

Scoping Report.

REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS

ATTACHMENT 10 SCOPING CONSULTATION – DPIE

OCTOBER 2019

ZONE PLANNING GROUP

GOLD COAST

1638 TWEED STREET, BURLEIGH HEADS QLD 4220
PO BOX 3805, BURLEIGH TOWN QLD 4220

GLADSTONE

2/172 GOONDOON ST, GLADSTONE, QLD 4680
PO BOX 5332, GLADSTONE QLD 4680 | PH 07 4972 3831

ADMIN@ZONEPLANNING.COM.AU

MEETING MINUTES

Project Name:	PDA-945 Hanson TSP Development Application (Phase 5 Onwards)	
Date / Time:	16 August 2019	9:30am
Location:	Burchills Boardroom	via Skype / Phone (26 Marine Parade, Southport)
Attendees:	<div> <div>Howard Reed</div> <div>Director Resource Assessments (DPIE, NSW)</div> </div> <div> <div>Genevieve Seed</div> <div>Senior Planning Officer – Resource Assessments (DPIE, NSW)</div> </div> <div> <div>Murray Graham</div> <div>Hanson (Client, Development Manager)</div> </div> <div> <div>Phil Cole</div> <div>Hanson (Client)</div> <div>APOLOGIES</div> </div> <div> <div>Jason Webster</div> <div>Burchills (Civil, Coordinator)</div> </div> <div> <div>Lucas Faulkner</div> <div>Burchills (Civil, RPEQ)</div> </div> <div> <div>Lance Newley</div> <div>Zone (Town Planning)</div> </div> <div> <div>Erin Holton</div> <div>Gilbert + Sutherland (Environmental)</div> </div> <div> <div>Dale Kleimeyer</div> <div>Burchills (Traffic Engineer)</div> </div> <div> <div>Aga Szewczak</div> <div>Burchills (Traffic Engineer)</div> <div>APOLOGIES</div> </div>	
Purpose:	NSW Department of Planning, Industry and Environment: Scoping Meeting	

Item No	Item	Action
1	Welcome and Apologies	
2	Stakeholder Roles	All
3	Nature and Scale of Development	
3.1	- Planning: Lance Newley (Zone) outlined the proposed development scope and details	
3.2	- Howard Reed queried the ongoing application of Concept Plan provision of the EP&A Act following repeal of Part 3A.	
3.3	- Howard Reed enquired about which EP&A Act provisions the project would rely upon should a Concept Plan be pursued. Lance Newley will collate the relevant Act clauses for a Concept Plan and send through to DPIE for their reference.	LN
3.4	- Howard Reed advised that for a Concept Plan to even be considered, the utility of such an approach would need to be demonstrated to the satisfaction of DPIE. For a mining operation it is usually not the route taken, however the DPIE is open to considering a novel approach.	LN
3.5	- Howard Reed advised that DPIE would do 'all in their power' to stop any proposal (concept or otherwise) seeking approval beyond 30 years. The Department considers intergenerational equity in their assessment and 'sterilizing' land uses beyond a 30-year horizon would be considered inappropriate. It was recommended that alternatives been considered to address any risk Hanson carries in relation to contractual or other arrangement regarding access to the land subject to the proposal.	

Item No	Item	Action
3.6	- Traffic: Dale Kleimeyer (Burchills) provided background to the traffic access options considered to date and the three possible options for access.	DK
3.7	- Lance Newley is to confirm the RMS and TSC meeting dates. Their input, comment and understanding of the access options is necessary prior to submission of the scoping report.	
3.8	- Updated traffic surveys and data is needed for the modeling for the scoping report. This would be assessed and confirmed with the meeting with RMS and TSC.	
3.9	- The existing access if for the Lobster Farm and was part of their development approval. The TSP development proposes to upgrade this access keeping the movements for the Lobster Farm while creating a left out only access for the TSP trucks – unless a roundabout is the selected option.	
3.10	- End Use: Erin Holton detailed the end use principles which are being considered whether there is a single large lake remaining ultimately or multiple smaller lakes. The options will be refined based on the staging, community and stakeholder inputs, sustainability of the options and what is reasonably possible considering the locality.	ALL
3.11	- The proposed end use options will be developed incorporating a good community relations programme and in accordance with the Social Assessment Guidelines.	EH/LN
3.12	- Howard Reed advised that the end use and lake layout should be stable, maintainable and provide a permanent landform and not only be guided by the lot layout or the development outline. He suggested partial purchases of adjacent properties might be a consideration to achieve a good outcome.	
3.13	- Environmental: Erin Holton confirmed that the current phases have a good track record on water quality and although acid sulphate soils, fine sediment and cyanobacteria issues existed they were being well managed.	
3.14	- In terms of the cyanobacteria, as the lake size has been gradually increasing the issue has improved as the salinity of the lake has increased from deep groundwater influence. The expansion of the development indicates therefore that such issues would likely improve as the lake size increases further.	
3.15	- An update of the bathymetry is needed to confirm how the current spreading of fines back into the lake is working, in terms of shape of the “filling” and depth of the water in accordance with current approvals.	Hanson/EH
3.16	- Murray Graham and Erin Holton confirmed though that the spreading of the fines can be adjusted to anywhere in the lake to ensure compliance with the approvals depth requirements.	
3.17	- Erin Holton advised that the end uses proposed are intended to provide a community amenity and benefit. Lance Newley confirmed that the proposed end uses also align with the current approved end uses and	

Item No	Item	Action
	also the end uses that the Gales Sand Plant has of a recreational open space in line with Tweed Shire Council's plan for the area.	
4	Assessment Pathway	
4.1	- Zoning / Town Planning: confirm RMS and TSC meetings.	Zone BES G+S Zone / BES
4.2	- Traffic and Engineering: update traffic data, RMS and TSC input.	
4.3	- Environmental: end use(s) plans/layouts.	
4.4	- Community/Stakeholders: Social consultant appointment Monday 19 Aug 2019.	
5	Engagement Approach	
5.1	- Engage social consultant, community and stakeholders.	
5.2	- Liaise with the DPIE social representative Dr Richard Parsons (Lismore)	
5.3	- RMS, TSC and NOW authority inputs.	
5.4	- Confirm development application clauses and approach.	
5.5	- Compile scoping report for internal review.	
6	Level of Assessment Required	
6.1	- Community engagement at high levels may be beneficial, but at a minimum consultation with Tweed Shire Council and NSW RMS should occur prior to applying for SEARs was advised by Howard Reed.	ALL
7	Forecast Date For Scoping Report – 31 October 2019 following community stakeholder initial engagement and RMS and TSC meetings.	ALL
8	General	
8.1	Howard Reed retires September 2019. Matthew Sprott will be reviewing the application under the Acting Executive Director Mike Young from then. Gen Seed will remain as point of contact throughout the process.	ALL
9	Next Meeting - TBC	ALL