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24 October 2019
Ref: 099278.3L

Dear Sir / Madam,

Stakeholder and Community Engagement for a Proposed Friable Sandstone Extraction Industry at Wisemans Ferry Road, Maroota.

Our firm, Design Collaborative, is preparing a 'Scoping Report' on behalf of our client, the Deerubbin Local Aboriginal Land Council (*DLALC*), for a proposed friable sandstone extractive industry (*the Project*) at Wisemans Ferry Road, Maroota (*Subject Land*). **Figure 1** below provides a map showing the location of the Subject Land in its regional context.

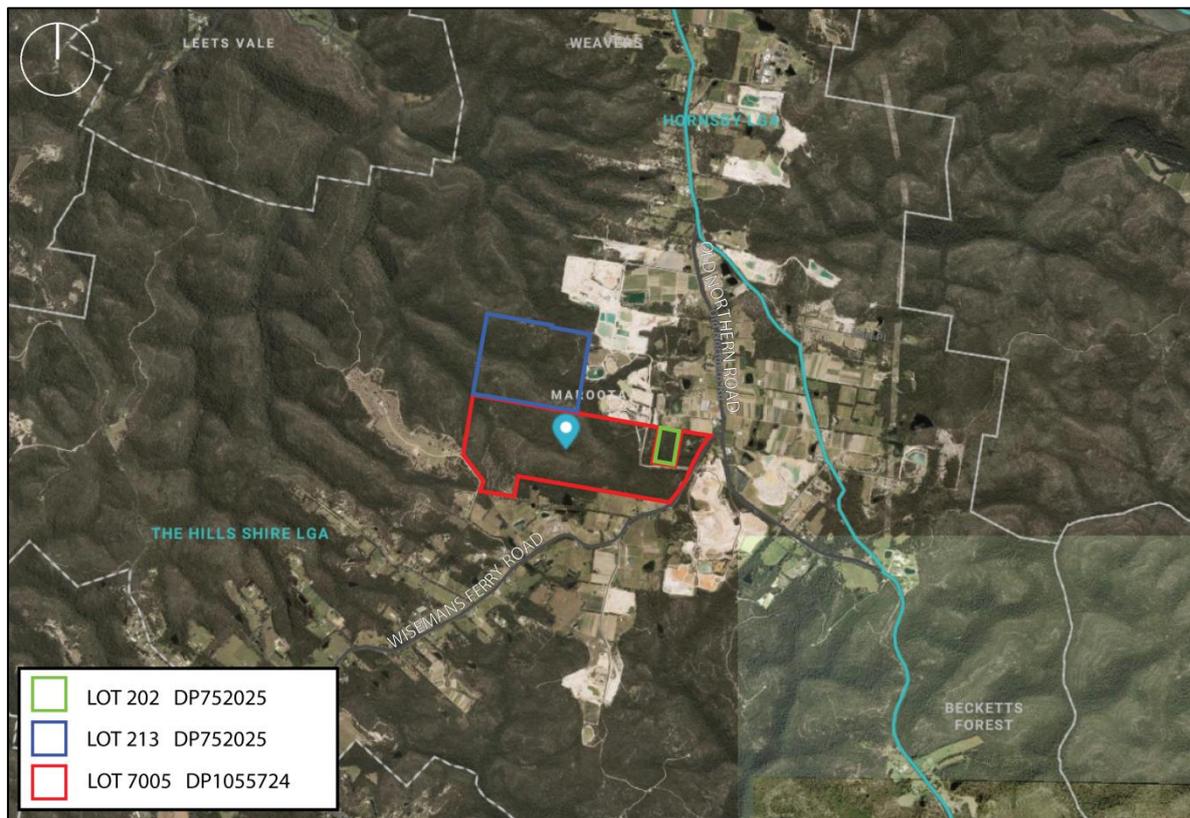


Figure 1: Regional Context (Source: Mecone, 2019)

We are writing to you on behalf of our client because you have been identified as a stakeholder with a potential interest in the Project and are invited to provide feedback and participate in stakeholder and community engagement.

This letter describes the proposed Project, discusses its rationale, outlines identified key matters to be assessed and provides a point of contact for feedback and future engagement.

The Project

The Subject Land comprises three parcels of land described as Lot 7005 DP 1055724, Lot 202 DP 752025 and Lot 213 DP 752025, occupying an area of some 180.7 ha shown in **Figure 1** above.

