

DATE OF DETERMINATION	22 April 2026
DATE OF PANEL DECISION	22 April 2026
DATE OF PANEL MEETING	14 April 2026
PANEL MEMBERS	Dianne Leeson, (Chair), Stephen Gow, Michael Wright, Toni Averay, Sarah Burrows
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 31 March 2026.

MATTER DETERMINED

PPSNTH-419 – Uralla – DA-30-2025 – 143 Rose Hill Road, Arding – Expand footprint and increase production of existing quarry to 150,000m³ (225,000 tonnes) per annum (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters observed at the site inspection listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the amended conditions attached to the Council Assessment Report (uploaded to the portal on 13 April 2026) with the following amendments, which are detailed in the attached Schedule 2.

- Insert new Condition 6. Chemical Storage and Use and renumber the remaining conditions accordingly
- Insert new Condition 7. Discovery of Relics and Aboriginal Objects and renumber the remaining conditions accordingly
- Insert new Condition 8. Contaminated Land Unexpected Finds and renumber the remaining conditions accordingly
- Insert new Condition 9. Environmental Protection Licence and renumber the remaining conditions accordingly
- Amend new Condition 11. Environmental Management Plan (former Condition 7)
- Amend new Condition 12. Traffic Management Plan (former Condition 8)
- Amend new Condition 13. Dilapidation Report (former Condition 9)
- Amend new Condition 14. Soil and Water Management Plan (former Condition 10)
- Amend new Condition 15. Waste Management Plan (former Condition 11)
- Amend new Condition 16. Bush Fire Emergency Management and Evacuation Plan (former Condition 12)

- Amend new Condition 17. Rehabilitation Plan (former Condition 13)
- Delete former Condition 14. Dust Control and renumber the remaining conditions accordingly
- Insert new Condition 18. Blast Management Plan and renumber the remaining conditions accordingly
- Amend new Condition 19. Site Safety Fencing (former Condition 15)
- Amend new Condition 21. Biodiversity Protection, to insert 'from' before GeoLINK in the final paragraph
- Delete former Condition 20. Chemical Storage and renumber the remaining conditions accordingly
- Delete former Condition 21. Discovery of Relics and Aboriginal Objects and renumber the remaining conditions accordingly
- Delete former Condition 22. Contaminated Land Unexpected Finds and renumber the remaining conditions accordingly
- Delete former Condition 23. Hours of Site Work and renumber the remaining conditions accordingly
- Delete Condition section heading – Before issue of an Occupation Certificate
- Delete former Condition 26. Environmental Protection Licence and renumber the remaining conditions accordingly
- Delete former Condition 27. Removal of Waste Upon Completion of Site Works and renumber the remaining conditions accordingly
- Delete former Condition 28. Repair of Infrastructure and Public Assets and renumber the remaining conditions accordingly
- Insert new Condition 27. Compliance with Approved Management Plans and renumber the remaining conditions accordingly
- Delete former Condition 30. Bush Fire Emergency Management and Evacuation and renumber the remaining conditions accordingly
- Insert new Condition 29. Blasting and renumber the remaining conditions accordingly
- Insert new Condition 30. Blast Monitoring and renumber the remaining conditions accordingly
- Delete former Condition 36. Damage to Local Roads and renumber the remaining conditions accordingly
- Delete former Condition 37. Ongoing Monitoring of Road Conditions and renumber the remaining conditions accordingly
- Delete former Condition 38. Site Fencing and Identification and renumber the remaining conditions accordingly
- Delete former Condition 40. Chemical Storage and Use and renumber the remaining conditions accordingly
- Delete former Condition 43. Unexpected Finds and renumber the remaining conditions accordingly
- Insert new Condition 38. Traffic Impact Assessment Recommendations and renumber the remaining conditions accordingly

The following formatting edits by Council are also noted:

- Capitalise words in condition title of new Condition 22. Ecosystem Credit Retirement – Like for Like (former Condition 18)
- Add an 's' in the condition section title of During Site Works

