

Scoping Report for Secretary's Environmental Assessment Requirements

WSC Marulan Quarry



Final Report

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Executive Summary

Introduction

This scoping report has been prepared by Martens & Associates Pty Ltd on behalf of WSC Quarries (the **Proponent**) to seek Secretary's Environmental Assessment Requirements (**SEARs**) for preparation of an Environmental Impact Statement (**EIS**) to support a proposed hard rock quarry (the **Project**) at 16038 Hume Highway, Marulan, NSW (the **Site**). In summary, the Project involves progressive extraction and processing of up to 1,000,000 tonnes per annum of 'ignimbrite' over a planned operating period of 30 years.

State Significant Development

The Project is classified as a State Significant Development under Section 7, Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*, hence requiring preparation of an EIS. This scoping report has been prepared to request SEARs in accordance with the requirements of *Environmental Planning & Assessment Regulation 2021* (NSW).

Permissibility

The Project is characterised as an 'extractive industry' under Goulburn *Mulwaree Local Environmental Plan 2009* which is permissible with consent in the site's RU2 Rural Landscape zoning. Additionally, the Project is permissible under section 2.9 of *State Environmental Planning Policy (Resources and Energy) 2021*.

Need for the Project

The population of NSW is expected to grow from approximately 8.5 million people in 2024 to approximately 10 million by 2041. As the NSW population grows there will be an increased need for construction materials derived from hard rock (particularly aggregate, ballast and road base material) to provide housing and infrastructure. To meet this demand, the Project will provide up to 1,000,000 tonnes per annum of hard rock over a planned operating period of 30 years.

Consultation

Appropriate community and government agency consultation is proposed to be undertaken as part of the EIS process.

Proposed Environmental Assessment of Impacts

As outlined in this scoping report, the project EIS will assess the likely environmental impacts of the Project on the surrounding environment. Key areas of environmental consideration are noise and vibration, air quality, biodiversity, water, vehicular access and social impacts which will be assessed under the 'detailed' assessment framework.

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1 Introduction

1.1 Overview

Martens & Associates Pty Ltd (**Martens**) have prepared this scoping report on behalf of WSC Quarries (the **Proponent**) to seek the Secretary's Environmental Assessment Requirements (**SEARs**) for preparation of an Environmental Impact Statement (**EIS**) to support a proposed hard rock quarry (the **Project**) at 16038 Hume Highway, Marulan, NSW (the **Site**).

1.2 Legislative Requirement for SEARs

Section 4.36 of *Environmental Planning and Assessment Act 1979* (NSW) (**EP&A Act**) states that a State Environmental Planning Policy (**SEPP**) may declare any development, or any class or description of development, to be State Significant Development (**SSD**). Section 7 Extractive industries in Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**) declares the following to be SSD:

(1) *Development for the purpose of extractive industry that—*

(a) *extracts more than 500,000 tonnes of extractive materials per year, or*

(b) *extracts from a total resource (the subject of the development application) of more than 5 million tonnes, or*

(c) *extracts from an environmentally sensitive area of State significance.*

The Project triggers the above SSD criteria as it:

1. Has an intended extraction capacity of 1,000,000 tonnes per year; and
2. Will extract from a total resource of more than 5,000,000 tonnes.

An EIS is therefore required to be prepared to accompany the State Significant Development Application (**SSDA**) to the NSW Department of Planning, Housing and Infrastructure (the **Department**).

1.3 Scope

Section 173 of *Environmental Planning and Assessment Regulation 2021* (NSW) (**EP&A Regulation**) requires an application to be made to the Planning Secretary seeking SEARs before preparing the EIS. The purpose of this scoping report is therefore to request SEARs in accordance with the requirements of sections 173 of EP&A Regulation and in line with *State significant development guidelines – preparing a scoping report* (October 2022) prepared by the Department.

The structure of this scoping report is as follows:

1. Site Description (Section 2).
2. Project Description (Section 3).
3. Strategic Context (Section 4).
4. Statutory Context (Section 5).
5. Proposed Engagement (Section 6).
6. Proposed Assessment of Impacts (Section 7).

1.4 Details of the Proponent

Proponent details are provided in Table 1.

Table 1: Proponent Details.

Item	Comment
Proponent Name	WSC Quarries
Postal address	16038 Hume Highway, Marulan NSW 2759
ABN	62805948845

1.5 Project Objectives

The Project objectives are to:

1. Secure access to a hard rock resource and establish a quarry on the Site to meet the high demand for hard rock products within the Greater Sydney area and other markets.
2. Operate in an environmentally sustainable and cost effective manner.
3. As far as feasible, minimise impacts of the Project on the surrounding environment.

2 Site Description

The Site is located at 16038 Hume Highway, Marulan and is shown in Figure 1.

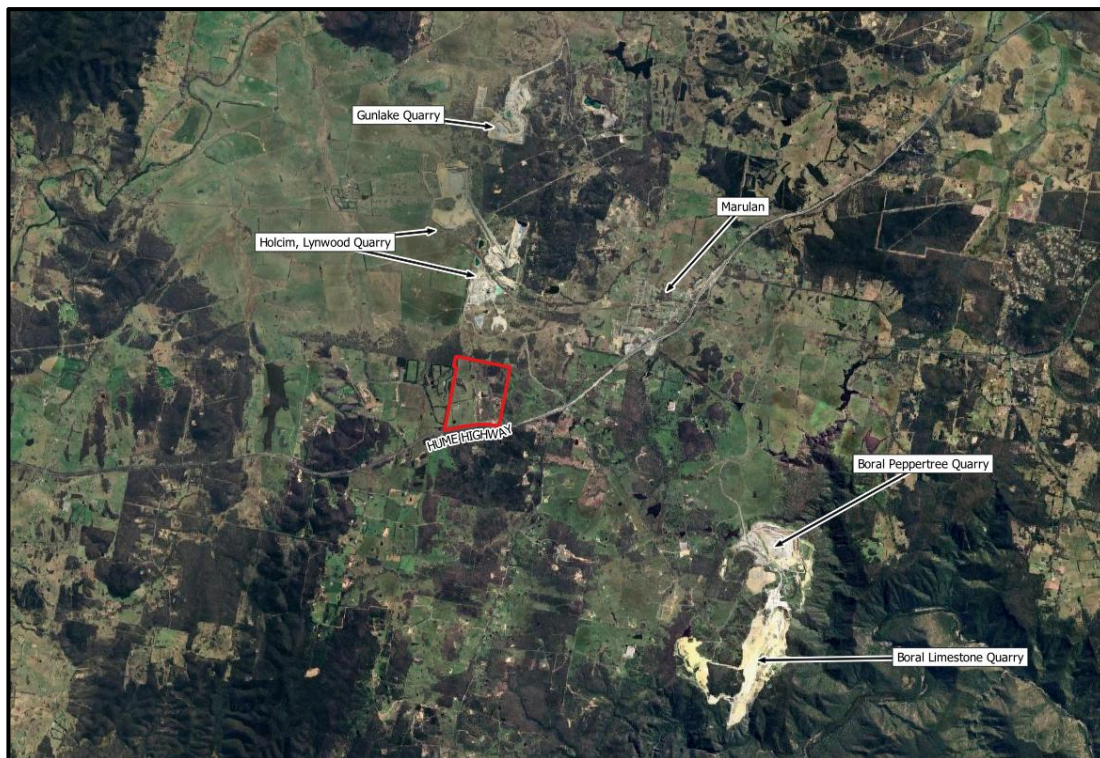


Figure 1: Aerial overview image (Site outlined in red) (Source: Martens, 2025).

Site information is provided in Table 2 and is to be read in conjunction with maps provided at Appendix A.

Table 2: Site Information.

Item	Description
Area	Approximately 194.2 ha (Cadastre)
Legal identifier	Lot 1 DP 818813
Zoning	RU2 Rural Landscape under <i>Goulburn Mulwaree Local Environmental Plan 2009</i> (NSW) (Goulburn Mulwaree LEP) (Map 03, Appendix A).
Site access	The Site currently maintains multiple access points. A gated entry directly on the Hume Highway is located approximately mid way along the site's southern boundary. A longstanding access driveway to the site provides access to the Hume Highway across the adjoining Crown road reserve and private land (Lot 1 DP 1095572) to the west. Internal access is provided by unsealed roads and tracks.
Existing improvements	The Site is generally grass covered with some clusters of dense vegetation located across the Site. Existing residential structures include two dwelling houses and ancillary structures within the western portion, a third dwelling house and covered carport located within the central site Portion. In respect of non residential structures, two sheds are located within the central portion of the Site which have been previously used in association with a private airstrip located in the south of

Item	Description
	the Site, generally parallel to Hume Highway. A number of farm dams are located in the north, east and southwest portions of the Site.
Surrounding environment	<p>The Site is located approximately 3.6 km west of Marulan town and is adjoined by rural lands to the east and partly forested rural lands to the west and north. The Hume Highway is immediately south of the site with rural lands on the southern side of Hume Highway.</p> <p>There are a number of quarries in the vicinity of the Site:</p> <ol style="list-style-type: none"> 1. Holcim's Lynwood Quarry is located in the northern adjoining land. 2. Gunlake Quarry located further north of Lynwood Quarry. 3. Boral's Peppertree Quarry and Boral's Limestone Quarry are located approximately 5.8 km to the southeast of the Site. 4. Multiquip's Ardmore Park Quarry is located approximately 24 km to the south of the Site. <p>An unformed Crown road is located immediately to the west of the Site running along the majority of the western Site boundary.</p>
Topography	A ridgeline runs approximately east to west across the Site. The ridgeline's elevations is approximately 700 - 710 mAHD. The land then slopes towards the northeast and southeast to elevations of approximately 685 mAHD and 680 mAHD respectively, and towards the southwest to elevations of approximately 700 mAHD.
Biodiversity mapping	The northern, northeastern and eastern portions of the Site are mapped 'Biodiversity' under cl 7.2 Terrestrial Biodiversity of Goulburn Mulwaree LEP (Map 04, Appendix A).
Bushfire prone land mapping	The Site is mainly mapped as 'Vegetation Category 3' bushfire prone land with smaller areas mapped as 'Vegetation Category 1' bushfire prone land, on NSW Rural Fire Service (RFS) bushfire prone land mapping (Map 07, Appendix A).
Geology	The Goulburn 1:100,000 Geological Map (Map 08, Appendix A) identifies Site geology as generally Joaramin Ignimbrite (Dbio).
Drainage	The Site contains a number of drainage lines mapped as 'hydrolines' on the <i>Water Management (General) Regulation 2018</i> (NSW) (Water Management Regulation) hydroline spatial data (Map 09, Appendix A). The drainage lines have not been inspected to verify if they have the characteristics of a 'river' for the purposes of the <i>Water Management Act 2000</i> (NSW) (Water Management Act). Based on the mapping, drainage lines would be classified as 1st and 2nd order watercourses in accordance with the Strahler system of watercourse classification.

3 Project Description

3.1 Overview

The Project involves the establishment of a hard rock quarry on the Site. Proposed extraction of up to 1,000,000 tonnes per year of 'ignimbrite' over a planned operating period of 30 years. The Project will contribute to meeting the high demand for hard rock products within the Greater Sydney area and other markets.

The following sections describe the various aspects of the Project.

3.2 Quarry Layout

A preliminary quarry layout is provided in Map 02, Appendix A which is to be refined as part of the project EIS and is comprised of the following core components:

1. Extraction area.
2. Plant and stockpile area.
3. Waste and overburden stockpiles.

Other ancillary quarry infrastructure includes site water storage dams, access driveways and internal roads, parking areas and site office/workshop.

3.3 Site Establishment Works

Preparatory works required to establish the Project are expected to involve:

1. Topsoil stripping and removal of overburden within the extraction area boundaries to an estimated depth of 1 m below existing ground level.
2. Establishment of the plant and stockpile area.
3. Establishment of site infrastructure including access driveways and internal roads, water storage dams, electricity supply and wastewater management system for site workshop and office.
4. Establishment of ancillary components including site workshop and office, and parking areas, weighbridge.

