

Annex B

Consultation

14 February, 2018

Mr Clinton Tink
Development Assessment Planner
Port Macquarie Hastings Council
PO Box 84
Port Macquarie NSW 2444

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Mr Clinton Tink

Dear Clinton



**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform Port Macquarie Hastings Council that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
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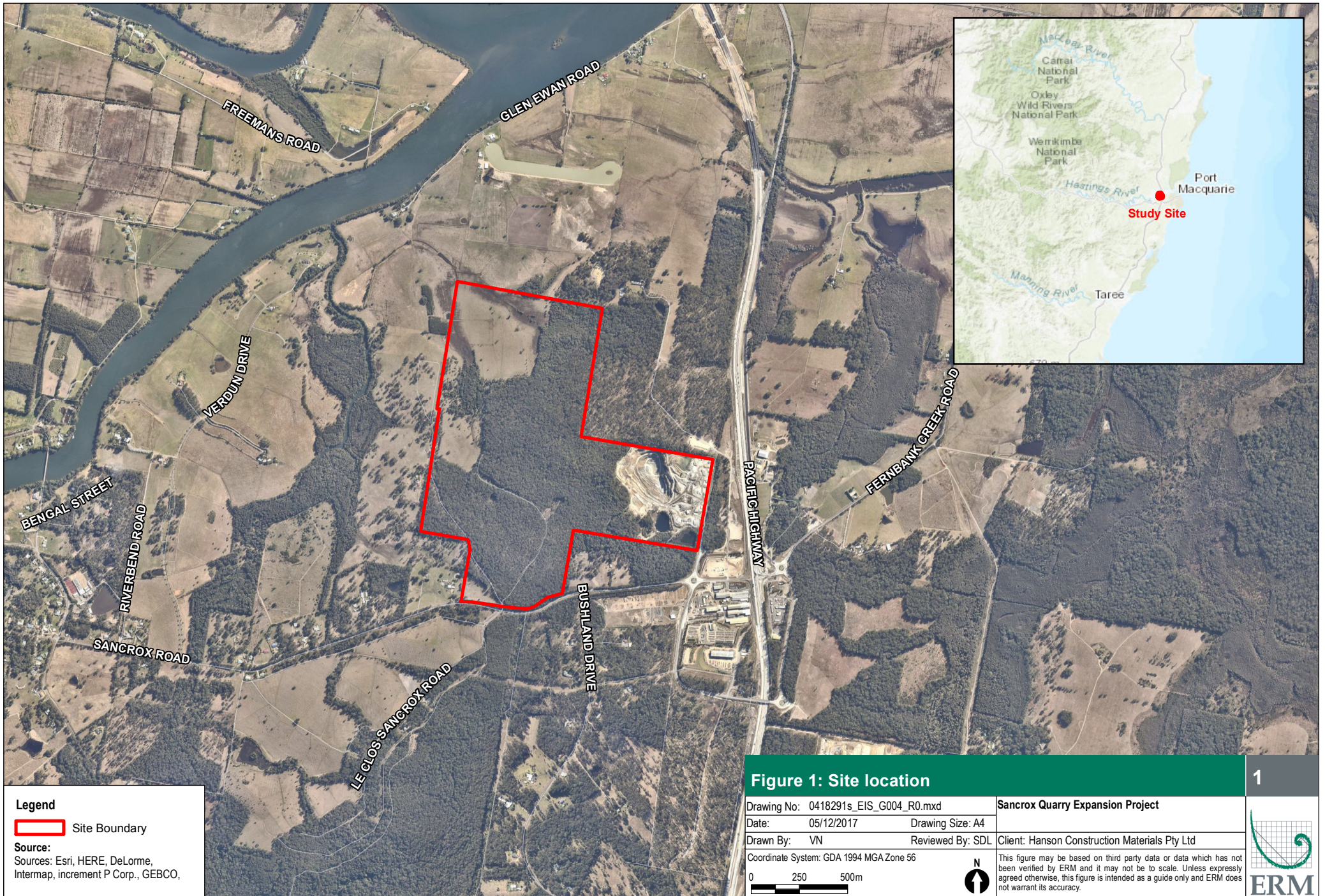
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that Port Macquarie Hastings Council were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,



Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

Drawing No: 0418291s_EIS_G004_R0.mxd	Sancrox Quarry Expansion Project
Date: 05/12/2017	Drawing Size: A4
Drawn By: VN	Reviewed By: SDL
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Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

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- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

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If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	<p>Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807</p>
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> o the significance of the resource; o the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and o the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)
	Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia'
	National Greenhouse Accounts Factors (Commonwealth)
Noise & Blasting	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	NSW Industrial Noise Policy (EPA)
	Interim Construction Noise Guideline (DECC)
	NSW Road Noise Policy (EPA)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Water	
Groundwater	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	NSW Aquifer Interference Policy 2012 (NOW)
	Office of Water Guidelines for Controlled Activities (2012)
	Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
	NSW Government Water Quality and River Flow Objectives (EPA)
Surface Water	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	NSW Water Conservation Strategy (2000)
	State Water Management Outcomes Plan
	NSW State Rivers and Estuary Policy (1993)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
Managing Urban Stormwater: Source Control (EPA)	
Technical Guidelines: Bunding & Spill Management (EPA)	
Environmental Guidelines: Use of Effluent by Irrigation (EPA)	
A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

16 February, 2018

Planning and Assessment Team
Division of Resources and Geoscience
NSW Department of Planning and Environment
PO Box K348
Haymarket NSW 1240
via email: minres.webcoordinator@industry.nsw.gov.au

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Planning and Assessment Team

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**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
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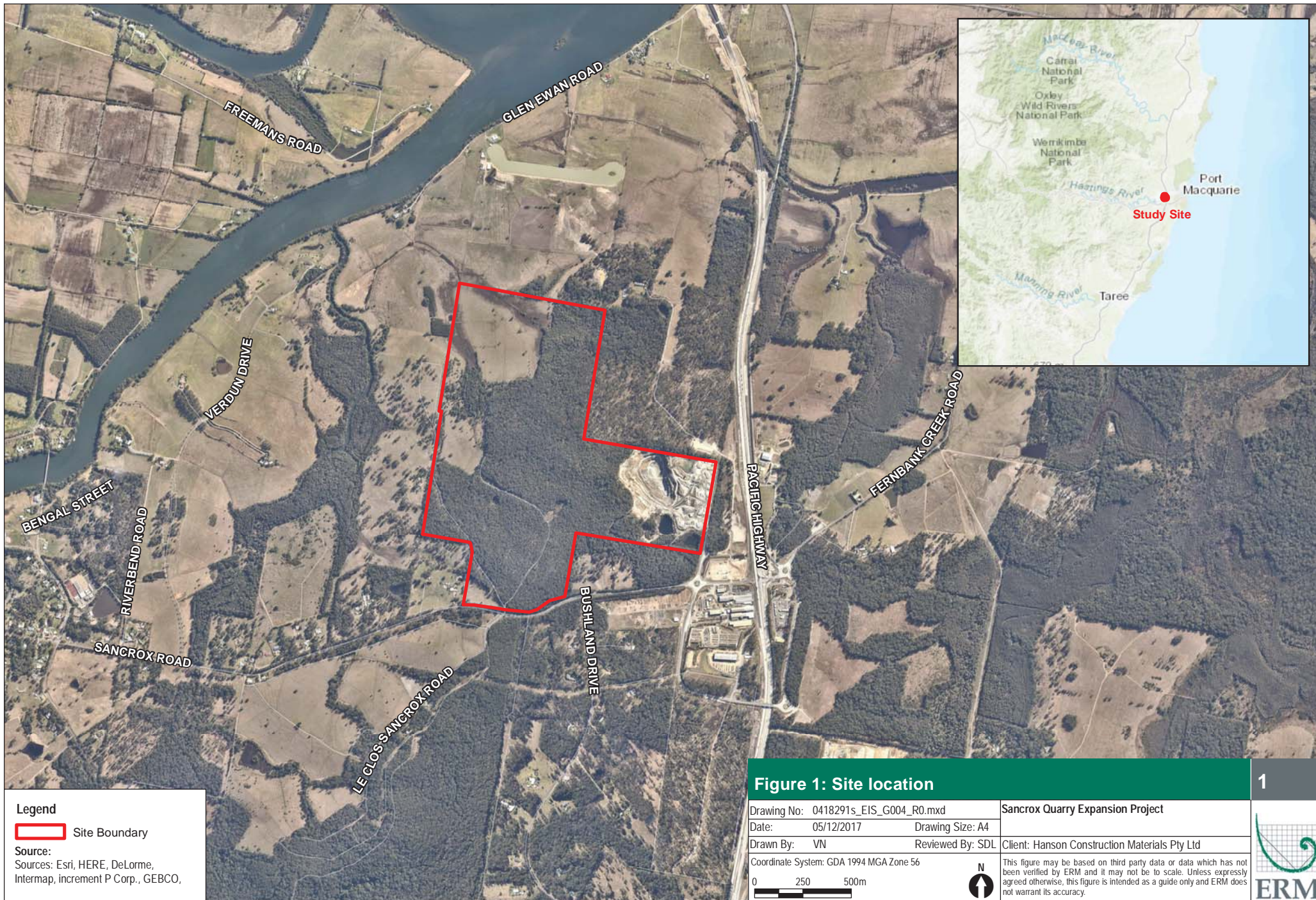
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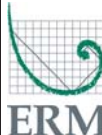
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Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> ○ the significance of the resource; ○ the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and ○ the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)
	Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia'
	National Greenhouse Accounts Factors (Commonwealth)
Noise & Blasting	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	NSW Industrial Noise Policy (EPA)
	Interim Construction Noise Guideline (DECC)
	NSW Road Noise Policy (EPA)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Water	
Groundwater	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	NSW Aquifer Interference Policy 2012 (NOW)
	Office of Water Guidelines for Controlled Activities (2012)
	Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
	NSW Government Water Quality and River Flow Objectives (EPA)
Surface Water	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	NSW Water Conservation Strategy (2000)
	State Water Management Outcomes Plan
	NSW State Rivers and Estuary Policy (1993)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
Managing Urban Stormwater: Source Control (EPA)	
Technical Guidelines: Bunding & Spill Management (EPA)	
Environmental Guidelines: Use of Effluent by Irrigation (EPA)	
A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence



