



Department of Primary Industries

OUT17/34142

Ms Genevieve Seed
Resource Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

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Dear Ms Seed

Sancrox Quarry Extension (SSD 7293) Request to re-issue SEARS

I refer to your email of 17 August 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant branches of DPI.

Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI provides the following recommendations for matters to be addressed in the Environmental Impact Statement (EIS) for the proposal with additional comments at **Attachment A**.

Water

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and groundwater sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- A detailed assessment against the NSW Aquifer Interference Policy (2012) using DPI Water's assessment framework.
- Full technical details and data of all surface and groundwater modelling, and an independent peer review.
- Proposed management and disposal of produced or incidental water.

- Works are to be in accordance with the “*Guidelines for Controlled Activities on Waterfront Land* (DPI Water 2012)”. It is noted a number of first and second order watercourses are mapped within the proposed extension area.
- Details of the final landform of the site, including final void management (where relevant) and rehabilitation measures.
- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS in the form of a table.

Land

Department of Industry – Lands & Forestry advises that in relation to the Crown road which traverses Lot 2 DP 574308, this proposal cannot be supported or approved whilst this land remains Crown road. To proceed, the adjoining land owner must make application to the Department for road closure and purchase. For further information and the relevant forms, please go to http://www.crownland.nsw.gov.au/crown_land/roads.

The Crown road closure and purchase process can take a significant amount of time to complete and Lands & Forestry recommends early lodgement of the application. The applicant may request expedition of the application and should provide documentation to support any such request. This request will be assessed but priority cannot be guaranteed.

Yours sincerely



Mitchell Isaacs

Director, Planning Policy & Assessment Advice

1 September 2017

DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:

<https://goo.gl/o8TXWz>

Sancrox Quarry Extension (SSD 7293)
DPI Water General Assessment Requirements for State Significant Development and State Significant Infrastructure projects

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for State Significant Development (SSD) and State Significant Infrastructure (SSI) projects for Generic projects; Coal Mines and Gas projects; Quarries and Non Coal Mines and Linear projects respectively where relevant.

For further information visit the DPI Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (WM Act), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WM Act)

Key points:

- Volumetric licensing in areas covered by water sharing plans
- Works within 40m of waterfront land
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979* (EP&A Act).
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Harvestable rights dams
- Aquifer interference activity approval provisions have not yet commenced and are regulated by the *Water Act 1912*
- Flood management work approval provisions have now commenced
- Maximum penalties of \$ 2.2 million plus \$ 264,000 for each day an offence continues apply under the *WM Act*

Water Act 1912 (WA 1912)

Key points:

- Monitoring bores
- Aquifer interference activities that are not regulated as a water supply work under the *WM Act*.
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011

Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans these are considered regulations under the *WM Act*

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
 - Sufficient market depth to acquire the necessary entitlements for each water source.
 - Ability to carry out a “dealing” to transfer the water to relevant location under the rules of the WSP.
 - Daily and long-term access rules.
 - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Policy (2010)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

DPI Water policies can be accessed at the following links:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

<http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx>

An assessment framework for the NSW Aquifer Interference Policy can be found online at:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference>.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property if in the Eastern and Central Divisions. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit:

<http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff>

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
 - flow of surface water, sediment movement, channel stability, and hydraulic regime,
 - water quality,
 - flood regime,
 - dependent ecosystems,
 - existing surface water users, and
 - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a “Form A” template. DPI Water will supply “GW” registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.

- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems;
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity).

- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
 - wetlands/swamps, watercourses and top of bank;
 - riparian corridor widths to be established along the creeks;
 - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
 - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
 - proposed location of any asset protection zones.
- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Drill Pad, Well and Access Road Construction (applies to Coal Mines and Gas projects and Quarries and Non Coal Mine projects)

- Any construction activity within 40m of a watercourse, should be designed by a suitably qualified person, consistent with the *NSW Guidelines for Controlled Activities on Waterfront Land* (July 2012).
- Construction of all wells must be undertaken in accordance with the *Minimum Construction Requirements for Water Bores in Australia* (3rd edition 2012) by a driller holding a bore drillers' licence valid in New South Wales.
- The length of time that a core hole is maintained as an open hole should be minimised.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and

- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Additional Landform Rehabilitation Requirements for Coal mines and Gas projects and Quarries and Non Coal Mines (including final void management)

- Detailed modelling of potential groundwater volume, flow and quality impacts of the presence of an inundated final void (where relevant) on identified receptors specifically considering those environmental systems that are likely to be groundwater dependent;
- The measures that would be established for the long-term protection of local and regional aquifer systems and for the ongoing management of the site following the cessation of the project.