The proposed Project envisions the use of 49.9ha of the Subject Land as an extractive industry, primarily for the extraction and processing of Hawkesbury sandstone into a fine medium graded sand. Crushed sandstone, fine graded sand and a fine aggregate can also be produced as a by-product of the primary process. In total, approximately 500,000 tonnes of saleable product per annum would be supplied to the Sydney market over a period of 20 years.

The Project will involve the implementation of an extraction and rehabilitation plan simultaneously so that the Subject Land will be suitable for other uses in the future.

The Environmental Impact Assessment Process & Your Feedback

The Environmental Impact Assessment Process ensures the impacts of a State Significant Development are assessed before a decision is made by the Minister for Planning on whether to approve a development. This process is displayed in **Figure 2** below.

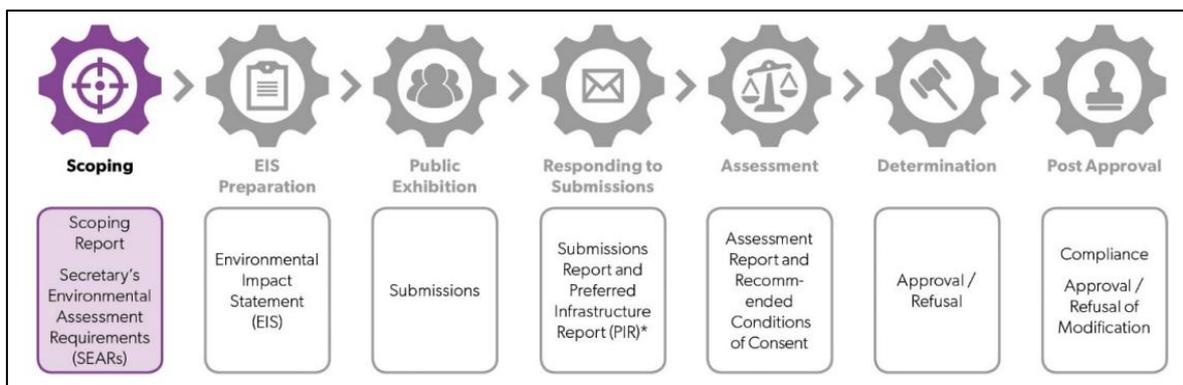


Figure 2: Environmental Impact Assessment Process (Source: Department of Planning and Industries, 2017)

An Environmental Impact Statement is the principal document by which impacts are assessed.

The purpose of a Scoping Report is to identify potential impacts to be assessed in the Environmental Impact Statement. Following a Scoping Report, the Department of Planning and Industries will issue key issues required to be assessed in the Environmental Impact Statement.

The purpose of engagement during the scoping is to identify perspectives of the community and other stakeholders on matters to be addressed in the Environmental Impact Statement in addition to a technical assessment of them. Thus, we are seeking feedback from stakeholder's recommending matters that should be assessed in the EIS to ensure that the full range of potential impacts are identified and later assessed.

Project Rationale

The DLALC has acquired landholdings within the Sydney Basin, and as an organisation, they seek to appropriately develop some of these holdings to support their housing, health,

employment and educational programs. The Subject Land's location on a significant sandstone deposit provides an opportunity to supply the Sydney construction and building industry market with local and therefore, reasonably priced construction sand. Maroota presently contains a number of extractive industries, some of which have co-existed with the local community for over 30 years.

The demand for sand within the Sydney market is approximately 7 million tonnes per annum, a growing proportion of which is sourced outside the Sydney Region. As the value of sand is highly sensitive to handling and transport costs, it is important to have local sources to assist with the cost-sensitive construction of major public and private infrastructure projects; including the Western Sydney Airport and the Sydney Metro Network.

The above point is acknowledged in the *Greater Sydney Region Plan (Metropolitan Plan)* which states "Access to construction materials from local sources within Greater Sydney is critical for continued growth and for minimising construction costs". To provide an opportunity for the development of local extractive sources, the Metropolitan Plan designates the Subject Land as appropriate for intensive agricultural production and resource extraction. The *Central City District Plan (District Plan)* echoes the Regional Plan. It reaffirms to the importance of local extractive sources for providing cost-competitive inputs into the region's growing infrastructure and construction needs.