14 February, 2018

Mr Mitchell Isaacs
Director
Planning Policy & Assessment Advice
NSW Department of Primary Industries
Level 49, 19 Martin Place
Sydney NSW 2000

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Mr Mitchell Isaacs

Dear Mitchell

**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the NSW Department of Primary Industries that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
- upgrading and relocating existing infrastructure (including processing plant, offices, weighbridge and workshop); and
- constructing a concrete batching plant and recycling facility, asphalt production plant and pug mill on site.

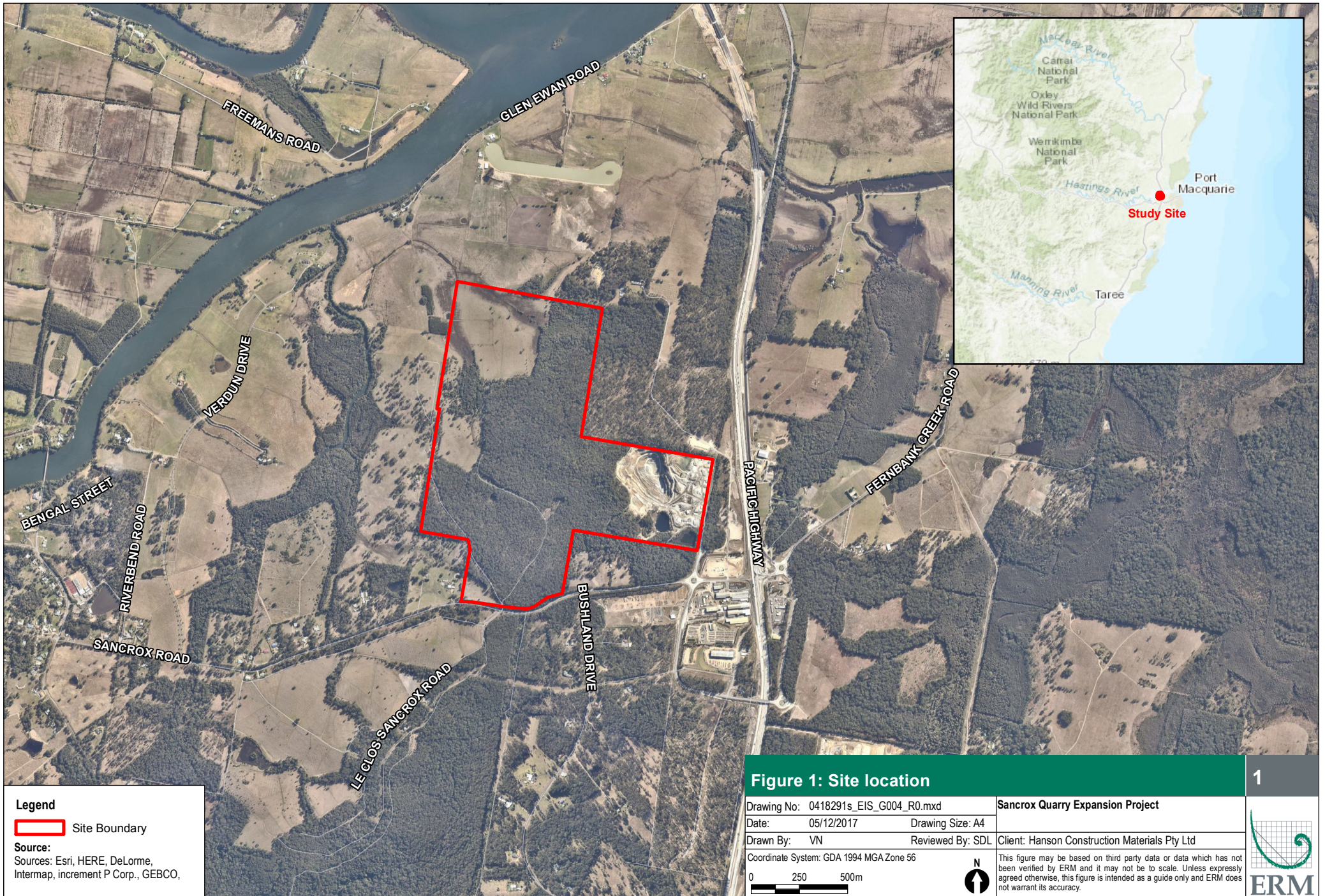
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that the NSW Department of Primary Industries (including DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division) were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,



Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

Drawing No: 0418291s_EIS_G004_R0.mxd	Sancrox Quarry Expansion Project
Date: 05/12/2017	Drawing Size: A4
Drawn By: VN	Reviewed By: SDL
Client: Hanson Construction Materials Pty Ltd	
Coordinate System: GDA 1994 MGA Zone 56	
0 250 500m	
	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.





Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

The agencies' previous comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

You should establish whether the proposal requires a separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as soon as possible. If such an approval is required, please notify the Department immediately, as the Commonwealth approval process is likely to be integrated with the NSW approval process (under the bilateral agreement), and supplementary requirements will need to be issued.

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

It is important for you to recognise that the Department will review the EIS for the project carefully before putting it on public exhibition. If it fails to adequately address these requirements, then you will be required to submit an amended EIS.

If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> ○ the significance of the resource; ○ the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and ○ the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
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	NSW State Groundwater Quality Protection Policy (NOW)
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A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

14 February, 2018

Mr Michael Howat
Assistant Head
Strategic Programs Unit - Hunter
NSW Environmental Protection Agency
PO Box 488G
Newcastle NSW 2300

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Mr Michael Howat

Dear Michael

**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the NSW EPA that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
- upgrading and relocating existing infrastructure (including processing plant, offices, weighbridge and workshop); and
- constructing a concrete batching plant and recycling facility, asphalt production plant and pug mill on site.