Consultation and general enquiries

Assessment of state significant development enquiries, or requests for review or consultation should be directed to the, Water Regulation Co-ordination Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:

www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A



Department of Primary Industries

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Water Management Act 2000 (WM Act)

Key points:

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Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans these are considered regulations under the *WM Act*

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
 - Sufficient market depth to acquire the necessary entitlements for each water source.
 - Ability to carry out a “dealing” to transfer the water to relevant location under the rules of the WSP.
 - Daily and long-term access rules.
 - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

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DPI Water policies can be accessed at the following links:

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An assessment framework for the NSW Aquifer Interference Policy can be found online at:

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Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
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- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property if in the Eastern and Central Divisions. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit:

<http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff>

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
 - flow of surface water, sediment movement, channel stability, and hydraulic regime,
 - water quality,
 - flood regime,
 - dependent ecosystems,
 - existing surface water users, and
 - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a “Form A” template. DPI Water will supply “GW” registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.

- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
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- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems;
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity).

- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
 - wetlands/swamps, watercourses and top of bank;
 - riparian corridor widths to be established along the creeks;
 - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
 - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
 - proposed location of any asset protection zones.
- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Drill Pad, Well and Access Road Construction (applies to Coal Mines and Gas projects and Quarries and Non Coal Mine projects)

- Any construction activity within 40m of a watercourse, should be designed by a suitably qualified person, consistent with the *NSW Guidelines for Controlled Activities on Waterfront Land* (July 2012).
- Construction of all wells must be undertaken in accordance with the *Minimum Construction Requirements for Water Bores in Australia* (3rd edition 2012) by a driller holding a bore drillers' licence valid in New South Wales.
- The length of time that a core hole is maintained as an open hole should be minimised.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and

- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Additional Landform Rehabilitation Requirements for Coal mines and Gas projects and Quarries and Non Coal Mines (including final void management)

- Detailed modelling of potential groundwater volume, flow and quality impacts of the presence of an inundated final void (where relevant) on identified receptors specifically considering those environmental systems that are likely to be groundwater dependent;
- The measures that would be established for the long-term protection of local and regional aquifer systems and for the ongoing management of the site following the cessation of the project.

Consultation and general enquiries

Assessment of state significant development enquiries, or requests for review or consultation should be directed to the, Water Regulation Co-ordination Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:

www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A

DOC17/427522-01; EF13/3037 (SSD 7293)

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001
Attention: Genevieve Seed
By email: genevieve.seed@planning.nsw.gov.au

Dear Ms Seed

**Sancrox Quarry Extension (SSD 7293)
Reissue of Secretary's Environmental Assessment Requirements**

I refer to your email to the Environment Protection Authority (EPA), dated 17 August 2017, seeking the EPA's recommended Secretary Environmental Assessment Requirements (SEARS) for the Sancrox Quarry extension proposal, SSD 7293. Provided with your email is the report titled '*Sancrox Quarry Expansion Project – Preliminary Environmental Impact Statement*', dated August 2015.

The EPA notes the request is for the reissuing of the SEARS, as previous SEARS were provided in relation to this proposal in October 2015. As the proposal, has not been altered from the previous 2015 application, the EPA has reviewed the 2015 SEARS submitted and updated them accordingly. These updates primarily relate to the guideline references.

The updated SEARS have been provided at **Attachment A** and the updated guidance material list at **Attachment B**.

The EPA's key information requirements for the project are summarised below and include an adequate description and assessment of:

1. Project proposal including size of the operation, proposed processes, operational hours, maximum and average annual production rate, staging and timing of the proposal;
2. Air quality impacts including a description of all emissions and a specific description of proposed air pollution management strategies;
3. Noise and vibration impacts associated with the proposed construction and hours of operation.
4. Water management onsite including process and stormwater management, sedimentation ponds, details and justification for any proposed discharge(s) and the sensitivity of the receiving environment.
5. Waste generation, source location, classification, quantities, reuse and management measures for activities undertaken at the premises;
6. A proposed monitoring plan to assess the impact on the environment and surrounding receivers over time;
7. An assessment of the cumulative impacts associated with this proposal and other activities in the local area; and

8. Actions that will be taken to avoid or mitigate impacts or compensate for any unavoidable impacts associated with proposed operations.

In carrying out the assessment, the proponent should refer to the relevant guidelines listed in **Attachment B** and any relevant industry codes of practice and best practice management guidelines.

The proponent should also be aware that any commitments made in the EIS may be formalised as approval conditions and subsequently environment protection licence conditions. Pollution control measures should not be proposed if they are impractical, unrealistic or beyond the financial viability of the development. It is important that all conclusions are supported by adequate data.

If you require any further information regarding this matter, please contact me on 4908 6819 or by email to hunter.region@epa.nsw.gov.au.

Yours sincerely



MICHAEL HOWAT
A/Head Strategic Programs Unit - Hunter
Environment Protection Authority

Encl: **Attachment A** – EPA's Recommended Secretary's Environmental Assessment Requirements – Sancrox Quarry Extension Project (SSD 7293)

Attachment B – Guidance Material

ATTACHMENT A

EPA's Recommended Secretary's Environmental Assessment Requirements – Sancrox Quarry Extension Project (SSD 7293)

1 Environmental impacts of the project

Impacts related to the following environmental issues need to be assessed, quantified and reported on:

- Air Quality
- Noise and Vibration
- Water and Soil Quality and Management
- Waste Management
- Dangerous Goods, Chemical Storage and Bunding

The Environmental Impact Statement (EIS) should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned. A full list of guidelines is at Attachment B.

