

Scoping Report.

REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS

ATTACHMENT 13 COMMUNITY CONSULTATION METHODOLOGY & SCOPING REPORT

OCTOBER 2019

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HANSON OPERATIONS ALTONA ROAD CUDGEN TWEED SHIRE STATE SIGNIFICANT DEVELOPMENT APPLICATION EXPANSION OF EXISTING SAND EXTRACTION PLANT COMMUNITY CONSULTATION PROPOSAL

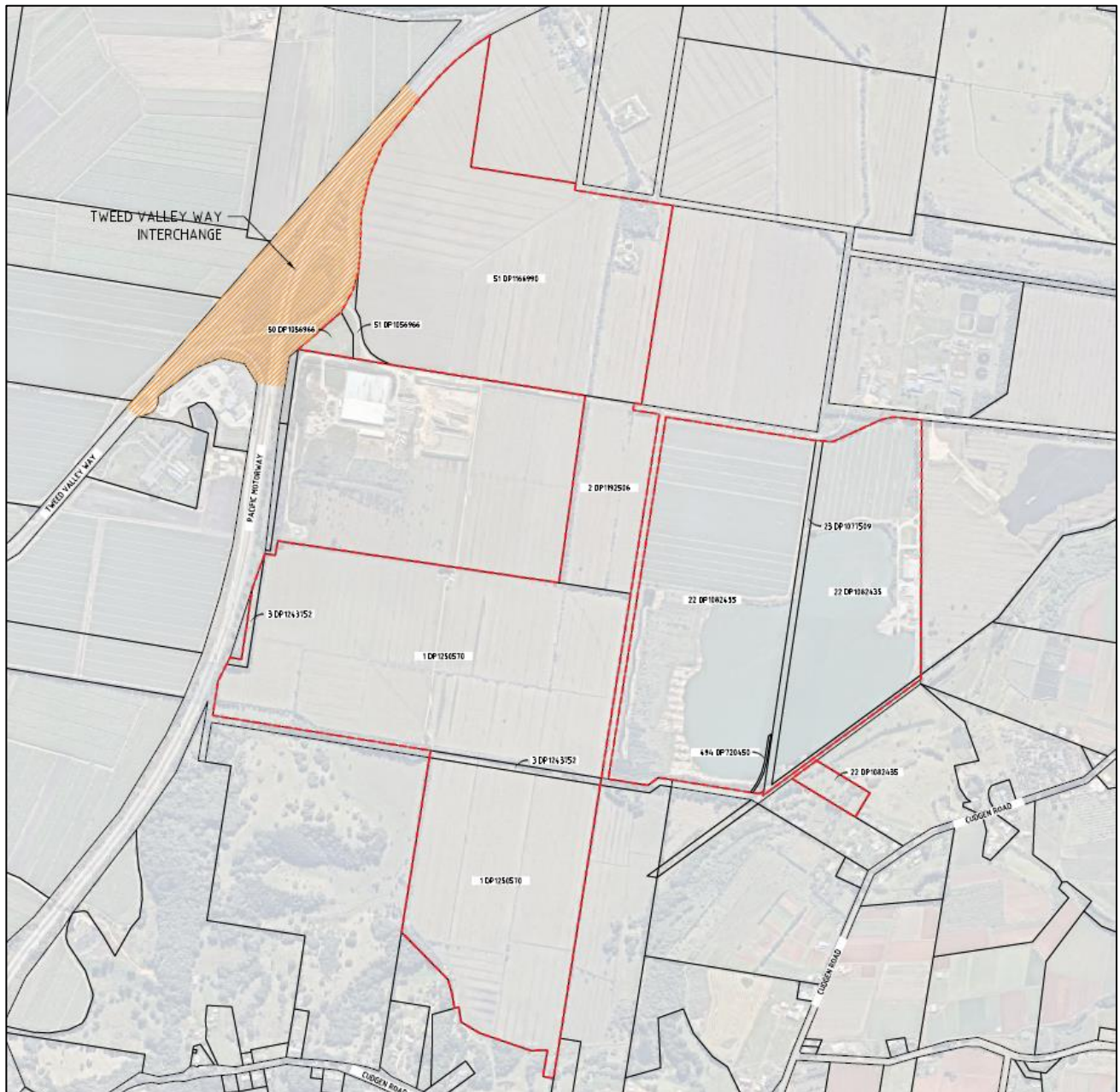
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Client: Burchills Engineering Solutions

