


# Hanson Bass Point Quarry Project | April 2017



SECTION 75W PLANNING ASSESSMENT REPORT  
MODIFICATION 1 (PART A)- MAJOR PROJECT  
APPROVAL 08\_0143- OFFICE RELOCATION

Report prepared by	
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Address	Level 18, 2-12 Macquarie Street, Parramatta NSW
In respect of	The subdivision and redevelopment of the Hanson Concrete and Asphalt Facility Eastern Creek.
Development application	DP&E Reference MP 08_0143
Applicant name	Hanson Construction Materials Pty Ltd
Applicant address	Level 18, 2-12 Macquarie Street, Parramatta NSW NSW 2150
Land to be developed	Bass Point Tourist Rd, Shellharbour NSW
Lot number DP/MPS vol./fol., Etc of Proposed development	Site is defined as Lot 22 in DP1010797
Certificate	<p>I certify that I have prepared the contents of this Statement and to the best of my knowledge.</p> <p>This submission has being prepared as the mandated environmental assessment under the provisions of Section 75W of the EP&amp;A Act 1979.</p> <p>It contains all available information that is relevant to the environmental assessment of the development to which the statement relates</p> <p>It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.</p>
Signature	
	
Name	Andrew Driver
Date	26 April 2017

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## **1 THE PROPONENT**

Bass Point Quarry is owned and operated by Hanson, which is part of the, HeidelbergCement Group. Hanson is a major supplier of aggregates, sands and premixed concrete to the civil, industrial, residential, and commercial construction industries. Hanson and its subsidiaries operate over 70 quarries and more than 300 concrete plants throughout Australia, employing over 3000 people nationwide. Hanson operates to ISO/AS 14001 to reduce the impact its operations have on the environment. BPQ has an Environmental Management System in place and strives for continual improvement in all aspects of its environmental performance.

BPQ operates to a mine plan and is externally accredited by British Standards Institution (BSI) Group to AS14001 for its Environmental Management System, AS4801 for its Safety.

## **2 BACKGROUND**

Hanson Construction Materials Pty Ltd (Hanson) has prepared this submission under the Section 75W Planning Assessment Report which accompanies an application made pursuant to Section 75W of the Environmental Planning and Assessment Act 1979 to modify MP 08\_0143 According to a Fact Sheet entitled “Arrangements for projects remaining under Part 3A pending its repeal”, of May 2011 (Source: Department of Planning & Infrastructure website, 16 November 2011):

“Projects which have been determined under Part 3A can continue to be modified under section 75W of the EP&A Act.”

In January 2014, the Minister for Planning and Infrastructure, under delegation issued Major Project Consent MP 08\_0143 under Section 75J of the EP&A Act.

The project involves continued operations at the quarry until 2044, to extract and process up to 69 million tonnes of hard rock by deepening extraction to a maximum depth of -40 m AHD. The approved project involves:

- extracting latite from two pits (western and eastern extraction areas) and increasing the total approved extraction area from 87 to 111 hectares, located entirely within the existing quarry disturbance footprint;
- increasing maximum annual production to 4 Mtpa of quarry products;
- transporting up to 3 Mtpa of quarry products by road and 1 Mtpa by ship;
- decommissioning the existing processing facility and installing a new processing facility between the two extraction areas, at a lower level within the quarry compared with the current facility;
- relocating the concrete plant and administration buildings and constructing additional amenity bunds along the northern boundary of the site; and
- progressively rehabilitating the site.



### 3 INTRODUCTION

Hanson Construction Materials Pty Ltd (Hanson) currently owns and operates the Bass Point Quarry (BPQ), In the Illawarra Region approximately 2 kilometres south of the town of Shellharbour in the Shellharbour Council (Council) Local Government Area (LGA), refer to Figure 1.

This environmental assessment (EA) has been prepared to accompany a modification application to the existing development consent for the quarry (Major Project Consent MP 08\_0143).

It is proposed to make minor modifications to the construction of amenity bunds along the northern boundary of the site to allow for a suitable level area on which to locate and construct the quarry office and amenities.