2 Licensing requirements

Should project approval be granted, the proponent will need to make a separate application to EPA for any variations to the existing Environment Protection Licence No. 5289 for the quarry. Additional information is available through EPA's *Guide to Licensing* document.

<http://www.epa.nsw.gov.au/resources/licensing/licensing-guide-160369.pdf>

General information on licence requirements can also be obtained from EPA's Environment Line on 131 555 during office hours, or can be found at the EPA web site at:

<http://www.epa.nsw.gov.au/licensing/>

3 The Proposal and Premises

The objectives of the proposal should be clearly stated and refer to:

- The size and type of the operation;
- The nature of the processes and the products, by-products and wastes produced;
- The types and quantities of any chemicals to be used and stored onsite;
- Proposed operational hours, including any heavy vehicle movements;
- Proposed maximum and average annual production rates that will occur at the premises; and
- Proposed staging and timing of the proposal.

The EIS will need to fully identify all the processes and activities intended for the site over the life of the development. This will include details of:

- The location of the proposed facility and details of the surrounding environment;
- The proposed layout of the site;
- Appropriate land use zoning;
- Ownership details of any residence and/or land likely to be affected by the proposed operations;
- Maps/diagrams showing the location of residences and properties likely to be affected and other industrial developments, conservation areas, wetlands, etc. in the locality that may be affected by the facility;
- All equipment proposed for use at the site;
- All chemicals, including fuel, used on the site and proposed methods for their transportation, storage, use and emergency management;
- Clearly detail the boundary of the premises; and
- Methods to mitigate any expected environmental impacts of the development.

4 Air Issues

Given the proposed extension of the extraction boundary and addition of potentially odorous activities such as asphalt production, the EIS should include a detailed assessment of air quality and odour impacts. The following matters should be addressed as part of the EIS.

- Assess the risk associated with potential discharges of fugitive and point source emissions for all stages of the proposal. Assessment of risk relates to environmental harm, risk to human health and amenity.
- Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
 - proposal location;
 - characteristics of the receiving environment; and
 - type and quantity of pollutants emitted.
- Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
 - meteorology and climate;
 - topography;
 - surrounding land-use; receptors; and
 - ambient air quality.
- Include a detailed description of the proposal. All processes that could result in air emissions must be identified and described. Sufficient detail to accurately communicate the characteristics and quantity of all emissions must be provided.
- Include a consideration of 'worst case' emission scenarios and impacts at proposed emission limits.
- Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
- Include air dispersion modelling where there is a risk of adverse air quality impacts, or where there is sufficient uncertainty to warrant a rigorous numerical impact assessment. Air dispersion modelling must be conducted in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016).
- Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act* (1997) and the POEO (Clean Air) Regulation (2010).
- Provide an assessment of the project in terms of the priorities and targets adopted under the NSW State Plan 2010 and its implementation plan Action for Air.
- Detail emission control techniques/practices that will be employed by the proposal.
- Detail monitoring that will be conducted to assess the impacts of the proposal.

5 Noise and Vibration

The following matters should be addressed in relation to noise and vibration impacts associated with the proposal. This includes identification of the hours of operations, assessment of all activities where proposed, and impacts on sensitive receivers associated with the proposed hours of operation. The following matters should be addressed as part of the EIS.

General

- Construction noise associated with the proposed development should be assessed using the Interim Construction Noise Guideline (DECC, 2009).
- Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the Assessing Vibration: a technical guideline (DEC, 2006).
- Blast impacts should be demonstrated to be capable of complying with the guidelines contained in Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990).

Industry

- Operational noise from all industrial activities (including private haul roads) to be undertaken on the premises should be assessed using the guidelines contained in the NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes.

Road

- Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the NSW Road Noise Policy (DECCW, 2011).
- Noise from new or upgraded public roads should be assessed using the NSW Road Noise Policy (DECCW, 2011).

Monitoring

- Detail monitoring that will be conducted to assess the impacts of the proposal.

6 Water and Soils

6.1 Water Quality

Describe Proposal

- Describe the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges.
- Demonstrate that all practical options to avoid discharges have been implemented and environmental impact minimised where discharge is necessary.
- Where relevant include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.

