



15 November 2012

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Director-General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2000

Attention: Chris Wilson

Dear Chris,

**STATE SIGNIFICANT DEVELOPMENT AND DIRECTOR GENERAL'S REQUIREMENTS
PROPOSED BRINGELLY BRICKWORKS EXPANSION
60 GREENDALE ROAD, BRINGELLY
LOT 2 DP 733115**

I am writing on behalf of Boral Bricks (NSW) Pty Limited (Boral) in relation to a proposed expansion of their existing brickworks at 60 Greendale Road, Bringelly. Boral has operated two brick-making plants in Sydney at Badgerys Creek and Bringelly for over 40 years.

With the current uncertain economic conditions and recent downturn in residential housing activity, Boral has reviewed market demand against its bricks production capacity in NSW. Following this review, Boral has decided to 'mothball' its operations at Badgerys Creek effective from 30 March 2012. Shutting down the site gives Boral the option to review its commercial position at a future stage and, if market conditions and business needs allow, recommence production. During the shutdown period, it is proposed that the Boral Bringelly Brickworks (see Figure 1) will supply the Sydney market demand. This operational consolidation will require an increase in the manufacturing process (i.e. the number of bricks produced) at Bringelly to meet anticipated demand.

The Bringelly Brickworks site comprises a crushing and manufacturing plant, stockpiling areas, a product storage and delivery area, and a quarry which has 6 million tonnes of resource available.

The Brickworks is currently operating under an approval granted by Camden Council on 13 September 1991 (Council ref. DA 91/1194) which permits, among other things, quarry production up to 200,000 tonnes per annum and the brick production up to 160,000 tonnes per annum. In order to meet anticipated market demand during the shutdown period, Boral is now seeking to increase brick production at Bringelly to 263,500 tonnes per annum of bricks – which represents an increase of 103,500 tonnes per annum (or 40% increase).

To achieve this level of production it will be necessary to undertake the manufacturing / brick making process on a 24 hour per day basis. This is presently permitted under the operational



1991 approval. In practical terms the increased production will result in increased hours of production beyond the current operating hours of 6.00 am to 6.00 pm but will still operate within the terms of the current approval. No change to the maximum operating hours is required or proposed.

The increased production will result in additional truck movements to distribute the additional product. It will also be necessary to increase quarry production from the present 120,000 tonnes per annum up to 200,000 tonnes per annum. This volume of extraction is also permitted under the current 1991 approval which enables the extraction of up to 200,000 tonnes per annum. No variation to the maximum extraction rate is required or proposed.

The proposed increase in the number of bricks produced at the Bringelly Brickworks will require an amendment to the existing development consent to enable Boral to increase brick production from the approved 160,000 tonnes per annum to up to 263,500 tonnes of bricks per annum. Plant machinery required to process / manufacture bricks will continue to operate within the approved 24 hour per day operation hours. The increased brick production will require extraction of clay from a larger resource area (22.4 ha) than permitted under the current consent (17 ha).

The purpose of this letter is to confirm the proposed development as State significant development due to the size of the resource, and request that the Director-General issue the environmental assessment requirements for the preparation of an Environmental Impact Statement (EIS) in relation to the abovementioned development.

Under clause 8 of State Environmental Planning Policy (State and Regional Development) 2011, development is declared to be State significant development for the purposes of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) if, among other provisions, the development is specified in Schedule 1 or 2 of the State environmental planning policy (State and Regional Development) 2011 (State and Regional Development SEPP).

Clause 7 of Schedule 1 of the State and Regional Development SEPP relates to extractive industries and states (emphasis added):

7 Extractive industries

(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.*

(2) Subclause (1)(c) does not apply to extraction:

- (a) *by a public authority in maintenance dredging of a tidal waterway, or*
- (b) *in maintenance dredging of oyster lease areas, or adjacent areas, in Wallis Lake.*

(3) Development for the purpose of extractive industry related works (including processing plants, water management systems, or facilities for storage, loading or transporting any construction material or waste material) that:

- (a) *is ancillary to or an extension of another State significant development project, or*
- (b) *has a capital investment value of more than \$30 million.*



(4) This clause does not apply to development for the purpose of extractive industry or extractive industry related works that is part of a single proposed development if any other part of the development is State significant infrastructure (our emphasis).