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Application Scenario



Site footprint of proposed expanded area outlined in red

The owners of the existing sand extraction plant located in Altona Rd Cudgen Tweed Shire, being Hanson, are submitting an application through Zone Planning Group and Burchills Engineering Solutions to the NSW Minister for Planning & Public Spaces under Part 4 of the Environmental Planning & Assessment Act 2018 for a State Significant Development Approval to expand the current sand extraction operations on this site to secure much needed and valuable sand resources over a total site area of 231ha for the long term support of, and security of raw materials for, the construction and civil works industries and to provide long term benefit to the local community and economy.

The high quality and volume of sand available in the subject area is a scarce resource and securing longevity of supply is crucial to the future of the industries that rely on the unconstrained and continual supply of this high quality material, plus it creates sustainability in local employment and delivers local economic benefit.

Steve MacRae Development Services Pty Ltd (SMDS) has been engaged as part of the project team to provide this Community Consultation Proposal which recommends the strategy of which entities should be consulted, why they should be consulted, and the method of consultation to be undertaken.

This proposal is based on the applicant's intention that as the project is developed in stages, and once it is completed, a series of large brackish (salt) clean water lakes will be created, shorelines embellished, and the area made available for public use. The applicant proposes to deliver staged landscaped areas surrounding the lakes that are suitable for public use and as listed below it is intended to consult with a wide range of community groups to seek their input and recommendations into the potential of making the lake and foreshore areas available to them and their members or supporters and what embellishments they would like to see included to support their specific uses.

Another element of the consultation process is the need to discuss the visual amenity impact issues with entities that represent those affected by a change in scenery from that of rural cane land and other sporadic agricultural uses to an ultimate landscape of a series of large 'blue water' lakes and community spaces.

The applicants aim is to progressively create substantial lake and foreshore areas that deliver a substantial advantage to the broader Tweed Shire community and that enhances the landscape.





View across the site from the West



View across the site from the South

Community Consultation Proposal

It is not intended that large scale ‘open invitation’ public consultation meetings will be held to explain the proposal.

Moreover it is intended that a raft of ‘one on one’ direct briefing & consultation meetings are to be held with a specific target list of entities that may have genuine and quality input into the application outcomes.

Below is the schedule of the proposed entities that it is intended will be individually consulted during the application processing period. The outcomes of consultation with each entity will be recorded in writing and considered in the final application documents.

This schedule also shows the reasons why the applicant considers that each entity is worth the time and effort to consult with. The expectation is that the outcome of this consultation process will add substantial value to the ultimate outcome of the application, albeit delivered in stages.

* Entity number is only for reference in this report and does not represent the sequence of consultation that will occur which will be controlled by the availability of each entity.

Entity No.*	Proposed Community Group	Reason for approach	Type of approach
1	Adjoining property owners;	Provide a briefing on the proposal and seek out issues of concern.	Direct communication & meeting.
2	Hanson’s current Community Consultation Committee.	Provide a briefing on the proposal and seek out issues of concern.	Direct communication & meeting.
3	Tweed Shire Council Councillors.	Provide a briefing on the proposal and seek out issues of concern. Table the local economic benefits and sustainable employment that will be created. Plus discuss the dedication and long term maintenance cost & funding of the public open spaces and embellishments.	Direct communication & meeting.
4	Kingscliff & District Chamber of Commerce.	Provide a briefing on the proposal and seek input on, <ul style="list-style-type: none"> • Issues of concern. • Local economic benefit. • Local employment benefit. 	Direct communication & meeting.
5	Banora Point & District Residents Association.	Provide a briefing on the proposal regards the visual impact on the southern amenity from the Banora / Terranora ridge line.	Direct communication & meeting.
6	Terranora Residents Committee/ Friends of Terranora.	Provide a briefing on the proposal regards the visual impact on the southern amenity from the Banora / Terranora ridge line.	Direct communication & meeting.
7	Kingscliff Residents & Ratepayers Assoc.	Provide a briefing on the proposal and seek out issues of concern. Plus seek comment on, <ul style="list-style-type: none"> • Local economic benefit. 	Direct communication & meeting.

