



Planning
Engineering & Management
Environmental

ENVIRONMENTAL IMPACT STATEMENT



PROPOSED “ROSE LAGOON” FRIABLE GRANITE QUARRY EXTENSION

LOT 5 DP 255133

FEDERAL HIGHWAY, WOLLOGORANG

DIVALL’S EARTHMOVING AND BULK HAULAGE PTY LTD

July 2021

Laterals Reference No.: 1938

Prepared by:

Laterals Planning

1st Floor, 35 Montague Street

(PO Box 1326) Goulburn NSW 2580

Email: tina@laterals.com.au

DECLARATION FORM

(a) EIS prepared by:

Name: Mr Robert Francis Mowle
Qualifications: B.E. (Hons), L.G.E.
Address: P.O Box 1326
GOULBURN NSW 2580

(b) Project Approval application by:

Applicant name: Divall's Earthmoving and Bulk Haulage Pty Ltd
Applicant address: 17090 Hume Highway
GOULBURN NSW 2580

(c) Address/land details:

Project Site: Federal Highway
WOLLOGORANG NSW 2580
Lot 5 DP 255133

(d) Project Outline:

The project comprises an extension to an existing approved quarry operation located on Lot 5 DP 255133 at Federal Highway, Wollogorang, via Collector. The development proposes an extraction rate of 16,000 tonnes per annum being 333 tonnes per week (48 weeks); 9 x 37 tonne truck loads per week; approximately 2 truckloads per day over 5 days. The life of the quarry is estimated to be approx. 15 years.

(e) Environmental Assessment:

The assessment of environmental impacts of this Project includes the matters referred to in Planning Secretary's Environmental Requirements (SEAR'S) provided to the Proponent on 27 May 2020.

(f) Declaration:

I, Robert Francis Mowle, hereby declare that I have overseen the preparation of the contents of this assessment and to the best of my knowledge:

- it has addressed the Planning Secretary's Environmental Requirements (SEAR'S) provided to the Proponent on 27 May 2020;
- the assessment contains all available information that is relevant to the environmental assessment of the Project; and
- the information contained in the document is neither false nor misleading.

Signature:

Name: Robert Francis Mowle

Date: 26 July 2021

EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared by Laterals Planning Pty Ltd for submission to Upper Lachlan Shire Council (Council) in support of a development application by Divalls Earthworks and Bulk Haulage for an extension to an existing approved quarry operation located on Lot 5 DP 255133 at Federal Highway, Wollogorang, via Collector. See aerial photograph below.

The development proposes an extraction rate of 16,000 tonnes per annum being 333 tonnes per week (48 weeks); 9 x 37 tonne truck loads per week; approximately 2 truckloads per day over 5 days. The life of the quarry is estimated to be approx. 15 years.

The assessment of the land has provided for the consideration of existing natural features including drainage patterns, elevation, accessibility, and vegetation, all of which are identified as manageable within relevant legislation and guidelines. The information regarding the proposed development is consolidated in the plans and details provided in this report.

Divalls is seeking development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the expansion of the existing Quarry referred to herein as Rose Lagoon Quarry Extension Project (the Project).

The report provides information about the site and the proposed development, key planning issues are discussed in combination with a summary assessment of the proposal against the *Environmental Planning and Assessment Act 1979*, which forms the basis for the EIS.