Development consent to DA 91/1194 defines the extraction area for the clay resource as shown on Figure 2. The total resource available at the Bringelly Brickworks site is 6 million tonnes. The existing Bringelly Brickworks (an extractive industry for the purposes of the EP&A Act) and the proposed modification to extraction and production will involve an expansion of the extraction area so that the operation will extract from a total resource of more than 5 million tonnes and the operations would therefore meet the criteria in clause 7(1)(b) of Schedule 1. The extractive industry component of the Bringelly Brickwork operations is State significant development as defined.

The existing brick production conducted at the Bringelly Brickworks site is in itself a designated development under clause 8 of Part 1 of Schedule 3 of the EP&A Regulations.

It is proposed that all aspects of the modification of the Bringelly Brickworks operation, clay extraction and brick production and associated activities and infrastructure be the subject of one EIS and an application for State Significant Development under Part 4.1 of the EP&A Act.

To assist in determining the Director-General's Requirements for the preparation of the EIS, this letter annexes background documentation that provides an outline of the existing site operations, sets out the scope of the proposed development and the key environmental and planning issues associated with the proposal. It also describes the site and surrounds.

Should you have any queries in relation to this matter, please do not hesitate to contact the undersigned on 9033 4403 or Kate Jackson on 9033 5546.

Yours sincerely,
Boral Bricks (NSW) Pty Ltd

A handwritten signature in dark ink, appearing to read "Judy McKittrick", written in a cursive style.

Judy McKittrick
Regional Manager (NSW & VIC) – Boral Property Group

BRINGELLY BRICKWORKS EXPANSION – PROJECT AND SITE OVERVIEW

1.0 THE SITE AND LOCALITY

1.1 The Site

The site comprises an area of approximately 385.55 hectares and is currently occupied by a brick and clay manufacturing plant. It is located within the Camden Local Government Area and is approximately 55 km southwest of the Sydney Central Business District.

The surrounding area is characterised by agricultural land and fragmented rural residential development. Surrounding the site is mostly open woodland and cleared land which is predominately located to the west and south of the site. Rural residential development is located to the east and west of the site and on the other side of Greendale Road (to the north of the site).

The site is located within the South-West Growth Centre and forms part of the Lowes Creek and Bringelly precincts. The site occupied by the brickworks and extraction area is earmarked for employment lands.