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

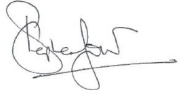
PANEL MEMBERS



Dianne Leeson (Chair)



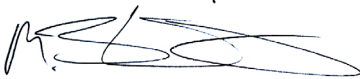
Toni Averay



Stephen Gow



Sarah Burrows



Michael Wright

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-419 – Uralla – DA-30-2025
2	PROPOSED DEVELOPMENT	Expand footprint and increase production of existing quarry to 150,000m ³ (225,000 tonnes) per annum
3	STREET ADDRESS	143 Rose Hill Road, Arding (Lot 1 DP 1302364)
4	APPLICANT/OWNER	M Campione-van Zetten (GeoLINK Consulting Pty Ltd) R Williams
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Primary Production) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Resources and Energy) 2021 - Uralla Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Uralla Development Control Plan 2011 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 27 March 2026 - Written submissions during public exhibition: 0 - Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection: 9 April 2026 <u>Panel members</u>: Stephen Gow, Toni Averay, Sarah Burrows <u>Council assessment staff</u>: Heather Nicholls <u>Applicant Representative (quarry operator)</u>: Tom Ducat - Applicant Briefing: 14 April 2026 <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Toni Averay, Sarah Burrows <u>Applicant representatives</u>: Lauren Buchanan, Simon Williams, Tom Ducat <u>Council assessment staff</u>: Heather Nicholls <u>Council's Consultant Planner</u>: Nicola Neil

		○ <u>Department staff</u>: Carolyn Hunt, Gail Fletcher • Final briefing to discuss Council's recommendation: 14 April 2026 ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Toni Averay, Sarah Burrows ○ <u>Council assessment staff</u>: Heather Nicholls ○ <u>Council's Consultant Planner</u>: Nicola Neil ○ <u>Department staff</u>: Carolyn Hunt and Gail Fletcher
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

Schedule 2: Conditions of Consent

DA Number	DA-30-2025
Applicant	
Applicant Name	Ducats Earthmoving Pty Ltd c/-GeoLINK
Applicant Address	148 Miller Street, Armidale NSW 2350
Owner	
Owner Name	Mr Ross Williams
Owner Address	TBC
Land to be Developed	
Property Address	143 Rose Hill Road, Arding NSW 2358
Property Title	Lot 1 DP 1302364
Proposed Development	
Development Description	Expand footprint and increase production of existing quarry to 150,000m ³ (225,000 tonnes) per annum

Conditions

General Conditions			
1.	Approved Plans and Supporting Documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.		
	Document Title	Rev No.	Prepared by
	Environmental Impact Statement including Appendix C Concept Plans	3	GeoLINK
	Biodiversity Development Assessment Report	1	GeoLINK
	Noise, Vibration and Blasting Assessment	1.0	SoundIN
	Air Quality Impact Assessment	001	Todoroski Air Sciences
	Aboriginal Cultural Heritage Assessment Report	1D	Heritage Management & Planning
	Traffic Impact Assessment	3	GeoLINK
	Land Use Conflict Risk Assessment	1	GeoLINK
		In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. <i>Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i>	
2.	General Terms of Approval – External Agencies Development must be carried out in accordance with the General Terms of Approval issued by external agencies (which are attached to this Consent), except where the conditions of this consent expressly require otherwise.		
	External Agency	Attachment	Date GTAs Issued
	NSW Environment Protection Authority	1	23/12/2025
	Heritage NSW	2	06/06/2025
	NSW Department of Planning and Environment – Water	3	28/08/2025
	In the event of any inconsistency between the General Terms of Approval and the approved plans and the supporting documentation, the General Terms of Approval prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. <i>Reason: To ensure all parties are aware of the approved plans and supporting</i>		