Relevant Matters for Consideration

Presented below is a preliminary list of environmental and social matters proposed to be assessed in the Environmental Impact Statement:

- Social and economic impacts, including the provision of construction jobs and full-time operational jobs. A Social and Economic Impact Assessment will be prepared to assess the full range of social and economic impacts, some of which are listed below;
- Rehabilitation and use of the Subject Land post use as an extractive industry. A Rehabilitation Plan will be prepared to address this;
- Surface water and groundwater availability and associated impacts including reduced groundwater availability, the lowering of the water table, disruption to drainage patterns and implications to groundwater-dependent ecosystems. A Report assessing the impact of the proposed development on surface water and ground water will be prepared, as will a Water Management Plan;
- Traffic impacts, particularly along Wisemans Ferry Road and on the Wisemans Ferry Road/Old Northern Road Intersection. A preliminary Traffic Assessment undertaken in 2011 indicated that these impacts would be minimal, and a further up-to-date study will be undertaken;
- Ecological Impacts, particularly concerning the ecologically endangered Maroota Sands Swamp Forest and Shale/Sandstone Transition Forest identified onsite through a Preliminary Ecological Impact Assessment. The location of these species informed 49.9ha of land selected for extraction. These species will continue to be monitored, and a finalised Ecological Impact Statement will be prepared to provide mitigation measures;

- Noise and Vibration impacts on nearby sensitive uses resulting from the construction and operation of the Project. A detailed Noise Report will be prepared to assess these impacts and provide mitigation measures;
- Air quality impacts, particularly the potential for dust emissions to impact nearby sensitive uses. An Air Quality Assessment will be prepared to assess air quality-related impacts and provide mitigation measures;
- Archaeological impacts. A preliminary Aboriginal Archaeological Assessment indicates that impacts on Aboriginal heritage are unlikely to form significant constraint. A finalised report will be prepared for the EIS;
- Management of waste generated from the construction and operation of the Project including cleared vegetation, tailings from the wash plant, wastewater, general office waste and oils, lubricants and machinery parts from the service area. A Waste Management Plan will be prepared;
- Bushfire hazard and risk particularly as the Subject Land is open forest. An assessment will be made of any hazard and risk in accordance with *State Environmental Policy 33 – Hazardous and Offensive Development*;
- Visual impacts while the Project is operational and after the Subject land has been rehabilitated. A Visual Impact Assessment will be prepared to assess both these scenarios; and
- Soils impacts, including the potential for erosion. A Soil Management Plan will be required to implement erosion control measures.

Consultants with expertise relevant to the matters identified have and will continue to be engaged to assess impacts and recommend mitigation measures.

Contact Details

Should you wish to provide feedback or seek further information and engagement regarding the proposed Project, please contact either James Lidis or David Rippingill on (02) 9262 3200 or by email enquiries@designcollaborative.com.au.

Yours faithfully,

DESIGN COLLABORATIVE PTY LTD



J Lidis
Managing Director



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January 27, 2021

Ref: 099278.41L

Dear Sir/Madam,

Community Consultation – Proposed Sand Quarry – Wisemans Ferry Road, Maroota

Design Collaborative is preparing an ‘Environmental Impact Statement’ (*EIS*) on behalf of Deerubbin Local Aboriginal Land Council (*DLALC*). The *EIS* will accompany a Development Application for a proposed State Significant sand quarry (*the Project*) at Wisemans Ferry Road, Maroota (*the Project Site*). The proposed layout and location of the quarry is shown below. We are writing to inform you about the Project and invite you to ask questions or provide feedback.



The proposed sand quarry sits comprises approximately 50ha of the 180ha Project Site. It will extract and process of Hawkesbury Sandstone into construction materials over a period of approximately 30 years. The Project Site will be progressively rehabilitated as the quarry progresses.

The Project will provide 500,000 tonnes per annum of cost-efficient locally sourced sand to the Sydney construction market. Access to affordable construction material will support the infrastructure & construction industries across NSW. The Project will also provide immediate construction, operational and environmental management jobs to assist with the post COVID-19 recovery of the Maroota, Hills Shire and NSW economies.

For the past eight months, Design Collaborative has led a team of environmental specialists to design and assess the proposed sand quarry to avoid, mitigate and minimise the Project’s impact on the community and environment. Through these studies and informed by community feedback during the scoping phase, design strategies have been implemented and a comprehensive environmental management strategy has been developed to ensure that quarry is managed in an environmentally responsible manner with minimal impact on the community. The below table outlines some of these key design and management measures.