		<ul style="list-style-type: none"> • Local employment benefit. • Visual amenity from Cudgen. 	
8	Nobel Lakeside Park.	Provide a briefing on the proposal and advise that a major reduction in heavy transport noise would be achieved to improve their amenity.	Direct communication & meeting.
9	Tweed Cane Growers Assoc.	Provide a briefing on the proposal and seek advice on the viability of the cane industry.	Direct communication & meeting.
10	Kingscliff Tafe.	<p>Provide a briefing on the proposal and seek advice on the value to their teachers and students of being able to assess and physically inspect (i) the progressive development of the site and (ii) the ultimate rehabilitated site as it relates to their,</p> <ul style="list-style-type: none"> • Certificate in Fitness • Certificate & Diploma in Conservation and Land Management • Certificate in Environmental Management and Sustainability • Diploma of Sustainable Practice • Certificate in Water Industry Operations • Certificate in Parks and Gardens • Statement of Attainment in Bush Regeneration 	Direct communication & meeting.
11	Southern Cross University.	<p>Provide a briefing on the proposal and seek advice on the value to their lecturers and students of being able to assess and physically inspect (i) the progressive development of the site and (ii) the ultimate rehabilitated site as it relates to their,</p> <ul style="list-style-type: none"> • Bachelor of Environmental Science/Bachelor of Marine Science and Management • Diploma of Science 	Direct communication & meeting.
12	Tweed Heads & Coolangatta Rowing Club.	Provide a briefing on the proposal and seek advice on the value to their sport of the progressive handover of the lakes for public use and what facilities and rowing corridors they may require on site to support them.	Direct communication & meeting.

13	Tweed Heads Amateur Fishing Club.	Provide a briefing on the proposal and seek advice on the value to their sport of the progressive handover of the lakes for public use and what facilities they may require on site to support them and stocking of the lakes with appropriate fish species.	Direct communication & meeting.
14	Tweed Heads Water Sports.	Provide a briefing on the proposal and seek advice on the value to their sports of the progressive handover of the lakes for public use and what facilities they may require on site to support them with, <ul style="list-style-type: none"> • Stand Up Paddle Boarding • Canoeing • Windsurfing. 	Direct communication & meeting.
15	Twin Towns Social Runners & Walkers Club.	Provide a briefing on the proposal and seek advice on the value to their sports of the progressive handover of approx 10kms of running & walking tracks around the lakes for public use and what facilities they may require on site to support them.	Direct communication & meeting.
16	Birdlife Australia / Northern Rivers.	Provide a briefing on the proposal and seek advice on the value to them of new public accessible lakes creating bird habitat and what facilities they recommend for promoting growth and monitoring of bird life.	Direct communication & meeting.
17	Twin Towns Radio Yacht Club.	Provide a briefing on the proposal and seek advice on the value to their sport of the progressive handover of the lakes for public use and what facilities they may require on site to support their sport.	Direct communication & meeting.
18	Tweed Dragon Boat Club.	Provide a briefing on the proposal and seek advice on the value to their sport of the progressive handover of the lakes for public use and what facilities they may require on site to support their sport. Additionally seek advice on the length and width of training lanes they would require to be suitable for their sport.	Direct communication & meeting.
19	Gold Coast Model Race Boat Club.	Provide a briefing on the proposal and seek advice on the value to their sport of the progressive handover of the	Direct communication & meeting.

		lakes for public use and what facilities they may require on site to support their sport.	
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Program

It is expected that a period of some 2 to 3 months will be required to arrange and attend meetings, and consult with, the target entities. It will take another month to compile the findings of this consultation process. Therefore a 4 months period from commencement can be expected to be necessary to deliver the findings of this proposal. This time frame will very much depend on when the target entities can make themselves available.

Summary

As detailed in this proposal it is intended to engage with numerous community groups on a 'one on one' basis to seek their input into the ultimate legacy outcome that can be achieved in delivering,

- Economic & employment growth and sustainability
- High class environmental but useable community open spaces
- Support for numerous local sporting and activity or interest groups

It is expected that following this consultation process a high level of community support will be achieved and substantial input will be secured regarding the detail of the staged delivery of large multi-use community landscaped lake areas.

END



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