Background Conditions

- Describe existing surface and groundwater quality. An assessment needs to be undertaken for any water resource likely to be affected by the proposal. Issues to be discussed should include but are not limited to:
 - a description of any impacts from existing industry or activities on water quality
 - a description of the condition of the local catchment e.g. erosion, soils, vegetation cover, etc.
 - an outline of baseline groundwater information, including, for example, depth to water table, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment

- historic river flow data
- State the Water Quality Objectives for the receiving waters relevant to the proposal. These refer to the community's agreed environmental values and human uses endorsed by the NSW Government as goals for ambient waters (<http://www.environment.nsw.gov.au/ieo/index.htm>). Where groundwater may be impacted the assessment should identify appropriate groundwater environmental values.
- State the indicators and associated trigger values or criteria for the identified environmental values. This information should be based on the ANZECC (2000) Guidelines for Fresh and Marine Water Quality as a minimum but should also be based on advice from Hunter Water Corporation given the sensitive receiving environment of Grahamstown Dam water supply.
- State any locally specific objectives, criteria or targets which have been endorsed by the NSW Government.

Impact Assessment

- Describe the nature and degree of impact that any proposed discharges will have on the receiving environment, both surface water and groundwater.
- Detail contractual and other arrangements that will be put in place to prevent pollution from haul roads and unsealed roads per se, particularly rights of carriageways not owned by the proponent.
- Assess impacts against the relevant ambient water quality outcomes. Demonstrate how the proposal will be designed and operated to:
 - protect the Water Quality Objectives for receiving waters where they are currently being achieved; and
 - contribute towards achievement of the Water Quality Objectives over time where they are not currently being achieved.
- Where a discharge is proposed that includes a mixing zone, the proposal should demonstrate how wastewater discharged to waterways will ensure the ANZECC (2000) water quality criteria for relevant chemical and non-chemical parameters are met at the edge of the initial mixing zone of the discharge, and that any impacts in the initial mixing zone are demonstrated to be reversible.
- Propose water quality limits for any discharge(s) that adequately protects the receiving environment.
- Assess impacts on groundwater and groundwater dependent ecosystems.
- Describe how stormwater will be managed both during and after construction.

Monitoring

- Describe how predicted impacts will be monitored and assessed over time.

6.2 Soil

The EIS should include:

- An assessment of potential impacts on soil and land resources should be undertaken, being guided by Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000). The nature and extent of any significant impacts should be identified. Particular attention should be given to:
 - Soil erosion and sediment transport - in accordance with Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008).

- Mass movement (landslides) – in accordance with Landslide risk management guidelines presented in Australian Geomechanics Society (2007).
- Urban and regional salinity – guidance given in the Local Government Salinity Initiative booklets which includes Site Investigations for Urban Salinity (DLWC, 2002).
- A description of the mitigation and management options that will be used to prevent, control, abate or minimise identified soil and land resource impacts associated with the project. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

7 Waste

The EIS should:

- Include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.
- Identify, quantify, characterise and classify all waste that currently exists at the site. Identify the intended end use, for example reuse or disposal, and the end use location(s) for the waste. Also, specify the mechanism under which waste will be reused or disposed, such as a Resource Recovery Exemption. Note: All waste must be classified in accordance with EPA's Classification Guidelines.
- Identify, characterise and classify all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste.
Note: All waste must be classified in accordance with EPA's Waste Classification Guidelines.
- Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.
Note: All waste must be classified in accordance with EPA's Classification Guidelines.
- Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with EPA's Waste Classification Guidelines.
- Provide details of how waste will be handled and managed onsite to minimise pollution, including:
 - a) Stockpile location and management
 - Labelling of stockpiles for identification, ensuring that all waste is clearly identified and stockpiled separately from other types of material (especially the separation of any contaminated and non-contaminated waste).
 - Proposed height limits for all waste to reduce the potential for dust and odour.
 - Procedures for minimising the movement of waste around the site and double handling.
 - Measures to minimise leaching from stockpiles into the surrounding environment, such as sediment fencing, geofabric liners etc.
 - b) Erosion, sediment and leachate control including measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works. The EIS should show the location of each measure to be implemented. The Proponent should consider measures such as:
 - Sediment traps
 - Diversion banks
 - Sediment fences
 - Bunds (earth, hay, mulch)

- Geofabric liners
- Other control measures as appropriate

The Proponent should also provide details of:

- how leachate from stockpiled waste material will be kept separate from stormwater runoff;
 - treatment of leachate through a wastewater treatment plant (if applicable); and
 - any proposed transport and disposal of leachate off-site.
- Provide details of how the waste will be handled and managed during transport to a lawful facility. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.
 - Include details of all procedures and protocols to be implemented to ensure that any waste leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
 - Include a statement demonstrating that the Proponent is aware of EPA's requirements with respect to notification and tracking of waste.
 - Include a statement demonstrating that the Proponent is aware of the relevant legislative requirements for disposal of the waste, including any relevant Resource Recovery Exemptions, as gazetted by EPA from time to time.
 - Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including: excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site etc.

