7 February 2017 Our ref: 1390

Executive Director
Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Request for Secretary's Requirements for State Significant Development Proposed Hard Rock Quarry (Hillview) at Lot 1 DP 159902, Lot 2, 3 & 4 DP 1166923, Lot 6 DP 1094397, Lots 62 & 63 DP 95029 and Lot 64 DP 95030 at 67 Maytoms Lane, BOORAL NSW

Dear Sir

I have completed the online form for the Request for Secretary's Requirements for the preparation of an Environmental Impact Statement for a proposed hard rock quarry (the **Project**). The land was purchased by the proponent Tricon Mining Equipment to establish a hard rock quarry to operate for a period extending 20 years with an expected production of up to 750,000 tones per annum.

Background

The site is situated in the local government area of Mid Coast Council. The land is currently used for agriculture, with grazing being the predominate use. The land is zoned RU 2 Rural Landscape under the Great Lakes Local Environmental Plan 2014 (**Great Lakes LEP 2014**). The site consists of eight parcels of land identified as Lot 1 DP 159902, Lot 2, 3 & 4 DP 1166923, Lot 6 DP 1094397, Lots 62 & 63 DP 95029 and Lot 64 DP 95030 totally 448 hectares. The eight parcels of land are rated to 67 Maytoms Lane BOORAL NSW 2425 and is located 5.8 km north-west of the village of Allworth on the western side of Bucketts Way (see **Figure 1**)

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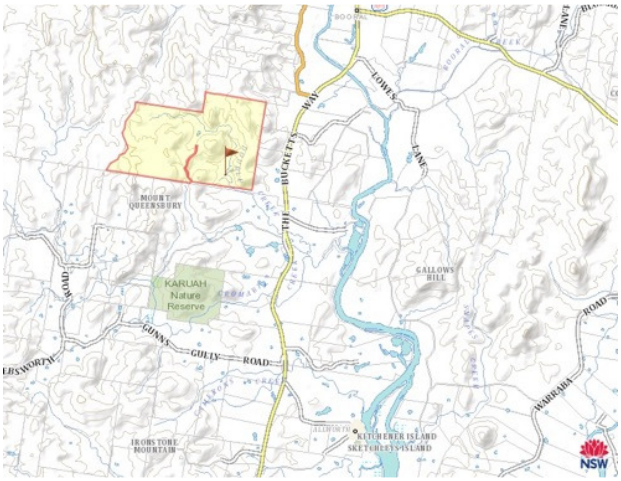

Figure 1 Site location of No 67 Maytoms Lane, BOORAL NSW 2425 identifying property boundary outlined in red (*Source: maps.six nsw.gov.au)*

The site has been cleared historically for the purposes of farming and there is likely to be minimum clearing required to enable extraction to occur. A portion of the property is covered with remnant and old growth vegetation that provides an opportunity for any potential offsetting to be considered wholly within the existing property should any threatened species or EEC be required to be removed.

A new quarry compound is proposed which will include an office, amenities, weighbridge, plant parking, staff parking, maintenance shed, stockpiles and crushing/processing areas. The quarry is proposed to operate during the day Monday to Friday with daytime works only on Saturdays. There will be no work on Sundays or Public Holidays.

The site boundary, individual allotments, contour levels, water courses along with the location of proposed excavation pit, process & stockpile areas and haul road is illustrated in attached **Figure 2**.

The following impacts are likely to be associated with the proposed development:

- **Strategic Context**
  A detailed justification for the project and suitability of the site will be undertaken along with an assessment of all relevant planning strategies, environmental planning instruments and development control plan. It is anticipated the following planning instruments are applicable to the proposed development:
    - Environmental Planning and Assessment Regulation 2000
    - State Environmental Planning Policy No 33 – Hazardous and Offensive Development
    - State Environmental Planning Policy No 44 – Koala Habitat Protection
    - State Environmental Planning Policy No 55 – Remediation of Land
    - State Environmental Planning Policy (Infrastructure) 2007
    - Great Lakes LEP 2014
    - Great Lakes Development Control Plan (**Great Lakes DCP 2014**)

- **Air Quality and Greenhouse Issues**
  The proposed development is likely to result in dust generation from blasting, excavation of rock, crushing of rock and the movement of vehicles around the site. An Air Quality Assessment and greenhouse gas issues pertinent to the Project will be undertaken. An Air Quality Impact Assessment (**AQIA**) will be undertaken to identify the existing air quality and determine the incremental contribution from the Project to determine compliance with relevant criteria. Site specific air control measures utilising best practice will be assessed and included in the AQIA. The locations of all nearest residences/sensitive receptors locations will be included within the AQIA.