Design & Management Measures	
Design Measures	Management Measures
<ul style="list-style-type: none"> The Sand Processing Plant was located to the rear of the Project Site so that it is further from residences along the southern boundary. The quarry is visually screened on all sides by a retained vegetated buffer, including a 100m buffer to the southern property boundary. The location of the dam has been selected to avoid impacting water flows on neighbouring properties. 	<ul style="list-style-type: none"> The Proponent will offset and protect 300ha of bushland within the Hills LGA. Ongoing noise monitoring will occur to monitor and manage noise emissions from the Project. The maximum daily movements of trucks to and from the site will be limited to minimise traffic impacts. Haul roads and stockpiles will be regularly watered, and loads covered to mitigate dust and air quality impacts. The Proponent will establish a hotline that the community can contact should they have concerns during operations.

The following link contains additional information regarding the Project, including a rationale for the Project, key environmental measures to be implemented and an overview of the State Significant Development Application process. shorturl.at/suCU7

Should you wish to provide feedback or seek further information regarding the proposed Project, please contact either Matthew Short or David Rippingill on (02) 9262 3200 or by email at matthews@designcollaborative.com.au.

Yours faithfully,
DESIGN COLLABORATIVE



David Rippingill
Director

Introduction

The Deerubbin Local Aboriginal Land Council (*the Proponent*) is seeking development consent for the construction of a sand quarry at Wiseman's Ferry Road, Maroota (*the Project*). The Project will deliver a raft of benefits to the local and boarder community, including:

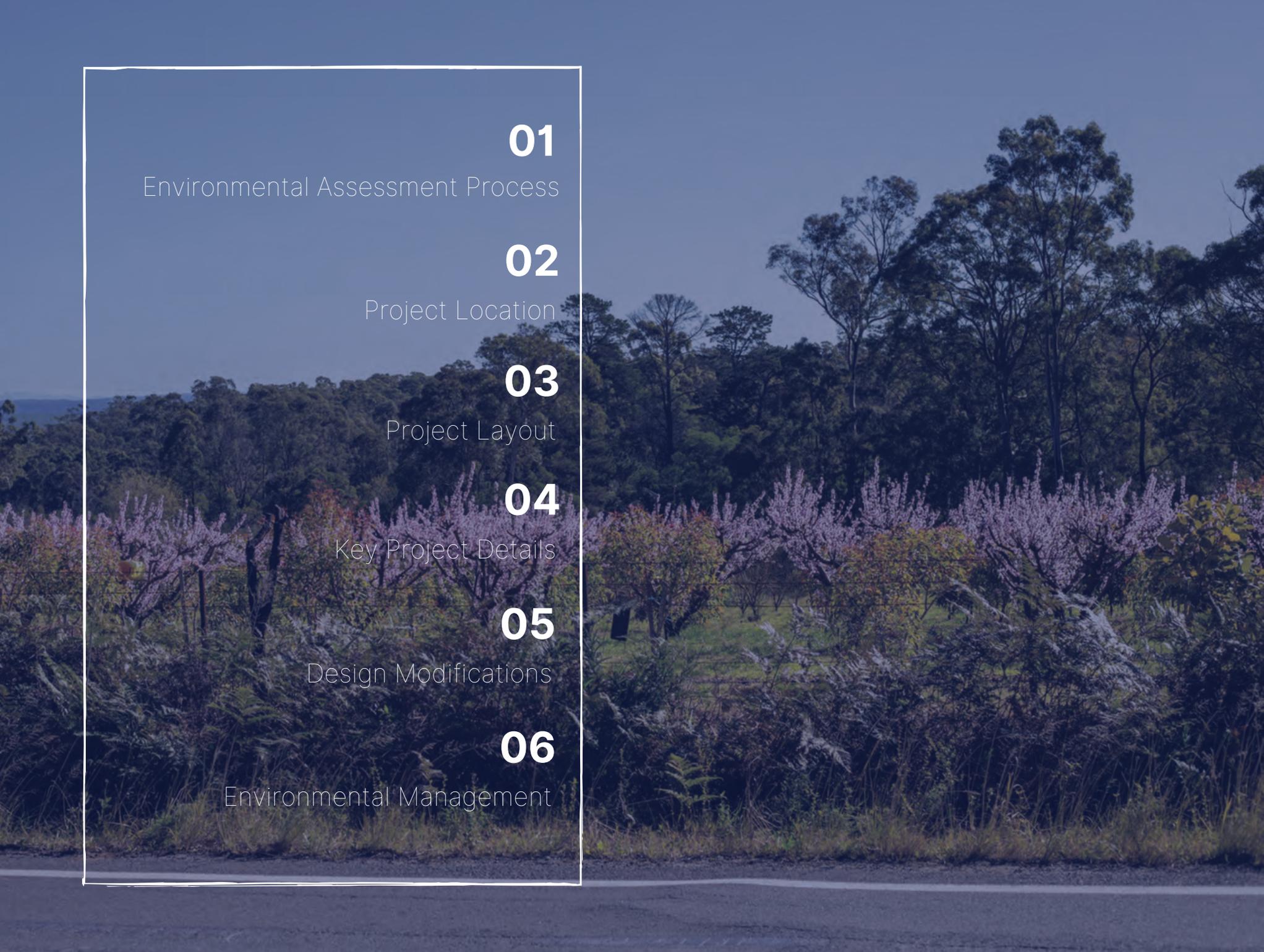
- The creation of approximately 25 critical full-time jobs as the Australian economy recovers from the impacts of COVID-19.
- Reducing the cost of State and private infrastructure by providing 500,000 tonnes p.a. of locally sourced, and therefore more affordable construction sand to the Sydney Construction Market.
- The protection, management and enhancement of 300ha of bushland in a Biodiversity Stewardship Agreement; and
- Providing a revenue stream for the Land Council to invest in employment, health, education, housing, land management and cultural development projects across their landholdings.

