of key intersections may also be required.

The RTA encourages the proponent to discuss the above issues early in the EIS process, with the RTA, Gosford City Council and other relevant authorities.

For more information please contact me on 4379 7025.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob Day', with a large, stylized circular flourish at the end.

Rob Day
A / Traffic & Safety Manager
Central Coast



184DA341
08/1944

3 October 2008

Manager, Mining & Extractive Industries
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Kane Winwood

Dear Mr Winwood

**MP 08_0171 – BLOOD TREE ROAD / GEORGE DOWNES DRIVE, KULNURA
HANSON KULNURA SAND QUARRY PROJECT**

I refer to your letter requesting the RTA's advice regarding an environmental assessment for a proposal by Hanson Construction Materials Pty Ltd for a new sand quarry at Kulnura (your reference: S07/01786).

The RTA's primary interests are in the road network, traffic and broader transport issues, particularly in relation to the efficiency and safety of the classified road system, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, the RTA has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. RTA concurrence is required for works, structures, and disturbances to, in, on, under or over classified roads, under section 138 of the Act, with Council consent. Council is the roads authority for all roads in the area.

Our requirements for the environmental assessment primarily relate to the traffic generated to and from the site and in this regard the following guidelines would apply:

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- Roads and Traffic Authority's *Guide to Traffic Generating Developments*
- EPA's *Environmental Criteria for Road Traffic Noise*

The RTA's primary interests in relation to the road network are to:

- Maintain an efficient and safe road system;
- Facilitate the integration of land use and transport (includes draft *SEPP 66* considerations); and
- Maintain the integrity and security of the road network, property and assets.

The Environmental Assessment should demonstrate consideration of the above issues.

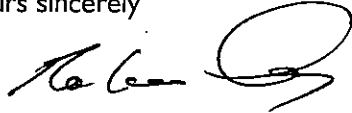


A traffic impact study will need to be prepared in accordance with RTA requirements. This traffic study should consider the traffic generation of the proposal, road capacity, intersection delays and road safety. Traffic modelling of key intersections may also be required.

The RTA encourages the proponent to discuss the above issues early in the EIS process, with the RTA, Gosford City Council and other relevant authorities.

For more information please contact me on 4379 7025.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob Day', with a large, stylized loop at the end.

Rob Day
A / Traffic & Safety Manager
Central Coast

ATTACHMENT 3

Newsletters to neighbours



UPDATE NEWSLETTER

The Future of the Somersby Sand Quarry

The Somersby Sand Quarry is one of the oldest working quarries in the area, having operated on its current site since the early 1960's. The quarry provides high quality construction materials to local and national markets as well as ensuring valuable local employment.

Hanson is currently investigating options for the continued operation of the quarry. This includes options for minor extensions to the

quarry onto adjoining land. This adjoining land currently contains poultry sheds and other agricultural uses.

The support of the community is paramount in ensuring that Hanson's operations are in keeping with the expectations of neighbours. For this reason, a series of newsletters will be sent to neighbours to ensure that they are kept informed of proposals for expansion of the quarry.



Existing Quarry

- The existing quarry occupies an area of approximately 33 hectares and has an annual production of approximately 300,000 tonnes.

Expansion Details

- The expansion of the quarry would add approximately 8 hectares of land to the quarry area;
- The area that would be used for the expansion is currently used for the purposes of a poultry farm and other agricultural purposes. The poultry farm would be relocated;

- The proposal would not see any additional plant or equipment used on the site and would rely on the existing administration buildings, plant, equipment, loading facilities etc which are located on the existing quarry site;
- The additional land area would not result in any alteration to traffic haulage routes and would not increase the number of vehicles; and
- The quarry expansion would not increase the operating hours or the annual production rates for the quarry, but rather, will extend the life of the quarry operation.