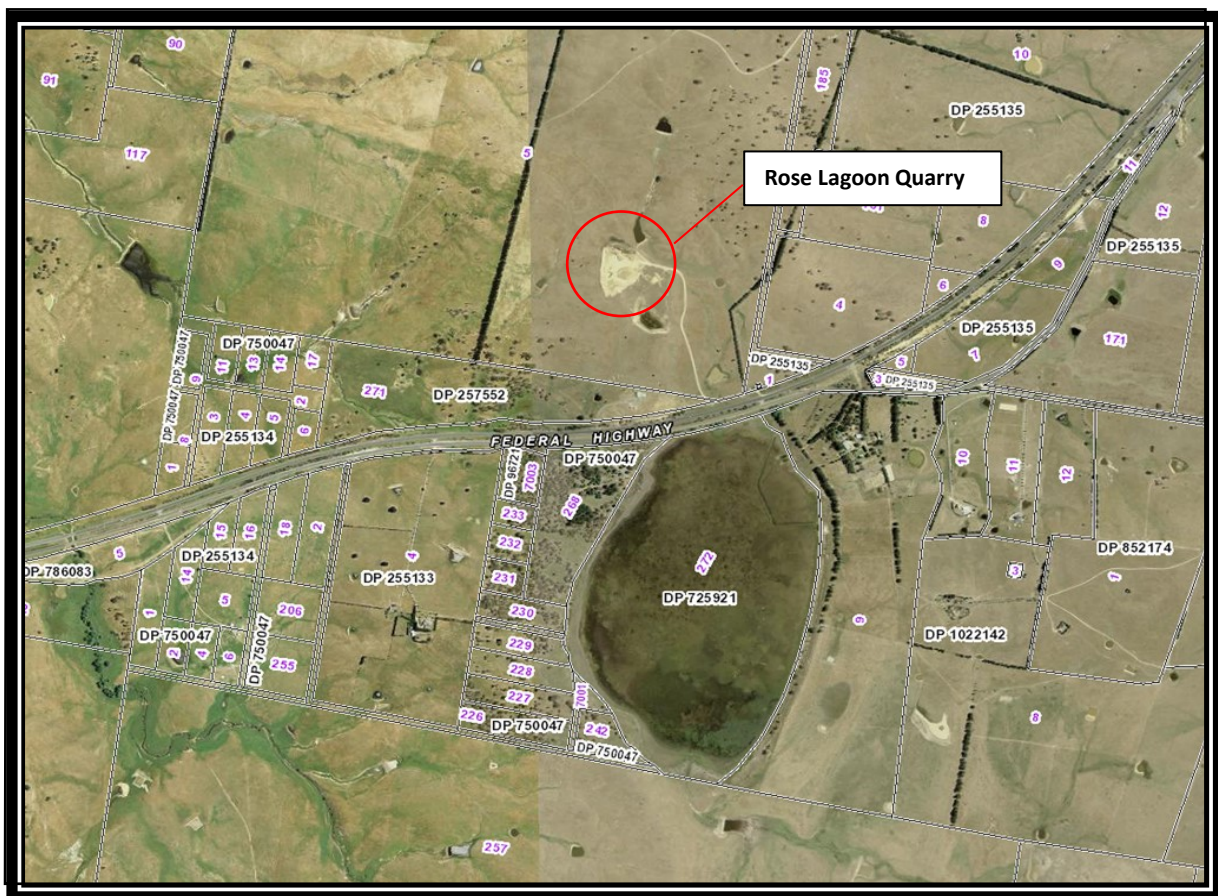


Figure 1 - Site Aerial Photograph
(Map Source: Six Maps)

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1 INTRODUCTION

Divalls Earthworks and Bulk Haulage Pty Ltd (Divalls) operates the “Rose Lagoon” Quarry, an existing granite quarry located approximately 27 kms southwest of Goulburn and approximately 7.5 kms northeast of Collector on the Federal Highway. Divalls is seeking development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the expansion of the existing Quarry referred to herein as Rose Lagoon Quarry Extension Project (the Project).

Divalls has engaged Laterals Planning Pty Ltd to undertake the environmental assessment of the Project which forms the basis of this Environmental Impact Statement (EIS).

1.1 THE PROPONENT

Divalls is one of the foremost suppliers of granite materials in the Goulburn area. Divalls have been providing the granite material since 2007. This basic product is an essential material for tennis courts, driveways and general landscaping.

Lot 5 DP 255133 comprising the Rose Lagoon Quarry is owned by MHPF Watson Park Land Pty Ltd. The quarry is operated by Divalls Earthmoving and Bulk Haulage.