3.4 Access and Haulage Route

The Site is proposed to be accessed directly from Hume Highway (Figure 2).

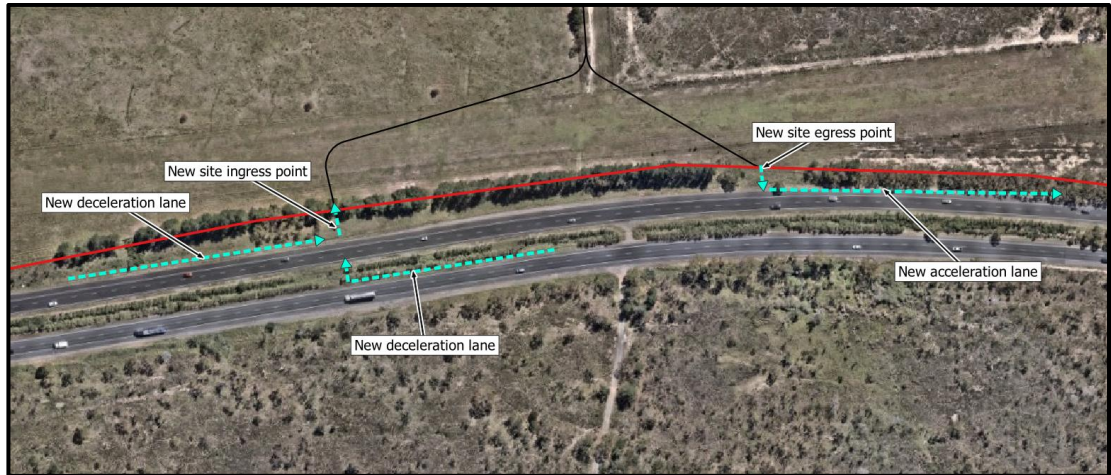


Figure 2: Proposed access arrangements.

Intended access arrangements are:

1. Ingress:
 - a. For traffic approaching from the north – Use new deceleration lane and new crossover of northbound carriageway and enter the Site via new driveway.
 - b. For traffic approaching from the south – Use new deceleration lane and enter the Site via new driveway.
2. Egress:
 - a. For northbound traffic – exit the Site via new egress driveway and enter onto the Hume Highway via new acceleration lane.
 - b. For southbound traffic – as above and then use existing interchange approximately 1.5 km north of the Site to access Hume Highway southbound carriageway.

Consideration would be given to the safety and efficiency of northbound traffic along Hume Highway. TfNSW is to be further consulted as part of the project development and impact assessment works.

3.5 Intended Quarrying Operations

3.5.1 General Operations

Operations are expected to involve:

1. Within the extraction area, progressive extraction of the resource by drilling and blasting. Blasts would be conducted by a suitably qualified blasting contractor

using explosives such as ammonium nitrate fuel oil (**ANFO**). All explosives would be transported to Site prior to each blast and no explosives would be stored onsite. Weather conditions would be monitored leading up to blasts to avoid dispersion of dust to surrounding properties. The anticipated final level of the extraction area will be approximately 170 m below existing ground level. Blasted rock will be loaded onto trucks for transport to the plant and stockpile area.

2. Within the plant and stockpile area, blasted rock will be processed and screened by onsite plant, placed into stockpiles according to material grade / specification and then exported offsite in trucks (likely 40 t truck and dog trailer, A – double and B – double combinations).

3.5.2 Water Management

The Project will require water supply for quarrying operations, primarily for processing of extracted material and dust suppression. Other minor water demands will include site staff amenities. The arrangements for water supply and management are to be confirmed and are expected to comprise:

1. Surface water (overland flows / rainfall) captured in onsite dams and reused for non potable uses.
2. Groundwater via bores and interception of the groundwater table, by the future quarry pit, reused for non potable uses.
3. Roof water collection for potable purposes.

Extraction of surface water and groundwater may be the subject of future Water Access Licences (**WALS**) under the Water Management Act.

3.5.3 Staff

The Project will employ a short term workforce during construction with up to 25 people employed during quarrying operations.

3.5.4 Plant and Equipment

An indicative list of plant and equipment anticipated to be used during quarrying activities is as follows:

1. Crushing and screening plant.
2. Front end loader.
3. Bulldozer.
4. Excavator.
5. Haul trucks.
6. Water cart.

3.5.5 Hours of Operation

Proposed hours of operation are:

1. Topsoil / overburden removal / emplacement:
 - a. Monday to Sunday: 7 am to 6 pm.
2. Blasting:
 - a. Monday to Saturday: 9 am to 5 pm.
 - b. Sunday and public holidays: none.
3. Crushing and screening:
 - a. Monday to Saturday: 6 am to 10 pm.
 - b. Sunday and public holidays: none.
4. Truck loading:
 - a. Monday to Saturday: 24 hours.

3.6 Rehabilitation

Rehabilitation is a key consideration of the Project. A rehabilitation management plan will be prepared as part of the project EIS. At this stage, it is envisaged Project rehabilitation will include:

1. Rehabilitation of overburden and waste stockpiles (progressive):
 - a. Seeding with grass mix for stabilisation and landscaping.
2. Rehabilitation of final quarry pit (following completion of quarrying operations):
 - a. Ensuring a geotechnically stable landform.
 - b. Installation of drainage controls and security fencing.
3. Rehabilitation of internal access roads and other disturbed areas (following completion of quarrying operations):
 - a. Removal of all internal access roads and hardstands and grading to promote natural flow of surface water.
 - b. Rehabilitation to make the site suitable for a range of future land uses.
 - c. Seeding of residual areas.

3.7 Project Justification

The population of NSW is expected to grow from approximately 8.5 million people in 2024 to approximately 10 million by 2041 (NSW Government, 2025). As the NSW population grows there will be an increased need for construction materials derived from hard rock (particularly aggregate, ballast and road base material) to provide housing and infrastructure. To meet this demand, the Project will provide up to 1,000,000 tonnes per year of hard rock materials over a planned 30 year period.

3.8 Analysis of Feasible Alternatives

This section provides a preliminary analysis of feasible alternatives to the current Project layout. The project EIS will provide a detailed analysis of feasible alternatives.

3.8.1 'Do nothing'

The 'do nothing' option was not a suitable option as it would not achieve the Project objectives.

3.8.2 Alternative quarry extraction pit location

The location of the quarry extraction pit is the critical element for the Project. This option would involve relocating the extraction pit in an alternative area, such as further west. This option was not selected because:

1. It would reduce separation distance from dwellings on the western adjoining properties.
2. The currently proposed pit location contains the rock which is most suitable for extraction and sale as future product.

3.8.3 Alternative processing area layout (maintaining pit location)

This option would involve an alternative configuration of the processing and stockpile areas, and internal access while maintaining the currently proposed pit location.

This option was not selected because:

1. It would reduce separation distance from dwellings on the western adjoining properties.
2. The current layout reflects the most practical and orderly arrangement, whilst still providing appropriate visual and acoustic buffers to potential offsite sensitive receivers.

4 Strategic Context

4.1 Consistency with Strategic Plans

4.1.1 Goulburn Mulwaree Local Strategic Planning Statement

The Goulburn Mulwaree Local Strategic Planning Statement (**Goulburn Mulwaree LSPS**) provides the 20 year vision for the future of the Goulburn Mulwaree LGA and how LGA wide planning priorities will be translated into local priorities and actions, including future changes to the Goulburn Mulwaree LEP and DCP. The Goulburn Mulwaree LSPS contains 10 planning priorities, of which two are immediately relevant to the Project. These are discussed as follows:

1. **Planning Priority 5** – Primary Industry:

Planning Priority 5 aims to ensure there are adequate measures in place to protect agricultural land which is identified as a valued asset and a significant economic sector contributing to positive environmental and social outcomes. The LSPS notes that areas of prime crop and pasture potential tend to be lower lying areas surrounding watercourses and that renewable energy and extractive industries are growing sectors in the Goulburn Mulwaree LGA, but should not compete for future agricultural land. Planning Priority 5 also identifies extractive industries as the largest economic value in growth output increase out of any economic sector, also noting that extractive industries assist in financing road upgrades and community facilities (through developer contributions and charitable funds).

The Project is consistent with Planning Priority 5 as it:

- a. The Site is located on a ridgeline and hence the Project will not remove any areas of prime crop or pasture potential.
- b. Will maintain an appropriate buffer with any sensitive agricultural uses as it is to be located adjacent to an existing extractive industry.
- c. Will have financial benefits to the Goulburn Mulwaree LGA as identified by the Goulburn LSPS.

2. **Planning Priority 6** – Industry and Economy:

Planning Priority 6 aims to encourage the availability of local employment to the growing population of the Goulburn Mulwaree LGA by (among other things) securing investment in infrastructure, maximising economic development associated with NSW Police Academy, Goulburn Correctional Centre and Goulburn Base Hospital and managing the interfaces between industrial, rural and urban services land and other uses.

The Project is consistent with Planning Priority 6 as it:

- a. Will provide local employment over the planned 30 year period.

- b. Is to be located adjacent to an existing extractive industry, hence will maintain an appropriate buffer to surrounding lands which can be used for a range of industrial, rural or urban land uses.

4.1.2 South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 (the Regional Plan) sets the NSW Government's 20 year vision for the South East and Tablelands Region, of which Goulburn Mulwaree LGA is a part. The Regional Plan provides the overarching framework (including planning priorities and decisions) that will be used to guide land use plans, development proposals and infrastructure funding decisions in the region. The Regional Plan provides 28 directions, of which the following two are relevant to the Project:

1. **Direction 13** – Manage the ongoing use of mineral resources:

Direction 13 requires, among other things, the protection of areas of mineral and energy resources through local strategies and local environmental plans. The Regional Plan notes the importance of these resources to Australia's largest construction materials market in Sydney. The Project is consistent with Direction 13 as it proposes an extractive industry in an appropriate location which will contribute to meeting the demand for construction materials in NSW.

2. **Direction 14** – Protect important environmental assets:

The Regional Plan notes that the Southeast and Tablelands includes the alpine environment of Australia's highest mountains, NSW's only wilderness coastline and rural landscapes and national parks. Direction 14 requires protection of ecologically important environmental assets including areas of biodiversity value. It states that intensification of land uses through urban development and other activities must avoid impacts on important terrestrial and aquatic habitats and on water quality. It also acknowledges that where impacts will need to be managed or offset where they cannot be avoided.

The Project is consistent with Direction 14 as the project EIS will be accompanied by a comprehensive ecological assessment including targeted surveys of any threatened flora and fauna species. Additionally, the assessment will demonstrate the avoidance and minimise principle under the *Biodiversity Conservation Act 2016* (NSW) (refer to Section 7.1.3 of this scoping report).

5 Statutory Context

5.1 Power to Grant Consent

5.1.1 Planning Assessment Pathway

As identified in Section 1.2 of this scoping report:

1. Section 4.36 of the EP&A Act states that a SEPP may declare any development, or any class or description of development, to be SSD.
2. Section 7 Extractive industries in Schedule 1 of Planning Systems SEPP declares the following to be SSD:

(1) Development for the purpose of extractive industry that—

(a) extracts more than 500,000 tonnes of extractive materials per year, or

(b) extracts from a total resource (the subject of the development application) of more than 5 million tonnes, or

(c) extracts from an environmentally sensitive area of State significance.

3. The Project satisfies the above SSD criteria as it:
 1. Has an intended extraction capacity of 1,000,000 tonnes per year, and
 2. Will extract from a total resource subject to the application of more than 5,000,000 tonnes.

An EIS is therefore required to be prepared to accompany the SSDA to the Department for approval under Part 4 of the EP&A Act.

5.1.2 Relevant Consent Authority

Under section 4.5 of the EP&A Act and section 2.7 of Planning Systems SEPP, the consent authority for the Project is to be the Minister for Planning, or if any of the following matters arise, the Independent Planning Commission:

1. The Council has made a submission by way of objection during assessment of the SSDA;
2. At least 50 submissions (other than from a council) have been made by way of objection; or
3. The Proponent has disclosed a reportable political donation under s 10.4 of EP&A Act.