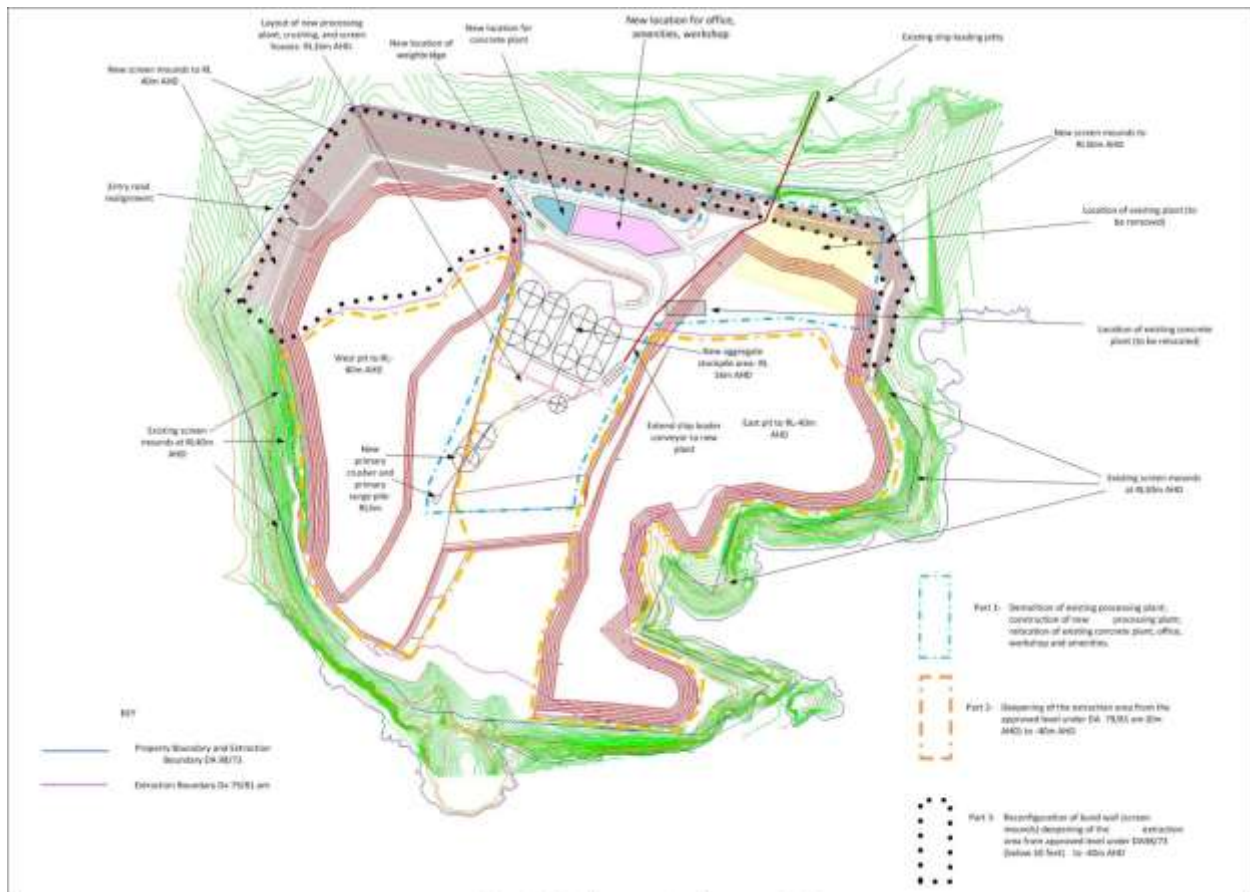
This proposed modification is sought under Section 75W of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act).



Figure 1- Bass Point Quarry Location

Replace;

*Figure 1: Extraction Area Dimensions and Site Features,*



With;