The purpose of this document is to provide the local community with an overview of the Project, including the proposed management measures designed to avoid, mitigate or offset environmental impacts and to invite community feedback on these measures.



Deerubbin LALC





01

Environmental Assessment Process

02

Project Location

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01 Environmental Assessment Process

Development Approval is sought for the Project under Division 4.7 of the *Environmental Planning and Assessment Act*. The Project is declared a State significant development as it involves the extraction of more than 5 million tonnes total resource. The following flowchart outlines the Development Application process for a State Significant Development.



Scoping Report

The Proponent prepares and submits a Scoping Report with the Department of Planning, Industry and Environment (DPIE). That report provides a preliminary overview of the Project and identifies the potential environmental impacts of the Project to assess during the environmental assessment phase.



Secretaries Environmental Assessment Requirements (SEARs)

Informed by the Scoping Report, DPIE issues SEARs for the Project. SEARs outline the environmental matters to assess for the Project. The SEARs for the Maroota Project were issued on 18/2/2020 and are accessible at <https://www.planningportal.nsw.gov.au/major-projects/project/26206>



Environmental Assessment

Technical specialists are engaged to assess the Project's potential environmental impacts in accordance with the SEARs. Their findings are compiled in technical reports. The design of the Project is refined throughout the Environmental Assessment process in response to the environmental studies and community feedback.



Environmental Impact Statement

The findings of the technical reports are compiled into a single document known as an Environmental Impact Statement (EIS). The EIS also provides a detailed Project description, outlines the strategic need for the Project and describes community consultation that was undertaken and management measures that will be implemented to mitigate the environmental impacts of the Project.



Development Application Lodgment & Assessment

Once the EIS is complete, the Proponent lodges a Development Application for the Project with DPIE accompanied by the EIS. Following lodgment, Government departments and the public are provided with an opportunity to make submissions. The Proponent prepares a submission report in response to these submissions.



Determination

DPIE assesses the Development Application and prepares an Assessment Report. That report is provided to the relevant determining authority who determines the outcome of the Development Application.