Investigations so far

Hanson is at the very preliminary stages of planning for expansion to the quarry. Letters have been sent to the Department of Planning to confirm whether the project will be a 'major project' as defined under the Environmental Planning & Assessment Act. The Department of Planning is likely to be the approval authority for any application for quarry expansion.

Once the Department of Planning confirms that the proposal is a 'major project' a preliminary report will be prepared to determine any major issues with expansion of the quarry.

Hanson has engaged Insite Planning Engineering Environmental to assist in the preparation of relevant documents and to facilitate the preparation of the preliminary report.



How will we keep the public informed?

We will, over the coming months, issue a series of newsletters keeping our neighbours up to date with any plans for expansion and the process involved.

In due course, the Department of Planning will undertake formal consultation processes as required by planning law.



Our neighbours are important to us

Hanson prides itself on maintaining excellent relationships with our neighbours. The fact that the existing quarry has operated for more than 4 decades without complaint or incident is testament to the excellent relationships that have been established. Hanson now aims to maintain these relationships throughout the planning for this minor quarry expansion.

If you have any questions or comments, please feel free to make a submission, in writing, to either of the addresses below.

Hanson looks forward to working with you in making continuing improvements to the Somersby Quarry and surrounding environment.



Mr Andrew Driver
Hanson Construction Materials Pty Ltd
Locked Bag 5260
PARRAMATTA NSW 2124



Mr Stephen Leathley
Insite Planning Engineering Environmental
PO Box 93
CESSNOCK NSW 2325

Community update

The future of the Somersby Sand Quarry

(December 2009)



This newsletter provides an update for local residents on Hanson's plans to extend the Somersby Sand Quarry.

Our goal is to ensure the local community remains well informed of any developments at the quarry, as your support and the ability of Somersby to uphold community expectations, is critical to its ongoing success.

Somersby Sand Quarry is one of the oldest working quarries in the area. Since the early 1960's, it has provided both high quality construction materials to local and national markets and a valuable source of local employment.

we'll make it happen



The Somersby Sand Quarry

The existing quarry occupies an area of approximately 33 hectares and has an annual production of approximately 300,000 tonnes.

Our expansion plans

Expanding the quarry will add approximately eight hectares of land to the quarry area.

Because it aims only to extend the life of the quarry operation, the additional land area will not alter traffic haulage routes or increase the number of vehicles on-site.

The quarry's operating hours and annual production rates will also not change and the proposal will not see additional plant or equipment used on site. Instead, it will rely on existing plant, equipment, loading facilities and the administration building already being used at the quarry.

Progress so far

Following preliminary investigations, the Department of Planning has confirmed in writing that the proposed quarry extension will be a 'major project' as defined under the Environmental Planning & Assessment Act. The Department of Planning is the approval authority for any application for quarry expansion.

The Preliminary Environmental Assessment

Hanson has engaged Insite Planning Engineering Economic & Social who has prepared a Preliminary Environmental Assessment which was submitted to the Department of Planning in July 2008.

It is available for viewing on the Department of Planning website at www.planning.nsw.gov.au.

Following a review of the Preliminary Environmental Assessment and a Planning Focus Meeting with the Department at the quarry (along with other key government agencies), the Department of Planning set out the Director General's Requirements for the proposed quarry extension.

The Director General's Requirements (DGR's)

The Director General's Requirements (DGR's) sets out all of the important matters that must be addressed in any application prepared for the extension of the quarry. It is a comprehensive list of all matters deemed by the Department of Planning and other Government agencies as requiring attention.

The impact of the global recession

The global economic crises resulted in delays to the project between late 2008 and early 2009 and a significant time lapse between when

the Preliminary Environmental Assessment was prepared and the current round of works.

Insite Planning Engineering Economic & Social is currently preparing the Environmental Assessment and collating all of the documents for the formal approval.

Preparing the Environmental Assessment (EA)

The Environmental Assessment is currently being prepared, including specialist reports dealing with all important matters, such as:

- Traffic
- Acoustics and noise
- Groundwater and surface water impacts
- Air quality and dust
- Ecology
- Aboriginal archaeology and heritage

It is anticipated that the Environmental Assessment and all associated reports will be completed within the next few weeks and the application will be submitted to the Department of Planning.