8 Dangerous Goods, Chemical storage and Bunding

- The EIS must outline all details regarding the transport, handling, storage and use of dangerous goods, chemicals and products, including fuel, both on site and with ancillary activities and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the soil/waters or from the site.
- The EIS should identify any fuel or chemical storage areas proposed for the site.
- The EIS should consider compliance with the following legislation, standards and guidelines where relevant:
 - Australian Standard AS1692:1989 Tanks for Flammable and combustible liquids;
 - The DECC's "Bunding and Spill Management" Technical Guideline (November 1997)
 - Australian Standard AS 1940:2004 The Storage and Handling of Flammable and Combustible Liquids
 - Australia Standard AS 4452-1997: The Storage and Handling of Toxic Substances;
 - Australian/New Zealand Standard AS/NZS 4452:1997: The Storage and Handling of Mixed Classes of Dangerous Goods in Packages and Intermediate Bulk Containers; and
 - Road and Rail Transport (Dangerous Goods) Act 1997

9 Monitoring Programs

The EIS should include a detailed assessment of any noise, air quality, weather, water or waste monitoring required during the construction and on-going operation of the site to ensure that the development achieves a satisfactory level of environmental performance. The evaluation should include a detailed description of the monitoring locations, sample analysis methods and the level of reporting proposed.

ATTACHMENT B**Guidance Material**

Title	Web address
<u>Relevant Legislation</u>	
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Protection of the Environment Operations (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
<u>Licensing</u>	
Guide to Licensing	http://www.epa.nsw.gov.au/resources/licensing/licensing-guide-160369.pdf
<u>Air Issues</u>	
Air Quality	
Approved methods for the Modelling and Assessment of Air Pollutants in NSW (2016)	http://www.epa.nsw.gov.au/resources/epa/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-NSW-160666.pdf
Approved methods for the Sampling and Analysis of Air Pollutants in NSW (2016)	http://www.epa.nsw.gov.au/resources/air/07001amsaap.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
<u>Noise and Vibration</u>	
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/resources/noise/09265cng.pdf
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/resources/noise/vibrationguide0643.pdf
Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990)	http://www.epa.nsw.gov.au/resources/noise/ANZECBlasting.pdf
NSW Industrial Noise Policy	http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf
NSW Road Noise Policy (DECCW, 2011)	http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf
<u>Waste</u>	
Waste Classification Guidelines (EPA, 2014)	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource recovery exemption	http://www.epa.nsw.gov.au/wasteregulation/recovery-exemptions.htm
<u>Water and Soils</u>	
Soils – general	
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf

Title	Web address
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008)	Vol 1 - Available for purchase at http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx Vol 2 - http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://www.australiangeomechanics.org/resources/downloads/
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieol/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.epa.nsw.gov.au/resources/legislation/approvedmethods-water.pdf



File No: EF17/9967
Ref No: DOC17/427040

Genevieve Seed
Senior Planning Officer - Resource Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

E-mail: Genevieve.Seed@planning.nsw.gov.au

Dear Ms Seed

Request for Secretary's Environmental Assessment Requirements (SEARs) for Sancrox Quarry Extension Project (SSD 7293).

Reference is made to your correspondence received on 17 August 2017 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

After a review of the documentation, it appears that the proposed State Significant Development (SSD) site does not include any items on the State Heritage Register. However, it is noted that an early grave is identified from the National Trust Register in the suburb of Sancrox and this area may have other historical archaeological potential associated with the development of the settlement of Port Macquarie Hastings Council LGA which requires consideration and management.

It is recommended that although the Proponent did not identify heritage as an issue, the following additional SEARS are included to address this potential:

- The Environmental Impact Statement (EIS) should identify if there are any potential heritage items within the proposed project area including historical archaeological potential. If any potential heritage items are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the guidelines in the NSW Heritage Manual 1996. The HIS should assess how the development would impact on any places of heritage significance in or surrounding the SSD site.
- A historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines '*Assessing Significance for Historical Archaeological Sites and 'Relics'*' 2009. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.

If you have any questions regarding the above matter, please contact Felicity Barry, Senior Archaeologist, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9995 6914 or by e-mail: Felicity.Barry@environment.nsw.gov.au.

Yours sincerely



25/08/2017

Katrina Stankowski
Acting Manager, Listings
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW



Office of Environment & Heritage

Our Ref: DOC17/428839

Your Ref: SSD 7293

Ms Genevieve Seed
Senior Planning Officer
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Seed

Re: Request for OEH Environmental Assessment Requirements – Hanson Construction Materials Pty Ltd Sancrox Quarry Extension, within the Port Macquarie Hasting Council Local Government Area (SSD 7293)

Thank you for your e-mail of 18 August 2017 inviting input from the Office of Environment and Heritage (OEH) for the preparation of Secretary's Environmental Assessment Requirements (SEARs) for the Sancrox Quarry Extension proposal. I appreciate the opportunity to provide advice.

The OEH notes that the proposal will be assessed as State Significant Development/Infrastructure in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Environmental Impact Statement (EIS) SEARs provided by OEH are limited to Aboriginal cultural heritage, biodiversity, OEH estate, historic heritage, acid sulphate soils, flooding, stormwater and coastal erosion.

We also advise that the OEH SEARs, as it relates to biodiversity, have been issued with respect to the *Biodiversity Conservation Act 2016*.