	<i>documentation that applies to the development.</i>
3.	Limitations to Approval To confirm and clarify the terms of this approval, consent is given for the following: (a) Quarry extraction and/or transport of no more than 150,000m³ (225,000 tonnes) of material, including hard rock, gravel, fines and sand from the development site in any calendar year. (b) The applicant shall not extract material from outside the designated area as shown in drawing “4079/SK001-2 Concept Overall Staging Plan prepared by GeoLINK and dated 1/11/2022. (c) The applicant shall not import material, other than products that are essential for quarrying operations, onto the site without prior consent. (d) The applicant shall not dispatch more than 30 laden trucks from the site per day. (e) The applicant shall not dispatch more than 10 laden trucks from the site per hour. (f) The operator shall notify the Council in writing, within three (3) months of the end of each calendar year, the total quantity of material quarried and provide details of final output in terms of product. (g) This consent is time limited to 30 years from the date of consent or when the material to be extracted has been exhausted, whichever occurs first. <i>Reason: To confirm and clarify the terms of this approval.</i>
4.	Quarry Boundary Delineation Prior to the commencement of any quarrying operations, the extent of the quarry area as approved under this consent shall be surveyed and pegged out by a Registered Land Surveyor. A Survey Plan of the delineated area, prepared by the Registered Surveyor, shall be submitted to Council prior to the commencement of any quarrying operations in accordance with this consent. The pegs delineating the approved quarry area are to be maintained for the life of quarry Operations. <i>Reason: To clarify the extent of the approval on the subject land.</i>
5.	Section 7.11 Development Contributions Plan 2021 (Heavy Haulage) A developer contribution is to be paid to Council towards the provision of local road maintenance and upgrades (as per Uralla Shire Council Section 7.11 Development Contributions Plan 2021). Each payment is due before the end of each financial year and is calculated based on the total sum of all loads of quarry products transported from the site. Contribution calculations will be based on the submission to Council of returns from weighbridge or other suitable records for the year. Annual returns must be lodged to Council two (2) months before the end of the financial year. Section 7.11 contributions will be ongoing throughout the operational period of the project, and calculated and invoiced by Council on an annual basis. <i>Note: The current Plan is Uralla Shire Council Section 7.11 Development Contributions Plan – Heavy Vehicles. Contribution rates are indexed annually at the beginning of each</i>

	<i>new financial year. The last two (2) months before the end of the financial year are estimated based on an average monthly return.</i> <i>Reason: Statutory requirement.</i>
6.	Chemical Storage and Use During site works and for the life of the project: (a) Store all chemicals in accordance with relevant Australian standards and the Environment Protection Authority's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007). (b) Place all chemicals inside a secured shed or covered bunded area with 110% capacity of the total volume of the chemical stored. (c) Store chemicals in closed, labelled containers, and store copies of Safety Data Sheets (SDS) for all chemicals along with spill clean-up kits on site. (d) Ensure that any spills are cleaned up immediately in accordance with the SDS. (e) Train all staff how to safely use and store these chemicals prior to the commencement of work. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To require the effective management and correct storage of chemicals to mitigate pollution risk on construction sites.</i>
7.	Discovery of Relics and Aboriginal Objects During site works and for the life of the project, works are to be carried out in accordance with the recommendations set out in the approved Aboriginal Cultural Heritage Assessment Report (Version 1D) prepared by Heritage Management & Planning and dated 14 August 2025. While works are being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered: (a) the work in the area of the discovery must cease immediately; (b) the following must be notified: (i) for a relic – the Heritage Council; or (ii) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. Works may recommence at a time confirmed in writing by: (a) for a relic – the Heritage Council; or (b) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <i>Reason: To ensure the protection of objects of potential significance during works.</i>
8.	Contaminated Land Unexpected Finds During site works and for the life of the project, in the instance works cause the generation of odours or uncovering of unexpected contaminants, works are to

	immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site. The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Uralla Shire Council. Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor. <i>Reason: To ensure compliance with statutory requirements.</i>
Before Site Work Commences	
9.	Environmental Protection Licence (EPL) Before the site work commences, an Environmental Protection Licence from the NSW Environmental Protection Authority (EPA) shall be obtained. The premises must be operated and managed in accordance with the EPL at all times. See the EPA's General Terms of Approval attached. <i>Reason: Statutory requirement.</i>
10.	Surrender of Consent The applicant is to surrender Development Consent 2697 issued by Uralla Shire Council on 2 November 1995 in accordance with Section 4.63 of the <i>Environmental Planning and Assessment Act 1979</i> prior to the commencement of operations relating to this consent. <i>Reason: To avoid ambiguity by ensuring that there is only one active consent relating to the subject land.</i>
11.	Environmental Management Plan Prior to any works associated with this consent, an Environmental Management Plan (EMP) must be prepared and shall be submitted to Council for approval. This plan must provide the following (at a minimum): (a) Provide the strategic framework for environmental management of the project; (b) Identify the statutory approvals that apply to the project; (c) Set out the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project; (d) Set out the procedures to be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the project; (ii) receive, record and respond to complaints; (iii) resolve any disputes that may arise during the course of the project; (iv) respond to any non-compliance and any incident; and (v) respond to emergencies. (e) A protocol for periodic review of the plan if required;

	(f) Include plans for the management and monitoring to ensure the operations comply with the relevant criteria and conditions of this approval for the following: (i) Noise (ii) Blasting (iii) Air quality and dust control (iv) Surface water and Groundwater (v) Traffic including Driver Code of Conduct (vi) Aboriginal cultural heritage (vii) Biodiversity (viii) Bushfire (ix) Waste (g) A summary of any environmental monitoring to be carried out under the conditions of this approval and EPL. (h) Describe the procedures that would be implemented for health and safety at the site, including a detailed emergency plan, developed in consultation with local emergency services. The approved Environmental Management Plan shall be implemented at all times during site works and during operations. <i>Reason: To ensure that environmental impacts are adequately managed.</i>
12.	Traffic Management Plan Prior to undertaking any works within a public road reserve, affecting the road reserve, and/or where occupancy of the road reserve is required, a Traffic Management Plan is to be submitted to and approved by Council and under Section 138 of the Roads Act 1993. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards. Where a hoarding is required, an Application for Hoarding is to be submitted to and approved by Council prior to commencement of any work. Hoardings shall be erected to comply with the requirements of SafeWork NSW, the Principal Certifying Authority and with relevant Australian Standards. The approved Traffic Management Plan shall be implemented for the duration of any works within the road reserve during site works and during operations. <i>Reason: To ensure that works carried out comply with the Roads Act.</i>
13.	Dilapidation Report Prior to commencement of quarry expansion, a pre-commencement dilapidation survey must be undertaken for: • Rose Hill Road • Arding Road Survey must be prepared by a suitably qualified engineer and submitted to Council. <i>Reason: To document current conditions and ensure that the quarry operator is responsible for damage to local roads.</i>

14.	Soil and Water Management Plan Before any works commence, a Soil and Water Management Plan must be prepared by a suitably qualified person in accordance with the following documents and provided to Council for approval: 1. The guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 2. The 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time). The approved controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan. A plan must always be kept on site during works and made available to Council officers and any other relevant authorities on request. The approved Soil and Water Management Plan shall be implemented at all times during site works and during operations. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems, waterways, downstream properties or the road.</i>
15.	Waste Management Plan Before any works commence, a waste management plan for the development must be prepared and provided to Council for approval. The plan must be prepared: (a) in accordance with— (i) the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and (ii) any development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out; and (b) include the following information— (i) the name and contact details of who is responsible for the plan and management of the waste onsite, (ii) the name and contact details of the person(s) removing waste, (iii) a description of each different waste type and an estimate of the and quantity of each waste type expected to be produced, (iv) how each waste type will be managed onsite and offsite, including whether the waste is expected to be reused, recycled or sent to landfill, (v) where any onsite management of waste will occur, such as for consolidation and collection, (vi) how each waste type will be characterised and classified for waste management and transport, (vii) where each waste type is intended to be transported for disposal or other fate, (viii) how the quantity of each waste type will be measured and recorded,