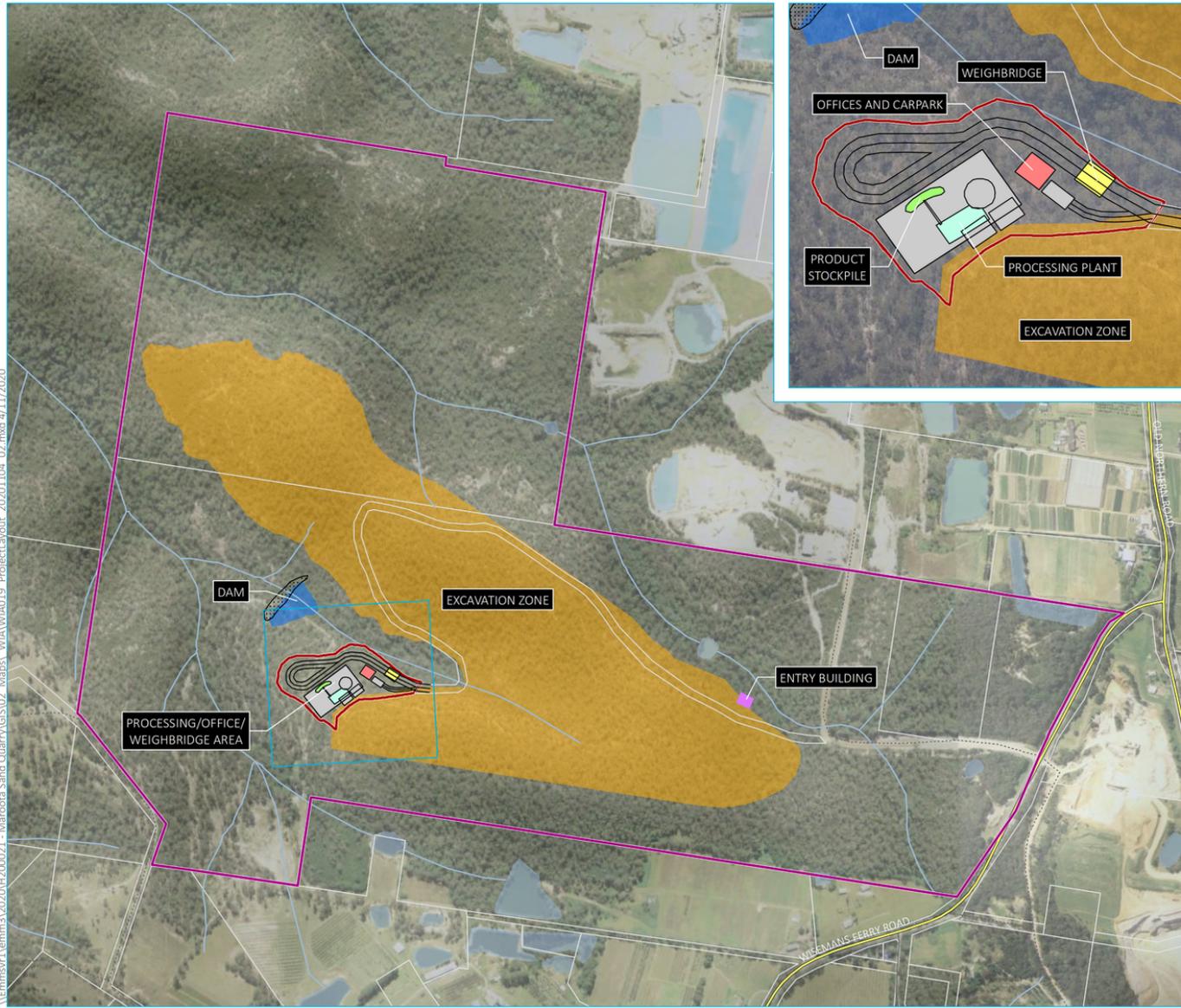
The Project is currently in the Environmental Assessment phase. Design Collaborative has been engaged on behalf of the Proponent to prepare the Environmental Impact Statement and to facilitate community consultation.

02 Project Location

Lot 7005 DP1055724; Lot 202 DP752025; and Lot 213 752025



03 Project Layout



- KEY**
- Site boundary
 - Major road
 - Minor road
 - Vehicular track
 - Watercourse/drainage line
 - Waterbody
 - Cadastral boundary
 - Proposed quarry layout
 - Site infrastructure
 - Site infrastructure
 - Entry building
 - Offices and carpark
 - Processing plant
 - Weighbridge
 - Product stockpile
 - Cut/fill extent
 - Haul road
 - Dam embankment
 - Dam
 - Excavation zone

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Source: EMM (2020); DFI (2017)



04 Key Project Details

The Project envisions the use of approximately 50ha of the Project Site as a quarry, primarily for the extraction and processing of Hawkesbury Sandstone into a fine medium grade sand used for construction. The Project also involves the implementation of a progressive rehabilitation plan so that it will be suitable for use as productive agricultural lands in the future.