The proponent should ensure that the EIS will be sufficiently comprehensive to enable unambiguous determination of the extent of the direct and indirect impact(s) of the proposal. The EIS should include an appropriate assessment of the potential impacts on biodiversity (threatened species, ecological communities, or their habitat), and Aboriginal cultural heritage. OEH considers that this information is necessary to assess an EIS for the proposal.

The full lists of OEH's standard and project specific requirements that may need to be addressed in the EIS are provided in **Attachment A** and **Attachment B** respectively. In preparing the EIS, the proponent should refer to the relevant guidance material listed in **Attachment C**.

If you have any further questions about this issue, Ms Rachel Binskin, Regional Operations Officer, Regional Operations, OEH, can be contacted on 6659 8247 or at rachel.binskin@environment.nsw.gov.au.

Yours sincerely



7-9-17

KRISTER WAERN
A/Senior Team Leader Planning, North East Region
Regional Operations

Contact officer: RACHEL BINSKIN
6659 8247

Enclosure: Attachment A – OEH Standard Environmental Assessment Requirements, Attachment B – OEH Project Specific Requirements, and Attachment C – Guidelines Materials

Attachment A – OEH Standard Environmental Assessment Requirements (SSD 7036)

<p>Biodiversity</p> <p>1. Biodiversity impacts related to the proposed project are to be assessed in accordance with the Biodiversity Offset Scheme (BOS), and documented in a Biodiversity Development Assessment Report (BDAR) in accordance with Part 6 of the Biodiversity Conservation Act 2016 (BC Act). The BDAR is to be prepared by a person accredited in accordance with s6.10 of the BC Act.</p>
<p>Aboriginal cultural heritage</p> <p>2. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the project and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and consultation with OEH regional officers.</p> <p>3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.</p> <p>4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p>
<p>Historic heritage</p> <p>5. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to <i>State and local heritage</i> including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:</p> <ul style="list-style-type: none"> a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996), b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria), c. include a statement of heritage impact for all heritage items (including significance assessment), d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

Water and soils
<p>6. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4 of the Biodiversity Assessment Method as part of the Landscape Context). c. Groundwater. d. Groundwater dependent ecosystems. e. Proposed intake and discharge locations.
<p>7. The EIS must describe background conditions for any water resource likely to be affected by the project, including:</p> <ul style="list-style-type: none"> a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. c. Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
<p>8. The EIS must assess the impacts of the project on water quality, including:</p> <ul style="list-style-type: none"> a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the project protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. b. Identification of proposed monitoring of water quality.
<p>9. The EIS must assess the impact of the project on hydrology, including:</p> <ul style="list-style-type: none"> a. Water balance including quantity, quality and source. b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal erosion
<p>10. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> a. Flood prone land b. Flood planning area, the area below the flood planning level. c. Hydraulic categorisation (floodways and flood storage areas).
<p>11. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100-year flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>12. The EIS must model the effect of the proposed project (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> a. Current flood behaviour for a range of design events as identified in 8) above. The 1 in 200 and 1 in 500-year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
<p>13. Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"> a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories. c. Relevant provisions of the NSW Floodplain Development Manual 2005.
<p>14. The EIS must assess the impacts on the proposed project on flood behaviour, including:</p> <ul style="list-style-type: none"> a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure. b. Consistency with Council floodplain risk management plans. c. Compatibility with the flood hazard of the land. d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council. h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council. i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES. j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Attachment B – OEH Project-specific Environmental Assessment Requirements (SSD 7036)

Biodiversity

1. The species listed below as 1(a) and (b) are to be included, as part of the 'potential' serious and irreversible impacts, on other threatened entities as part of s10.2.1.5 of the *Biodiversity Assessment Method 2017* (BAM), not listed in the *Guidance and criteria to assist a decision maker to determine a serious and irreversible*. Should one of these entities be identified during survey, the proponent is required to provide additional information in accordance with section 10.2 of the BAM.
 - a. *Dendrobium melaleucaphilum* – Spider Orchid
 - b. *Phaius australis* – Southern Swamp Orchid
2. The EIS is to include relevant local planning undertaken by the Port Macquarie - Hastings Council for the Greater Sancroix Area, in the context of the greater landscape to assess existing, and future habitat connectivity, especially in regards to alignment of subregional corridors, and local habitat linkages in accordance with s4.2.1.3 (d) of the BAM.

Aboriginal cultural heritage

3. The assessment of cultural heritage values must include a surface survey undertaken by a qualified archaeologist in areas with potential for subsurface Aboriginal deposits. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the EIS.
4. The EIS must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the proposal to formulate appropriate measures to manage unforeseen impacts.
5. The EIS must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.

Flooding and coastal erosion

6. The EIS must consider the effects of sea level rise on all flood risks on the site under the following scenarios:
 - a. Current sea level.
 - b. Projected sea levels in 2050 and 2100 which have been peer-reviewed and widely accepted by scientific opinion.