Community consultation

Hanson has already discussed the proposed development with many neighbours living around the quarry and all feedback will be incorporated into the Environmental Assessment.

Once submitted to the Department of Planning, a formal round of consultation through the Department will be undertaken, giving all residents the opportunity to review all documentation and provide further feedback.

Our neighbours are important to us

Hanson prides itself on maintaining excellent relationships with our neighbours. The fact that the existing quarry has operated very successfully for over four decades is testament to this. Hanson now aims to maintain these relationships throughout the planning process for this minor quarry expansion.

If you have any questions or comments, please submit a written submission to either of the addresses below.

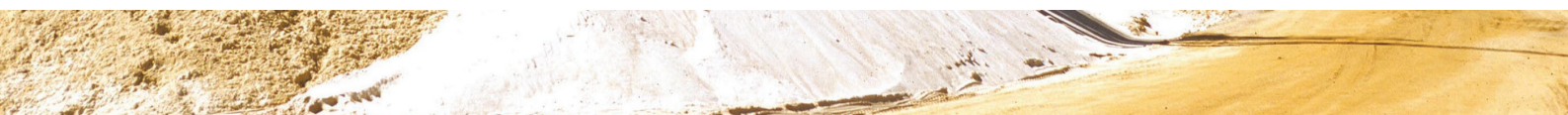
Hanson looks forward to working with you in making continuing improvements to the Somersby Quarry and its surrounding environment.



Mr Andrew Driver
Hanson Construction
Materials Pty Ltd
Locked Bag 5260
PARRAMATTA NSW 2124



Mr Stephen Leathley
Insite Planning Engineering
Environmental
PO Box 93
CESSNOCK NSW 2325



ATTACHMENT 4

**Notes from meeting with neighbours
(November 24, 2009)**



Notes from Meeting to Discuss Somersby Quarry Extension

Date: Tuesday November 24, 2009 @ 6pm

Location: Keighley Avenue (adjacent to subject land)

In attendance: James Marshall (Insite), Andrew Roach (Insite), Mr Geoff Gaye (Neighbour), Mr & Mrs Katrakitis (Neighbour), Mr Shane Britten (Neighbour), Mr Phil Smith (Neighbour)

Notes:

- Informal meeting structure with loose agenda. Aim is to inform residents of progress to date, project details and to address residents concerns now that many of the specialist reports are approaching completion.
- Meeting opens with discussion about the background of Insite and the project.
- Discussion regarding the current Somersby quarry operations and existing approvals – note made that there is currently no maximum quarry depth. Discussion of current works on site, extraction rates, number of staff etc. Details provided from PEA to attendees to give outline of current operations
- Discussion regarding the proposed development – ie Hanson's to acquire 8 hectares via boundary adjustment, extraction in new area to add to life of mine, number of staff to remain unaltered, location of plant and equipment to remain unaltered, vehicle movements to remain unaltered etc. Details of proposal (extract from PEA) provided to attendees along with some aerial photographs and broad details of the proposal
- Discussion of the Part 3A process and the application processes to date
 - o Confirmation from the Department that the proposal is a Part 3A application
 - o Preliminary Environmental Assessment (PEA) has been completed and submitted to Department of Planning
 - o PEA tabled at meeting for review by attendees, also copies available online for viewing
 - o Planning Focus Meeting has been held on site with DoP have issued the Director General's Requirements
 - o Preparation of the Environmental Assessment underway.
- Discussion of consultation process to date – neighbours have been contacted by James Marshall over past few months, issues raised have been noted.