5.2 Permissibility

The Project is characterised as an extractive industry, defined in Goulburn Mulwaree LEP as:

***extractive industry** means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.*

An extractive industry is permissible with consent in the RU2 Rural Landscape zone.

Additionally, section 2.9 of *State Environmental Planning Policy (Resources and Energy) 2021* (NSW) (**Resources and Energy SEPP**) states that an extractive industry may be carried out with development consent on land where ‘agriculture’ is permitted (either with or without development consent). Extensive agriculture as a type of agriculture is permissible without consent in the RU2 Zone under Goulburn Mulwaree LEP. Hence the Project is also permissible under the Resources and Energy SEPP.

5.3 Other Approvals Required for the Project

5.3.1 Consistent Approvals

Section 4.42 of the EP&A Act provides a list of approvals (**Consistent Approvals**) which cannot be refused if they are necessary for the carrying out of an SSD, subject to a development consent, which is to be substantially consistent with that consent. Table 3 below provides the consistent approvals required for the carrying out of the Project.

Table 3: Consistent approvals required for the Project.

Section	Approval	Comment
<i>Protection of the Environment Operations Act 1997</i> (NSW) (POEO Act)		
43	Environment Protection Licence (EPL)	<p>The Project will require an EPL as it will trigger the following scheduled activities listed in Schedule 1 of POEO Act:</p> <ol style="list-style-type: none"> <u>Crushing, grinding or separating</u>, as the Project will have the capacity to process materials at a rate of more than 150 tonnes per day and 30,000 tonnes per year. <u>Extractive industries</u>, as the Project will involve extraction of more than 30,000 tonnes of extractive materials per year.

Section	Approval	Comment
Roads Act 1993 (NSW (Roads Act))		
138	Consent to: <ol style="list-style-type: none"> 1. Erect a structure or carry out a work in, on or over a public road, or 2. Dig up or disturb the surface of a public road, or 3. Remove or interfere with a structure, work or tree on a public road, or 4. Pump water into a public road from any land adjoining the road, or 5. Connect a road (whether public or private) to a classified road. 	As per Section 3.4 of this scoping report, access is proposed directly from the Hume Highway which is a classified road under the Roads Act. Approval from Transport for New South Wales (TfNSW) will be required for works within Hume Highway.

5.3.2 Other Approvals

Table 4 identifies other required approvals for the Project.

Table 4: Other required approvals.

Section	Approval	Comment
Environmental Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act)		
75	Approval as a 'controlled action'.	<p>A referral will be lodged to the Commonwealth Minister to confirm whether the Project is a 'controlled action' under section 75 of EPBC Act.</p> <p>If the Project is deemed a 'controlled action', then the Project would require approval under the EPBC Act and would be assessed under the bilateral agreement between the NSW and Commonwealth governments.</p> <p>Approval under the EPBC Act would be made by the Commonwealth government, who shall consider an assessment report prepared by NSW's Department of Climate Change, Energy, the Environment and Water.</p>
Water Management Act		
56	WAL	<p>The Project will capture and store surface water via onsite dams, and will also extract groundwater via bores and interception of the groundwater table in the pit. The water will be used to satisfy water demands.</p> <p>Subject to an assessment of existing licencing exemptions, WALs are likely to be required for the take of surface water and groundwater.</p>
90	Water supply work approval	Dams are proposed for capture and storage of site runoff which would ordinarily trigger the

Section	Approval	Comment
		<p>requirement for a water supply work approval, subject to future investigations and confirmation.</p> <p>However, due to the operation of section 4.41 of EP&A Act, a water supply work approval is not required.</p>
91	Controlled Activity Approval (CAA)	<p>The Project is located within 40 m of mapped hydrolines as per the Water Management Regulation hydroline spatial data and hence would normally require a CAA to be obtained, subject to future investigations and assessment of the mapped drainage lines.</p> <p>However, due to the operation of section 4.41 of EP&A Act, a water supply work approval is not required.</p>
National Parks and Wildlife Act 1974 (NSW) (National Parks and Wildlife Act)		
90	Aboriginal Heritage Impact Permit (AHIP)	<p>Investigations completed during the assessment of adjacent quarry projects identified Aboriginal cultural heritage sites. Impacts of the Project on any Aboriginal cultural heritage will be assessed as part of the project EIS (refer to Section 7.2.7 of this scoping report).</p> <p>However, due to the operation of section 4.41 of EP&A Act, an AHIP is not required.</p>

5.4 Pre Conditions to Exercising the Power to Grant Development Consent

Table 5 identifies provisions under relevant SEPPs and Goulburn Mulwaree LEP requiring matters to be addressed before a development consent can be granted.

Table 5: Pre conditions to grant of development consent.

Requirement	Relevance and Proposed Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (NSW)	
Part 6.2 Development in regulated catchments	
6.6 Water quality and quantity	
<i>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—</i>	
<i>(b) the impact on water flow in a natural waterbody will be minimised.</i>	<p>The Project is located on land within a regulated catchment, being the Sydney Drinking Water Catchment.</p> <p>A surface water management strategy will be prepared for the project EIS, and will detail proposed measures to minimise impacts on water flow within the downstream waterbodies.</p>

Requirement	Relevance and Proposed Response
6.7 Aquatic ecology	
<i>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—</i>	
<i>(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,</i>	<p>Section 7.9 of <i>Biodiversity Conservation Act 2016</i> (NSW) (Biodiversity Conservation Act) states that an application for SSD is to be accompanied by a Biodiversity Development Assessment Report (BDAR). Accordingly, a BDAR will be prepared which will include mapping of ecologically significant flora and fauna occurring on the Site. The final Project layout will demonstrate that impacts on biodiversity have been avoided and minimised in accordance with the Biodiversity Assessment Method (BAM).</p> <p>Adverse ecological impacts will be kept to minimum necessary for the carrying out of the Project and measures will be proposed to minimise the potential for impacts on wetlands including erosion and sedimentation. It is noted the Project is not located near any aquatic reserves, and that a CAA is not required (refer to Section 5.3.2 of this EIS).</p>
<i>(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,</i>	
<i>(c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained,</i>	
<i>(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,</i>	
<i>(e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.</i>	
6.8 Flooding	
<i>(2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not—</i>	
<i>(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or</i>	<p>The Site is located on a ridgeline at the top of the catchment and is not located near any major waterways. As such, it is anticipated that flood affectation to be limited to land along and immediately adjacent to the mapped drainage lines. Notwithstanding, measures shall be implemented to prevent mobilisation of any pollutants on the site, and the Project is unlikely to impact on recession of any floodwaters given its location at the top of the catchment.</p>
<i>(b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.</i>	
6.9 Recreation and public access	
<i>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—</i>	
<i>(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,</i>	<p>Recreation and public access considerations under section 6.9 (2) of Biodiversity and Conservation SEPP will be addressed in the project EIS. It is noted there is no existing connection from the Site to a foreshore or any other public recreation areas.</p>
<i>(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe,</i>	
<i>(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public</i>	

Requirement	Relevance and Proposed Response
ownership—public access to and use of the land will be safeguarded.	
Part 6.5 Sydney Drinking Water Catchment	
6.61 Requirement of neutral or beneficial effect on water quality	
(1) <i>Development consent must not be granted to development relating to any part of the Sydney Drinking Water Catchment unless the consent authority is satisfied the carrying out of the development would have a neutral or beneficial effect on water quality.</i>	The future surface water management strategy will include water quality modelling demonstrating that the Project will result in a neutral or beneficial effect on water quality.
(2) <i>For the purposes of determining whether the carrying out of the development would have a neutral or beneficial effect on water quality, the consent authority must, if the development is development to which the NorBE Tool applies, undertake an assessment using the NorBE Tool.</i>	
(3) <i>The NorBE Tool applies to development requiring development consent under the Act, Part 4, other than State significant development.</i>	
6.63 Requirement of consistency with NorBE Guideline	
<i>Development consent must not be granted to development on land in the Sydney Drinking Water Catchment unless the consent authority is satisfied the development is consistent with the NorBE Guideline.</i>	The future surface water management strategy will demonstrate consistency with the relevant provisions of the NorBE Guideline.
6.64 Concurrence of Regulatory Authority	
(1) <i>Development consent must not be granted to development on land in the Sydney Drinking Water Catchment unless the consent authority has obtained the concurrence of the Regulatory Authority.</i>	Subject to the outcome of water quality modelling, concurrence of the Regulatory Authority may need to be sought by the consent authority.
(2) <i>For the Act, section 3.18(3), the Regulatory Authority must consider the following matters in deciding whether to grant concurrence—</i>	
(a) <i>the NorBE Guideline,</i>	
(b) <i>whether the development will have a neutral or beneficial effect on water quality.</i>	
(3) <i>The consent authority must, within 10 days after determining a development application that required the concurrence of the Regulatory Authority, give a copy of the determination of the development application to the Regulatory Authority.</i>	
(4) <i>This section does not apply if the consent authority is satisfied the development has no potential impact on water quality.</i>	

Requirement	Relevance and Proposed Response
State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW)	
Chapter 4 Remediation of land	
4.6 Contamination and remediation to be considered in determining development application	
<i>(1) A consent authority must not consent to the carrying out of any development on land unless—</i>	
<i>(a) it has considered whether the land is contaminated, and</i>	Preliminary Site Investigation (PSI) will be prepared to provide a desktop contamination assessment of the Site. Subject to the findings of the PSI, a Detailed Site Investigation (DSI) may be required to enable the consent authority to assess the land contamination status of the Site. If the DSI recommends land remediation, a Remedial Action Plan (RAP) will be required.
<i>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</i>	
<i>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i>	
<i>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</i>	Regardless of whether the Site was previously used for any of the purposes specified in Table 1 of the Contaminated Land Planning Guidelines prepared by DUAP (1998), a PSI will be prepared for the consideration of the consent authority to address subsection (1) above. If the PSI recommends detailed contamination investigations, a DSI will be prepared.
<i>(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</i>	
State Environmental Planning Policy (Transport and Infrastructure) 2021 (NSW)	
2.119 Development with frontage to classified road	
<i>(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—</i>	
<i>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i>	Access is proposed via Hume Highway, being a classified road (refer to Section 3.4 of this scoping report). A traffic impact assessment report will be prepared to provide an assessment of the traffic impacts of the Proposal, including impacts of the anticipated traffic volumes on the surrounding road network and the safety, efficiency and ongoing operation of Hume Highway.
<i>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i>	
<i>(i) the design of the vehicular access to the land, or</i>	
<i>(ii) the emission of smoke or dust from the development, or</i>	
<i>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</i>	
<i>(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to</i>	

Requirement	Relevance and Proposed Response
<p><i>ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</i></p>	
<p>Goulburn Mulwaree LEP</p>	
<p>7.2 Terrestrial biodiversity</p>	
<p><i>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered a report that addresses the following matters—</i></p>	
<p><i>(a) identification of any potential adverse impact of the proposed development on any of the following—</i></p>	
<p><i>(i) a native vegetation community,</i></p>	<p>Clause 7.2 applies to the Project as the Site is partly mapped 'biodiversity'. To address clause 7.2 (3), the future BDAR will assess the Project's likely impacts on mapped biodiversity areas and include a list of measures to mitigate any residual impacts.</p>
<p><i>(ii) the habitat of any threatened species, population or ecological community,</i></p>	
<p><i>(iii) a regionally significant species of plant, animal or habitat,</i></p>	
<p><i>(iv) a habitat corridor,</i></p>	
<p><i>(v) a wetland,</i></p>	
<p><i>(vi) the biodiversity values within a reserve, including a road reserve or a stock route, and</i></p>	
<p><i>(b) a description of any proposed measures to be undertaken to ameliorate any such potential adverse impact.</i></p>	
<p><i>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and—</i></p>	
<p><i>(a) the development is designed, sited and managed to avoid the potential adverse environmental impact, or</i></p>	<p>The project EIS will include an assessment of the Project against the objectives of clause 7.2 based on the findings of the BDAR. Additionally, the BDAR will demonstrate how impacts on biodiversity have been avoided and minimised in accordance with the BAM and will include measures to mitigate any residual impacts.</p>
<p><i>(b) if a potential adverse impact cannot be avoided, the development—</i></p>	
<p><i>(i) is designed and sited so as to have minimum adverse impact, and</i></p>	<p>Measures to avoid and minimise impacts on biodiversity will also be reflected in the final Project layout.</p>
<p><i>(ii) incorporates effective measures so as to have minimal adverse impact, and</i></p>	
<p><i>(iii) mitigates any residual adverse impact through the restoration of any existing disturbed or modified area on the site.</i></p>	
<p>7.4 Restrictions on development adjoining mineral resource areas</p>	
<p><i>(3) Development consent must not be granted for development on land to which this clause applies unless the consent authority has considered the following—</i></p>	
<p><i>(a) whether the proposed development would have any adverse impact on the availability of mineral or extractive resources,</i></p>	<p>Clause 7.4 applies to land that adjoins, or is in the vicinity of, land that is identified as 'Mineral resources' on the LEP map. This clause applies as the adjoining land to the north, being Holcim, Lynwood Quarry, is mapped 'Mineral resources' land.</p>
<p><i>(b) whether there would be any adverse impact on the proposed development arising from noise, dust, vibration or reduced visual amenity from the mine or extractive industry.</i></p>	
<p>The proposed development, being an extractive industry, is a compatible land use to Holcim, Lynwood Quarry, and, given the separation distance</p>	

Requirement	Relevance and Proposed Response
	<p>to Holcim's extraction pit, will not have any adverse impact on the availability of extractive resources.</p> <p>Similarly, there would not be adverse impact on the proposed development arising from noise, dust, vibration or reduced visual amenity from the adjoining extractive industry.</p> <p>Clause 7.4 will further be addressed in the project EIS.</p>

5.5 Mandatory Matters for Consideration

Table 6 identifies the mandatory matters for consideration for the Project and how they will be addressed.