Attachment C – OEH Guidance Material (SSD 7036)

Title	Web address
<u>Relevant Legislation</u>	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/~view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/~view/act/2016/20
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Fisheries Management Act 1994</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
<i>Marine Parks Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
<i>Wilderness Act 1987</i>	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
<u>Biodiversity</u>	
Biodiversity Conservation Regulation 2017	https://www.legislation.nsw.gov.au/~view/regulation/2017/432
Biodiversity Conservation (Savings and Transitional) Regulation 2017	https://www.legislation.nsw.gov.au/~view/regulation/2017/433
Biodiversity Assessment Method (OEH, 2017)	http://www.environment.nsw.gov.au/biodiversity/assessmentmethod.htm
Online Biodiversity Assessment Method Calculator	https://www.lmbc.nsw.gov.au/bamcalc
Serious and irreversible impact (OEH, 2017)	http://www.environment.nsw.gov.au/biodiversity/seriousirreversibleimpacts.htm
Offset Rules	http://www.environment.nsw.gov.au/biodiversity/offsetrules.htm
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, re-categorisation and road adjustment policy (OEH, 2012)	http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm
<u>Heritage</u>	

Title	Web address
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	http://www.environment.nsw.gov.au/Heritage/publications/
Aboriginal Cultural Heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding and Coastal Erosion	
Reforms to coastal erosion management	http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm

Title	Web address
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf



NSW RURAL FIRE SERVICE



The Secretary
NSW Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Ref: SSD 7293
Our Ref: D15/2871
DA17082308907 AB

ATTENTION: Genevieve Seed

31 August 2017

Dear Ms Seed,

Request for Secretary's Environmental Assessment Requirements - Sancrox Quarry Extension

I refer to your email from the NSW Department of Planning & Environment dated 17 August 2017 seeking comment from the NSW Rural Fire Service on matters to be included in the Secretary's Environmental Assessment Requirements for the proposed Sancrox Quarry extension.

The subject land is mapped as bushfire prone land by Port Macquarie - Hastings Council. The NSW Rural Fire Service considers that the environmental assessment for the proposed development should address the following:

- the aim and objectives of 'Planning for Bushfire Protection 2006';
- identification of bush fire prone land within 140 metres of the proposed development;
- identification of potential ignition sources during construction and operation of the development;
- storage of fuels and other hazardous materials (e.g. explosives for blasting);
- stockpiling of any mulched vegetation;
- proposed bushfire protection measures for the development, including vegetation management and fire suppression capabilities;
- operational access for fire fighting appliances to the site; and
- emergency and evacuation planning.

Postal address

Records
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
Planning and Environment Services (North)
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T (02) 6691 0400
F (02) 6691 0499
www.rfs.nsw.gov.au
Email: pes@rfs.nsw.gov.au

For any queries regarding this correspondence please contact Alan Bawden on 6691 0400.

Yours sincerely,



Ian Cook

Acting Manager – Planning and Environment Services North

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



File No: NTH12/00067/06

Your Ref: SSD_7293

The Manager
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Genevieve Seed – Senior Planning Officer

Dear Sir / Madam,

Secretary's Environmental Assessment Requirements for SSD 7293 – Sancrox Quarry, Sancrox Road, Sancrox

I refer to your email of 17 August 2017 requesting an updated to the Secretary's Environmental Assessment Requirements (EARs) for the abovementioned state significant development.

Roles and Responsibilities

The key interests for Roads and Maritime Services are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

Port Macquarie-Hastings Council is the Roads Authority for all public roads in the subject area pursuant to Section 7 of the *Roads Act 1993*. Roads and Maritime is the roads authority for freeways and can exercise road authority functions for classified roads in accordance with the Roads Act. Council is responsible setting standards, determining priorities and carrying out works on public (local) roads.

Roads and Maritime Response

Roads and Maritime requests that the Environmental Assessment be supported by a Traffic Impact Assessment (TIA) prepared by a suitably qualified person in accordance with the Austroads Guide to Traffic Management Part 12, the complementary Roads and Maritime Supplement and RTA Guide to Traffic Generating Developments. The TIA is to address the following;

- The total impact of existing and proposed development on the road network with consideration for a 10 year horizon.
- The volume and distribution of traffic generated by the proposed development.
- Intersection sight distances at key intersections along the primary haul route.
- Existing and proposed site access standards.
- Details of proposed improvements to affected intersections.
- Details of servicing and parking arrangements.

- Impact on public transport (public and school bus routes) and consideration for alternative transport modes such as walking and cycling.
- Impacts of road traffic noise and/or dust generated along the primary haul route/s.
- Consideration for Clause 16(1) of the Mining SEPP regarding;
 - Impact on school zones and residential areas.
 - Code of Conduct for haulage operators
 - Road safety assessment of key haulage route/s

Should Council wish to condition the preparation of a Code of Conduct for haulage operators, this could include, but not be limited to;

- a. A map of the primary haulage routes highlighting critical locations.
- b. Safety initiatives for haulage through residential areas and/or school zones.
- c. An induction process for vehicle operators & regular toolbox meetings.
- d. A complaint resolution and disciplinary procedure.
- e. Any community consultation measures for peak haulage periods.

