



Your ref: SSD-90993356
Our ref: EF20/20896

Ms Allison Sharp
Principal Planning Officer
DPE

By email: allison.sharp@planning.nsw.gov.au

Dear Ms Sharp

The EPA has considered your request for advice on Holcim Salt Ash Sand Operations (SSD-90993356) (Port Stephens) located at 8 Oakvale Drive, Salt Ash and determined that further information is required to complete our assessment.

The EPA has received the EIS (Holcim Salt Ash Sand Operations, State Significant Development, Environmental Impact Statement, prepared for Holcim (Australia) Pty Ltd and dated 2 December 2022) including (but not limited to):

- Appendix E – Groundwater Impact Assessment
- Appendix F – Groundwater Treatment Options
- Appendix G – Surface Water Impact Assessment
- Appendix I – Noise Impact Assessment
- Appendix J – Air Quality Impact Assessment.

Holcim propose to extract and process up to 550,000 tonnes per annum (tpa) of sand at its Salt Ash site using dry extraction and dredging techniques and to import up to 200,000 tpa of sand from their Tanilba Bay, Anna Bay and other local operations.

To assess the application, further detail is required on impacts, trigger values, management responses and mitigation measures. Whilst the EIS includes a range of potential impacts (such as acid sulfate soils (ASS)), the mitigation and management measures are not sufficiently detailed to enable a determination.

The EIS makes a commitment to prepare:

- An ASS management plan
- A groundwater management plan (GWMP)
- A fill importation management plan (FIMP)
- An operational environmental management plan (OEMP)
- A pollution and incident response management plan, along with a bushfire emergency evacuation and management plan
- A rehabilitation and landscape management plan (RLMP)
- A Construction Environment Management Plan (CEMP) and Operational Environment Management Plan (OEMP).

Phone 131 555
Phone 02 9995 5555
(from outside NSW)

TTY 133 677, then
ask for 131 155

PO Box 488G,
Newcastle NSW
2300

117 Bull Street,
Newcastle West

info@epa.nsw.gov.au
www.epa.nsw.gov.au
ABN 43 692 285 758

Some or all of the above plans are required in order to properly evaluate the impact of the proposal and the proposed management and mitigation measures

If you have any further questions about this issue, please contact Ms Janelle Bancroft, Senior Operations Officer, Regulatory Operations Regional, on 6640 2513 or at janelle.bancroft@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Lund', written in a cursive style.

Simon Lund
Unit Head
Regulatory Operations Regional