Table 6: Mandatory matters for consideration for the Project.

Requirement	Comment
Mandatory considerations under s 4.15 of EP&A Act	
Any environmental planning instrument	<p>The project EIS will consider relevant provisions under the following EPIs:</p> <ol style="list-style-type: none"> 1. Biodiversity and Conservation SEPP; 1. Resilience and Hazards SEPP. 2. Resources and Energy SEPP. 3. Transport and Infrastructure SEPP. 4. Goulburn Mulwaree LEP.
Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	At the time of writing this scoping report there are no relevant proposed EPIs.
Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	At the time of writing this scoping report there are no relevant planning agreements.
The regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The project EIS will include a section detailing relevant requirements under EP&A Regulation.
The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The project EIS will be accompanied by various supporting documentation to assess the likely impacts of the Project. Section 7 of this scoping report provides an outline of likely impacts of the Project and describe how these impacts will be assessed.

Requirement	Comment
The suitability of the Site for the development	<p>The Site is suitable for the Project for the following reasons:</p> <ol style="list-style-type: none"> 1. It is permissible with consent under Goulburn Mulwaree LEP and Resources and Energy SEPP. 2. There are no significant environmental constraints within the Site that would pose a constraint to the Project. 3. The Site is located adjacent to an existing extractive industry and hence will result in a 'clustering' of similar land uses which will prevent any land use incompatibility and will also ensure that sites in the wider locality can be used for a range of land uses (including agriculture) without significant impacts. <p>The project EIS and supporting documentation will further demonstrate the Site's suitability for the Project.</p>
The public interest.	<p>The Project is in the public interest because:</p> <ol style="list-style-type: none"> 1. It will provide up to 1,000,000 tonnes per year of hard rock to support infrastructure requirements for a growing population (particularly in Sydney). 2. It will be designed with due consideration of the Site's existing environmental qualities (including biodiversity) to ensure that impacts are avoided and minimised to the maximum extent possible. 3. It will be operated in an environmentally sustainable and cost effective matter. 4. It will not result in any adverse amenity impacts. <p>The project EIS and supporting documentation will further demonstrate that approval of the Project is in the public interest.</p>
Mandatory considerations under EPIs	
<i>Biodiversity and Conservation SEPP</i>	
<i>Chapter 3 Koala habitat protection 2020</i>	
<i>Part 3.2 Development control of koala habitats</i>	
<i>3.6 Step 1—Is the land potential koala habitat?</i>	
<i>(1) Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies, the council must be satisfied as to whether or not the land is a potential koala habitat.</i>	Part 3.2 of Biodiversity and Conservation SEPP applies as the Site is zoned RU2 Rural Landscape and is within the Goulburn Mulwaree LGA.
<i>(2) The council may be satisfied as to whether or not land is a potential koala habitat only on information obtained by it, or by the applicant, from a person who is qualified and experienced in tree identification.</i>	A koala habitat assessment will be prepared by a suitably qualified person to determine whether the Site contains potential / core koala habitat.

Requirement	Comment
<p>(3) <i>If the council is satisfied—</i></p> <p>(a) <i>that the land is not a potential koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or</i></p> <p>(b) <i>that the land is a potential koala habitat, it must comply with section 3.7.</i></p>	
<p>3.7 Step 2—Is the land core koala habitat?</p>	
<p>(1) <i>Before a council may grant consent to a development application for consent to carry out development on land to which this Part applies that it is satisfied is a potential koala habitat, it must satisfy itself as to whether or not the land is a core koala habitat.</i></p>	
<p>(2) <i>The council may be satisfied as to whether or not land is a core koala habitat only on information obtained by it, or by the applicant, from a person with appropriate qualifications and experience in biological science and fauna survey and management.</i></p>	
<p>(3) <i>If the council is satisfied—</i></p> <p>(a) <i>that the land is not a core koala habitat, it is not prevented, because of this Chapter, from granting consent to the development application, or</i></p> <p>(b) <i>that the land is a core koala habitat, it must comply with section 3.8.</i></p>	
<p>3.8 Step 3—Can development consent be granted in relation to core koala habitat?</p>	
<p>(1) <i>Before granting consent to a development application for consent to carry out development on land to which this Part applies that it is satisfied is a core koala habitat, there must be a plan of management prepared in accordance with Part 3 that applies to the land.</i></p>	
<p>(2) <i>The council's determination of the development application must not be inconsistent with the plan of management.</i></p>	
<p>3.9 Guidelines—matters for consideration</p>	
<p><i>Without limiting section 3.15, a council must take the guidelines into consideration in determining an application for consent to carry out development on land to which this Part applies.</i></p>	<p>The consent authority will consider the guidelines made by the Planning Secretary relevant to Chapter 3 of Biodiversity and Conservation SEPP. Any future koala habitat assessment will consider matters under the relevant guidelines.</p>

Requirement	Comment
Chapter 6 Water catchments	
Part 6.2 Development in regulated catchments	
Division 2 Controls on development generally	
6.6 Water quality and quantity	
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i>	
<i>(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,</i>	This subsection does not apply as the Site is located within the Sydney Drinking Water Catchment.
<i>(b) whether the development will have an adverse impact on water flow in a natural waterbody,</i>	Matters for consideration under 6.6 of Biodiversity and Conservation SEPP will be addressed by a combination of: 1. A surface water management strategy, which will assess impacts on water flow in adjacent natural waterbodies and management of stormwater runoff. 2. A groundwater impact assessment, including identification of where the Project will intercept the groundwater table, required take for site water demands, an assessment of impacts to groundwater quality and quantity and a groundwater monitoring program.
<i>(c) whether the development will increase the amount of stormwater run-off from a site,</i>	
<i>(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,</i>	
<i>(e) the impact of the development on the level and quality of the water table,</i>	
<i>(f) the cumulative environmental impact of the development on the regulated catchment,</i>	
<i>(g) whether the development makes adequate provision to protect the quality and quantity of ground water.</i>	
6.7 Aquatic ecology	
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</i>	
<i>(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</i>	The future BDAR will include an assessment of the Project's impacts on flora and fauna, including terrestrial, aquatic or migratory animals or vegetation.
<i>(b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—</i>	The project EIS will be accompanied by a riparian management strategy which will describe existing creek and riparian conditions on the site and provide recommendations for management of riparian land including riparian corridor widths and treatment requirements in accordance with the objectives and principles of the Water Management Act and 'Guideline for riparian corridors on waterfront land' prepared by the Department. It is unlikely that the proposal will require any permit under <i>Fisheries Management Act 1994</i> (NSW) given there are no key fish habitats identified within the Site. The future water quality assessment report will demonstrate that the Project achieves a neutral or beneficial effect on water quality.
<i>(i) a controlled activity approval under the Water Management Act 2000, or</i>	
<i>(ii) a permit under the Fisheries Management Act 1994,</i>	
<i>(c) whether the development will minimise or avoid—</i>	
<i>(i) the erosion of land abutting a natural waterbody, or</i>	
<i>(ii) the sedimentation of a natural waterbody,</i>	
<i>(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,</i>	
<i>(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,</i>	

Requirement	Comment
<i>(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.</i>	
6.8 Flooding	
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.</i>	The Site is unlikely to be flood affected given its location at the top of the catchment and is located away from major creeks and waterways, and hence the impact on any wetlands and riverine ecosystems is likely to be minimal. The extent of Site flooding shall be confirmed during preparation of the project EIS, and a response provided to address section 6.8 (1).
6.9 Recreation and public access	
<i>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—</i>	
<i>(a) the likely impact of the development on recreational land uses in the regulated catchment, and</i>	Section 6.9 of Biodiversity and Conservation SEPP will be addressed in the project EIS. It is noted there is no existing connection from the Site to a foreshore or any other public recreation areas.
<i>(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.</i>	
6.10 Total catchment management	
<i>In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.</i>	This is a matter for the consent authority. Notwithstanding, the Project will be designed to ensure that it does not result in any adverse environmental impacts and hence consultation with adjacent / downstream local councils is unlikely to be required.
Division 3 Controls on development in specific areas	
6.11 Land within 100 m of natural waterbody	
<i>In deciding whether to grant development consent to development on land within 100m of a natural waterbody in a regulated catchment, the consent authority must consider whether—</i>	
<i>(a) the land uses proposed for land abutting the natural waterbody are water-dependent uses, and</i>	Section 6.11 will be addressed in the project EIS.
<i>(b) conflicts between land uses are minimised.</i>	
Resources and Energy SEPP	
Chapter 2 Mining, petroleum production and extractive industries	
2.17 Compatibility of proposed mine, petroleum production or extractive industry with other land uses	
<i>Before determining an application for consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must—</i>	
<i>(a) consider—</i>	
<i>(i) the existing uses and approved uses of land in the vicinity of the development, and</i>	A land use compatibility assessment will be prepared that will identify and assess the compatibility of the

Requirement	Comment
<p>(ii) whether or not the development is likely to have a significant impact on the uses that, in the opinion of the consent authority having regard to land use trends, are likely to be the preferred uses of land in the vicinity of the development, and</p>	<p>Project with land uses, in vicinity of the Site, occurring currently, during operations and likely to occur following completion of operations as well as recommendations / measures to minimise any incompatibility.</p>
<p>(iii) any ways in which the development may be incompatible with any of those existing, approved or likely preferred uses, and</p>	
<p>(b) evaluate and compare the respective public benefits of the development and the land uses referred to in paragraph (a)(i) and (ii), and</p>	
<p>(c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).</p>	
<p>2.18 Consideration of voluntary land acquisition and mitigation policy</p>	
<p>(2) Before determining an application for consent for State significant development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider any applicable provisions of the voluntary land acquisition and mitigation policy and, in particular—</p>	
<p>(a) any applicable provisions of the policy for the mitigation or avoidance of noise or particulate matter impacts outside the land on which the development is to be carried out, and</p>	<p>Section 2.18 of Resources and Energy SEPP will be addressed in the project EIS and will involve a review of the 'Voluntary Land Acquisition and Mitigation Policy' (September 2018).</p>
<p>(b) any applicable provisions of the policy relating to the developer making an offer to acquire land affected by those impacts.</p>	
<p>2.19 Compatibility of proposed development with mining, petroleum production or extractive industry</p>	
<p>(2) Before determining an application to which this section applies, the consent authority must—</p>	
<p>(a) consider—</p>	
<p>(i) the existing uses and approved uses of land in the vicinity of the development, and</p>	<p>The requirements of Section 2.19 of Resources and Energy SEPP will be addressed in the land use compatibility assessment prepared to address section 2.17 of Resources and Energy SEPP.</p>
<p>(ii) whether or not the development is likely to have a significant impact on current or future extraction or recovery of minerals, petroleum or extractive materials (including by limiting access to, or impeding assessment of, those resources), and</p>	
<p>(iii) any ways in which the development may be incompatible with any of those existing or approved uses or that current or future extraction or recovery, and</p>	
<p>(b) evaluate and compare the respective public benefits of the development and the uses, extraction and recovery referred to in paragraph (a)(i) and (ii), and</p>	
<p>(c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).</p>	