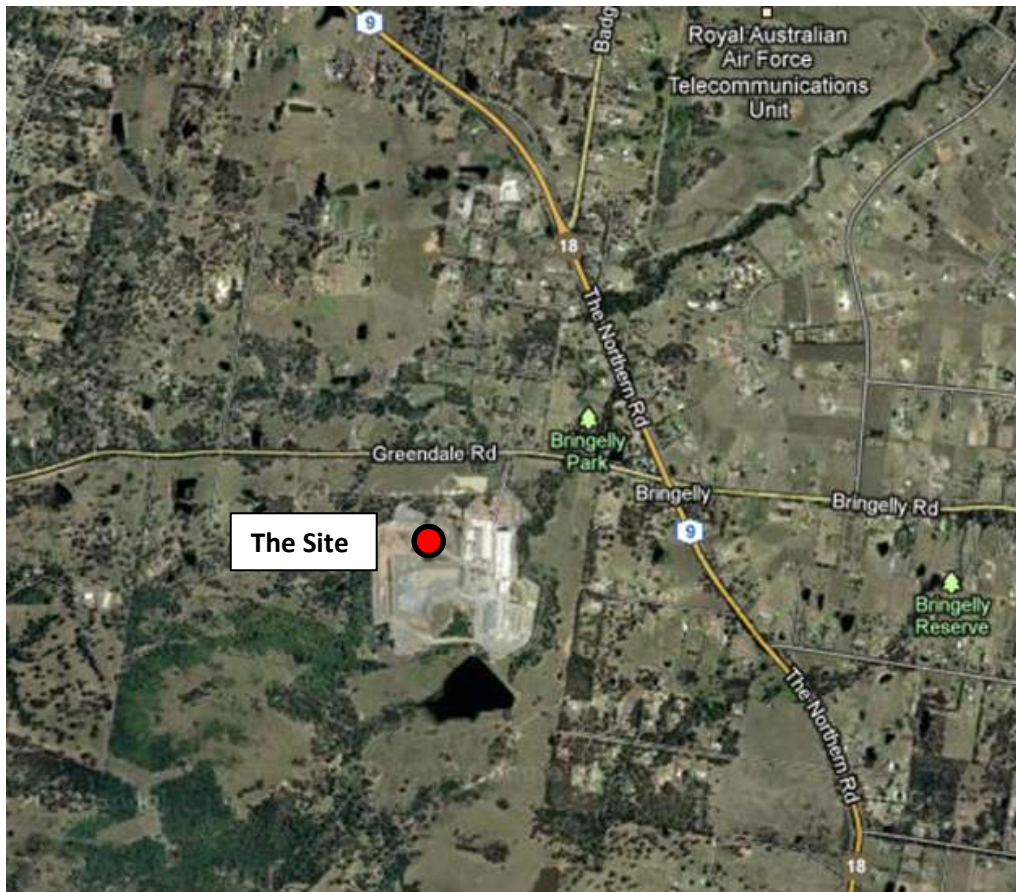


Figure 1 – Location Plan



1.2 Legal Description

The site is legally described as Lot 11 in DP 1125892 and is wholly owned by Boral.

2.0 STATUTORY AND STRATEGIC PLANNING CONTEXT

The following key state legislation and planning instruments currently apply to the site:

- *Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000*
- *Protection of the Environment Operations Act, 1997;*
- *Contaminated Land Management Act, 1997;*
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995); and
- Camden Local Environmental Plan 2010.

2.1 Existing Zoning

The site is zoned RU1 Primary Production under the Camden Local Environmental Plan 2010. The zoning of the site permits 'extractive industries' with development consent.

3.0 THE PROJECT

3.1 Project overview

The proposed expansion will involve:

- an increase in the manufacturing process (brick making) to 263,000 tonnes of bricks per annum;
- extraction from a larger extraction zone having a resource of greater than 5 million tonnes and an operational increase in quarry production of 120,000 to the approved 200,000 tonnes per year (within the terms of current approval);
- re-alignment of internal access road from Greendale Road;
- acoustic works;
- building works to the brick manufacturing plant; and
- tree removal.

The proposed amendments to the approved brick manufacturing plant are set out in the following table.



Approved Development	Proposed Amendment
Quarrying Operations	
Quarry Area (i.e. 17 hectares)	22.4 hectares
Quarry Production (i.e. raw material extraction)	
200,000 tonnes per annum	No change from approval but increase in extraction rate from 120,000 tonnes per annum to 200,000 tonnes per annum
Two (2) extractive campaigns with 25 on-site days per year for each campaign	Three (3) extractive campaigns with 44 on-site days per year for each campaign
Material Handling and Stockpiling	No change
Manufacturing Process (i.e. brick making)	
160,000 tonnes of bricks per year	263,500 tonnes of bricks per year
Hours of Operation	
<i>Quarrying operations (incl. associated vehicle movements)</i>	
6.00 am to 6.00 pm Monday to Friday	No change
6.00 am to 1.00 pm Saturdays	No change
No activity on Sundays or public holidays	No change
<i>Processing / Manufacturing:</i> Unlimited (subject to compliance with noise emission levels)	No change to approved hours. Current production is undertaken during 6.00am to 6.00pm however, production would be undertaken on a 24 hour per day seven day per week basis.
<i>Transport (truck movements and deliveries to and from the site)</i>	
6.00 am to 6.00 pm Monday to Friday	No change
6.00 am to 1.00 pm Saturdays	No change
No trucks shall queue at the entrance to the site prior to 6.00 am	No change
Number of employees	
38	53 (increase of 15 employees)

A plan of the proposed expansion is included at **Attachment A** and reproduced below in **Figure 2**.