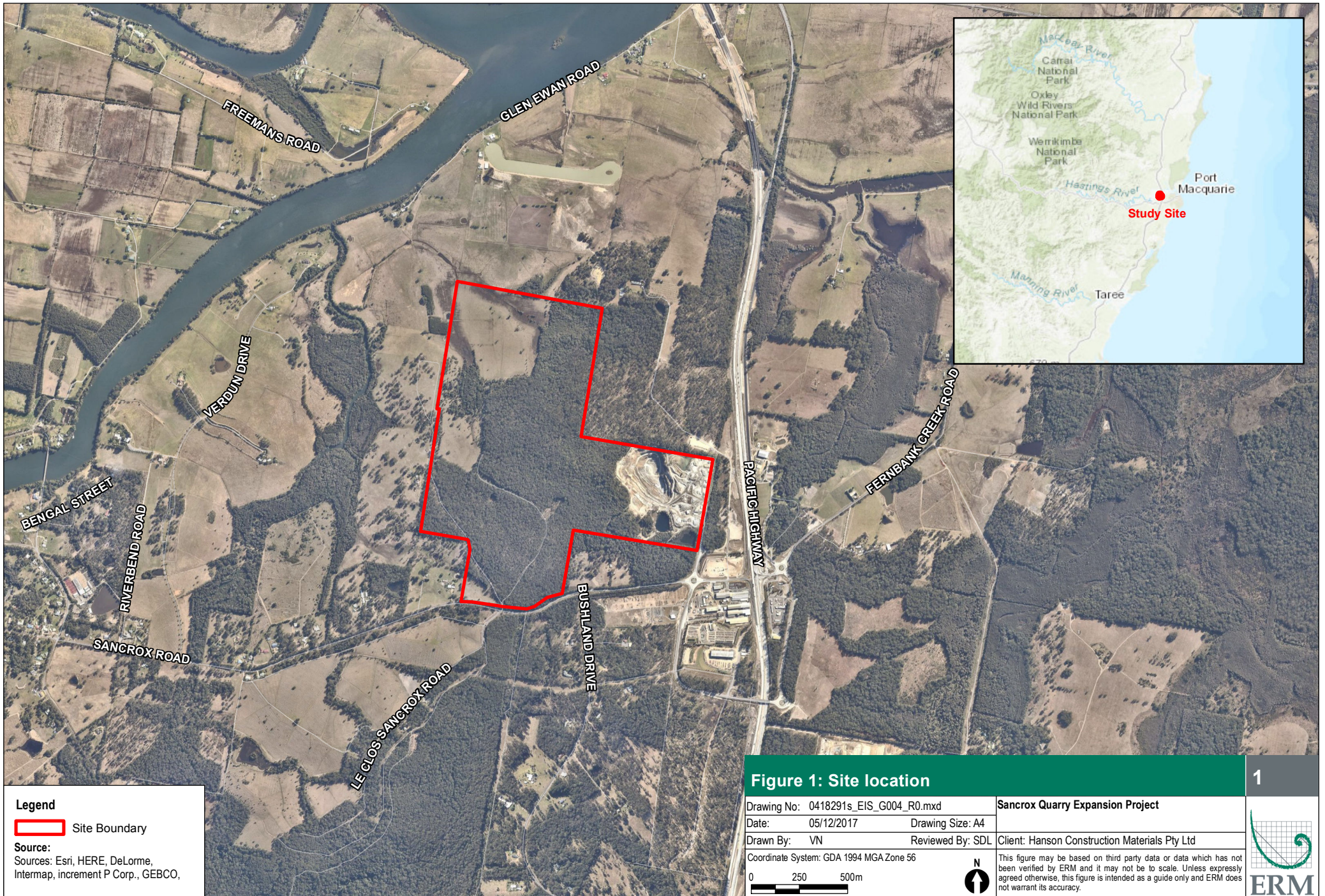
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that the NSW EPA were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Douglass', written in a cursive style.

Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

Drawing No: 0418291s_EIS_G004_R0.mxd	Sancrox Quarry Expansion Project
Date: 05/12/2017	Drawing Size: A4
Drawn By: VN	Reviewed By: SDL
Client: Hanson Construction Materials Pty Ltd	
Coordinate System: GDA 1994 MGA Zone 56	
0 250 500m	
	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.





Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

The agencies' previous comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

You should establish whether the proposal requires a separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as soon as possible. If such an approval is required, please notify the Department immediately, as the Commonwealth approval process is likely to be integrated with the NSW approval process (under the bilateral agreement), and supplementary requirements will need to be issued.

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

It is important for you to recognise that the Department will review the EIS for the project carefully before putting it on public exhibition. If it fails to adequately address these requirements, then you will be required to submit an amended EIS.

If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	<p>Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807</p>
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> ○ the significance of the resource; ○ the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and ○ the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

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Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

16 February, 2018

The General Manager
North Coast Local Land Services
PO Box 1417
Coffs Harbour NSW 2450
via email: admin.northcoast@lls.nsw.gov.au

Our Reference: 0418291_Sancrox Quarry EIS

Attention: The General Manager

Dear Sir/Madam,



**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the North Coast Local Land Services that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
- upgrading and relocating existing infrastructure (including processing plant, offices, weighbridge and workshop); and
- constructing a concrete batching plant and recycling facility, asphalt production plant and pug mill on site.

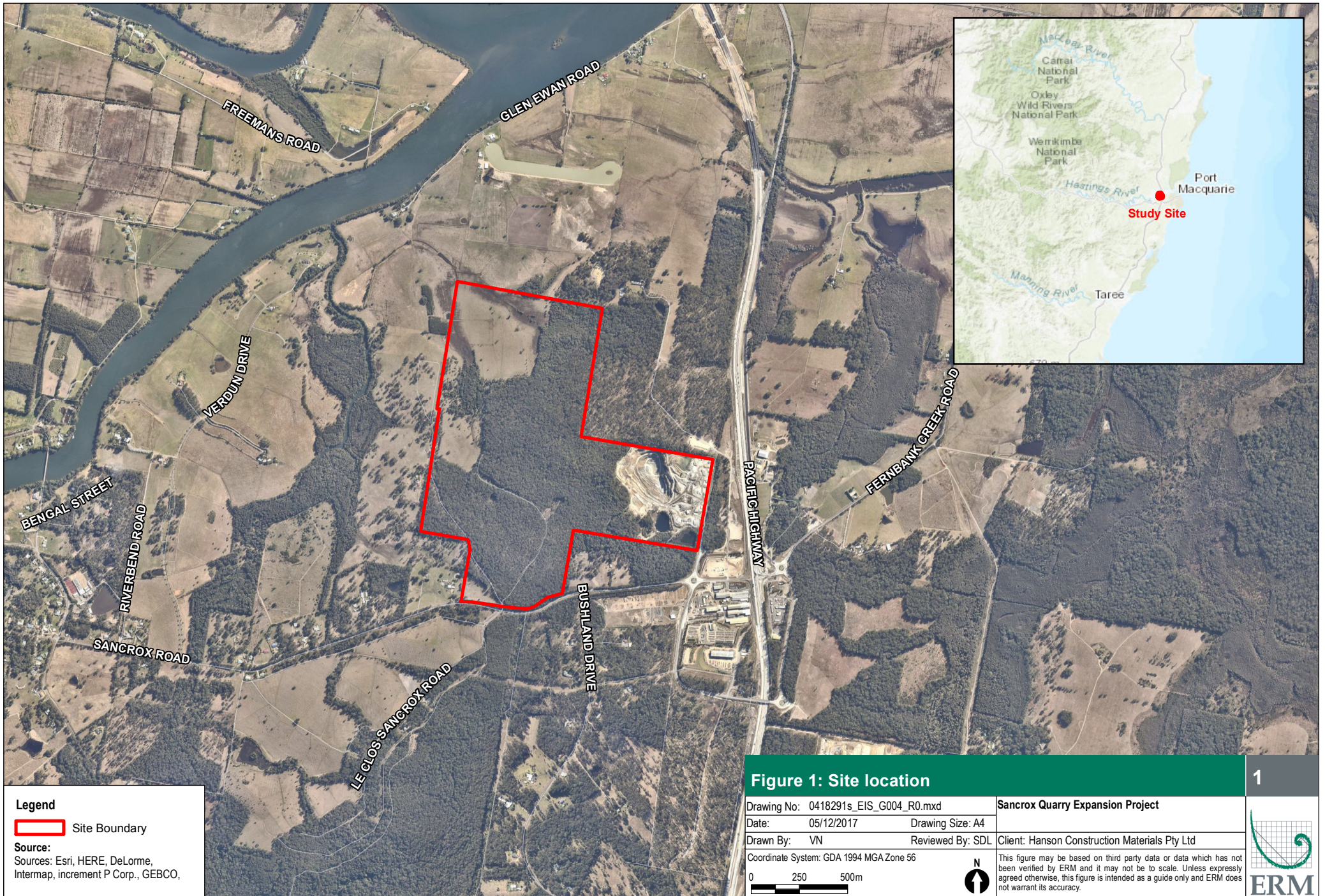
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that the North Coast Local Land Services were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,



Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

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Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

The agencies' previous comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

You should establish whether the proposal requires a separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as soon as possible. If such an approval is required, please notify the Department immediately, as the Commonwealth approval process is likely to be integrated with the NSW approval process (under the bilateral agreement), and supplementary requirements will need to be issued.

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

It is important for you to recognise that the Department will review the EIS for the project carefully before putting it on public exhibition. If it fails to adequately address these requirements, then you will be required to submit an amended EIS.