28 Years

Anticipated Quarry Life

500,000t

Yearly extraction rate of product

25 Jobs

Number of full time jobs created

300ha

bushland protected in a Biodiversity Stewardship Agreement

120ha

Bushland retained on the Project Site

Extraction Method

The proposed extraction area is approximately 44ha. Generally, an excavator will be used to remove sandstone within the extraction area, which is then loaded onto an articulated truck. A bulldozer will be used to rip stronger material. Extraction will occur in six stages across the life of the quarry. Each stage will be progressively rehabilitated as the quarry progresses.

Processing

Excavated material is taken to the processing plant by the articulated truck. The material is then loaded into the sand plant's receiving hopper by an excavator. Material is scalped, de-watered, screened and stockpiled as processed construction sand products.

Water Supply

The Project's water demands will be supplied by rainfall and runoff captured and stored in a surface water dam and supplemented by a groundwater bore.

Tailings Management

Tailings are the leftover material from the sand processing process. The sand plant incorporates a thickener and plate & frame press that removes the moisture from tailings. Tailings can then be handled by a front-end loader and used to rehabilitate the site. This method removes the need for tailings dam and reduces the impact footprint of the Project.

Employment

The Project will create approximately 25 full time operational and truck driving jobs. Additional construction and environmental management jobs will also be created.

Hours of Operation

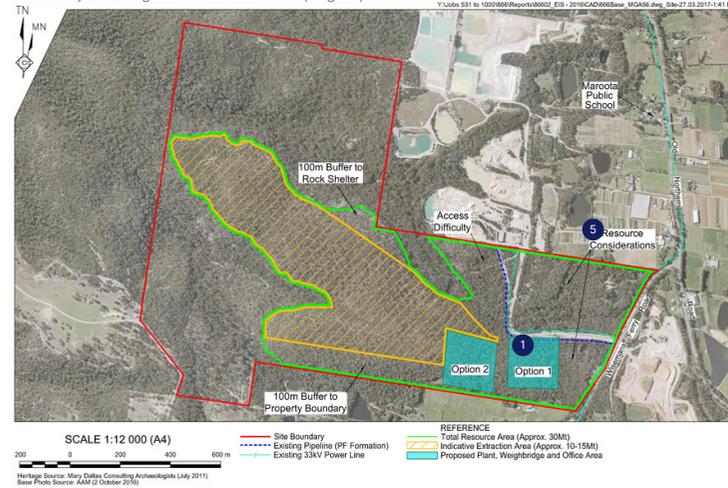
The proposed hours of operation for the Project are:

- *Sales*
6am to 6pm, Monday to Saturday
- *Quarry Operations*
7am to 6pm, Monday to Saturday.

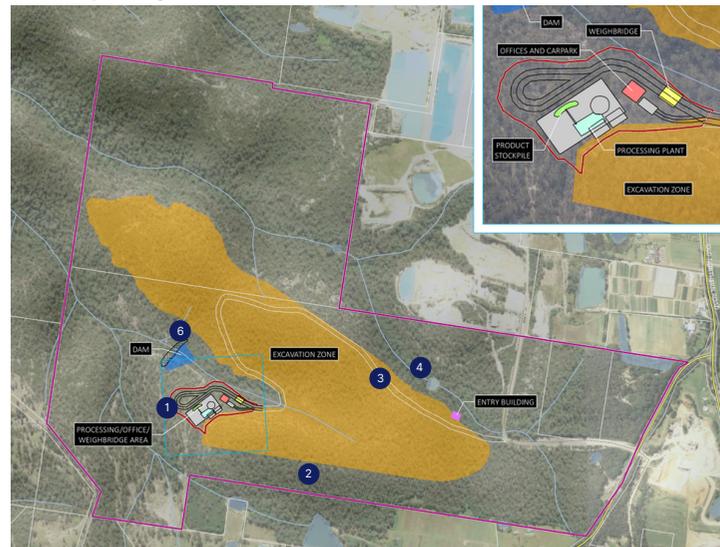
05 Impact Reduction Design Modifications

The following section outlines the key design amendments that have been made to the Project's design throughout the environmental assessment phase to mitigate environmental impacts.