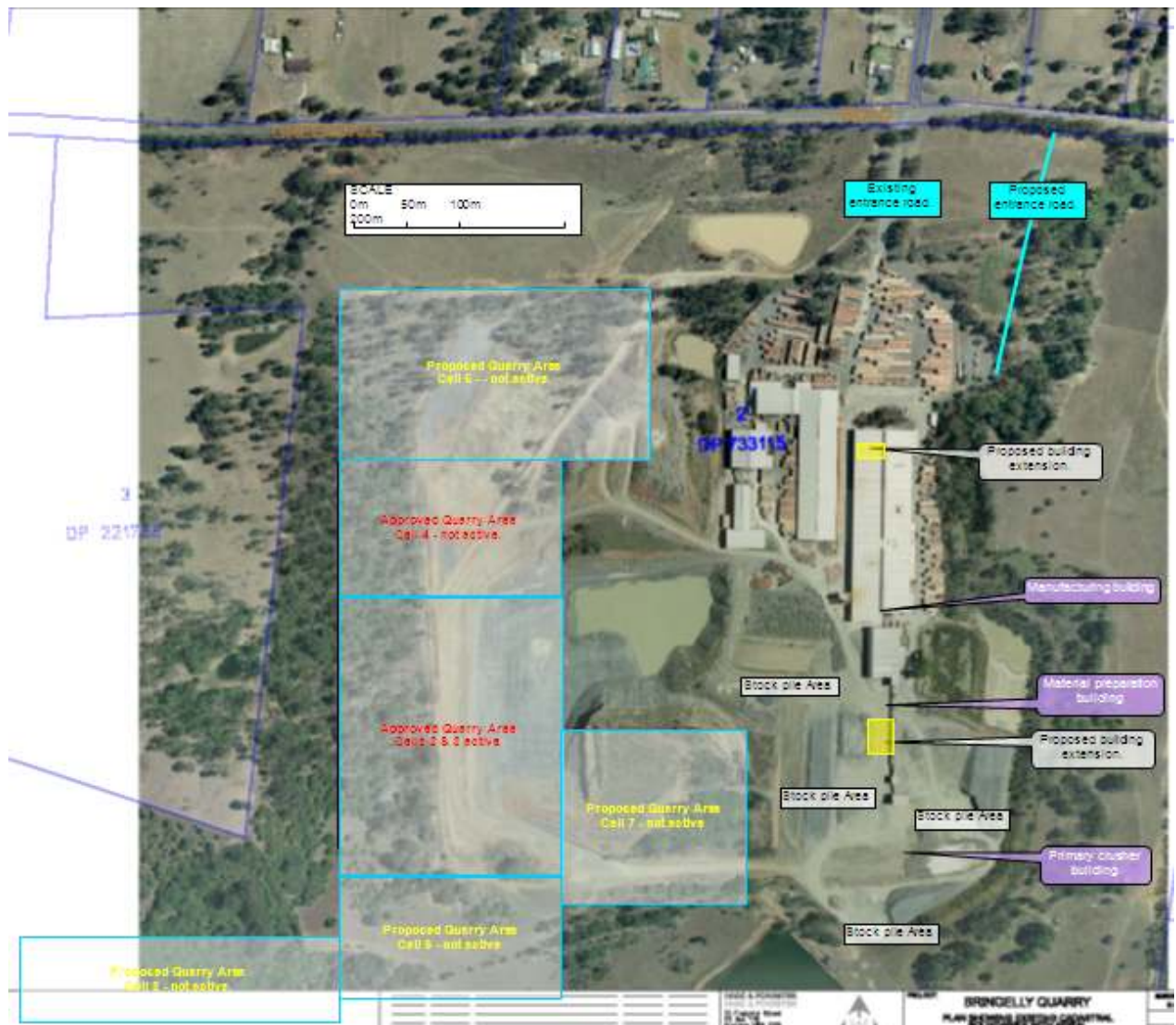


Figure 2 – Plan of existing and proposed development

3.2 Acoustic works

A preliminary assessment of the noise impacts arising from the existing brickwork facility, as proposed to be amended/modified/expanded has been undertaken by Wilkinson Murray. Building works are proposed in order to reduce noise levels from the site and protect the residential amenity of adjoining houses and to achieve compliance with the NSW Industrial Noise Policy (2000) (INP).

Proposed works include:

- acoustically insulating the crusher and box feeder buildings (internal change only);
- relocating the existing driveway and installing a 6 m high noise barrier / bund along part of Greendale Road; and
- treatment / mitigation of machinery (i.e. front end loader and dump trucks).

3.2 Relocation of existing access way

As part of the proposed modification to brick production it will be necessary to relocate the existing driveway into the site from Greendale Road approximately 180 m to the east so that it runs behind the existing vegetated bund walls along this portion of Greendale Road, further reducing the noise impacts to existing houses. This would involve the removal of approximately eight (8) trees within the northern portion of the site. The proposed drive-way realignment is shown in Figure 2.