If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	<p>Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807</p>
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> o the significance of the resource; o the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and o the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)
	Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia'
	National Greenhouse Accounts Factors (Commonwealth)
Noise & Blasting	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	NSW Industrial Noise Policy (EPA)
	Interim Construction Noise Guideline (DECC)
	NSW Road Noise Policy (EPA)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Water	
Groundwater	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	NSW Aquifer Interference Policy 2012 (NOW)
	Office of Water Guidelines for Controlled Activities (2012)
	Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
	NSW Government Water Quality and River Flow Objectives (EPA)
Surface Water	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	NSW Water Conservation Strategy (2000)
	State Water Management Outcomes Plan
	NSW State Rivers and Estuary Policy (1993)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
Managing Urban Stormwater: Source Control (EPA)	
Technical Guidelines: Bunding & Spill Management (EPA)	
Environmental Guidelines: Use of Effluent by Irrigation (EPA)	
A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
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ATTACHMENT 2

Agency Correspondence

14 February, 2018

Ms Rachel Binskin
Regional Operations Officer
Regional Operations
Locked Bag 914
Coffs Harbour NSW 2450

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Ms Rachel Binskin

Dear Rachel



**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the NSW Office of Environment and Heritage that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

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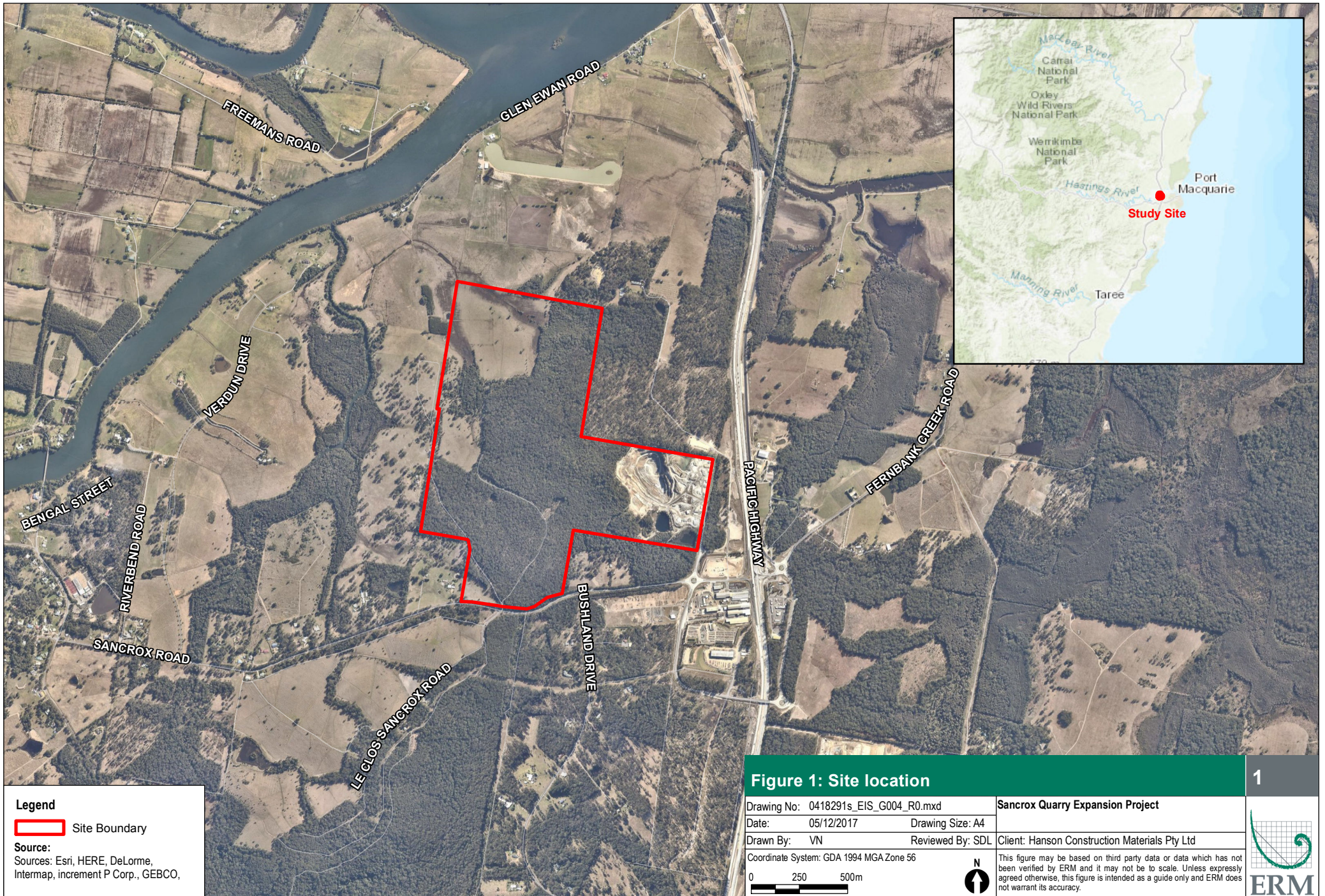
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Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,

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Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
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Figure 1: Site location

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Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

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 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	<p>Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807</p>
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> ○ the significance of the resource; ○ the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and ○ the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)
	Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia'
	National Greenhouse Accounts Factors (Commonwealth)
Noise & Blasting	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	NSW Industrial Noise Policy (EPA)
	Interim Construction Noise Guideline (DECC)
	NSW Road Noise Policy (EPA)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZECC)
Water	
Groundwater	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	NSW Aquifer Interference Policy 2012 (NOW)
	Office of Water Guidelines for Controlled Activities (2012)
	Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
	NSW Government Water Quality and River Flow Objectives (EPA)
Surface Water	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	NSW Water Conservation Strategy (2000)
	State Water Management Outcomes Plan
	NSW State Rivers and Estuary Policy (1993)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
Managing Urban Stormwater: Source Control (EPA)	
Technical Guidelines: Bunding & Spill Management (EPA)	
Environmental Guidelines: Use of Effluent by Irrigation (EPA)	
A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

16 February, 2018

Mr Alan Bawdin
NSW Rural Fire Service
Locked Bag 17
Granville NSW 2142
via email: pes@rfs.nsw.gov.au

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Mr Adam Bawdin

Dear Adam,



**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the NSW Rural Fire Service that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
- upgrading and relocating existing infrastructure (including processing plant, offices, weighbridge and workshop); and
- constructing a concrete batching plant and recycling facility, asphalt production plant and pug mill on site.

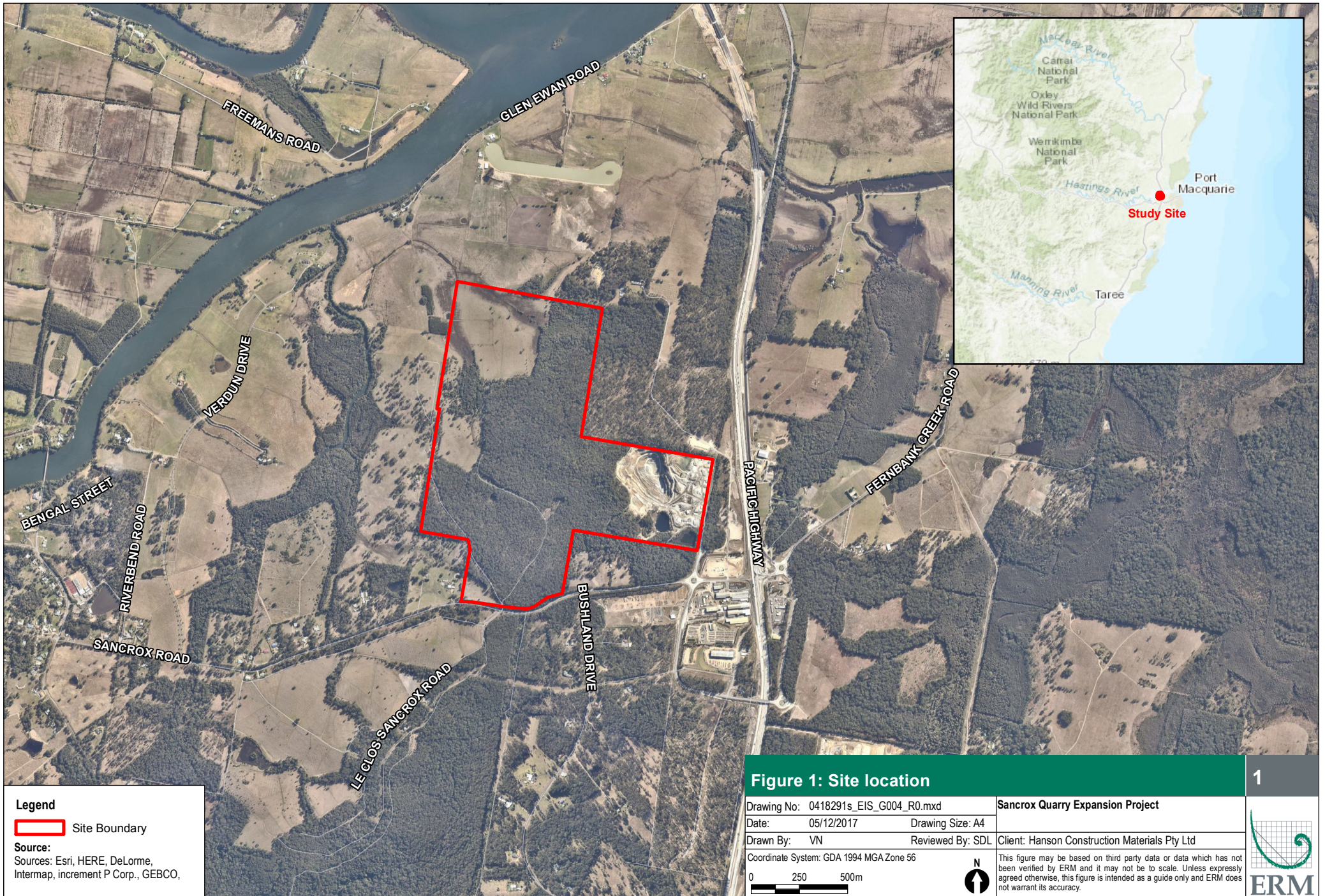
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that the NSW Rural Fire Service were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Douglass', written in a cursive style.

Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

Drawing No: 0418291s_EIS_G004_R0.mxd	Sancrox Quarry Expansion Project
Date: 05/12/2017	Drawing Size: A4
Drawn By: VN	Reviewed By: SDL
Client: Hanson Construction Materials Pty Ltd	
Coordinate System: GDA 1994 MGA Zone 56	
0 250 500m	
	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.





Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

The agencies' previous comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

You should establish whether the proposal requires a separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as soon as possible. If such an approval is required, please notify the Department immediately, as the Commonwealth approval process is likely to be integrated with the NSW approval process (under the bilateral agreement), and supplementary requirements will need to be issued.

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

It is important for you to recognise that the Department will review the EIS for the project carefully before putting it on public exhibition. If it fails to adequately address these requirements, then you will be required to submit an amended EIS.

If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
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Date of Issue	18 September 2017
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<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

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 - accurate predictions of any vegetation clearing on site;
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 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> ○ the significance of the resource; ○ the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and ○ the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
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	NSW State Groundwater Quality Protection Policy (NOW)
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A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)	
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	

Land	<p>Soil and Landscape Issues in Environmental Impact Assessment (NOW)</p> <p>Agfact AC.25: Agricultural Land Classification (NSW Agriculture)</p> <p>Agricultural Issues for Extractive Industries (NSW Trade and Investment)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)</p>
Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

14 February, 2018

Mr Bill Butler
Assistant Manager
Land Use Assessment
NSW Roads and Maritime Services
PO Box 576
Grafton NSW 2460

Our Reference: 0418291_Sancrox Quarry EIS

Attention: Mr Bill Butler

Dear Bill



**RE: SANCROX QUARRY EXPANSION PROJECT (SSD 15_7293) EIS
CONSULTATION**

Environmental Resources Management Australia (ERM) has been engaged by Hanson Construction Materials Pty Ltd (Hanson) to prepare an Environmental Impact Statement (EIS) for the proposed expansion of the Sancrox Quarry, near Port Macquarie, NSW. The purpose of this letter is to inform the NSW Roads and Maritime Services that the EIS process for the Project is underway and provide the opportunity for additional comments to be provided.

Sancrox Quarry has been owned and operated by Hanson since 1998 and is located 8 kilometres (km) west of Port Macquarie, within the Port Macquarie Hastings Council (PMHC) local government area (*Figure 1*). The site comprises Lot 1 DP 704890, Lot 1 DP 720807, Lot 2 DP 574308 and Lot 353 DP 754434. The site also includes Crown lands enclosure permit 49229.

Hanson currently has ownership of approximately 145ha, of which approximately 11.6ha is currently used in the extraction, processing and storage of aggregates. The Sancrox Quarry Expansion Project will involve:

- extending the life of the quarry from the current 20 years to 30 years and expanding the area of extraction to the west of the existing pit;
- increasing the maximum annual rate of extraction from 455,000 tpa to 750,000 tpa;
- upgrading and relocating existing infrastructure (including processing plant, offices, weighbridge and workshop); and
- constructing a concrete batching plant and recycling facility, asphalt production plant and pug mill on site.

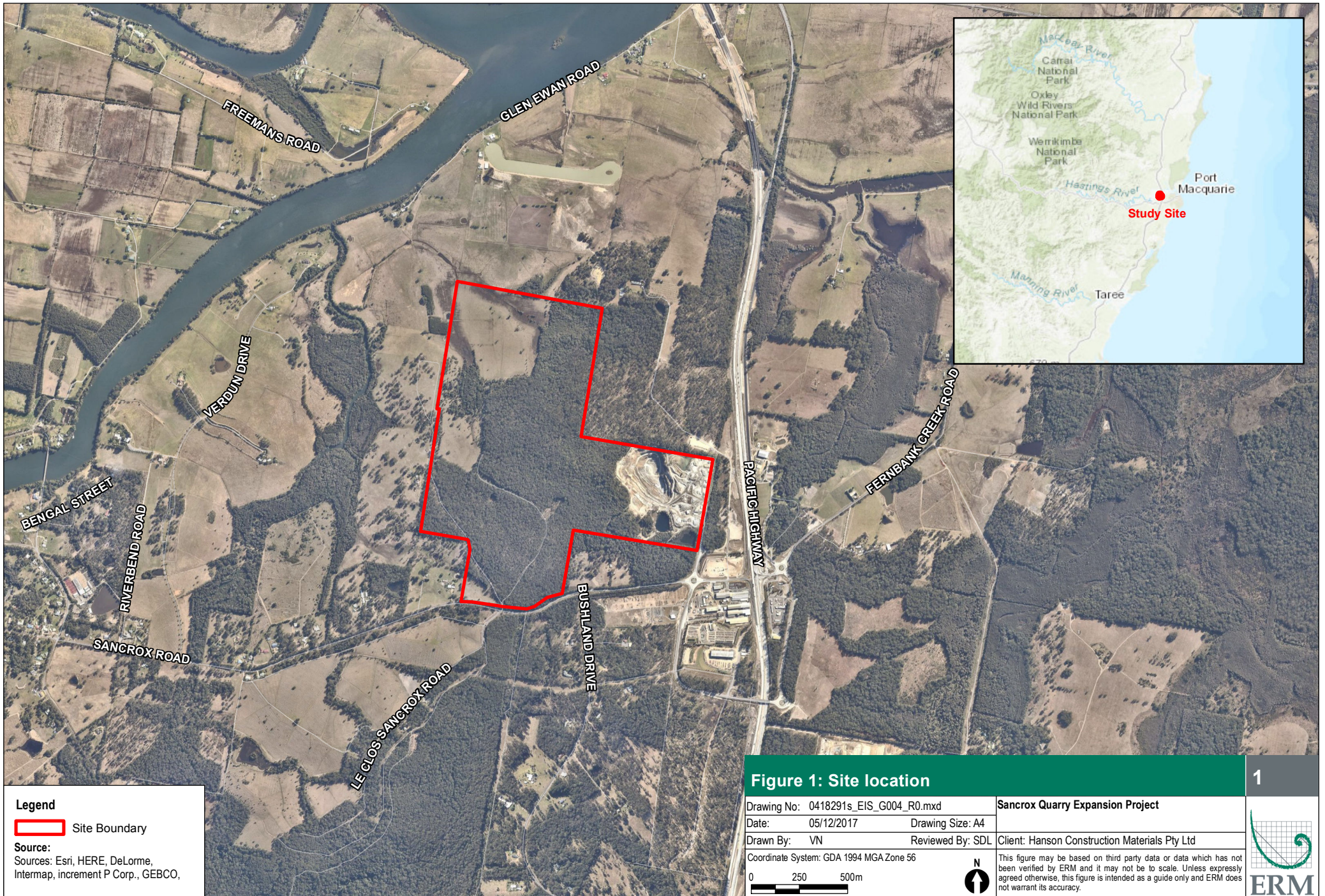
The Secretary's Environmental Assessment Requirements (SEARs) for the Project were re-issued on 18 September 2017 (refer to Attachment). We understand that the NSW Roads and Maritime Services were consulted by the NSW Department of Planning and Environment (DP&E) in the preparation of the SEARs. The EIS will be prepared in accordance with the SEARs and ERM has no questions or concerns relating to your area of environmental expertise. The EIS is scheduled to be on Public Exhibition around mid-2018.

Should you wish to provide any additional comments, written submissions can be made within 21 days of the date on this letter, and should be forwarded to matthew.errington@erm.com or Matthew Errington, ERM, Locked Bag 3012, Australia Square NSW 1215.

Yours sincerely,



Paul Douglass, Partner
for Environmental Resources Management Australia Pty Ltd





Legend
 Site Boundary
Source:
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO,

Figure 1: Site location

Drawing No: 0418291s_EIS_G004_R0.mxd	Sancrox Quarry Expansion Project
Date: 05/12/2017	Drawing Size: A4
Drawn By: VN	Reviewed By: SDL
Client: Hanson Construction Materials Pty Ltd	
Coordinate System: GDA 1994 MGA Zone 56	
0 250 500m	
	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.





Matt Errington
Principal Environmental Consultant
Environmental Resources Management Australia
Locked Bag 3012 Australia Square
NSW 1215

Dear Mr Errington

**Reissue of State Significant Development - Secretary's Requirements
Sancrox Quarry Extension Project (SSD 7293)**

I have enclosed updated Secretary's requirements for the preparation of an Environmental Impact Statement (EIS) for the Sancrox Quarry Extension Project which replace the Secretary's requirements issued on 19 October 2015.