*Figure A1: Extraction Area and Site Features*

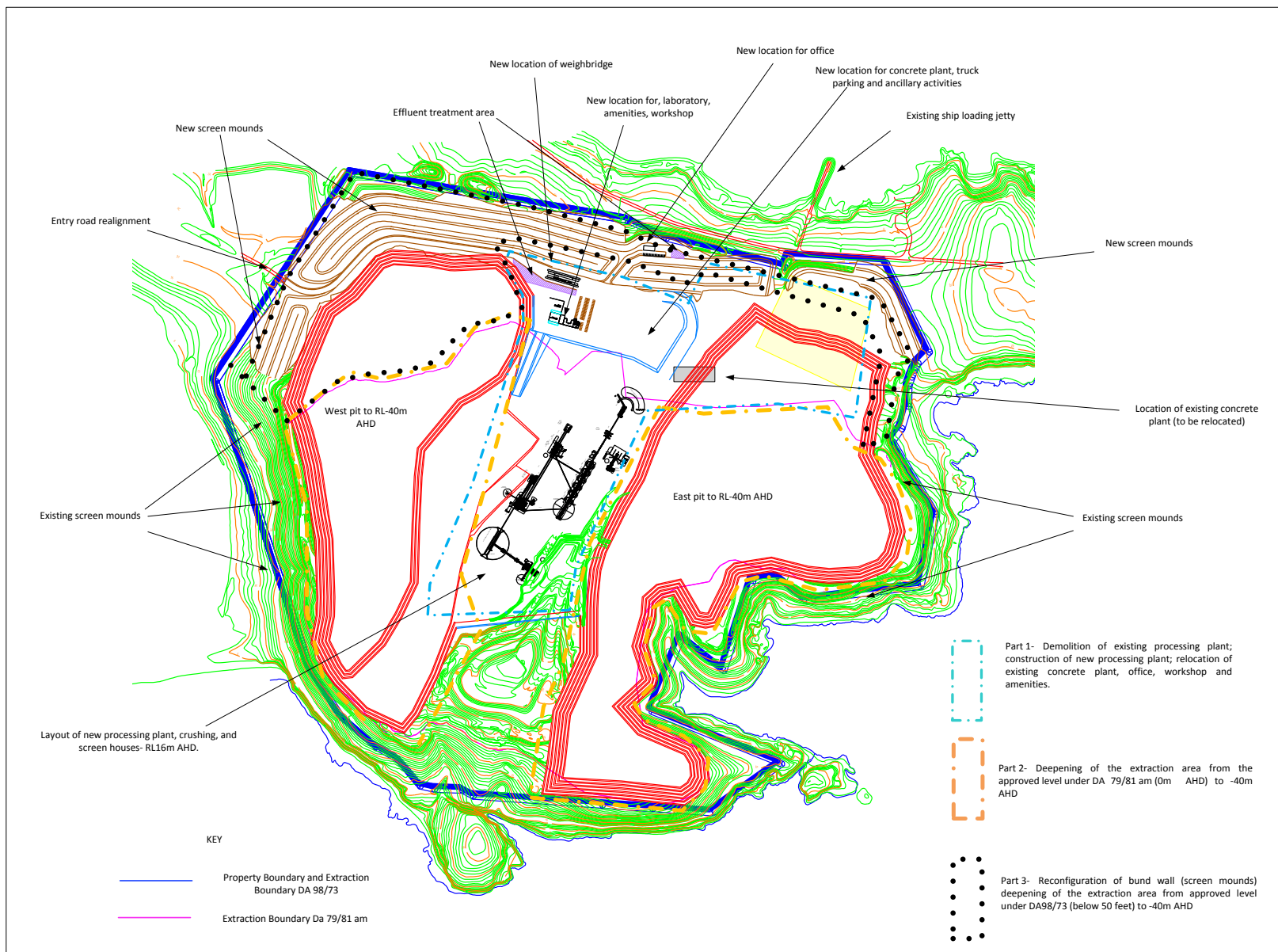


Figure A1: Extraction Area and Site Features

The proposed modification does not seek to alter the footprints of Part 1 or Part 2 of the existing Figure 1 in Appendix A, nor does it seek to alter the footprint of Part 3. The modification merely seeks to relocate the position of the office as shown on Figure 1 approximately 120 metres to the north.

To achieve this, the reconfiguration of bund walls (screen mounds) as shown on Figure 1 in Appendix A will require amendments to allow for:

1. Level pad on which to build the office and amenities.
2. Access road across the bund to the office and amenities.

#### **4.1 Level Pad for the Office, Car Park and Amenities**

A level pad will be required to accommodate the office. It is proposed that the pad is situated on the approximately 120 metres to the north of the current locations as shown on figure 1 in Appendix A.

The proposed location will be situated on the northern face of the northern screen bund. This location allows the office to take advantage of the scenic outlook over Shellharbour South Beach and provides practical connectivity between the management of the quarry and the broader environment.. The pad will be approximately 3,000m<sup>2</sup> in size to allow for the approximate sizes of the following:

- a) An office building ~ 250m<sup>2</sup>.
- b) Car park ~ 750m<sup>2</sup>
- c) Effluent treatment area ~ 400m<sup>2</sup>
- d) Access road ~ 1,600m<sup>2</sup>

The pad will be located at RL30m AHD and be nestled into the northern face of the screen bund and will be screened predominantly by the existing vegetation.

#### **4.2 Height and Scale of the Office**

The office will only be single storey in height and similar in scale to the existing quarry office.