- **Noise and Vibration**
  There is the potential for the generation of high levels of noise and vibration from blasting, the use of crushing machines on the site and the use of vehicles. A Noise and Vibration Impact Assessment (**NVIA**) will be carried out as part of the proposed development to determine likely impacts and how best they can be mitigated. The NVIA will identify all surrounding receptors along with quantifying the existing ambient noise environment. A metrological station will be established on site to obtain background weather information.

  The current building conditions of all nearby residential dwellings and vibration-sensitive structures will be undertaken to provide baseline information. Given that the project is a greenfield site, assessment of potential blast impacts will be based on generic formulae. However, due to the variability in blasting practices and geotechnical characteristics, the potential for vibration and air blast impacts will be very site-specific.

- **Traffic Impacts**
  As the site is currently used for agricultural purposes the proposed development will generate additional traffic movements. A Traffic Impact Assessment (**TIA**) will be carried out to assess the likely impacts of traffic movements on the local roads. The TIA will assess the proposed access to the quarry and in consultation with relevant roads authority determine if a new/upgraded intersection of Maytoms Lane with Bucketts Way is required.

- **Surface and Groundwater Water Issues**
  The proposed development has the potential to impact on both surface and groundwater in the locality.

  In respect to surface water runoff during both the construction and operation stages there is the potential to generate sediment. An Environmental Protection Licence (**EPL**) will be required to discharge water offsite which will include water quality and monitoring requirements. Erosion and sediment control will be addressed in accordance with the requirements outlined within the “Blue Book” (Landcom, 2004) both during construction and operational stages of the project.

  If water is to be harvested on site for project operations an ecological assessment will be undertaken for any water dependent ecosystems located downstream of the site.

  In respect to groundwater, a hydrological specialist in consultation with an ecologist will be commissioned to assess the likely impacts to the local groundwater and if there are any potential impacts to any dependent groundwater or riparian ecosystems.

In respect to flooding, the site is located approximately 2km away from the Karuah River to the east. The site is situated on higher ground on the western side of Bucketts Way. The Flood Planning Map from the Great Lakes LEP 2014 confirms that the site is not located within the Flood Planning area of Karuah River. Notwithstanding that the site is outside of the Karuah River flood planning area, as there are several smaller watercourses that traverse the site, any local flooding from these watercourses will be considered during the planning stages of the project.

- **Biodiversity**
  A database search has identified that within a 10km radius of the site:
  - a total of 16 Threatened Ecological Communities (**TEC**) are located, with the potential of 3 of these communities being located on the property;
  - A total of 20 threatened fauna species, consisting of 12 bird species and 8 mammal species (5 terrestrial and 3 bats) are recorded; and,
  - A total of 7 threatened flora species are recorded.

  Target surveys and habitat assessments will be undertaken to determine the presence of any TEC, threatened fauna and flora located on the property. Target surveys for cryptic species (especially orchids) will be undertaken during the flowering period.

  The site being part of the former Great Lakes Local Government Area is listed in Schedule 1 of SEPP 44 – Koala habitat protection. To address the requirements of SEPP 44, targeted searches for feed trees and evidence of koalas on site will be undertaken as part of the flora and fauna assessment.

- **Visual**
  As illustrated in Figure 2, the proposed pit is in the central section of the 448ha property. As the property is large it will provide a visual buffer to all adjacent private and public vantage points. When viewed from public vantage points, the current igneous intrusion is a small hill located between two ridges.

  To further reduce visual impacts, it is proposed to commence quarry extraction on the western extremity of the igneous intrusion. Consequently, when viewed from all vantage points, the quarry extraction will be screened by the igneous intrusion. As the quarry pit is screened from all vantage points as the quarry pit expands, it will result in reducing the height of the hill when viewed from private and public vantage points.

- **Heritage**
  Aboriginal and non-Aboriginal cultural heritage will be assessed and evaluated. To evaluate whether the project will have an impact upon Aboriginal cultural heritage the procedure outlined in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010)* will be implemented. If the due diligence process shows that the project may harm an Aboriginal object or declared Aboriginal Place then the *Guideline to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (2011)* will be implemented.

- **Justification**
  The subject site was chosen as it was clear that there was a resource available on the land. Access is readily available to the site from the Bucketts Way and Maytoms Lane. The site of the proposed quarry on the land is located well away from any dwellings on adjoining land and has been cleared of native vegetation.

A number of options were considered for the location of the quarry site on the land based on the availability of the resource, environmental and visual constraints. Preliminary drilling has occurred to establish the availability of the resource in various locations. The extraction and production of material for road and the construction industry will satisfy a demand for this product in the locality and generate employment.

- **Consultation**
  A meeting was held with adjoining property owners on September 2015 to outline the proposed development. A number of issues were raised in relation to noise and traffic impacts which will be addressed in the preparation of the EIS.

