



State Significant Development

Date Submitted: 10/04/2025

Project Name: Hillview Hard Rock Quarry Project
Case ID: SSD-70557215

Applicant Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Tripolone
Role/Position	Key Principal
Phone	0417281795
Email	michael@triconequipment.com.au
Address	11 LUCCA ROAD WYONG , , 2259 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	COASTWIDE MATERIALS PTY. LIMITED
ABN	12152921723

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Brooke	Sauer
Phone	Email	Role/Position
0435620121	brookes@adwjohnson.com.au	Senior Town Planner

Address

7/335
HILLSBOROUGH ROAD
WARNERS BAY,
New South Wales
2282
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Hillview Hard Rock Quarry Project
Industry	Mining
Development Type	Extractive industries
Estimated Development Cost (excl GST)	AUD39,000,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	15
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development
Extractive Industry - Hard Rock Quarry
Extraction (drill and blasting) of 45 million tonnes of Rhyolite over 30 years, at a rate of 1.5 million tonnes /year.

The proposal will require some clearing of vegetation in order to gain access to the processing pad and extraction areas, site preparation works and installation of infrastructure and services to facilitate operations at the site. Road upgrades will also be required to Maytoms Lane and The Bucketts Way to cater for vehicle movements.

Description of Changes

Briefly describe the proposed changes to the application
As per the RFI letter issued 9/4/2025 the application is to be updated to note that the development "would be" designated development under Schedule 3 of the EP&A Regs 2021 if Section 4.10(2) of the EP&A Act 1979 "didn't" apply, and to redact sections of the Estimated Development Cost Report.

As discussed with Jarrod Blane 10/4/2025, there are no options available to update the application form as required. Jarrod noted he would investigate further on his end and escalate to IT.

A redacted EDC report has now been uploaded.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Hillview Hard Rock Quarry
Site Address (Street number and name)	67 Maytoms Lane Booral
Site Co-ordinates - Latitude	-32.496451
Site Co-ordinates - Longitude	151.919

Local Government Area

Local Government	District Name	Region Name	Primary Region
Mid-Coast		Hunter	☒

Lot and DP

Lot and DP

Lot 60 DP 1094397, Lot 1 DP 159902, Lot 62 DP 95029, Lot 63 DP 95029, Lot 2 DP 1166923, Lot 3 DP 1166923, Lot 4 DP 1166923 and Lot 64 DP 95030

Site Area

What is the total site area for your development?

Site Area sqm

4,003,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Land Owners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The development is defined as an 'extractive industry' and is classified as State Significant Development (SSD) pursuant to Schedule 1, Section 7 – Extractive Industries of State Environmental Planning Policy (Planning Systems) 2021, as the proposed will extract more than 500,000 tonnes of extractive materials per year.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 7 - Extractive industries

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU2 Rural Landscape

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Mining Certificates

☐ Site Verification Certificate

☐ Gateway Certificate

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

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

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

Yes

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

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

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

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

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

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

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

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

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

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

No

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

Yes

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

Yes

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
8653	PIA	Darren Holloway

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix W -Estimated Development Cost (REDACTED)
File Name	Appendix F - BDAR (Final)
File Name	Appendix B1 - DA Plans
File Name	Major Projects Shapefile V0
File Name	Appendix V2 - Geology Report (Final) - Part 2
File Name	Appendix V1 - Geology Report (Final) - Part 1
File Name	Appendix X - Hillview Quarry - CT & DP
File Name	Appendix U - Rehabilitation (Final)
File Name	Appendix T - Economic (Final)
File Name	Appendix S - Social (Final)
File Name	Appendix R - Visual (Final)
File Name	Appendix Q - Bushfire (Final)
File Name	Appendix P - SEPP H&OD (Final)
File Name	Appendix O - Waste Water (Final)
File Name	Appendix N - Waste (Final)
File Name	Appendix M - Land Resources (Final)
File Name	Appendix L - Traffic (Final)
File Name	Appendix K - Aboriginal Heritage (Final)
File Name	Appendix J - Surface Water (Final)
File Name	Appendix I2 - Water Access Licence
File Name	Appendix I - Groundwater (Final)
File Name	Appendix H - Air (Final)
File Name	Appendix G - Noise (Final)
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix D - Community Engagement Table
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A - Hillview Quarry - SEARs Table
File Name	Appendix B3 - Tree Removal Change Sketch (Final))
File Name	Appendix W - Estimated Development Cost (Final)
File Name	Appendix B2 - Engineering Plans (Final)
File Name	Hillview Quarry - EIS (Final)
File Name	Executive Summary