Requirement	Comment
2.20 Natural resource management and environmental management	
<i>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner, including conditions to ensure the following—</i>	
<i>(a) that impacts on significant water resources, including surface and groundwater resources, are avoided, or are minimised to the greatest extent practicable,</i>	<p>The following documentation will be prepared to inform whether conditions need to be imposed under section 2.20 by the consent authority:</p> <ol style="list-style-type: none"> 1. Surface water management strategy, including a site water balance (description and quantification of site water demands), intended water supply source/s and an assessment of impacts on surrounding surface water systems. 2. Groundwater impact assessment, including identification of where the Project will intercept the groundwater table, required take for site water demands, an assessment of impacts to groundwater quality and quantity and a groundwater monitoring program. 3. BDAR. 4. Greenhouse gas emissions assessment.
<i>(b) that impacts on threatened species and biodiversity, are avoided, or are minimised to the greatest extent practicable,</i>	
<i>(c) that greenhouse gas emissions are minimised to the greatest extent practicable.</i>	
<i>(2) Without limiting subsection (1), in determining a development application for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider an assessment of the greenhouse gas emissions (including downstream emissions) of the development, and must do so having regard to any applicable State or national policies, programs or guidelines concerning greenhouse gas emissions.</i>	A greenhouse gas emissions assessment will be prepared as part of the project EIS.
2.21 Resource recovery	
<i>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider the efficiency or otherwise of the development in terms of resource recovery.</i>	<p>An Operational Management Plan (OMP) will be prepared to inform whether conditions need to be imposed under section 2.21 by the consent authority. The OMP will detail proposed quarrying operations and will include a list of management measures to ensure maximum reuse of resources as well as waste avoidance / minimisation measures.</p>
<i>(2) Before granting consent for the development, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at optimising the efficiency of resource recovery and the reuse or recycling of material.</i>	
<i>(3) The consent authority may refuse to grant consent to development if it is not satisfied that the development will be carried out in such a way as to optimise the efficiency of recovery of minerals, petroleum or extractive materials and to minimise the creation of waste in association with the extraction, recovery or processing of minerals, petroleum or extractive materials.</i>	

Requirement	Comment
2.22 Transport	
<i>(1) Before granting consent for development for the purposes of mining or extractive industry that involves the transport of materials, the consent authority must consider whether or not the consent should be issued subject to conditions that do any one or more of the following—</i>	
<i>(a) require that some or all of the transport of materials in connection with the development is not to be by public road,</i>	A traffic impact assessment report will be prepared to inform whether conditions need to be imposed under section 2.22 by the consent authority. The traffic impact assessment report will include the following: 1. Proposed haulage routes. 2. Estimated traffic generation. 3. Assessment of the Project traffic generation on local road network. 4. Heavy vehicle code of conduct.
<i>(b) limit or preclude truck movements, in connection with the development, that occur on roads in residential areas or on roads near to schools,</i>	
<i>(c) require the preparation and implementation, in relation to the development, of a code of conduct relating to the transport of materials on public roads.</i>	
<i>(2) If the consent authority considers that the development involves the transport of materials on a public road, the consent authority must, within 7 days after receiving the development application, provide a copy of the application to—</i>	
<i>(a) each roads authority for the road, and</i>	The Project will involve transport of materials on public roads. Requirements under section 2.22 (2) – (4) are procedural matters for the consent authority, and we understand that TfNSW, as the roads authority for Hume Highway, will be consulted.
<i>(b) the Roads and Traffic Authority (if it is not a roads authority for the road).</i>	
<i>(3) The consent authority—</i>	
<i>(a) must not determine the application until it has taken into consideration any submissions that it receives in response from any roads authority or the Roads and Traffic Authority within 21 days after they were provided with a copy of the application, and</i>	
<i>(b) must provide them with a copy of the determination.</i>	
<i>(4) In circumstances where the consent authority is a roads authority for a public road to which subsection (2) applies, the references in subsections (2) and (3) to a roads authority for that road do not include the consent authority.</i>	
2.23 Rehabilitation	
<i>(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring the rehabilitation of land that will be affected by the development.</i>	
<i>(2) In particular, the consent authority must consider whether conditions of the consent should—</i>	
<i>(a) require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated, or</i>	A rehabilitation management plan will be prepared to inform whether conditions need to be imposed under section 2.23 by the consent authority. The rehabilitation management plan will: 1. Provide a description of the conceptual final land form and associated uses for the Site following quarry closure. 2. Include a list of measures to be implemented on the Site to manage any waste generated during rehabilitation and to manage public safety.
<i>(b) require waste generated by the development or the rehabilitation to be dealt with appropriately, or</i>	

Requirement	Comment
<p>(c) require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines (including guidelines under clause 3 of Schedule 6 to the Act and the Contaminated Land Management Act 1997), or</p>	
<p>(d) require steps to be taken to ensure that the state of the land, while being rehabilitated and at the completion of the rehabilitation, does not jeopardize public safety.</p>	
<p>Transport and Infrastructure SEPP</p>	
<p>2.122 Traffic-generating development</p>	
<p>(1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—</p>	
<p>(a) new premises of the relevant size or capacity, or</p>	<p>This section will apply to the Project if it will involve 50 or more motor vehicles per hour, given Site access will be directly from Hume Highway.</p>
<p>(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.</p>	<p>Whether section 2.122 of Transport and Infrastructure SEPP applies will be confirmed during preparation of the traffic impact assessment report, specifically proposed traffic generation.</p>
<p>(4) Before determining a development application for development to which this section applies, the consent authority must—</p>	
<p>(a) give written notice of the application to TfNSW within 7 days after the application is made, and</p>	<p>Subject to confirmation that this section applies to the Project, the consent authority must refer the application to TfNSW within 7 days after the application is made and consider any submissions from TfNSW, as well as the accessibility matters under section (4) (b) (ii).</p>
<p>(b) take into consideration—</p>	
<p>(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and</p>	
<p>(ii) the accessibility of the site concerned, including—</p>	
<p>(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</p>	
<p>(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and</p>	
<p>(iii) any potential traffic safety, road congestion or parking implications of the development.</p>	
<p>Goulburn Mulwaree LEP</p>	
<p>5.10 Heritage conservation</p>	
<p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage</p>	<p>The Site is located near several local heritage items listed under Goulburn LEP including the 'Marulan Township Conservation Area' (also a state heritage item listed on the State Heritage Register (SHR)), '1577 Norwood homestead and outbuildings (1837) and '1554 Old Marulan Anglican Cemetery'. We are aware of locally significant Aboriginal cultural</p>

Requirement	Comment
<p><i>conservation management plan is submitted under subclause (6).</i></p>	<p>heritage sites, based on previous investigations undertaken by surrounding quarries.</p> <p>Heritage reporting including a Heritage Impact Statement (HIS) and an Aboriginal Heritage Due Diligence Report will be prepared to assess the Projects' heritage impacts.</p>
<p>7.1A Earthworks</p>	
<p><i>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</i></p>	
<p><i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i></p>	<p>Clause 7.1A (3) will be addressed in the project EIS.</p>
<p><i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i></p>	
<p><i>(c) the quality of the fill or of the soil to be excavated, or both,</i></p>	
<p><i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i></p>	
<p><i>(e) the source of any fill material or the destination of any excavated material,</i></p>	
<p><i>(f) the likelihood of disturbing Aboriginal objects or other relics,</i></p>	
<p><i>(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</i></p>	
<p>Mandatory considerations under other legislation</p>	
<p>Biodiversity Conservation Act 2016 (NSW)</p>	
<p>7.14 State significant development or infrastructure</p>	
<p><i>(2) The Minister for Planning, when determining in accordance with the Environmental Planning and Assessment Act 1979 any such application, is to take into consideration under that Act the likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The Minister for Planning may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values.</i></p>	<p>Under section 7.14 of Biodiversity Conservation Act, the Minister for Planning is to consider the likely impact of the Project on biodiversity values as assessed in the BDAR.</p>

6 Proposed Engagement

Community and stakeholder engagement will be carried out as part of the project EIS having regard to the objectives of the Department's *Undertaking Engagement Guidelines for State Significant Projects* guideline (**Engagement Guideline**). At the time of writing this scoping report, it is envisaged the following key stakeholders will be consulted:

1. The local community.
2. Aboriginal stakeholders including Pejar Local Aboriginal Land Council (**Pejar LALC**).
3. Goulburn Mulwaree Council.
4. NSW Department of Planning, Housing and Infrastructure.
5. NSW Department of Climate Change, Energy, the Environment and Water.
6. TfNSW.
7. NSW Environment Protection Authority (**EPA**).
8. RFS.
9. NSW Department of Health.
10. Water NSW.

Consultation methods are yet to be determined but will be selected to ensure that all stakeholders are able to access information, provide feedback and be kept informed of the Project. Methods may include:

1. Letters to government agencies.
2. Letters to residents.
3. Community newsletters and information sessions.
4. Face to face meetings with key stakeholders.
5. Setting up a webpage.

7 Proposed Assessment of Impacts

The following sections summarise matters requiring environmental impact assessment as part of the project EIS. A scoping summary table is also provided at Appendix B.

7.1 Matters Requiring 'Detailed' Assessment

7.1.1 Amenity (Noise and Vibration)

The Project will generate noise and vibration through construction, drilling and blasting, processing of extracted material and vehicle movements. There are residential properties located in proximity to the Site. Noise and vibration will be assessed through a noise and vibration assessment prepared by a suitably qualified acoustic consultant in accordance with *NSW Interim Construction Noise Guideline*, *NSW Noise Policy for Industry 2017* and *NSW Road Noise Policy* including a cumulative impact assessment of the Project and nearby quarries.

7.1.2 Air

The Project will result in dust emissions through construction, drilling and blasting and the internal transport and processing and other handling of extracted material. An air quality impact assessment will be prepared in accordance with *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* which shall include an assessment of construction and operational air quality impacts including cumulative assessment of the Project and nearby quarries. Additionally, a greenhouse gas assessment shall be prepared to address the requirements of section 2.20 (2) of Resource and Energy SEPP.

7.1.3 Biodiversity

Vegetation clearing and tree removal will be required to establish the Project. Additionally, quarrying operations may potentially cause indirect impact on biodiversity through noise, dust and lights.

A BDAR will to be prepared in accordance with the BAM which shall:

1. Identify the extent of native vegetation within the Site, including identification and description of Plant Community Types (**PCTs**) and their quality.
2. Identify threatened species occurring and associated with the Site.
3. Undertake an assessment of the direct, indirect and prescribed impacts of the Project on Site biodiversity values.
4. Provide a list of measures to be implemented to mitigate residual biodiversity impacts.
5. Identify any required biodiversity credits to be offset.

7.1.4 Water (water availability, hydrology and water quality)

The Project will require supply of water for quarrying operations, particularly for dust suppression during blasting activities and haulage of material along internal roads. Additionally, stormwater runoff from the Site and the potential for impacts to surface water features shall need to be assessed. The Project will also intercept groundwater through gradual extraction of the resource within the future quarry pit which has the potential for impacts on quality and quantity of groundwater. Finally, the Site contains a number of drainage lines and hence long term management of any required riparian corridors will need to be considered.

