



Project Name: Teralba Quarry Project
Case ID: PDA-102714706

Proponent Details

Project Owner Info

Title	Mr
First Name	Mo
Last name	Yunusa
Role/Position	Manager of Quarries
Phone	0423832077
Email	moy@metromix.com.au
	Rhonda Road
Address	Teralba , New South Wales, 2284 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	METROMIX PTY. LIMITED
ABN	39002886839

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Nicholas	Warren
Phone	Email	Role/Position
0437635975	nick@rwcorkery.com	

Address

Suite 12.01, 1-5
Railway Street
Chatswood, New South Wales 2067
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Teralba Quarry Project
Industry	Mining
Development Type	Extractive industries
Estimated Development Cost (excl GST)	AUD20,000,000.00
Indicative Operation Jobs	26
Indicative Construction Jobs	10
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Metromix is seeking development consent for the extension of the existing Teralba Quarry

Concept Development

Are you intending to submit a concept or staged application?

No

Site Information

Site Name	Teralba Quarry
Site Address (Street number and name)	Rhondda Road Teralba NSW 2284
Site Co-ordinates - Latitude	-32.960499
Site Co-ordinates - Longitude	151.588

Local Government Area

Local Government	District Name	Region Name	Primary Region
Lake Macquarie City		Hunter	☒

Lot and DP

Lot and DP
Lot 1 and Lot 2 DP 224037

Site Area

What is the total site area for your development?
Site Area sqm
1,046,000

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 7 - Extractive industries

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Application Area is zoned SP1 – Special Activities and C2 – Environmental Conservation under the Lake Macquarie Local Environmental Plan 2014. Extractive industry is permissible within these land zones by virtue of Clause 2.9(3)(a) of the State Environmental Planning Policy (Resources and Energy) 2021.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
SP1 Special Activities, C2 Environmental Conservation

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Seen Section 2 and Section 4 of the Scoping Report

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

There is an existing Planning Agreement with Lake Macquarie City Council for the operation

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

Yes

Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).

The Project would be designated development as it would process more than 30,000 cubic metres of extractive material per year and be location on an area greater than two hectares. The development is also within 1,000m of a residential zone

Sustainable Buildings SEPP
Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or
State Environmental Planning Policy (Resources and Energy) 2021, Chapter 2
State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 5

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
Zone E5
Zone IN3
Zones C1, C2 or C3
Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
Hospital, medical centre or health research facility
Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
Serviced apartments with 100 apartments or greater
Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?

No

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?

No

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?

Yes

A bush fire safety authority under Section 100B of the Rural Fires Act 1997?

No

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?

Yes

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under Section 144 of the Fisheries Management Act 1994?

No

An approval under Section 15 of the Mine Subsidence Compensation Act 1961?

Yes

A mining lease under the Mining Act 1992?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Teralba Quarry Scoping Report_Jan 2026
File Name	10 Quarry Site Layout