### **5 WORK UNDERTAKEN IN RELATION TO THE PROJECT APPROVAL**

#### **5.1 Detailed Survey**

In accordance with conditions of consent a detailed site survey was submitted to the Minister for Planning and Environment (Minister).

#### **5.2 Environmental Management Plans**

In accordance with conditions of consent Environmental Management Plans including; Noise, Air Quality, Water, Soil and Erosion were submitted to the Minister.



### 5.3 Environment Management Strategy

In accordance with conditions of consent an Environmental Management Strategy was submitted to the Minister.

### 5.4 Monthly Noise Monitoring

In accordance with conditions of consent the quarry conducts monthly noise monitoring.

## 6 JUSTIFICATION FOR THE MODIFICATION OF EXISTING APPROVALS

### 6.1 Dominance of the Existing Quarry Office Location

The existing quarry office is currently located in an area close to the proposed new office relocation area. Similar to the proposed office, the current office enjoys a scenic outlook over Shellharbour South Beach. The existing quarry office is situated closer to the public road than the proposed office and is only screened by approximately six (6) trees. The area in front of the existing office is predominantly lawn. There is a 1.8m high cyclone security fence between this lawn area and the public road.

The existing office and amenities is readily visible from Bass Point tourist Road as can be seen in Figure 2.



**Figure 2- View of the Existing Quarry Office from Bass Point Tourist Road**

As can be seen from Figure 2 the existing quarry office commands a dominant visual presence with respect to views from the public road. The proposed office will be shielded by more prevalent existing vegetation which will be enhanced by the addition of further plantings over time.

Figure 3 is a superimposed image of the proposed office in its current and enhanced surrounds.



Figure 3- Proposed office superimposed into the existing and enhanced surrounds.

## 6.2 Proposed Building Design to be Sympathetic to its Surrounds

The proposed building will be built using modern design and construction practices to ensure the office does not dominate its surrounds. The colour scheme and architectural form will be from a simple yet striking palette of materials, in keeping with the natural coastal environment. The new office area will be set back further than the existing offices from the public road and public view. Figure 4 is a superimposed view of the new office situated on the northern bund within the existing bund vegetation. Figures 3 and 4 demonstrate that the proposed new office and amenities will be a significant improvement on the visual impact in comparison to the existing facilities.



Figure 4- Proposed office superimposed onto the existing bund.

### **6.3 Proposed office Location Promotes a Healthy Workplace**

It is well known that good building and office design promotes a healthy and productive work place. A modern well design office building that sits well within its surrounds will contribute significantly to a healthy and productive workplace for the quarry employees. This proposal seeks to achieve that by relocating the office site to a more aesthetically pleasing location that will take advantages of the coastal vista making the work place a far more enjoyable and productive environment.

### **6.4 Accumulative Visual Improvements**

The approved Major Project will result in the decommissioning of the existing plant and stockpiles and the establishment of a replacement plant and processing equipment positioned centrally on the site at a level of approximately 16 m AHD. This is a position significantly below the 20-25 m AHD level of the current processing area.

The existing processing plant and stockpiles are located on the northern portion of the site, in a visually prominent location. It is the current processing plant and stockpiles which are the most recognisable feature of the site and can be seen (and clearly identified) from some distance away when viewed from areas to the north or north-westerly of the site.

Given that the existing processing plant is by far the most dominant visual feature, and that it will be relocated to a lower level located centrally on the site, the resulting accumulative improvements will not be diminished by the proposed relocation of the quarry office and amenities.

## 7 COMPLIANCE WITH DEVELOPMENT APPROVAL

Compliance with the Major Project Consent MP 08\_0143 is detailed in Table 1 below.

Table 1- Compliance with MP08\_0143

Cond. No.	Requirement (Summary) Condition/Commitment	Compliance (Yes/No)	Comments/Observations/ Supporting documentation
<b>Administrative</b>			
<b>Sch 2 Cond 6</b>	<b>Staged Extraction</b> <i>The Proponent shall not carry out quarrying operations:</i> <i>(a) below 0 m AHD without prior written approval from the Director-General under condition 23 of Schedule 3: and</i> <i>(b) below - 40 m AHD at any stage of the project.</i>	Yes	No operations are being undertaken below 0 metres AHD.
<b>Sch 2 Cond 7</b>	<b>Extractive Material Transport</b> <i>The Proponent shall not permit to be transported from the site:</i> <i>(a) more than 4 million tonnes of quarry products in any calendar year; or</i> <i>(b) more than 3 million tonnes of quarry products by road in any calendar year.</i>	Yes	1/1/2015 – 31/12/2015 – 1,385,064 tonnes 2016 – 1,520,318 tonnes
<b>Sch 2 Cond 8</b>	<b>Transport of Products</b>  <i>The Proponent shall limit the dispatch of trucks carrying quarry products or concrete from the site to the levels shown in Table 1.</i>	Non-Compliant (Low)	1/1/2015 – 31/12/2015 – a number of N-C identified whereby a no of trucks was exceeded b/w 5-7am. New system has been implemented to address future non-compliances. Official caution issued 5/9/16 regarding truck exceedances SAP currently under review to better manage split loads.