	(ix) how each waste movement will be tracked, (x) contingencies including managing unexpected finds, such as asbestos. A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out. The approved Waste Management Plan shall be implemented at all times during site works and during operations. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure waste management practices are undertaken, resource recovery is promoted and local amenity protected during construction site works.</i>
16.	Bush Fire Emergency Management and Evacuation Plan Before any works commence, a Bush Fire Emergency and Evacuation Plan prepared by a qualified consultant, in accordance with Planning for Bushfire Protection 2019 and any other relevant guidelines is to be submitted to and approved by Council. The approved Bush Fire Emergency Management and Evacuation Plan is to be kept updated, and a copy of the updated plan provided to Council and kept on site. <i>Reason: To ensure the safety of employees, visitors and residents on bush fire prone land.</i>
17.	Rehabilitation Plan Before any works commence, a Rehabilitation and Closure Plan must be prepared and submitted to Council for approval. At a minimum, a rehabilitation plan must: (a) outline the final land use and landform options considered, and justification of the preferred option; (b) detail any rehabilitation methods to be implemented for both planned and unplanned closure of the site, including the testing of imported material to confirm it is suitable for rehabilitation; (c) list suitable completion criteria; (d) include a risk assessment to demonstrate any post-closure hazards associated with the proposed final landform and land use are acceptable; and (e) provide an estimate of the closure costs prepared in accordance with the current industry recognised guidelines. The approved Rehabilitation Plan shall be implemented at all times during site works and during operations. <i>Reason: To make the site safe and suitable for future use, minimise erosion, reintroduce biodiversity, prevent introduction of noxious weeds and pests, and limit visual impacts.</i>
18.	Blast Management Plan The Operator must prepare (and subsequently implement) a Blast Management Plan, in consultation with Council and the EPA, prior to commencement of operations. This plan must describe the measures that would be implemented to ensure: • best management practice is being employed; • the protection of road users and infrastructure when blasting within 500 metres of a public road; and

	- compliance with the relevant conditions of this consent. The Blast Management Plan must include: (a) a monitoring program for evaluating the performance of the development including compliance with the blasting criteria; (b) a protocol for temporary closure of any affected public roads and notification of emergency services and road users of a temporary closure; (c) community notification procedures for the blasting schedule; (d) an emergency response procedure in the event of flyrock; and (e) a protocol for investigating and responding to complaints. <i>Reason: To ensure measures are implemented to protect road users and infrastructure when blasting and describe procedures for the notification of the blasting schedule, emergency response and complaint handling protocols.</i>
19.	Site Safety Fencing Before any works commence, site fencing shall be erected to a minimum height of 1.8m complying with SafeWork NSW Guidelines, to exclude access to the site throughout works. The site shall be maintained in a clean and orderly condition during works. The site fencing required by this consent is to be maintained for the life of the quarry. Appropriate signage, fencing, bunding or the like must be installed to prevent visitor and unauthorised vehicle access to working areas of the quarry. Business identification signage and the rural address of the site is to be provided in a visible place near the entrance for the convenience of contractors and emergency services. Note: An application for a new rural address sign post can be made via Council's website: www.uralla.nsw.gov.au <i>Reason: Statutory requirement and to ensure adequate public safety and health and safety measures.</i>
20.	Aboriginal Heritage Impact Permit An Aboriginal Heritage Impact Permit (AHIP) is required for any future activities that involve disturbance of topsoil on the site in accordance with the approved Aboriginal Cultural Heritage Assessment Report (Version 1D) prepared by Heritage Management & Planning and dated 14 August 2025. <i>Reason: Statutory requirement to protect Aboriginal heritage.</i>
21.	Biodiversity Protection Before any site work and tree removal commences, the measures for biodiversity protection detailed in the approved Biodiversity Development Assessment Report (Version 1) prepared by GeoLINK and dated 3 March 2025 must be in place. Specifically, Table 11.1. Biodiversity Mitigation Measures must be in place and adhered to at all times during works and during tree removal.