1.2 OVERVIEW OF QUARRY HISTORY AND EXISTING OPERATIONS

Rose Lagoon Quarry has been operating at the site since 1975. The current development consent for Rose Lagoon Quarry was granted on 6 September 2007 by the Upper Lachlan Shire Council. Rose Lagoon Quarry is considered a local supplier of granite with a maximum annual capacity of 16,000 tonnes. Material is extracted and processed on site using a mobile screening plant. It is then transported from the site by truck to the Divalls depot at Towrang via the Federal Highway and Hume Highway heading north towards Goulburn only.

Rose Lagoon Quarry currently operates 7.00am to 5.00pm Monday to Friday and 7.00am to 1.00pm on Saturdays with truck movements associated with the delivery of the material during these hours.

1.3 OVERVIEW OF PROPOSED PROJECT

The current development consent for Rose Lagoon Quarry is still active, however, additional resources are obtainable adjoining the current approved extraction area. The Project will involve extending the life of the quarry for an additional 15 years (approx.) to allow for the extraction of these remaining resources and extension of the quarry pit to the north to extract an additional approx. 250,000 tonnes of material.

Approval is sought for the following:

- Extraction of the remaining resources within the existing approved quarry pit area; and
- Extension of the approved extraction boundary to the north covering an area of approximately 3.0 hectares.

All aspects of the existing quarry operations will remain unchanged.

1.4 SITE CONTEXT

The land is identified as Lot 5 DP 255133 and is addressed as Federal Highway, Wollongorang. The land has a generally southerly aspect and slopes do not exceed 18 degrees. There are defined waterways on the land and no areas of slip or subsidence were identified.

The existing quarry operates in accordance with development consent issued by the Upper Lachlan Shire Council on 6 September 2007 (Appendix 3) with ingress and egress from the Federal Highway.

The general nature of the site is shown on the aerial photograph below and topographic map on the following page 8. Site photographs (taken 30 January 2020) are shown below on page 9.