These requirements are based on the information you have previously provided, and reflect previous consultation with relevant government agencies.

Your attention is drawn to the environmental planning instruments (EPI), policies and guidelines to be addressed in your EIS (see Attachment 1). Please note that where these EPIs, guidelines and policies have changed or been updated, your EIS will need to address the latest available version.

The agencies' previous comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

You should establish whether the proposal requires a separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as soon as possible. If such an approval is required, please notify the Department immediately, as the Commonwealth approval process is likely to be integrated with the NSW approval process (under the bilateral agreement), and supplementary requirements will need to be issued.

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS (hard copy and digital).

It is important for you to recognise that the Department will review the EIS for the project carefully before putting it on public exhibition. If it fails to adequately address these requirements, then you will be required to submit an amended EIS.

If you have any enquiries about these requirements, please contact Anthony Barnes on the details listed above.

Yours sincerely

Howard Reed 18.9.17
Director
Resource Assessments
as the Secretary's delegate

Secretary's Environmental Assessment Requirements

State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7293
Proposal	<p>The Sancrox Quarry Extension Project, which involves:</p> <ul style="list-style-type: none"> • extending the approved extraction boundary by approximately 52 hectares, • extending the quarry life by ten years (from 20 to 30 years), • increasing the production limit from 455,000 tonnes per annum (tpa) to 750,000 tpa, • constructing and operating a concrete batching plant producing 20,000m³ per annum (p/a), • constructing and operating a concrete recycling facility processing 20,000 tonnes p/a, • increasing truck movements and equipment loading from 7am–11pm weekdays, and 7am–1pm weekends and public holidays to 24 hours per day 7 days per week, • increasing quarry operations from 7am–5pm weekdays, and 7am–1pm Saturday to 24 hours per day 7 days per week, • transporting material off-site via public roads; and • Constructing and operating an asphalt plant producing 50,000 tonnes per annum.
Location	Sancrox Road Sancrox, Lot 2 DP 574308 Lot 353 DP 754434 Lot 1 DP 704890 Lot 1 DP 720807
Applicant	Hanson Construction Materials Pty Ltd (Hanson)
Date of Issue	18 September 2017
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • a list of any approvals that must be obtained before the development may

	<p>commence;</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> – a description of the existing environment likely to be affected by the development, using sufficient baseline data; – an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> ○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented; ○ the likely effectiveness of these measures; and ○ whether contingency measures would be necessary to manage any residual risks; and – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; • consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>); • the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act; – the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p>Key Issues</p>	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Industrial Noise Policy</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>; - proposed blasting hours, frequency and methods; - a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people,

animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;

- reasonable and feasible mitigation measures to minimise noise emissions; and
- monitoring and management measures, in particular real-time and attended noise monitoring;
- **Air Quality** – including:
 - a detailed assessment of potential construction and operational impacts, in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*, and with a particular focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the *Voluntary Land Acquisition and Mitigation Policy*;
 - an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;
 - reasonable and feasible mitigation measures to minimise dust and emissions; and
 - monitoring and management measures, in particular, real-time air quality monitoring;
- **Water** – including:
 - a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
 - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, and having regard to the *NSW Biodiversity Offsets Policy for Major Projects* and the *Framework for Biodiversity Assessment*, and
 - a strategy to offset any residual impacts of the development in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, including evidence that the appropriate type and quantum of offsets will be available;
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
 - identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in

	<p>Attachment 1;</p> <ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including a road safety audit; and - a description of the measures that would be implemented to mitigate any impacts, including concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities (if required); • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>, paying particular attention to the agricultural land use in the region; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to the transport, handling and use of any hazardous or dangerous goods; • Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms, and to minimising the lighting impacts of the development; • Social & Economic – including: <ul style="list-style-type: none"> - a detailed assessment of the likely social impacts of the development on the local and regional community in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>; and - a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> o the significance of the resource; o the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and o the demand for the provision of local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, progressive rehabilitation commitments, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p>

	<ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Port Macquarie-Hastings Council; - Office of Environment and Heritage (including the Heritage Branch); - Environment Protection Authority; - Division of Resources and Geoscience within the Department; - Department of Primary Industries (including the DPI Water, NSW Forestry, Agriculture and Fisheries sections and Crown Lands division); - North Coast Local Land Services; - Roads and Maritime Services; - NSW Rural Fire Service; and • establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS.
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

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Traffic	<p>Guide to Traffic Generating Development (RMS)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Biodiversity	<p>Biodiversity Offsets Scheme (OEH)</p> <p>Guidelines for Threatened Species Assessment (DP&E)</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p> <p>Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)</p> <p>State Environmental Planning Policy No. 44 – Koala Habitat Protection</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DP&E)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p>
Waste	<p>Waste Classification Guidelines (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>
Social & Economic	<p>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)</p>
Environmental Planning Instruments - General	<p>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</p> <p>State Environmental Planning Policy (State and Regional Development) 2011</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy 55 – Remediation of Land</p> <p>Port Macquarie-Hastings Local Environmental Plan 2011</p>

ATTACHMENT 2

Agency Correspondence

Stakeholders	Postal Address	Fact Sheet	Phone	Mobile	Email	Issues/Background	Notes	Responsible	Category	Current Status 27.5.15	Current Status 24.6.15
Local Residents											
Hilton Stubbs									Meet in person.	Ongoing negotiations around various fencing requirements for Hilton cows. Simon has plotted the requested fence and sent to JK. JK to visit with Hilton on 29.5.15 to further these discussions and to hand out the brochures. We see no issues at this time with Hilton as long as we make some accommodation for his cattle and keep the channels of communication clear through Brad, Simon and Hilton.	JK visited Hilton Stubbs on 5.6.15 and discussed current progression. Hilton reviewed the brochures and has no concerns other than fencing in stubbs land to control his cattle we have on the land. Simon Jones is continuing discussions (nearly every day) in regards to fencing options.
Jeff Freeman								JK	Meet in person.	JK has requested Simon to get him a meeting for Friday (29.5.15) to hand out brochure and discuss the development. Brad and Dave have spoken with Mrs Freeman and she has no concerns at this stage.	JK and SJ visited the Freemans with great results. Jeff is keen on the new development and is encouraged with our communication. JK offered a new gate on the entry to the access road to his property. DB and BN to handle this asap. JK also offered some material for his driveway and road when required.
Dunn, James & Catherine						Several complaints received for water leaving Sancrox site. Complaints go back over 15 years. Current complaint made to council (Council notice received) being addressed using external expert. Complaints over the years for fly rock. None for several years. Refer Cassegrain and Expressway Spares for more info.	Meet in person.	Jeremy Keefe to liaise with James Dunn. Possible Noel Collyer input. JK and Brad Nelson to Liaise with Catherine Dunn.	Meet in person.	JK and BN met with James Dunn, Patrick Cassegrain and Catherine Dunn on 26.6.15 concerning the water issues ongoing. Comments were made by James Dunn that if the water is sorted then we will have no problems with the DA. If not sorted to their requirements/satisfaction then he will make several complaints against our development. A discussion was had about the development with no other comments made. Catherine Dunne expressed her pleasure with the way BN is conducting the quarry "best manger so far" and also jokingly offered JK a job at Expressway Spares because of the professional nature that we have introduced most recently. An Action Plan is underway between both parties to rectify the water issue. Risk from this neighbour remains high.	Ongoing discussions re water issue. James advised he is countering our report with his own investigation. BN is th3e point man on this relationship regarding water.
Residents/Business' within 2km											
TNT Express	Sancrox Rd		131 1150			No issues.	Meet in person.	BN	Meet in person.	BN to organise meeting by end of the week.	Not complete.
Local Businesses											
Billabong Koala Zoo	61 Billabong Drive Port Macquarie, NSW, 2444		6585 1060		info@billabongkoala.com.au	Have provided some materials (minimal) at a discounted rate. Previous manager was friends with the owner.	Meet in person.	JK	Meet in person.	JK had prelim meeting at the Zoo on Sunday 10th May and a further meeting is slated for week ending 5 June. Initial conversation with Director was positive and the feeling was it wouldn't effect them. Awaiting director to free up time for meeting.	JK has been unable to get a further meeting but will try in July.
Cassegrain Wines	764 Fernbank Creek Road, 2444		02 6583 7777			Cassegrain have made complaints regarding water in cooperation with Expressway Spares. There are historical reports of fly rock complaints. Cassegrain also made an adverse submission to the recent DA volume expansion limit in 2014	Catherine Dunn is a Cassegrain before marrying into the Dunn Family. A family relationship and believe shareholder relationship exists between Cassegrain and Expressway Spares.	JK and BN	Meet in person.	Refer Expressway Spares.	JK to visit Cassegrain with Patrick Cassegrain in late June early July.
Expressway Spares	7 Sancrox Rd, Sancrox		02 6585 1000			Several complaints received for water leaving Sancrox site, over 15 years. Current complaint (Council notice received) being addressed using external expert. Complaints over the years for fly rock. None for several years. Expressway Spares intend to develop land adjacent to the quarry. Expressway Spares made an adverse submission to the recent DA volume expansion limit in 2014.	Hanson managers of Sancrox Quarry have been liaising with James Dunn regarding these issues. The relationship is strained over some issues. Expressway Spares are the owners of the adjoining land to the East and North of the quarry which is proposed to be developed as an industrial precinct within 5 years. Hanson has a VPA for this development already and details can be provided. Catherine Dunn is a director of the company and lives directly north of the quarry and has also made previous complaints regarding water runoff.	JK, BN and Possible NG	Meet in person.	JK and BN met with James Dunn, Patrick Cassegrain and Catherine Dunn on 26.6.15 concerning the water issues ongoing. Comments were made by James Dunn that if the water is sorted then we will have no problems with the DA. If not sorted to their requirements/satisfaction then he will make several complaints against our development. A discussion was had about the development with no other comments made. Catherine Dunne expressed her pleasure with the way BN is conducting the quarry "best manger so far" and also jokingly offered JK a job at Expressway Spares because of the professional nature that we have introduced most recently. An Action Plan is underway between both parties to rectify the water issue. Risk from this neighbour remains high.	Ongoing discussions re water issue. James advised he is countering our report with his own investigation. BN is the point man on this relationship regarding water.
Port Macquarie Airport	99 Boundary Street, Port Macquarie, NSW 2444		02 6581 8111			Supplied aggregate products for the expansion of the runway to Downer EDI in 2013.		RG	Fact Sheet.		
Chamber of Commerce - Lisa McPherson	Suite 5 Level 1 Garrison Building Chr Hay and Clarence Streets		02 6583 4412		executive@portchamber.com.au	No real interaction to date.		JK	Fact Sheet and phone call.		No call made as yet. Will await submission.
Industry Groups											
Institute of Quarrying Australia						Some events have been attended by myself and previous manager Adam Philp. New manager Brad Nelson has some relationships but I believe is not a member.		JK and BN to join	Fact Sheet.		
Environmental Groups											
Fauna Wildlife Rescue	PO Box 218 Wauchope NSW 2446		(02) 65814141				7 km away	RG	Fact Sheet.		