	Should any doubt arise, particularly during tree removal works, such as if injured animals are found, expert advice shall be sought from GeoLINK or another suitably qualified expert before recommencing work. <i>Reason: To protect sensitive biodiversity and the environment.</i>										
22.	Ecosystem Credit Retirement - Like For Like Before site work commences: (a) The class and number of ecosystem credits in the table of ecosystem credits required be retired – like for like – non-threatened ecological community must be retired to offset the residual biodiversity impacts of the development; and/or (b) the class and number of ecosystem credits in the table of ecosystem credits required to be retired – like for like – threatened ecological community must be retired to offset the residual biodiversity impacts of the development. (c) Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority. <u>Table of ecosystem credits required to be retired – like for like- non-threatened ecological community</u> <table><tr><th>Impacted Plant Community Type</th><th>Number of Ecosystem Credits</th><th>Hollow Bearing Trees (HBTs)</th><th>IBRA Subregions from which credits can be used to offset the impacts from the development</th><th>Trading group that can be used to offset the impacts from development</th></tr><tr><td>PCT 3352</td><td>14</td><td>Yes</td><td>From an IBRA subregion within 100km of the outer edge of the impact site</td><td>New England Grassy Woodlands >=70% and <90%</td></tr></table> <i>Reason: To ensure that biodiversity impacts are appropriately offset through the retirement of ecosystem credits (or payment to the Biodiversity Conservation Fund) before biodiversity impacts occur.</i>	Impacted Plant Community Type	Number of Ecosystem Credits	Hollow Bearing Trees (HBTs)	IBRA Subregions from which credits can be used to offset the impacts from the development	Trading group that can be used to offset the impacts from development	PCT 3352	14	Yes	From an IBRA subregion within 100km of the outer edge of the impact site	New England Grassy Woodlands >=70% and <90%
Impacted Plant Community Type	Number of Ecosystem Credits	Hollow Bearing Trees (HBTs)	IBRA Subregions from which credits can be used to offset the impacts from the development	Trading group that can be used to offset the impacts from development							
PCT 3352	14	Yes	From an IBRA subregion within 100km of the outer edge of the impact site	New England Grassy Woodlands >=70% and <90%							
During Site Works											
23.	Site Management During Works During site preparation works, access construction, and tree removal works the following procedures apply: (a) All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris, noise and the like; (b) Prevent sediment and materials being carried or washed onto the road, or into nearby waterways; (c) Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;										

	(d) Ensure safe access to and from the site including the road reserve, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like; (e) Ensure safe loading and unloading of excavation machines, materials, etc. within the site; (f) Ensure storage on site of all excavated material, construction materials and waste containers during the works period (except where otherwise approved); and (g) Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer. (h) A single entrance is permitted to service the site. (i) No blasting is to be carried out at any time. (j) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works. (k) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997. (l) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area. (m) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation. (n) All materials on site or being delivered to the site are to be contained wholly within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses. (o) Details as to the method and location of disposal of demolition materials weight dockets, receipts etc. should be kept on site as evidence of approved methods of disposal and recycling. (p) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways. (q) Public roadways and road reserves adjacent to the site must be fully maintained and cleared of obstructions during works. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure adequate environmental protection.</i>
24.	Soil Management While site work is being carried out, all soil removed from or imported to the site shall be managed in accordance with the following requirements: (a) All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise

	lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the Council. (b) All fill material imported to the site must be: (i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA; or (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i>
25.	Waste Management While site work is being carried out: (a) All waste management must be undertaken in accordance with the approved Waste Management Plan; and (b) Upon disposal or removal of the waste, records of the disposal or other fate (such as re-use on site) must be compiled and provided to the Principal Certifier detailing the following: (i) The name and contact details of the person(s) who removed the waste, (ii) The waste carrier vehicle registration, (iii) The date and time of waste collection, (iv) A description of the waste (type of waste, classification and estimated quantity) and whether the waste is to be reused, recycled, go to landfill or other fate. (v) The contact details and address of the disposal location or other offsite location(s) where the waste was taken, (vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. (c) The waste generated on site during construction must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines, 2014 (as amended from time to time) and disposed of to an approved waste management facility or otherwise lawfully managed. If waste has been removed from the site where the waste is under an Environment Protection Authority Resource Recovery Order or Exemption, records in relation to and required by that Order or Exemption must be maintained and provided to the Principal Certifier and Council. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To require records to be provided, during site work, documenting the lawful disposal of waste.</i>