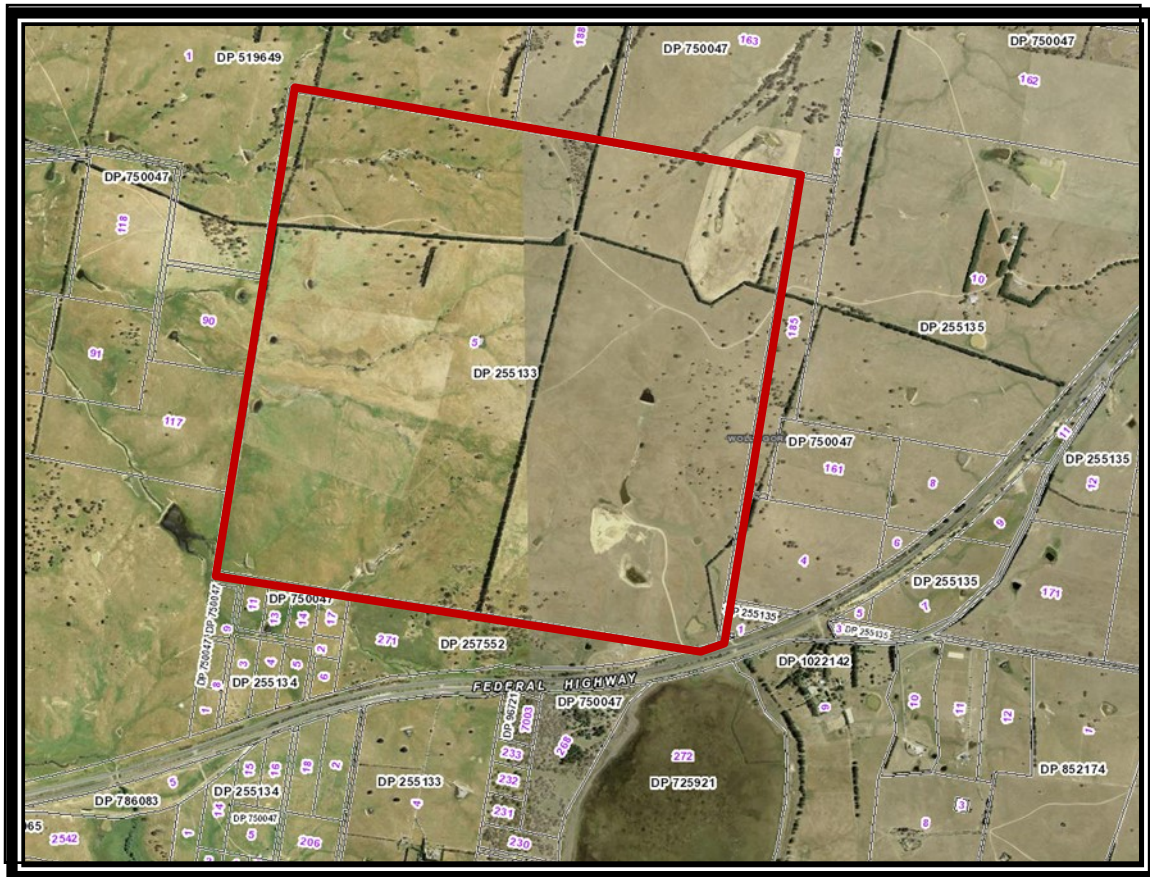


Figure 2 - Site Aerial Photograph
(Map Source: Six Maps)

The site is located on the northern side of the Federal Highway, located approx. 7.5 km to the northeast of Collector. The operational area is clear of tree vegetation and is not impacted by any watercourses or dams. Access to and from the quarry site is currently utilised being directly from the Federal Highway.

The site is within a rural area and there is an existing dwelling on the subject land. Viewing the site from the aerial photograph the land surrounding contains-

- To the north there is rural land.
- To the east there is rural land.
- To the south is the Federal Highway and the 'Rose Lagoon' property dwelling.
- To the west there is rural land and the existing dwelling on the subject land.