The above water considerations for the Project shall be detailed in the following future reports:

1. Surface water management strategy which shall include:
 - a. A site water balance (description and quantification of site water demands), intended water supply source/s, and water supply / storage structures.
 - b. Details / measures for management of stormwater runoff.
 - c. Water quality modelling to demonstrate the Project will achieve a neutral of beneficial effect on water quality.
 - d. An assessment of impacts on surface water including water flow in adjacent natural waterbodies and riparian land in vicinity of the Project.
2. Groundwater impact assessment which shall include:
 - a. Existing groundwater levels and likely interception point / depth of the quarry pit with the groundwater table.
 - b. Assessment of future take for site water demands and licensing under the *Water Management Act 2000* (NSW).
 - c. An assessment of impacts to groundwater quality and quantity.
 - d. A groundwater monitoring program.
3. Riparian management strategy which shall include:
 - a. A description of existing riparian conditions on the Site, including existing riparian corridor geometry and extents.
 - b. Recommendations for riparian corridor management including vegetated widths and treatment requirements.
 - c. Commentary regarding compliance with principles and objectives of Water Management Act and justification of any non compliance with 'Guideline for riparian corridors on waterfront land'.

7.1.5 Access

As identified in Section 3.4 of this scoping report, access directly from Hume Highway is proposed. Following confirmation of the proposed access arrangement, a traffic impact assessment will be prepared in accordance with *Guide to Transport Impact Assessment* (TfNSW 2024) by a suitably qualified traffic consultant which shall:

1. Details the proposed access requirements including a future vehicular access design compliant with AUSTRROADS and other relevant guidelines.
2. Identify the likely vehicles types and traffic volumes to be used during construction and operation.
3. Assess the traffic impacts of the Project on the capacity, safety and efficiency of the surrounding road network, including consideration of sight lines along Hume Highway and cumulative traffic impacts of the Project and other surrounding quarries.

7.1.6 Social

The Project will create a workforce (short term during construction and long term during operation) but will result in changes to the physical character and amenity of the Site which may have social impacts that need to be assessed. Particular social groups which may be affected by the Project include adjoining residential neighbours, the Marulan community and members of the wider community who may have a particular interest in the Project. A Social Impact Assessment (**SIA**) will be prepared in accordance with the *Social Impact Assessment Guideline for State Significant Projects*. The SIA will:

1. Describe the existing demographic and social character of the locality.
2. Assess the potential social implications (both positive and negative) of the Project.

7.2 Matters Requiring 'Standard' Assessment

7.2.1 Amenity (Visual)

The Project will result in visual changes to the Site. It is noted that there is considerable separation distance from the Project area to surrounding residential properties, the nearest of these being 88 Munro Road, Carrick (approximately 650 m). A Visual Impact Assessment (**VIA**) will be undertaken, this shall detail measures to minimise any visual impacts assessed as being unacceptable without mitigation.

7.2.2 Economic

The Project will positively contribute to the economy by creating jobs (during both construction and operation phases) and contributing to the supply of construction materials. Economic impacts will be assessed in the project EIS.

7.2.3 Hazards and risks (contamination)

As identified in Section 5.5 of this scoping report, a consent authority must consider whether a site is suitable for the intended use from a land use contamination perspective before granting development consent. A PSI will be prepared to accompany the project EIS. Subject to the outcomes of the PSI, a DSI and RAP may be required.

7.2.4 Hazards and risks (dangerous goods)

As identified in section 3.5.1 of this scoping report, the Project will use explosives such as ANFO to undertake blasting activities. No explosives are to be stored on Site. Measures to ensure the safe transport, handling and use of any hazardous or dangerous goods will be detailed in an OMP prepared as part of the project EIS.

7.2.5 Hazards and risks (waste)

The Project will generate waste during construction and operation phases. A Waste Management Plan (**WMP**) will be prepared which will provides estimates of the quantity and nature of waste streams and measures to reduce waste in accordance with the principles of *NSW Waste and Sustainable Materials Strategy 2041*. The WMP will form part of the OMP.

7.2.6 Land

The Project will result in physical changes to the Site landform through progressive expansion of the quarry pit and processing areas as well as the stockpiling of overburden and waste / weathered rock material unsuitable for processing and sale. Quarry pit benches and stockpiles will need to be considered from a geotechnical perspective to ensure long term stability. Additionally, the impacts of the Project's final landform on future land capability shall also be assessed. It is envisaged landform changes will be assessed through the following reports:

1. A land resources assessment which shall:
 - a. Identify the volume and quality of the target resource on the Site, including details of subsurface investigations carried out.
 - b. Provide a geotechnical assessment of the future quarry pit and overburden / weathered material stockpiles.
 - c. Consider staging of the quarry pit.
 - d. Provide recommendations / measures to ensure geotechnical stability.
2. A rehabilitation management plan which shall:
 - a. Provide a description of the conceptual final landform and associated uses for the Site following completion of quarrying operations.
 - b. Include a conceptual closure plan that considers the hydrological impacts of the final quarry pit surface.

- c. Assess the viability of the final surface for a range of land uses compatible with the surrounding character.
3. A land use compatibility assessment which shall:
 - a. Identify land uses, in vicinity of the Site, occurring currently, during and likely to occur following completion of quarry operations.
 - b. Assesses the compatibility of the Project with those land uses during all stages of quarrying operations.
 - c. Provide recommendations / measures to minimise any incompatibility and to ensure a final surface that is capable of supporting a range of future land uses consistent with the surrounding character.

7.2.7 Aboriginal heritage

An Aboriginal Cultural Heritage Assessment shall be prepared in accordance with the NSW DECCW *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (2010). The report will likely include a review of the Site's proximity to objects listed on the Aboriginal Heritage Information Management System (**AHIMS**) and archaeological field surveys to assess whether the Project will harm, or have a likelihood of harming, Aboriginal cultural heritage. Additionally, consultation will be undertaken with relevant Aboriginal stakeholders including the Pejar LALC.

7.2.8 European Heritage

The Site is located near several local heritage items listed under Goulburn Mulwaree LEP including the 'Marulan Township Conservation Area' (also a State heritage item), '1577 Norwood homestead and outbuildings (1837) and '1554 Old Marulan Anglican Cemetery'. A HIS is to be prepared to address the likely impacts of the Project on nearby local and State heritage listed items.

7.2.9 Hazards and risks (bushfire)

As identified in Section 2 of this scoping report the Site is located on bushfire prone land. A bushfire assessment can be prepared assessing the Project against the objectives of *Planning for Bushfire Protection 2019*, including an emergency management / evacuation plan.

7.3 Matters Requiring No Assessment

7.3.1 Hazards and risks (flooding)

The Site is located on a ridgeline at the top of the catchment and is not located near any major creeks or waterways. As such, it is anticipated that flood affectation to be limited to land along and immediately adjacent to the mapped drainage lines. As demonstrated in Appendix A, the quarry layout has been designed generally outside the mapped drainage lines (except for the dams, and a portion of the waste stockpile). No flooding impacts are therefore expected and no flood impact assessment is required.

8 Summary

This scoping report has been prepared to seek SEARs for preparation of an EIS proposing a hard rock quarry at 16038 Hume Highway, Marulan. The Project will provide up to 1,000,000 tonnes per year of hard rock materials to meet the demand for construction materials derived from hard rock, particularly aggregate, ballast and road base material. The Project will contribute to providing housing and infrastructure for the future.

Appendix A – Maps

Legend
Site Boundary



0 800 1,600 2,400 3,200 4,000 m

1:70000 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).

Map Title / Figure:

Overview

Map 01
16038 Hume Highway, Marulan NSW
WSC Marulan Quarry
SEARs Scoping Report
WSC Quarries
15/04/2025

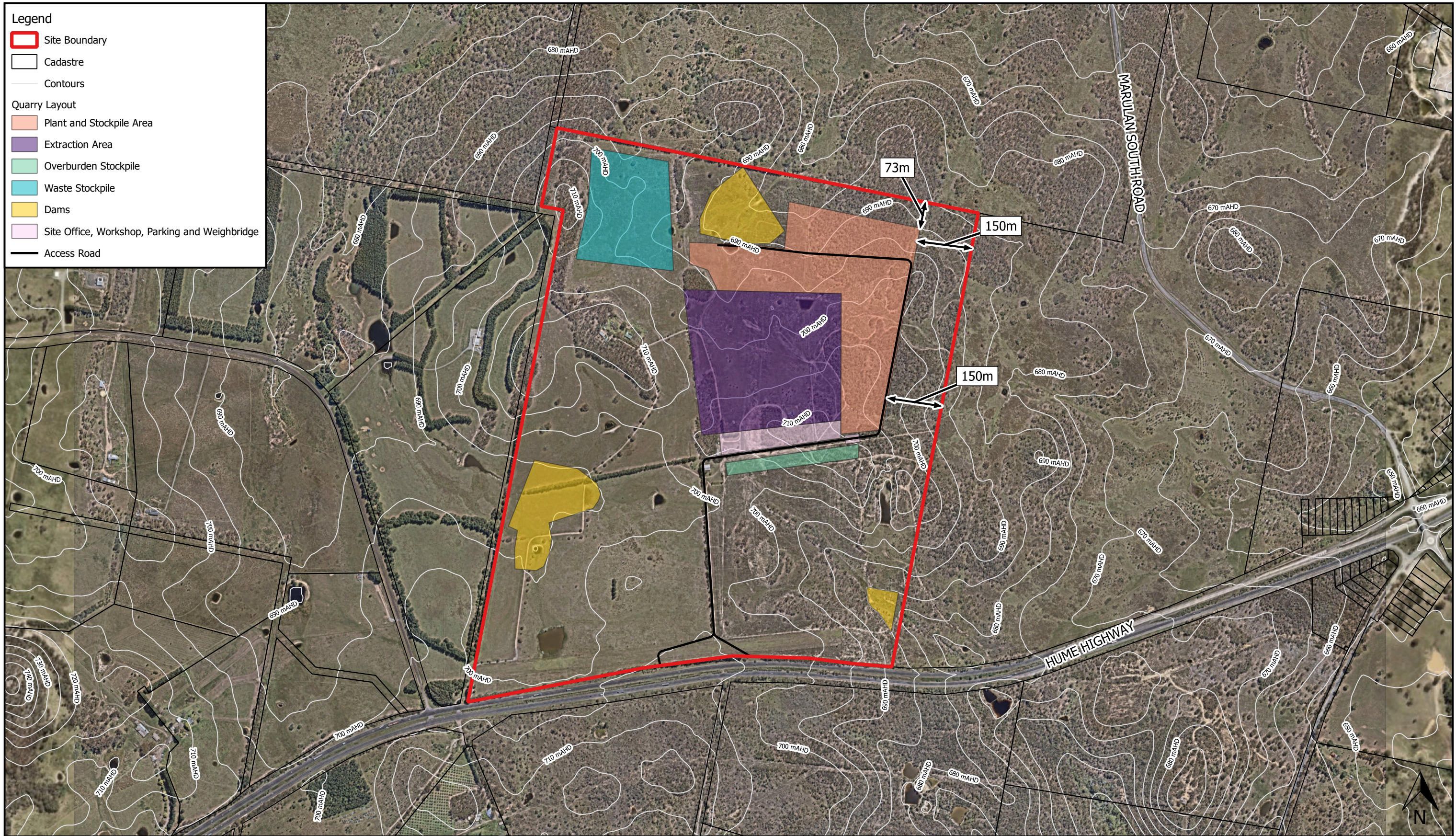
Map
Site
Project
Sub-Project
Client
Date

Legend

- Site Boundary
- Cadastre
- Contours

Quarry Layout

- Plant and Stockpile Area
- Extraction Area
- Overburden Stockpile
- Waste Stockpile
- Dams
- Site Office, Workshop, Parking and Weighbridge
- Access Road