- Specialist reports are approaching completion – including those issues that were raised by the neighbours as being significant:
 - o Traffic – Traffic Impact Statement
 - o Noise – Acoustic/Noise Report
 - o Dust/Silica – Air Quality Assessment Report
 - o Visual – Visual Impact Assessment
 - o Ground and Surface Water – Relevant Geotechnical and Hydrology Reports
- Discussions regarding next steps in the process – ie completion of specialist reports, submission to DoP, public consultation, consultation with government agencies/Council and DoP making a thorough assessment in conjunction with relevant Government agencies.
- Discussion of Key Issues separately:

Traffic

- Neighbours raise minor concern over traffic and safety, including traffic along Grants Road, Questions whether any access will be required along Keighley Avenue.
- AR & JM explain that traffic will not alter as part of the proposal, same productive capacity and same number of vehicle movements – this will remain unchanged
- Neighbours raise safety concerns from existing truck movements along Grants Road although
- No traffic to use Keighley Avenue, access to the new extraction area will be from within the existing quarry, staff and trucks will continue to access the site from Reservoir Road as is the current situation
- Traffic Report has been completed in either case to ensure that these matters are dealt with.
- Outcome: Generally comfortable that no additional traffic will be created from the proposed development and that no traffic will use Keighley Avenue.

Noise

- Neighbours raise concern over noise impacts, particularly if the quarry working area moves closer to homes.
- Particular concerns relating to reversing alarms on vehicles which area already disturbing on quiet/still days.
- AR explains that a noise assessment report is underway and that initial findings are that the proposal will be within relevant standards. No blasting required to remove the resource.

- AR notes that reversing alarms are an issue and comments that this has been dealt with by the noise report which will recommend that the alarms be replaced with 'quackers' to prevent disturbance to neighbours.
- A 5 metre bund is proposed to assist in arresting any noise issues. Neighbours seem satisfied with this approach provided that the bunding is vegetated with appropriate species and appropriately maintained.
- JM points out that noise impacts will become less and less as the quarry gets deeper.
- Outcome: neighbours satisfied that noise concerns taken into account, but want to see the final noise assessment which will be included as part of the Environmental Assessment and reserve the right to make comment at that stage

Air Quality/Dust/Silica

- AR comments that dust modeling is being carried out and specialist reports prepared. Provides basic summary of process of collecting background noise data and modeling impacts.
- Results from modeling (Ausplume) show compliance with relevant criteria for dust and silica.
- Draft Air Quality Report makes recommendations regarding methods of further mitigating impacts, including use of designated machinery only, watering exposed areas etc.
- Outcome: Some concern from neighbours regarding potential for dust deposition on roofing etc. Also concern regarding Silica. Express some level of comfort that reporting is being undertaken and that the initial results show compliance with relevant standards. Reserve the right to comment once the Environmental Assessment is completed.

Visual Impact

- Limited discussion on visual impact, neighbours appear comfortable that there will be limited impact. Support expressed for bunding around site to protect views from Keighley Avenue.

Ground and Surface Water

- Neighbours expressed concern over impact from groundwater and also surface water. Particular concerns relate to existing bores and potential loss of water from those bores due to lowering of the water table. Bores used by neighbours range from approximately 30 metres deep to 120 metres deep. Concerns relate particularly to loss of water for poultry operations which will result in lost productivity for neighbours.
- AR and JM point out that engineers with geotechnical and hydro-geological expertise have been engaged to undertake reporting to determine impacts.

- Summary of reporting so far is that there will be an impact on groundwater compared to current situation. However, this impact will be less than what would be experienced if Hanson's continued to deepen the existing quarry (for which they have development consent).
- Neighbours are concerned over loss of water – particularly Mr Katrakitis who relies on water for operation of his poultry farm.
- Water quality is discussed – if any bore extensions or receipt of water from the quarry site was used as a solution (if needed) then the water would need to be of a suitable quality for the intended use.
- AR and JM point out that there are a number of potential solutions that can be employed. These include:
 - o Monitoring of existing neighbor bores over the life of the quarry extension to ascertain impacts;
 - o Hanson's could potentially assist neighbours by deepening bores/providing new bores in the event that there are impacts
 - o The opportunity to pump water from the quarry site up to the neighbouring quarries could be investigated to supplement water supply
- Outcome: neighbours expressed concern over loss of water, AR and JM pointed out that there are some potential solutions. Neighbours reserve the right to discuss the matters and raise further comment. In addition, neighbours want the chance to view specialist reports as part of the Environmental Assessment and make further comment. Impact mitigation needs to be in perpetuity.