4.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The key environmental and land use planning issues that have been identified as needing to be addressed in the EIS are:

- Stormwater, soil and water;
- Transport, access and parking;
- Air quality;
- Noise;
- Visual;
- Social and economic;
- Aboriginal archaeology; and
- Flora and Fauna.

4.1 Stormwater, soil and water

The EIS will provide details in relation to water supply, usage, measures to minimise water use and measures to be implemented within the facility to ensure waste water and surface water is appropriately captured and treated prior to disposal. The EIS will also provide details on the proposed erosion and sediment controls during construction works and operation.

4.2 Transport, access and parking

An assessment of the anticipated transport implications of the proposed expansion to accommodate an increase in brick production including consideration of existing traffic and parking conditions, traffic generation (staff and production), suitability of the existing and proposed access arrangements for the site and the transport impact of the proposed development on the surrounding road network will be undertaken and documented in the EIS.

4.3 Air quality

An initial assessment of air quality impacts arising from the existing brickwork facility, as proposed to be amended has been undertaken by Wilkinson Murray.

A more detailed assessment of air quality will be prepared to ensure air quality impacts from the proposed expansion works and increased extraction area will be within the air quality goals at all nearby sensitive receptors. Minimal incremental impacts are expected. This assessment will include the following:

- emissions of hydrogen fluoride, hydrogen chloride, oxides of nitrogen and sulphur, carbon monoxides and particulate matter (as a result of firing / producing more bricks) emitted from the stack and associated with the kiln and dryers;
- dust generated by quarrying activities; and
- the transport of raw material to stockpiles and subsequent processing.

In relation to dust, it is expected that air quality goals will be met, subject to the adoption of dust mitigation measures including:

- watering of active haul roads and manoeuvring areas to minimise dust,
- surface maintenance of active haul roads;
- limiting vehicle speeds;
- covering loads leaving the site; and
- use of water sprays installed on equipment.

The clay extraction operations and brick making facility, as proposed to be amended, will not generate significant amounts of dust. Measures will be outlined in a revised site management plan and submitted to the DP&I with the EIS. The EIS will be accompanied by an air quality assessment.

4.4 Noise

Noise modelling has been conducted for both the existing facility and anticipated proposed changes to the extraction and production operations. The existing facility was modelled to validate the attended noise monitoring that was undertaken and therefore further understand the noise envelope around the site.

The brickworks has existing mitigation in the form of a vegetated 6m high bund wall along the eastern boundary providing partial shielding for residences at the end of Loftus Road. The acoustic consultant has advised that the likely predicted exceedences at residences on Loftus Road and Greendale Road will require the application of additional noise mitigation in order to comply with applicable noise criteria as set out in the INP. With the mitigation measures outlined above in section 3.2, the proposed modified development is expected to generally comply with the relevant noise criteria set out in the INP. The preliminary assessment work that has been carried out to date has indicated that for majority of surrounding residents, there will be a reduction in noise levels from the existing facility and an improvement in terms of residential acoustic amenity.

4.5 Visual impact

The proposed modified development is likely to have generally the same appearance as the currently approved development, notwithstanding of the anticipated relocation of the driveway to the east and expansion of the brick making facilities. The existing driveway will be revegetated with native species (trees and shrubs). There will be perimeter planting to limit external views into the site.

4.6 Social and economic impacts

The existing development, as proposed to be amended, will provide employment for an additional 15 employees. This is likely to have positive flow on effects for local businesses within the area, as workers on the site are likely to require access to daily convenience services including food and beverage facilities, chemists etc. In terms of economic impact, the Bringelly brick work facility will be the Boral sole operating brick facility in South West



Sydney. The proposed amendment to the current capacity allows Boral to be positioned for any market recovery ahead of it occurring. The existing facility has been operating for more than 20 years and is an important component of the local economy.

4.7 Aboriginal relics

Four isolated artefact scatters were previously recorded on the site. An assessment, in terms of the proposal's impact on aboriginal relics will accompany the EIS.

4.8 Flora and fauna

An assessment of the potential impact on flora and fauna will be undertaken as part of the EIS.



ATTACHMENT A