Period	Maximum Laden Truck Dispatch
7 am – 10 pm	40 in any hour
10 pm – 7 am	23 in any hour
24-hour period on any day	500



<b>Sch 2 Cond 9</b>	<p><b>SURRENDER OF CONSENTS</b></p> <p><i>By the end of June 2014, or as otherwise agreed by the Director-General, the Proponent shall surrender all development consents for existing operations on the site in accordance with Section 104A of the EP&amp;A Act.</i></p>	Non-Compliant (Administrative)	2015 DPE compliance audit: no formal notice of surrender was provided to DPE. Hanson advised that formal notice can be provided, if required. Notice to Council dated 6 July 2016, provided to DPE 6/9/16.
<b>Sch 2 Cond 14</b>	<p><i>By 31 May 2014, the Proponent shall submit in writing to Council a proposed road maintenance contributions rate for the project, based on the:</i></p> <ul style="list-style-type: none"> <li><i>(a) sections of Buckleys Road and Dunmore Road and associated intersections to be used by trucks transporting quarry products from the site;</i></li> <li><i>(b) proportion of project-related trucks in the total trucks using these roads and intersections;</i></li> <li><i>(c) projected maintenance requirements for these roads and intersections for the life of the project; and</i></li> <li><i>(d) value of other works-in-kind proposed to be undertaken by the Proponent, such as the donation of road base material to be used in maintenance of these roads and intersections.</i></li> </ul> <p><i>Within 28 days of receiving Council's submission on the proposed contributions rate, the Proponent shall submit to the Director-General for consideration its proposed contributions rate, which includes justification for the proposed rate taking into consideration Council's submission.</i></p> <p><i>Following receipt of the Proponent's proposed contributions rate, the Director-General shall, in consultation with the Proponent and Council, determine the contributions rate to be applied for the project.</i></p>	Non-Compliant (Administrative)	Proposed road maintenance contributions rate submitted to Council 6/6/14, approved 2/3/16. Proposed contributions rate submitted to DPE 7/7/16, approved 8/7/16.

Cond. No.	Requirement (Summary) Condition/Commitment	Compliance (Yes/No)	Comments/Observations/ Supporting documentation
<b>Auditing</b>			
Sch 5 Cond 9	<p><i>By 30 June 2014, and every 3 years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:</i></p> <p><i>(a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Director-General;</i></p> <p><i>(b) include consultation with the relevant agencies;</i></p> <p><i>(c) assess the environmental performance of the project and whether it is complying with the relevant requirements in this approval and any relevant EPL and/or Water Licence (including any assessment, plan or program required under these approvals);</i></p> <p><i>(d) review the adequacy of any approved strategy, plan or program required under the these approvals; and</i></p> <p><i>(e) recommend measures or actions to improve the environmental performance of the project, and/or any assessment, plan or program required under these approvals.</i></p> <p><i>Note: This audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Director-General.</i></p>	Non-Compliant (Administrative)	<p>Last Audit undertaken in August 2015.</p> <p>The IEA was not completed on time in accordance with Condition 9 of Schedule 5 which was identified in the IEA.</p> <p>Non-compliance issues identified with air quality (dust), and transport. Also, an administrative non-compliance was identified for environmental management plans.</p> <p><i>Administrative non-compliances were recorded for the following conditions:</i></p> <ul style="list-style-type: none"> <li>• Schedule 2 Condition 9 – Surrender of Consents</li> <li>• Schedule 2 Condition 13 – Road maintenance</li> </ul> <p>Consent was surrendered on 6 July 2016, provided to DPE 6/9/16.</p> <p>Proposed contributions rate submitted to DPE 7/7/16, approved 8/7/16.</p> <p>Real time PM10 and TSP monitors were relocated.</p> <p>Revised Air MP submitted to DPE 16/9/16.</p>