Occupation and Ongoing Use	
26.	Quarterly Reporting A quarterly report is to be submitted to Council including: • Extraction volumes • Truck movements • Environmental monitoring • Complaints <i>Reason: To allow environmental impacts to be monitored regularly.</i>
27.	Compliance with Approved Management Plans During operations, the development is to comply with all management plans required by this consent, as follows: • Environmental Management Plan • Traffic Management Plan • Soil and Water Management Plan • Waste Management Plan • Bushfire Emergency Management and Evacuation Plan • Rehabilitation Plan A copy of these plans must be kept on site at all times while work approved under the development consent is being carried out. <i>Reason: To ensure the operation is appropriately managed.</i>
28.	Hours of Operation The hours of operation of the use shall be as follows (as required and licensed by the NSW Environmental Protection Authority): • Monday to Saturday – 7.00am to 6.00pm • Sunday and Public Holiday – No Operations Truck loading and movements may only be undertaken during the following hours (as required and licensed by the NSW Environmental Protection Authority): • Monday to Friday – 7.00am to 6.00pm • Saturday – 7.00am to 1.00pm • Sunday and Public Holiday – At No Time Blasting may only be undertaken during the following hours (as required and licensed by the NSW Environmental Protection Authority): • Monday to Friday – 10.00am to 4.00pm • Saturday, Sunday and Public Holiday – At No Time <i>Reason: To protect the amenity of the local area.</i>
29.	Blasting Blasting operations are to be carried out in accordance with the following: (a) The airblast overpressure level from blasting operations at the premises must not exceed 120dB (Lin Peak) at any time. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in

	determining whether or not the limit has been exceeded. The airblast overpressure level from blasting operations at the premises must not exceed 115dN (LinPeak) for more than five per cent of the total number of blasts over each reporting period. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded. (b) Ground vibration peak particle velocity from the blasting operations at the premises must not exceed 10mm/sec at any time at any noise sensitive locations. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded. (c) Ground vibration peak particle velocity from the blasting operations at the premises must not exceed 5mm/sec at (d) any noise sensitive locations for more than five per cent of the total number of blasts over each reporting period. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded. (e) The airblast overpressure and ground vibration levels in conditions L6.1 to L6.4 do not apply at noise sensitive locations that are owned by the licensee or subject to a private agreement, relating to airblast overpressure and ground vibration levels, between the licensee and land owner. Blasting at the premises is limited to 1 blast each day on which blasting is permitted. <i>Reason: To mitigate noise and vibration impacts.</i>
30.	Blast Monitoring To determine compliance with Condition 29: (a) Airblast overpressure and ground vibration levels must be measured and recorded for all blasts carried out at the premises, at the nearest residence that is not owned by the applicant or subject to a private agreement relating to airblast overpressure and ground vibration levels. (b) Instrumentation used to measure and record airblast overpressure and ground vibration levels must meet the requirements of Australian Standard AS 2187.2-2006. Note: A breach will still occur if airblast overpressure or ground vibration levels from blasting at the premises exceeds a limit specified in Conditions L6.1 to 6.4 at any "noise sensitive location" other than the one specified in Condition M4.1. <i>Reason: To mitigate noise and vibration impacts.</i>
31.	Noise Management During ongoing use of the land, the quarry must be operated in accordance with the acoustic report approved under this consent and all noise requirements of the Environmental Protection License. In the event of any inconsistency between report recommendations and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To protect the amenity of the local area.</i>