Initial Project Design Included in the Scoping Report



Current Project Design



1 Relocation of Sand Processing Plant
 Initially, the sand processing plant was located to the front of the Project. Following community feedback during the scoping phase, the plant equipment was relocated to the rear of the site to remove it further from residences to the south of the Project Site.

2 Maintenance of a 100m Vegetated Buffer
 A vegetated buffer is maintained around the entirety of the Project, including a 100m buffer to the southern property boundary. The below images show the view of the Project Site from properties to the south of the Project Site before and after construction. The figures demonstrate that the vegetated buffer mitigates the visual impacts of the Project.



3 Location of the Access Road
 An access road was initially located near the southern boundary of the Project Site. The access road was relocated to the north and contained within the proposed extraction area to minimise the Project's area of disturbance and to remove it from neighboring properties.

4 Buffer to Groundwater Dependent Ecosystem
 An endangered Groundwater Dependent Ecosystem is located to the north of the Project Site. The Project Design includes a 50m protection buffer to avoid impacts on this ecosystem.

5 Resource Extraction Area
 Initial geological investigations considered extracting resource from the front of the site. Instead, the proposed resource extraction area has been contained to the centre of the Project Site so that it is screened by a vegetated buffer on all sides.

6 Dam Location
 The dam is positioned to avoid impacting a major water stream that flows from the neighbouring properties to the south. This minimises the impacts of the Project on riparian corridors.

06 Environmental Management

All development projects involve impacts. When assessing a Development Application, the determining authority will consider and balance social, environmental and economic positive and negative impacts. Where environmental impacts cannot be avoided through design modifications, management measures are implemented to mitigate or offset adverse impacts. The following section outlines some of the key measures recommended by the various environmental specialists that will be implemented to mitigate and offset environmental impacts.

Biodiversity

- The Proponent will establish Biodiversity Stewardship Area in the Hills LGA to conserve, steward and enhance approximately 300ha of bushland. This is to offset the approximately 50ha of bushland that will be removed.
- The Project Site will be progressively rehabilitated as the Project progresses. This includes the restoration of a 50m native bushland corridor.
- A trained ecologist will be present during clearing activities to appropriately relocate fauna.
- Temporary fencing and signage will be installed at the edge of clearance areas to prevent entry into retained vegetation.
- Artificial habitat will be constructed in retained vegetation to encourage fauna to relocate from the extraction area.

Noise

- A weather monitoring station will be installed at the Project Site. Where noise enhancing weather conditions are present, the Project's operations will be minimised.
- Ongoing noise monitoring will occur to monitor noise emitted by the Project. Measures will be implemented if that motoring indicates noise impacts on surrounding residences.
- The Project's mulcher will be shielded by acoustic screening.
- The extraction pit will be developed behind a 6m working face.
- Project equipment and vehicles will be regularly tested and maintained to ensure that they are not emitting excess noise emissions.

Traffic

- The Proponent is proposing to upgrade the Wisemans Ferry Road/Patricia Fay Drive Intersection so that it is compliant with the Australian Road Standards.
- A maximum of 120 two-way truck movement will occur at the Project Site on any given day.

Visual

- A vegetation buffer will be maintained at the peripheries of the Project Site to provide a visual screen.
- A 50m native bushland corridor will be rehabilitated at the Project Site to enhance views.

Waste

- An enviro-cycle sewerage system will be installed to treat and recycle sewerage water.
- Waste will be appropriately stored onsite and regularly removed by licensed contractors.

Air Quality

- Haul roads will be watered using a water truck to minimise dust generation.
- The site will be progressively rehabilitated and seeded to minimise dust generation.
- Stockpiles of material will be either covered or watered to minimise dust generation.
- Vehicle loads will be covered when travelling off-site.

Water

- Extraction will not occur within two metres of the wet-weather high groundwater levels to minimise groundwater drawdown.
- Surface water and groundwater quality will be monitoring and treatment implemented if required to maintain water quality.
- The Project's groundwater bore will be located more than 1000m from the nearest groundwater works.
- A water management system consisting of drainage channels will be implemented to prevent dirty water runoff into adjoining properties.

Community Engagement

- The Proponent will establish a hotline that the community can call should they have concerns during the operations of the Project.
- The Proponent will establish a Community Consultation Committee to maintain ongoing consultation with the community during Project operations.

Have a question or feedback regarding
the Project? tell us at:

matthews@designcollaborative.com.au

(02) 9262 3200