Cond. No.	Requirement (Summary) Condition/Commitment	Compliance (Yes/No)	Comments/Observations/ Supporting documentation
<b>Reporting</b>			

<b>Sch 5</b> <b>Cond 4</b>	<p><i>By the end of March each year, the Proponent shall review the environmental performance of the project to the satisfaction of the Director-General. This review must:</i></p> <p><i>(a) describe the development (including rehabilitation) that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;</i></p> <p><i>(b) include a comprehensive review of the monitoring results and complaints records of the project over the previous calendar year, which includes a comparison of these results against:</i></p> <ul style="list-style-type: none"> <li><i>• the relevant statutory requirements, limits or performance measures/criteria;</i></li> <li><i>• the monitoring results of previous years;</i></li> </ul> <p><i>and</i></p> <ul style="list-style-type: none"> <li><i>• the relevant predictions in the EA;</i></li> </ul> <p><i>(c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;</i></p> <p><i>(d) identify any trends in the monitoring data over the life of the project;</i></p> <p><i>(e) identify any discrepancies between the predicted and actual impacts of the project, and analyse the potential cause of any significant discrepancies; and</i></p> <p><i>(f) describe what measures will be implemented over the current calendar year to improve the environmental performance of the project.</i></p>	Non-Compliant (Administrative)	<p>The last Annual Review (AR) is dated 30 April 2016, required to be resubmitted by 6/9/16, submitted on 9/9/16. Condition 4 of Schedule 5 requires that the AR is submitted by the end of March each year. The AR submission was therefore non-compliant with this condition. It should be noted that the proponent applied by email on 11 March 2016 for an extension on the submission date for the AR, to which the Department was not able to grant the extension and therefore the original submission date of 31 March still applies and therefore a noncompliance was triggered in relation to Condition 4 of Schedule 5.</p> <p>Status of actions requested as part of DPE AEMR review:</p> <ul style="list-style-type: none"> <li>• Update website to include link to EPL;</li> <li>• Install real time PM10 and TSP monitors;</li> <li>• Undertake noise monitoring in accordance with approval;</li> <li>• Check the new traffic counting system effectiveness.</li> </ul> <p>PIN issued 6/9/16 re noise monitoring  Official caution issued 5/9/16 re truck despatch</p>
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Cond. No.	Requirement (Summary) Condition/Commitment	Compliance (Yes/No)	Comments/Observations/ Supporting documentation
<b>Management Plans</b>			
<b>Sch 5 Cond 3</b>	<p><i>The Proponent shall ensure that the Management Plans required under this approval are prepared in accordance with any relevant guidelines, and include:</i></p> <ul style="list-style-type: none"> <li><i>(a) detailed baseline data;</i></li> <li><i>(b) a description of:</i> <ul style="list-style-type: none"> <li><i>· the relevant statutory requirements (including any relevant approval, licence or lease conditions);</i></li> <li><i>· any relevant limits or performance measures/criteria; and</i></li> <li><i>· the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the project or any management measures;</i></li> </ul> </li> <li><i>(c) a description of the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;</i></li> <li><i>(d) a program to monitor and report on the:</i> <ul style="list-style-type: none"> <li><i>· impacts and environmental performance of the project; and</i></li> <li><i>· effectiveness of any management measures (see (c) above);</i></li> </ul> </li> <li><i>(e) a contingency plan to manage any unpredicted impacts and their consequences;</i></li> <li><i>(f) a program to investigate and implement ways to improve the environmental performance of the project over time;</i></li> <li><i>(g) a protocol for managing and reporting any:</i> <ul style="list-style-type: none"> <li><i>• incidents;</i></li> <li><i>• complaints;</i></li> <li><i>• non-compliances with statutory requirements; and</i></li> <li><i>• exceedances of the impact assessment criteria and/or performance criteria; and</i></li> </ul> </li> <li><i>(h) a protocol for periodic review of the plan.</i></li> </ul> <p><i>Note: The Director-General may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	Yes	



## **8 CONCLUSION**

This modification submission seeks only to relocate the quarry office to a position on the northern face of the amenity bund so as to take advantage of the scenic outlook and provide a better workplace setting for the quarry employees.

As demonstrated in this submission the proposed modification will not increase the size or scale of the office nor will it create any impacts other than potentially visual. The potential visual impacts will be minimised by taking advantage of the existing mature vegetation surrounding the proposed site and further enhancing this with more plantings.