32.	Telephone Complaints Line A telephone complaints line must operate during its operating hours for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the Environmental Protection Licence. The operator must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint. The complaints telephone number must also be displayed on site, in a location visible to the public (such as the front entrance). <i>Reason: To protect the amenity of the local area.</i>
33.	Incident and Complaint Reporting An Incident and Complaint Register is to be established for the life of the quarry. Council and any relevant agencies are to be provided with a detailed report on any complaints, incidents or non-compliance, as a component of the annual return and such further reports as may be requested. The applicant must provide an annual return in accordance with EPL conditions in relation to the development. In the return the applicant must report on the annual monitoring undertaken (during a pollution incident), provide a summary of complaints relating to the development and report on any compliance matters. <i>Reason: To protect the amenity of the local area.</i>
34.	Extractive Material Transport Transport of extractive material from the site may only occur on the designated haulage routes specified in the EIS, except in circumstances where the final destination of the transported quarry products can only be accessed by other roads. Where alternative routes utilise Council roads, these should be documented for calculation of contributions payable, and relevant Traffic Management Plans updated and submitted to Council for approval. <i>Reason: To manage impacts on Council infrastructure.</i>
35.	Compliance The operator of the quarry must ensure that all employees and contractors (and their sub-contractors) are made aware of, and instructed to comply with, the conditions of this approval relevant to activities they carry out in respect of the project. This includes all obligations under the relevant Environmental Management Plan and Driver Code of Conduct. <i>Reason: To ensure public safety, protect the amenity of the local area, and manage environmental impacts.</i>
36.	Storage and Disposal of Waste Materials During ongoing use of the premises:

	(a) All garbage and recyclable materials generated from the premises must be stored wholly within a suitable storage area, which shall be screened from the road and neighbouring dwellings at all times. (b) Arrangements must be implemented for the separation of recyclable materials from garbage (c) The waste storage area must be appropriately maintained to prevent litter and the entry of pests. (d) The operator must make arrangements for regular disposal of waste. All waste shall be assessed, classified and disposed of in accordance with the NSW Environment Protection Authority's Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act 1997 to a suitable licenced facility. Evidence of waste disposal shall be kept on premises and provided to relevant authorities including council officers on request. OR A contract must be entered into with a licensed contractor to provide waste collection services for the premises, and a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request. (e) The collection / transfer of garbage and recyclable materials from the premises must only occur between 7am and 5pm Mondays to Fridays. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the quarry.</i>
37.	Soil Management During ongoing use of the premises, all soil removed from or imported to the site shall be managed in accordance with the following requirements: (a) All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the Council. (b) All fill material imported to the site must be: (i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA; or (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA. In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails. <i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i>

38.	Traffic Impact Assessment Recommendations The recommendations set out in the approved Traffic Impact Assessment prepared by GeoLINK and dated 17/02/2026 are to be implemented, as follows: (a) Consultation with the Local Traffic Committee with regard to installation of Give Way (R1-2) signage and linemarking on Mount Butler Road at the intersection with Arding Road. (b) Consultation with Transport for NSW with regard to installation of Trucks Entering or Crossing Symbolic (W5-22C) advanced warning signage on the New England Highway in both directions, on the approach to the intersection with Arding Road. (c) Scheduling vehicles arriving from the south outside of the morning peak period (being 8.00am to 9.00am). (d) Provision of four (4) parking spaces on site, which need not be linemarked but should be signposted. <i>Reason: To improve road safety.</i>
39.	Decommissioning Plan A Decommissioning Plan must be provided to Council (or relevant approval authority) generally consistent with the approved Environmental Impact Statement, Rehabilitation and Closure Plan and additional information, prepared by GeoLINK, for review and approval no later than 12 months prior to the proposed cessation of operations. It must include, but not be limited to, the following: (a) Expected timeline for rehabilitation completion; (b) Decommissioning of all quarry equipment, plant, any above and below ground (c) infrastructure, fencing, detention basins, and any other structures or infrastructure relating the approved development; (d) Programme of site restoration to return the land to agricultural use, with the retention of landscaping; and (e) Details on waste management and recycling of all materials arising from the development. (f) The quarry project owner or operator shall be responsible for all decommissioning and rehabilitation works and associated costs. Note: this condition does not prevent the site from being progressively rehabilitated, as set out in the approved Environmental Impact Statement and additional information, prepared by GeoLINK. <i>Reason: To ensure the decommissioning of the quarry occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the quarry is being decommissioned and to ensure the site can be returned to a suitable condition.</i>