Final Matters

- AR and JM leave contact details and request that neighbours provide any comment they feel necessary within the next week or so.
- AR advises that the application (Environmental Assessment) will be completed within the next few weeks and submitted to the Department of Planning along with all specialist reports.
- Potential for these matters to be addressed by 'Statement of Commitments' from applicant.
- Neighbours reserve the right to comment on the finalised specialist reports and make objections as part of the 3A community consultation process.
- AR and JM will keep neighbours informed of progress of the application and will advise when documents are submitted to the Department of Planning

ATTACHMENT 5

**Notes from meeting with neighbours
(December 14, 2009)**



Notes from Meeting to Discuss Somersby Quarry Extension

Date: Monday December 14, 2009 @ 10.30am

Location: Keighley Avenue (adjacent to subject land)

In attendance: James Marshall (Insite), Andrew Roach (Insite), Mr & Mrs Katrakitis (Neighbour), Bill Rutledge (Neighbours Solicitor), Andrew Driver (Hanson), Andrew Norris (Marten's Consulting Engineers), Anthony Clarkson (Hanson).

Notes:

- Informal meeting structure with loose agenda. Aim is to inform residents of progress to date, project details and to address residents concerns – specific concerns with regard to surface water and groundwater impacts.
- Meeting opens with discussion about the background of the project.
- Discussion regarding the current Somersby quarry operations and existing approvals – note made that there is currently no maximum quarry depth.
- Mr Katrakitis, and his solicitor, point out main concerns regarding water. Essentially, the poultry farm operated by Mr Katrakitis uses an extensive amount of water. Currently water is stored in a form dam on the western side of his property (adjacent to subject land). Dam is filled from his property and roofing of poultry sheds acting as a catchment for dam. Water is pumped from the dam and used on poultry shed operations.
- Mr Katrakitis also has a bore on the site which is used primarily for domestic purposes and also for some stock watering.
- Concern over potential for proposed quarry extension to 'leach' water from the dam and reduce water supply for chicken operations. Second concern that the quarry extension will lead to reduced water in bore.
- Mr Norris provided comment (from hydrogeological engineering point of view) as follows:

Dam/Surface Water/Runoff/Leaching of Dam Water

- Mr Norris advised that, from a technical point of view, the quarry would have no impact on the dam in terms of loss of water through the dam wall. He commented that if a dam leaks/is not sealed properly, it will leak, most dams leak at least a small amount. The quarry extension and works downstream of the dam will not impact on the extent to

which the dam leaks. Likewise, the works are downstream of the site and will not affect the catchment or run-off from the dam

Bore water

- Mr Norris advised that modeling undertaken to date indicated that the proposed quarry extension would lead to a drawdown of around 9 metres in the existing bore located on the property. Whether this would impact on the productivity for the bore would be determined by how deep the bore is in relation to the water level.
- If the bore's showed reduced productivity the options would include deepening the current bore, a new bore, or obtaining water from another source (such as from, the water in the existing quarry which could be pumped up to the property)
- Mr Norris pointed out that the proposed development actually had less of an impact than if Hanson's continued to quarry the existing site under their existing approval by which the maximum depth would be determined by pit design.
- Options for monitoring were discussed, including how Hanson's would know if there was any impact. Mr Katrakitis' legal representative discussed options for establishing some type of legal agreement between Mr Katrakitis and Hanson's to monitor the bore and remedy any impacts resultant from the quarry extension. They will consider this further and provide Hanson's with some form of wording.