0 100 200 300 400 500 m

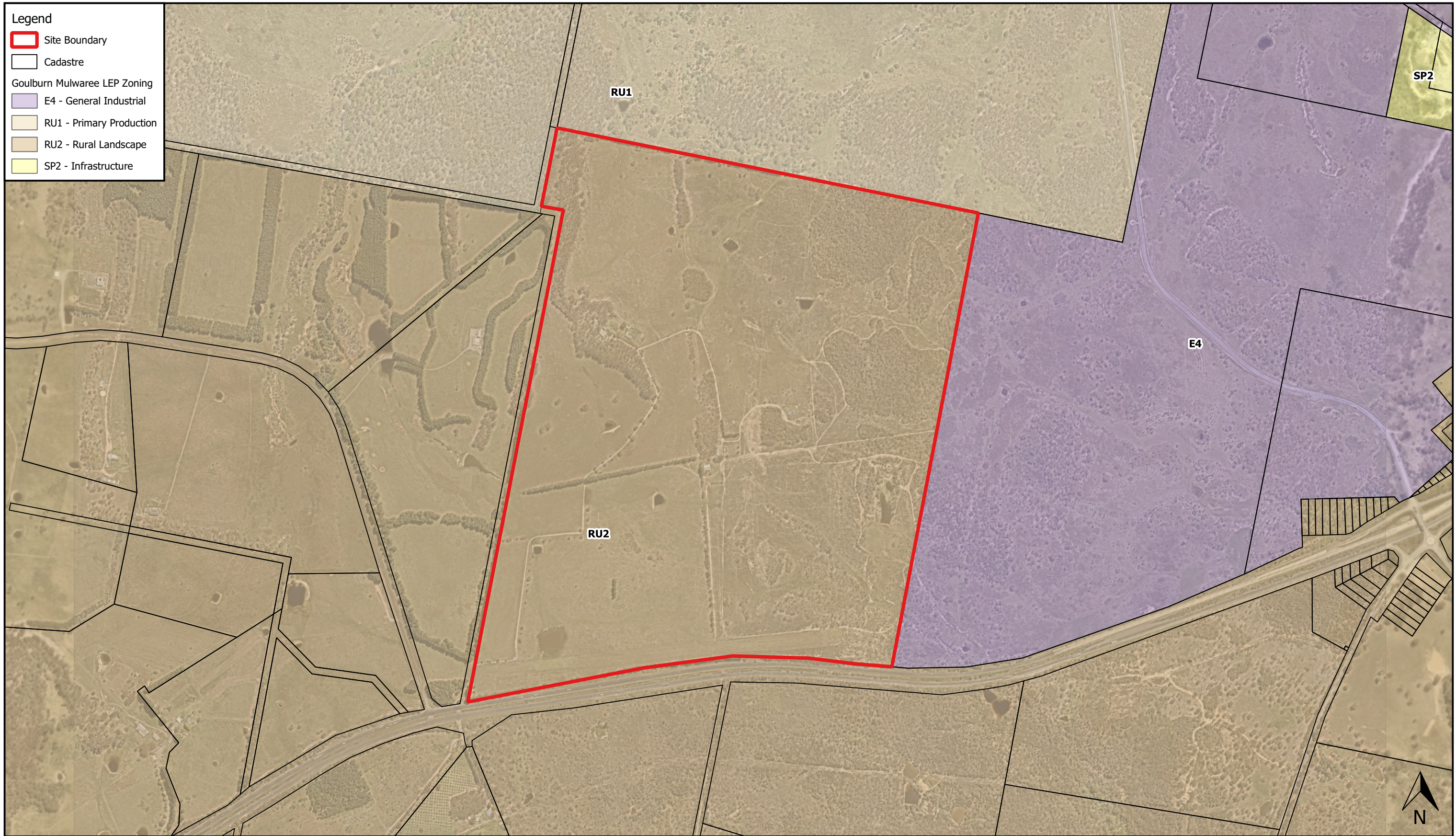
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Viewport B

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Contours from ELVIS Lidar (2013).

Map Title / Figure:
Quarry Layout Plan

Map 02	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date



Legend

- Site Boundary
- Cadastre
- Goulburn Mulwaree LEP Zoning**
- E4 - General Industrial
- RU1 - Primary Production
- RU2 - Rural Landscape
- SP2 - Infrastructure

0 100 200 300 400 500 m

1:10000 @ A3

Viewport B

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Land Zoning from Goulburn Mulwaree LEP (2009).

Map Title / Figure:
Land Zoning

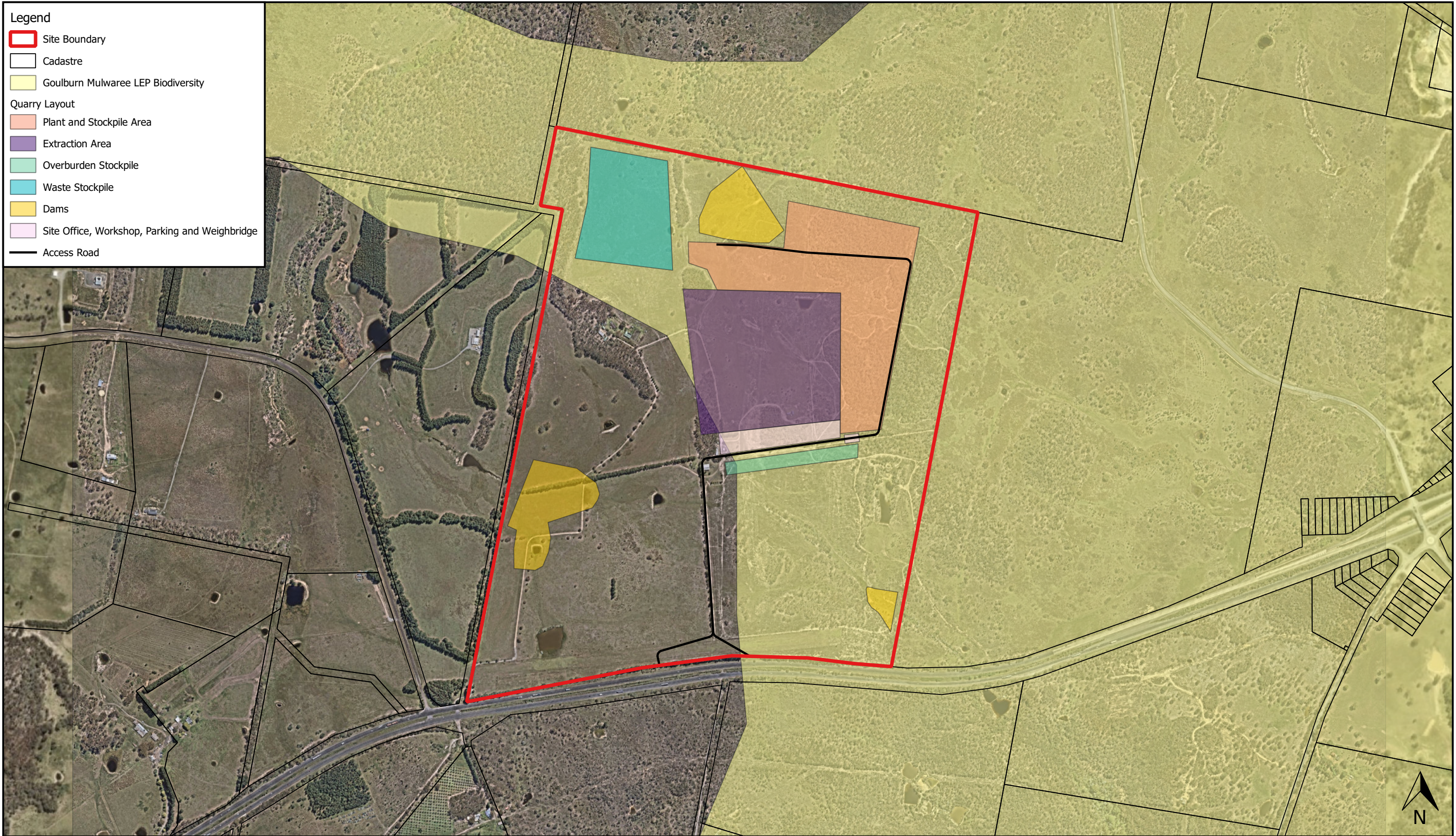
Map 03	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date

Legend

- Site Boundary
- Cadastre
- Goulburn Mulwaree LEP Biodiversity

Quarry Layout

- Plant and Stockpile Area
- Extraction Area
- Overburden Stockpile
- Waste Stockpile
- Dams
- Site Office, Workshop, Parking and Weighbridge
- Access Road



0 100 200 300 400 500 m

1:10000 @ A3

Viewport B

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Biodiversity from Goulburn Mulwaree LEP (2009).

Map Title / Figure:
LEP Biodiversity

Map 04	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date

Legend

- Site Boundary
- Cadastre
- Goulburn Mulwaree LEP Mineral Resources



0 100 200 300 400 500 m

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Viewport B

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Mineral Resources from Goulburn Mulwaree LEP (2009).

Map Title / Figure:
LEP Mineral Resources

Map 05	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date

Legend

- Site Boundary
- Cadastre
- State Heritage Item 00127 Old Marulan Town
- Goulburn Mulwaree LEP - Marulan Township Conservation Area
- Goulburn Mulwaree LEP heritage items



0 100 200 300 400 500 m

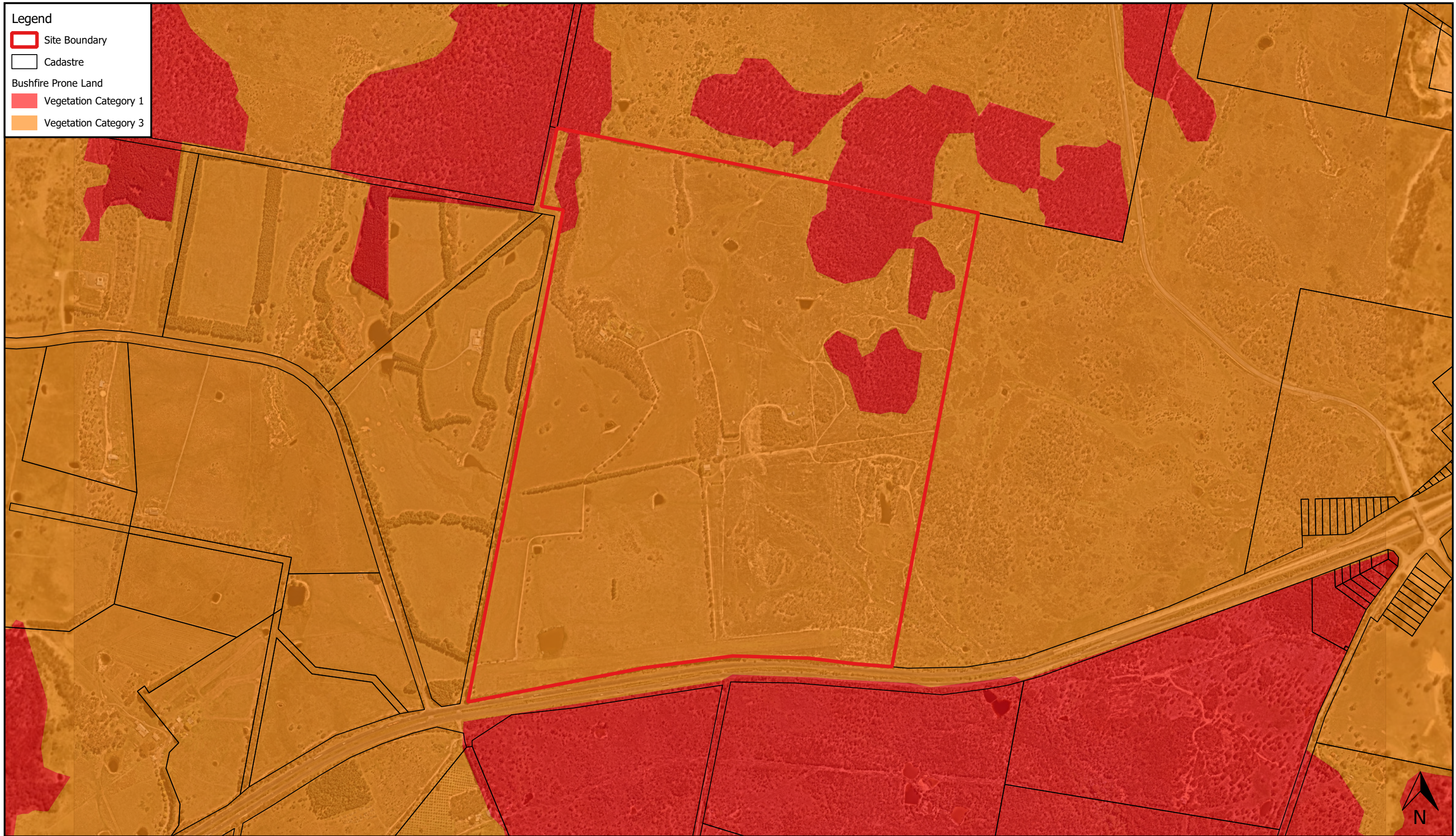
1:12500 @ A3

Viewport A

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Heritage from Goulburn Mulwaree LEP (2009).

