

04 August 2026

Director Resource Assessments
Department of Planning & Environment

SUBJECT: SSD-11591659 Deep Creek Quarry – Notification of Commencement

Wedgetail Project Consulting acting on behalf of Ironstone Developments Pty Ltd (Ironstone) provides additional notice under the development consent for SSD-11591659 consistent with Schedule 2, Condition A17. This notice supplements notice provided by email on 1 May 2026 (see attached extract) advising that construction was intended to commence in 4-6 weeks (i.e. mid June 2026).

Ironstone Developments have engaged Woodbury Civil to complete the intersection works, with initial preparatory works commencing on 27 July 2026.

We can advise the following actions were completed in preparation for construction.

1. CBased Environmental have installed a compliant meteorological station (Condition B23), trailer mounted real-time noise logger (Condition B4) and a trailer mounted PM10 monitor (Condition B21).
2. The quarry pit extent has been surveyed and clearly marked by a registered Surveyor and an Extraction Area Plan prepared and submitted to DPHI.
3. A Noise Management Plan has been prepared and approved by DPHI pursuant to Condition B5.
4. A total of 294 nest boxes have been installed across the proponent's land holding (Condition B45b).
5. A total of 1,100 tubestock have been planted on the proponent's land holdings to satisfy the 900 required under Condition B45a.
6. Land transfers from the Crown to Mid Coast Council have been completed (Condition A33).
7. Easements have been issued on title to facilitate future access for neighbouring properties per Condition B35.
8. Approval to stage management plans (per Condition A22) and biodiversity credits (per Condition B45) has been sought and granted by DPHI to enable works to commence within the New Intersection Area.
9. Biodiversity Credits have been purchased and retired for the area affected by the New Intersection Area.
10. An Air Quality Management Plan has been prepared by Todoroski Air Sciences.

11. An EPL has been sought and granted, the EPL is for Scheduled Development Works, and subject to variation for the remainder of construction beyond the New Intersection Area.
12. An application for a Stewardship site has been lodged for approximately 360ha pursuant to Condition B46 that required 235 hectares.
13. An information update was sent out to interested community members in June 2026 advising of the intent to commence construction in June 2026.
14. A Project Website has been established pursuant to Condition D15, this is accessible at <https://woodburycivil.com.au/services/deep-creek-quarry/>

Works that are currently underway include the following:

1. Water Management Plan.
2. Biodiversity Management Plan.
3. Traffic Management Plan.
4. Environmental Management Strategy.
5. The relevant notices for the formation of a CCC (required by January 2027) will be placed within the next month.
6. A Social Impact Management Plan (required by January 2027) will commence preparation, noting the need for input from the CCC once formed.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours Sincerely

Jonathan Berry

Principal Advisor

M: 0421 440 139

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Copy of notice provided on 1 May 2026.

From: Jonathan Berry <jberry@wedgetail.com.au>
Sent: Friday, May 01, 2026 6:35 PM
To: James McDonough <james.mcdonough@dpie.nsw.gov.au>
Cc: Jason Princehorn <jprincehorn@wedgetail.com.au>; Tim Mullaney <tim@woodburycivil.com.au>
Subject: Deep Creek - CEMP

Hi James,

Just wanted to touch base on the Deep Creek CEMP review progress. We expect that construction may feasibly commence in the next 4-6 weeks.

In terms of getting the project underway, I can advise:

1. CEMP is with you.
2. Noise MP will be with you for signoff in coming week.
3. The quarry pit has been surveyed and pegged (as shown in the attached).
4. We have had propagated and in the process of planting 1100 koala feed tree tube stock across the site.
5. We have purchased 294 nest boxes and expect to install these in the next couple of weeks.
6. We have a met station installed onsite.
7. We have a real time noise monitor installed.
8. We have a real time air quality monitor installed.
9. We expect the Crown lands transfer to Council to be completed in the next week.
10. We have purchased some of the credit obligations for the first two stages, this should be finalised and credits retired in the next few weeks.
11. The onsite Stewardship site is nearing finalisation for lodgement, it appears that aside from the first two stages, all credits can be retired from the onsite Stewardship Site.
12. Our EPL application is pending.
13. We have a modification application that we expect to be lodged in the next week, this will provide for the relocation of the office and weighbridge, resulting in a net reduction in impacts to native vegetation. One aspect that we will be seeking in the modification, in addition to the office relocation, is the ability to use the onsite credits before they are officially generated. We expect that we will have credits created in the next 6 months, but potentially a 2 month window where we will need to retire more credits but the onsite credits aren't finalised. Might be worth having a meeting to brief you on the proposed modification, let me know a time that would suit.

If you have any questions, or need more information please let me know.

Cheers

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