Where road safety concerns are identified at a specific location along the identified haulage route/s, Roads and Maritime suggests that the TIA be supported by a targeted Road Safety Audit undertaken by suitably qualified persons.

The current Austroads Guidelines, Australian Standards and Roads and Maritime Supplements are to be adopted for any proposed works on the classified road network.

The Developer would be required to enter into a 'Works Authorisation Deed' (WAD) with Roads and Maritime for any works deemed necessary on the classified road network. The developer would be responsible for all costs associated with the works and administration for the WAD. Further information on undertaking private developments adjacent to classified roads can be accessed at:

<http://www.rms.nsw.gov.au/projects/planning-principles/index.html>

Advice to the Consent Authority

Roads and Maritime highlights the Consent Authority is responsible for considering the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works deemed necessary to include as requirements in the conditions of development consent.

If you have any further enquiries regarding the above comments please contact Bill Butler, A / Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully



for Liz Smith
A / Network & Safety Manager, Northern Region

21 August 2017

Refers to: CRM 16196/2017
Your Ref: SSD 7293
Parcel No.: 18314, 18327, 28897 & 28898

Genevieve Seed
Senior Planning Officer
GPO Box 39
SYDNEY NSW 2001
genevieve.seed@planning.nsw.gov.au

Dear Genevieve

Updated Secretary's Environmental Assessment Requirements (SEARs) for Sancrox Quarry Extension Project (SSD 7293) at Sancrox Road, Sancrox

I refer to your email to Council dated 17 August 2017 regarding the above matter.

Please be advised that Council staff have reviewed the current proposal, the SEARs issued on 19 October 2015 and the previous requirements of the other Government Departments. A summary of the key Council matters for consideration include:

- The property is largely zoned RU1 Primary Production under the Port Macquarie Hastings Local Environmental Plan 2011. However, Lot 1 DP 704890 also contains IN1 General Industrial and SP2 Special Purposes zoning. Proposal to address permissibility of the quarry and associated aspects.
- Compliance with State Environmental Planning Policy (State and Regional Development) 2011 to be outlined.
- State Environmental Planning Policy No 33 - Hazardous and Offensive Development to be considered.
- State Environmental Planning Policy No 44 - Koala Habitat Protection to be considered.
- State Environmental Planning Policy No 55 - Remediation of Land to be considered.
- State Environmental Planning Policy No 62 - Sustainable Aquaculture to be considered given proximity to Hastings River and tributaries.
- State Environmental Planning Policy No 64 - Advertising and Signage to be considered if any signage proposed (ie quarry business identification signs).
- State Environmental Planning Policy No 71 - Coastal Protection applies to part of the land and is therefore to be considered.
- State Environmental Planning Policy (Infrastructure) 2007 to be considered. In particular, Division 17, Subdivision 2 provisions.
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 to be considered.
- State Environmental Planning Policy (Rural Lands) 2007 to be considered.
- Proposal to have regard for the Port Macquarie Hastings Local Environmental Plan 2011 (LEP 2011).

Parcel No.: 18314, 18327, 28897 & 28898

- Lot 2 DP 574308 contains potential acid sulphate soils and is flood prone. These aspects will need to be addressed.
- Proposal should consider consolidating all the parcels of land into one lot.
- Noise, air and vibration impacts from the quarry operations, concrete batching plant etc and associated flow on activities (ie truck movements) to be addressed. Any proposed buffers will need to be contained on the quarry site or an agreement in place with impacted neighbours.
- The applicant is to contact Council's Contribution Section to ascertain if any s94A contributions, s64 contributions and/or Voluntary Planning Agreement (VPA) is required to address impacts associated with the extension.
- Details of any staging to be included in the application.
- Details of any rehabilitation and final use to be detailed in the application.
- Confirmation on what will happen to the existing consents applying to the site, including their rehabilitation and proposed final use.
- Proposal to address potential fly rock impacts on surrounding industrial and rural residential land. Any proposed buffers will need to be contained on the quarry site or an agreement in place with impacted neighbours.
- Traffic impact assessment should be required.
- Proposal to detail any existing structures/buildings to be retained and or demolished.
- Consideration should be given to closing and obtaining all of the Crown Road that traverses the site, not just the northern section.
- Stormwater management plan required.
- All processes involved in the quarry, batching plants etc to be detailed in the EIS.
- The application is to outline the proposed water and sewer supply with any connection to Council's reticulated system requiring Council approval.
- At this stage, the Sancrox area is also being considered by Council as a potential long term urban growth area.

Should you have any questions in relation to the above, please call me on 65818538 or email clinton.tink@pmhc.nsw.gov.au.

Yours sincerely



Clinton Tink
Development Assessment Planner