Pappinbarra Landholders Conservation			02-6587-6033		bigmarksmail@yahoo.com	President: Kelly Miller. No interaction to date.		RG	Fact Sheet.		
Port Macquarie Landcare	Po Box 5287, Port Macquarie, NSW 2444		6583 6508	0432 141 605	info@landcareportmac.com.au	No interaction to date. Publish The Habitatler www.landcareportmac.com.au		JK	Fact Sheet and phone call.		No call made as yet. Will await submission.
Port Macquarie Council											
Clinton Tink (development assessment planner)			(02) 6581 8538		clinton.tink@pmhc.nsw.gov.au			JK	Meet in person.	Quarry visit set for Friday 29.5.15	Quarry visit with Clinton and Sandra was extremely successful. Both are impressed with the operation and are supportive of our development application. We discussed the potential buffer zone required and some fauna and flora issues. JK presented on an overhead projector our current and planned expansion area. Sandra and Clinton have committed to supporting our endeavour where we can and will be a valuable resource in the process.
Sandra Bush, Snr Strategic Planner	Port Macquarie- Hastings Council, PO Box 84, Port Macquarie NSW 2444		02 6581 8025		sandra.bush@pmhc.nsw.gov.au	Positive liaison with Jeremy Keefe; requested to be updated about additional land purchase so it does not impinge on expansion proposal.		JK	Meet in person.	Quarry visit set for Friday 29.5.15	
Community Associations											
Port Macquarie Lions Club			02 6584 9243		geraldbilling@ceinternet.com	Secretary: Gerald Billing. Supplied quarry and concrete as a donation to the Lions Club fitness stations in PMQ and Wauchope.		JK	Fact Sheet and phone call.		No call made as yet. Will await submission.
Rotary Club of Port Macquarie	PO Box 136, Port Macquarie NSW 2444		487690439			President: Debbie Loveday.		RG	Fact Sheet and phone call.		No call made as yet. Will await submission.

Meet in person
Phone Call and
Fact Sheet
Fact sheet only



Belinda Pignone
Environment and Compliance Coordinator
Hanson Construction Materials Pty Ltd
Locked Bag 5260
Parramatta NSW 2124

Dear Ms Pignone

**Sancrox Quarry Proposed Extension Project (SSD 7293)
Community Consultative Committee**

I refer to your letter dated 12 February 2018 requesting the appointment of an independent chairperson for the Community Consultative Committee (CCC).

The Department has considered your request in accordance with the *Community Consultative Committee Guidelines, November 2016*. The Secretary has appointed Ms Lisa Andrews as the independent chairperson.

The Department notes that this is the establishment of a CCC as required by recently issued Secretary's Environmental Assessment Requirements. Consequently, the Department advises that the CCC's role is to provide input and advice regarding the Sancrox Quarry Extension Project only. Any CCC involvement with the existing Quarry's operations would only occur by agreement of all members of the CCC including the chair and your company.

You are encouraged to discuss the appointment of the CCC's community representatives with Ms Andrews at your earliest convenience, as the independent chairperson will need to oversee this process in accordance with Section 3 of the guidelines.

For any further enquiries, please contact Anthony Barnes.

Yours sincerely

Howard Reed 2.3.18
Director
Resource Assessments
As nominee of the Secretary

Cc: Lisa Andrews

MINUTES OF SANCROX QUARRY

COMMUNITY CONSULTATIVE COMMITTEE MEETING

Meeting Date:	Friday 6th July 2018	
Commenced:	11:04am	
Venue:	Bayside 3, Rydges Hotel, 1 Hay Street, Port Macquarie	
Present:	Lisa Andrews (LA)	Independent Chairperson
	Andrew Driver (AD)	Eastern Region Development Manager
	Jeremy Keefe (JK)	Area Manager
	Simon Jones (SJ)	Sancrox Quarry Manager
	Belinda Pignone (BP)	Grad. Environmental Planning and Compliance Coordinator
	Maurice Driscoll (MD)	Community Representative
	Maureen Churnside (MC)	Community Representative
	Hilton King (HK)	Stakeholder Representative (Residents Action Network - RAN)
	John Cassegrain (JC)	Community Representative
	Geoff Freeman (GF)	Community Representative
	Sandra Bush (SB)	Port Macquarie-Hastings Council delegate
Apologies:	Anthony Thorne	Community Representative
	Jeff Gillespie	Community Representative

ITEM 1: Opening & Welcome by Independent Chairperson
 LA welcomed all members and provided a briefing on why the CCC was established and the role of members, the community and proponent (Hanson) in ensuring an open forum of communication for the proposed expansion of the Sancrox Quarry.

Attendees were invited to introduce themselves and state their position on the committee.

ITEM 2: Apologies – Anthony Thorne & Jeff Gillespie.

ITEM 3: Guideline overview (inaugural meeting)

LA provided a briefing of the Community Consultative Committee Guidelines for State Significant Development, November 2016, including Code of Conduct, Pecuniary &

Non/Pecuniary Interests, Minutes procedure etc. There were no objections to Hanson providing a minute taker at the meetings.

ITEM 4: Declarations of Interest

LA declared that she is an approved Independent Chairperson with the Department of Planning & Environment and engaged by Hanson to establish the CCC and chair the meetings. Members submitted completed forms.

ITEM 5: Correspondence

- 2/3/18 - Email from Secretary - DPE appointing LA as chair of this CCC
- 21/6/18 - Email to DP&E with assessment report for consideration
- 26/6/18 - Email from DP&E with endorsement of committee members
- 26/6/18 - Emails to all successful committee members, enclosing Code of Conduct, Pecuniary/non-pecuniary interest forms and the Guidelines.
- 28/6/18 Email to members seeking an early inaugural meeting. Emails back and forth regarding availability.
- 29/6/18 - Meeting Notice & Agenda confirming date as 6/7/18.
- 4/7/18 - Email to members with the venue and agenda for this meeting
- 4/7/18 - Email from Port Macquarie Hastings Council advising that Sandra Bush, Senior Strategic Planner would be its delegate on the CCC.