- **Capital Investment Value**
  CIV will be $6.5 million which will include the upgrade of the intersection of Maytoms Lane and Bucketts Way, the upgrade of Maytoms Lane and the construction of the haul road to the quarry site, construction of sediment and water storage dam and establishment of buildings. The site is not identified as State Significant Development by the Capital Investment Threshold, therefore a Quantity Surveyor's Report has not been provided.

Should you require any additional information in relation to this matter, please contact me.

Yours faithfully

Tony Tuxworth
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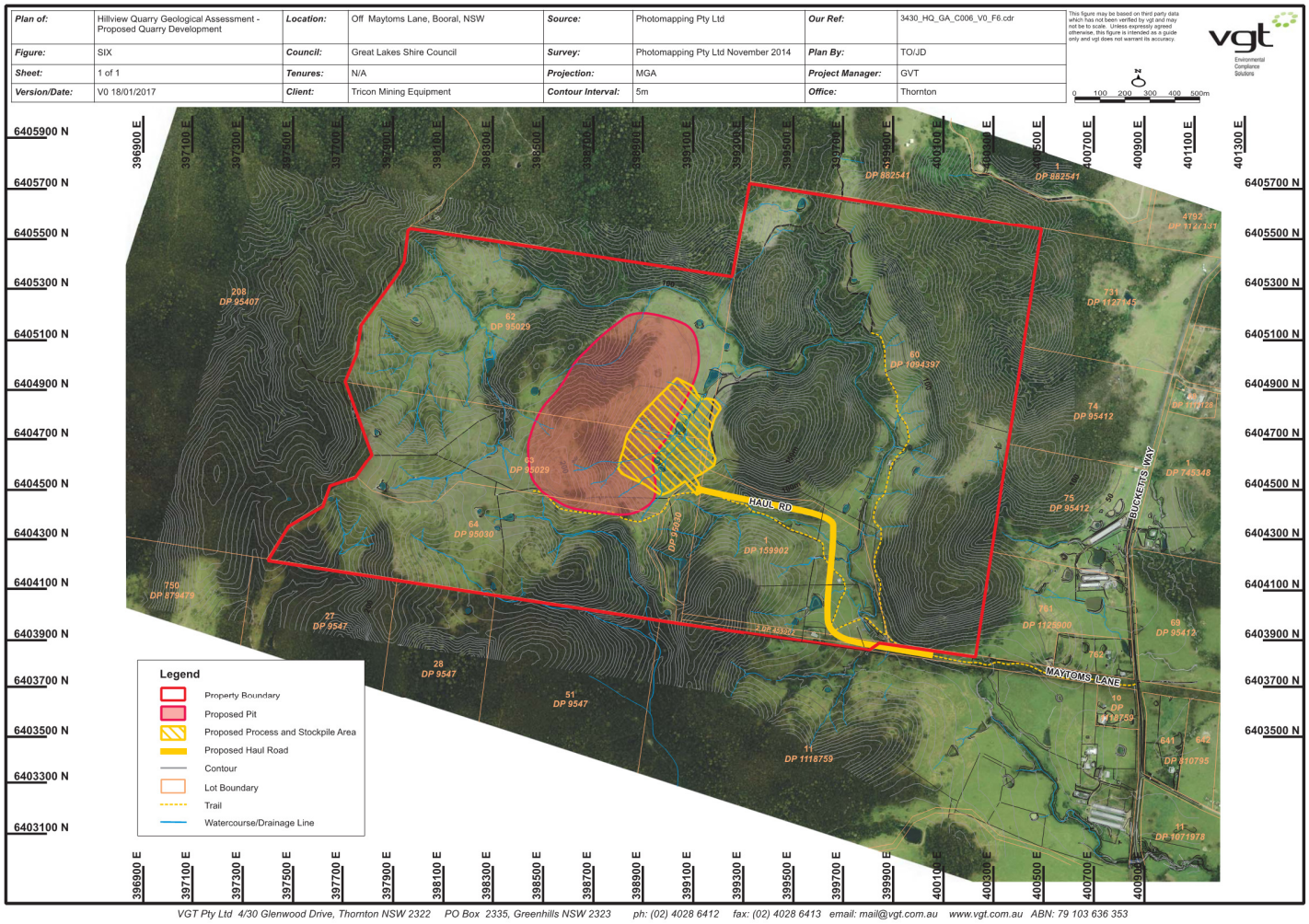

Figure 2 Survey Plan of No 67 Maytoms Lane, BOORAL NSW 2425 – identifying site boundary; proposed pit; proposed process and stockpile area; haulage road, water courses and contours.