Map Title / Figure:
LEP and State Heritage

Map 06	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date



Legend

- Site Boundary
- Cadastre
- Bushfire Prone Land**
- Vegetation Category 1
- Vegetation Category 3

0 100 200 300 400 500 m

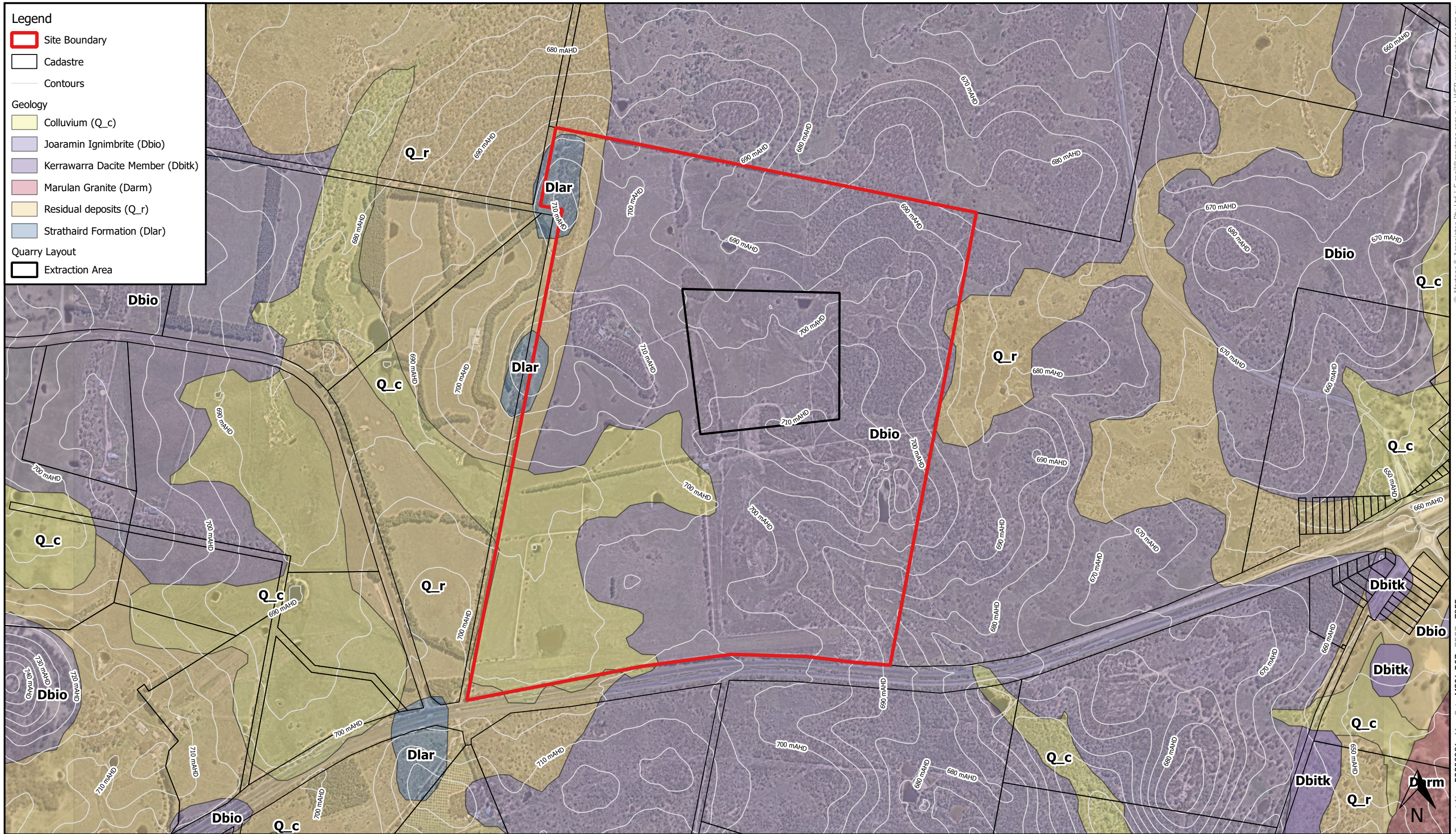
1:10000 @ A3

Viewport B

- Notes:**
- Aerial from Nearmap (2025).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Bushfire from NSW SEED Portal (2025).

Map Title / Figure:
RFS Bushfire Prone Land

Map 07	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date



0 100 200 300 400 500 m

1:10000 @ A3

Viewport B

- Notes:
- Aerial from Nearmap (2024).
 - Cadastre and site boundary from NSW Spatial Services Clip & Ship (2024).
 - Contours from ELVIS Lidar (2013).
 - Geology from NSW Seamless Portal (2024).

Map Title / Figure:

Geology

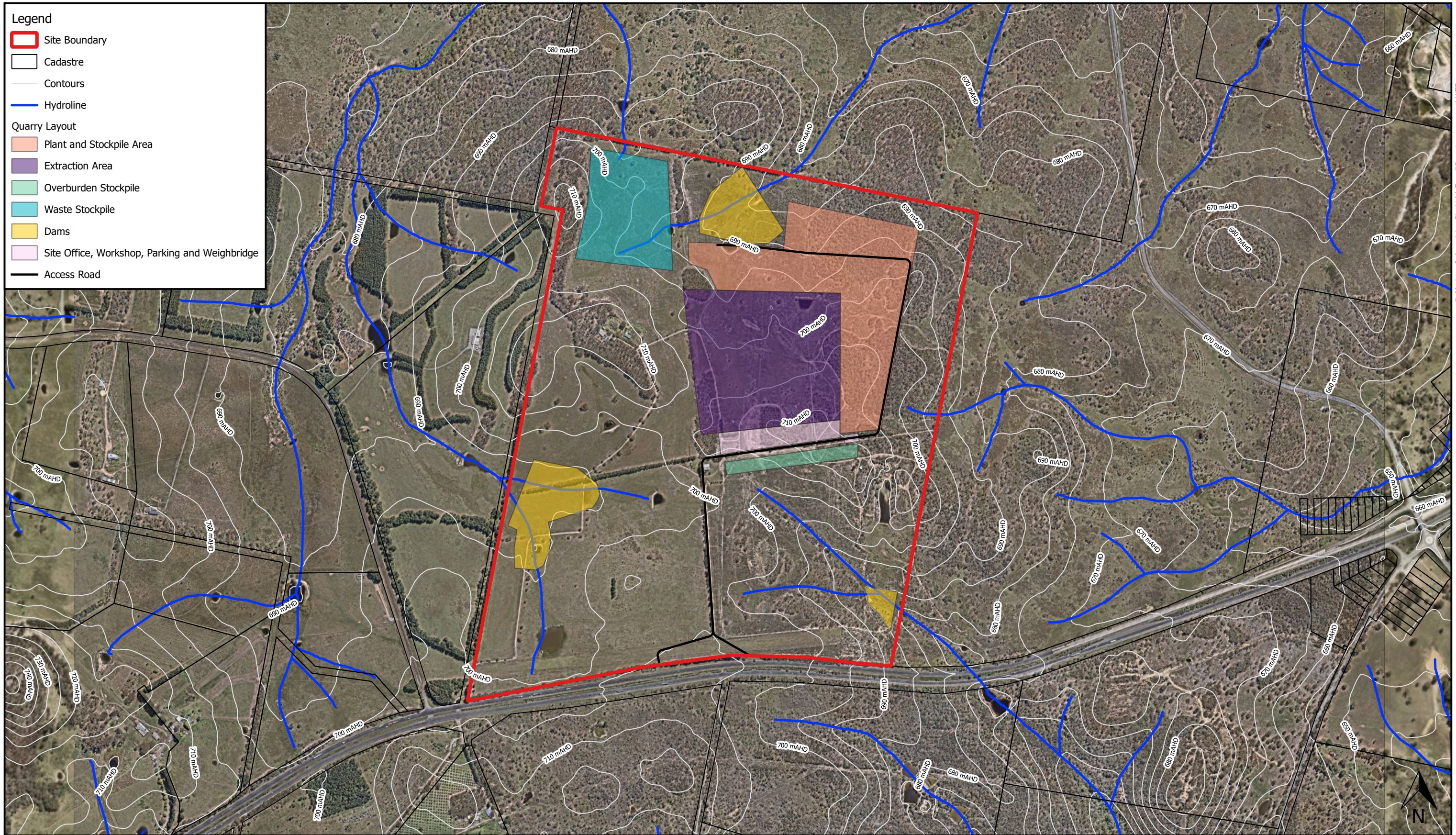
Map 08	Map
16038 Hume Highway, Marulan NSW	Site
WSC Marulan Quarry	Project
SEARs Scoping Report	Sub-Project
WSC Quarries	Client
15/04/2025	Date

Legend

- Site Boundary
- Cadastre
- Contours
- Hydroline

Quarry Layout

- Plant and Stockpile Area
- Extraction Area
- Overburden Stockpile
- Waste Stockpile
- Dams
- Site Office, Workshop, Parking and Weighbridge
- Access Road



0 100 200 300 400 500 m

1:10000 @ A3

Viewport B

Notes:
 - Aerial from Nearmap (2025).
 - Cadastre, site boundary and hydrolines from NSW Spatial Services Clip & Ship (2024).
 - Contours from ELVIS Lidar (2013).

Appendix B – Scoping Summary Table

Matter	Level of Assessment	Cumulative impact	Specific community engagement	Relevant government plans, policies and guidelines	Section of scoping report
Amenity (Noise and Vibration)	Detailed	Y	Y	NSW Interim Construction Noise Guideline (DECCW, 2009) NSW Noise Policy for Industry 2017 (EPA, 2000) NSW Road Noise Policy (EPA, 2011)	7.1.1
Air	Detailed	Y	Y	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2022)	7.1.2
Biodiversity	Detailed	Y	Y	Biodiversity Assessment Method 2020 (DPIE, 2020)	7.1.3
Water (water availability, hydrology and water quality)	Detailed	Y	Y	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2000) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA, 2022) NSW MUSIC Modelling Guidelines (BMT WBM, 2015) Controlled activities – Guidelines for riparian corridors on waterfront land (DPE, 2022)	7.1.4
Access	Detailed	Y	Y	Guide to Transport Impact Assessment (TfNSW, 2024)	7.1.5
Social	Detailed	Y	Y	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2023)	7.1.6
Amenity (Visual)	Standard	N	Y	N/A	7.2.1
Economic	Standard	N	N	N/A	7.2.2
Hazards and risks (contamination)	Standard	N	N	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP, 1998)	7.2.3
Hazards and risks (dangerous goods)	Standard	N	N	Australian Code for the Transport of Dangerous Goods by Road and Rail (7th edition) (NTC, 2024)	7.2.4
Hazards and risks (waste)	Standard	N	N	NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021)	7.2.5
Land	Standard	N	Y	Land Use Conflict Risk Assessment Guide (DPI, 2011) Strategic Framework for Mine Closure (ANZMEC-MCA, 2000)	7.2.6
Aboriginal heritage	Standard	N	Y	Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW, 2010)	7.2.7
European heritage	Standard	N	N	Burra Charter 2013 (Australia ICOMOS, 1992)	7.2.8
Hazards and risks (bushfire)	Standard	N	N	Planning for Bushfire Protection 2019 (RFS, 2019)	7.2.9
Flooding	No assessment	N		N/A	7.3.1