ITEM 6: Presentation

Background

- AD provided a description of the current project overview
 - Operating hours
 - Hanson employee numbers (14)
 - Investigation of available resource in NSW – 10 year replenishment. DP&E grant approvals for 30 years
 - Hanson contacted DP&E last year to extend project life another 10 years
 - EIS process started in August 2017, nearly completed.
 - Noise, Air Quality, Transport/Traffic, Water (surface and GW), Biodiversity, Social and economic impacts.
 - Requirement to consult with community – new rules regarding CCC, requiring establishing CCC prior to submission of EIS
 - Hanson is engineering project to minimise impacts across all studies.
 - Current land holdings explained by AD
 - Current Quarry layout
 - Future Quarry layout
 - AD explained the imagery displayed and terminology
 - Clarification of resource accessibility/requirements under *State Environmental Planning Policy (State and Regional Development) 2011*
- HK – What are the current level of complaints from the existing quarry
 - SJ explained complaints over the last few years (minimal)
 - JK explained requirements of keeping complaints register under legislation

- GF advised that the land east of the project site has been zoned industrial. Working south of Sancrox Road and working north. This could impact on environmental levels within the area of Sancrox Quarry, most importantly dust.
- Has the quarry received complaints by any properties west/south of the site? JK/SJ clarified that no complaints have been received from those particular land holders.
 - The quarry is an important resource, Fernbank Road locality to the east/south of the winery has been identified as the next area for residential land use). This is for future demand - 30-40 years.
 - Highway/Express Way work infrastructure has impacted on how the local area is perceived.
 - Infrastructure is catalyst for urban growth.
- JK explained the importance of the quarry location and explained how the road upgrade has helped in transport management.
- Winery land has been rezoned as tourism.
- MD requested that environmental monitoring requirements be explained at future CCC meetings.
 - AD - Air Quality background levels are investigated with the modelled prediction of what the Quarry will be generating at full capacity added for a final level.
 - An OEH air quality monitoring station is required when formulating the modelling – the consultants forming the Air Quality Impact Assessment used Wyong in the study.
 - The use of this particular air quality monitoring station was queried by AD. Justification for its use is because it is more representative of where it sits in the environment and its neighbours.
 - However, background for Wyong is a little high (in terms of limits set out in legislation). Exceedances that have been triggered in the assessment are due to high background levels. Incremental levels are what the quarry will be contributing.
 - Further discussion on Hanson's environmental monitoring requirements will be included in for future CCC meetings.
 - Air quality monitoring will be a requirement to Australian Standard – real time monitoring will be necessary for compliance monitoring.
 - Noise will not have real time monitoring – attended and unattended noise monitoring will be compulsory. Attended noise monitoring is carried out by a technician/operator who notes when spikes happen.
 - MD – based on experience, he is aware that when a mine is established, there are potential land acquisition rights and asked if there was a need to initiate this process.
 - AD advised that there are policies in place that trigger when land acquisition is required. Hanson are engineering the project according, to avoid this trigger.
- HK – raised the issue of dust; people are concerned with dust settling on vegetation and waterways, impacting on oyster farms down the road. AD confirmed that this would be included in the EIS.
- MC asked what the type of product was that comes out of the quarry. SJ described the type of rock that is being quarried (conglomerates with some associated mudstones, shales and coal). 10% silica, is an issue that is monitored for OHS reasons.
 - Past complaint occurred during highway upgrade and crushing experience.
 - Dust suppression – watercart takes water from water holding dams.

- Water testing is completed when discharged. EPL conditions/requirements explained
- JK - Hanson received an infringement due to one x 2 month testing report being missed. Hanson takes great care that all water discharge is of the correct standard.
- HK – asked if a visual impact assessment will be undertaken to determine if there will be any visual impacts.
- MD – asked about the rehabilitation plan for the site.
 - AD – Rehabilitation is required, feedback welcomed to final landuse by community members.
 - GF stated that Council had looked at the site in 1996, doesn't lend itself to a waste storage facility due to groundwater impacts to local community.
 - Discussion of acid-sulfate risks – quarry shouldn't be impacted.
- SB - flyrock concerns had previously been brought up in the past.
 - SJ - blasting is completed by contractors – flyrock hasn't occurred in the last 5 years. All blasts recorded for safety.
 - AD – blast impact assessment will be contained in the EIS.
 - SJ – blasting conditions are highly regulated. Technology allows for hole integrity to be checked.
 - JK – regulations under the mine act, quite stringent and regulated by authority. SJ – exclusion zone taken from amount of explosive used in blast. Bigger quarries that do larger blasts have community sitting closer to the quarry than when compared to Sancrox.
 - MD – Requested the site map be included in the minutes. **Action.**
 - MD commented on the importance of quarry safety.
 - JK - employee safety is of the highest importance. Employee safety is highly regulated due to legislation, however, it is also regulated within the company. Loss time injury requires contact with the General Manager and CEO of Hanson.
 - AD – pit plan modified from the image displayed. Along the planning process it was discovered that a flooding event could impact the pit so the pit has been reduced in the north-west corner of the pit design.
- AD – explained the use of the Hanson project website:
 - Ran through Project Approval for a SSD (Wagga Wagga as an example – link to be included with minutes)
 - SSD, 500000tpa or 5 million tonnes of resource
 - LA – explained what a VPA was and the differences between CCC or Council run VPAs.
- SB asked when ERM will finalise the EIS.
 - AD – in about 4 weeks. Requires adequacy checks, review from other government departments, and response to submissions (both from government departments and general feedback from the public). The EIS needs to satisfy SEARS before being placed on exhibition.
- MC asked if Hanson had considered alternate sites.
 - AD – explained the constraints associated in finding an alternative site.
- HK – When did the existing quarry start? 1983. Not many complaints received in that period. Hanson has owned the quarry since 1996.
 - JK – Workers have been with the quarry, local connection is still there. Social licence is considerable for this project.

- AD – within the EIS, Hanson is asking for permission of additional plants. Concrete batching plant, Asphalt plant and concrete recycling plant.
 - JK – Concrete plant will take Hanson out of the middle of town (Port Macquarie) and allows access to the highway. Concrete recycling plant, will not be bringing in demolition waste – waste by-product through Hanson concrete plant.
 - SJ – Council already practice concrete recycling.
 - JK/SJ – EPA highly regulates product that is received onto site. This includes soil.
 - JK – Asphalt plant, pug mill (stabilised road bases). Lime/flyash uses, regulations on stabilised bases.
 - SJ/JK – Asphalt approval allows for popup production at the quarry. There is rarely a permanent site established currently.

ITEM 7: General Business

- LA reiterated that this CCC is a conduit to the broader community. CCC members are encouraged to discuss the project with neighbours and residents and bring any questions/issues to the CCC for response.
- LA asked CCC members if they had any objection to their contact details being placed on the project website. Name & email address. No object raised.
- CCC members to take advantage of direct contact with the Quarry – any issues, please contact Hanson staff direct.
- Discussion on next CCC meeting – the next meeting to be held during the exhibition period. (Preferrably not on Wednesday and Thursday.)
- Same venue, however, arrangements will be made to provide parking under the venue to avoid any time constraints. (JK to provide details for the next CCC meeting).

ITEM 8: Next Meeting

Date to be confirmed once exhibition period is known. **Action: LA to advise**

Meeting closed at 12.30pm with LA thanking members for their attendance.

ACTION ITEMS:

ITEM	ISSUE	WHEN	RESPONSIBILITY
1	Provide copy of project map	With minutes	AD/LA
2	Future presentations to CCC (Dust – monitoring & suppression; Noise – monitoring and mitigation)	When available	AD
3	Link to project website	With minutes	LA
4	Advise CCC of next meeting date	When known	AD/LA

- 3: <http://www.hanson.com.au/About/Regulatory-Information/Projects/Wagga-Wagga-Extension-Project>
Website includes documentation of project approval, management plans, environmental monitoring, annual reviews.



Ms Lisa Andrews
Independent Chairperson
Sancrox Quarry CCC
PO Box 6017
Lake Munmorah NSW 2580

Lisa
Dear Ms Andrews

**Sancrox Quarry Expansion Project (SSD 7293)
Community Consultative Committee**

I refer to your correspondence dated 21 June 2018 recommending the Secretary's endorsement of community representatives to be appointed to the Sancrox Quarry Community Consultative Committee (CCC).

I note that this CCC is a requirement of the Planning Secretary's Environmental Assessment Requirements (SEARs) for a proposed expansion to the existing quarry.

In accordance with the Department's *Community Consultative Committees Guidelines for State Significant Projects 2016*, please be advised that the following appointments have been endorsed:

- Mr Maurice Driscoll (local community representative);
- Ms Maureen Churnside (local community representative);
- Mr Hilton King (representative of the Residents Action Network (RAN) stakeholder group);
- Mr Jeff Gillespie (local community representative);
- Mr John Cassegrain (local community representative);
- Mr Anthony Thorne (representative of the Port Macquarie Chamber of Commerce stakeholder group); and
- Mr Geoff Freeman (local community representative).

I would appreciate if you would advise the successful candidates of their appointments and request that you return their completed Code of Conduct and Declaration of Pecuniary and Non-Pecuniary Interest forms at your earliest convenience.

Should you have any questions about this letter, please contact Genevieve Seed at the details above.

Yours sincerely

Howard Reed

Howard Reed
Director
Resource Assessments

26.6.18