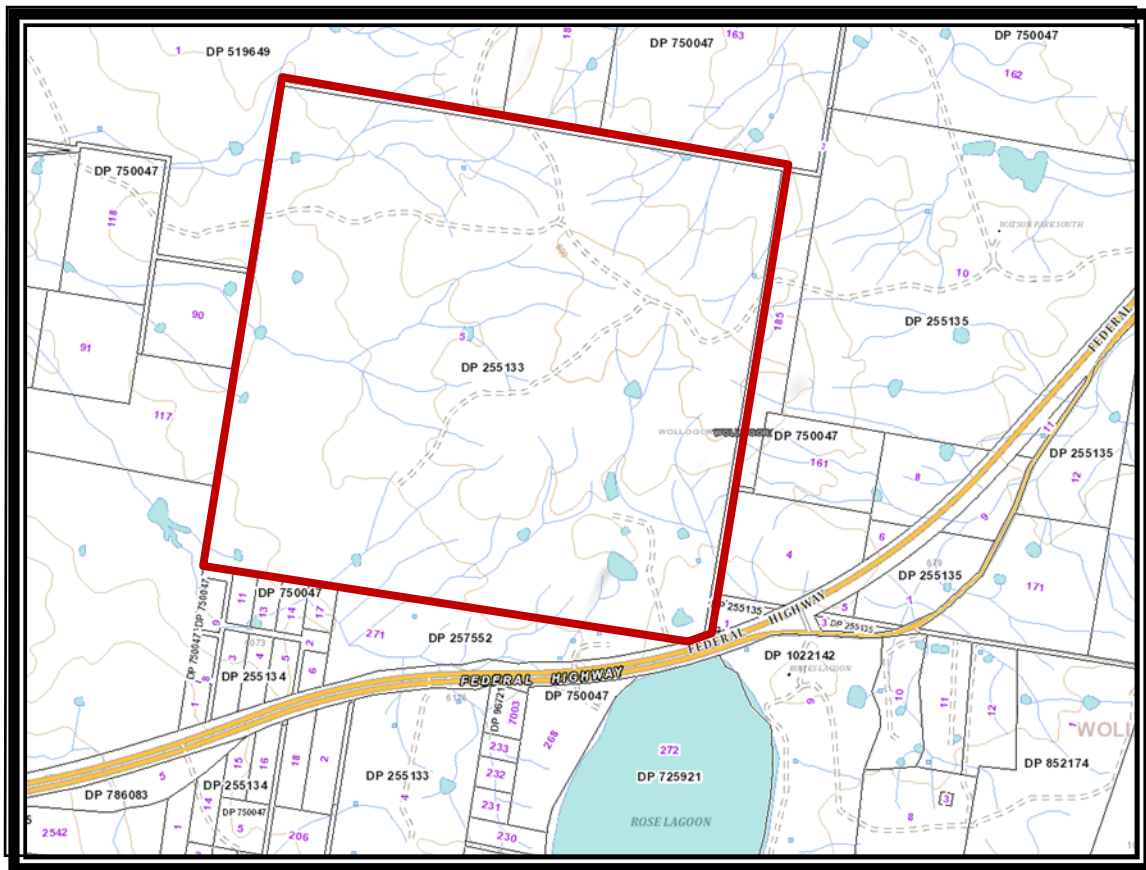


Figure 3 - Site Topographic Map
(Map Source: Six Maps)

1.5 HISTORY OF THE SITE

The site has been used as a quarry in accordance with consent issued by the Upper Lachlan Shire Council on 6 September 2007 – 2002/0156/DA (copy at Appendix 3). The Statement of Environmental Effects prepared by Tarwinde Pty Ltd dated February 2004 in respect to this development application includes the following comments regarding the history of the quarry site:

"1.0 BRIEF HISTORY

- 1.0.1 The subject land lies approximately 570 metres to the north of the Federal Highway opposite Rose Lagoon, approximately 27 Km south west of Goulburn.*
- 1.0.2 The land is described as Lot 5 in DP 255133, Parish of Tarago, in the ownership of Richard Crooks Constructions Pty Ltd and is zoned Rural I(a).*
- 1.0.3 There exists on the land a pit containing decomposed granite that has been worked for a number of years.*
- 1.0.4 The pit is apparently a continuation of an area worked by the RTA or its contractors when reconstructing part of the Federal Highway in about 1975.*
- 1.0.5 It appears that formal arrangements for the use of the area as a quarry or pit have never been completed and Mulwaree Council now wishes the owner to complete arrangements to have the pit registered to comply with current regulations."*

1.5 LAND OWNERSHIP

The subject land is privately owned by MHPF Watson Park Land Pty Ltd and the quarry site is currently leased by Divalls. The parcel of land is identified as Lot 5 DP 255133. Ownership of the land surrounding the Project area is privately owned as well.



Federal Highway Intersection – Northbound Lane



Federal Highway Right Turn Lane - Southbound



Access from Federal Highway to Property



Internal Access Road



Entrance to Quarry Site



Typical Quarry Operations

Figure 4

1.6 NEED FOR PROJECT

The project will support and maintain a local employment and local supply of quarry materials close to markets. The project will also make a significant contribution to the local economy through the ongoing supply of cost effective, high quality quarry materials to support ongoing development in the community. There are limited sources of this quarry material within the local area served by Rose Lagoon Quarry within reasonable transportation distances. The project will provide the following key benefits:

- Maximising, within environmental and geological constraints, the resource recovery from the existing disturbed footprint while utilising existing infrastructure;
- Extending the life of the quarry operations;
- Continued employment of the existing workforce;
- Recovery of additional granite resources on site;
- Community investment.

1.7 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

SEARs advice was received from the NSW Planning, Industry and Environment on 28 May 2020 and a copy is attached at Appendix 4. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
The Environmental Impact Statement (EIS) for the development must comply with requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	
SPECIFIC ISSUES	
<p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • an executive summary; • a comprehensive description of the development, including: <ul style="list-style-type: none"> - a detailed site description and history of any previous quarrying on the site, including a current survey plan; - identification of the resource, including the amount, type, composition; - the layout of the proposed works and components (including any existing infrastructure that would be used for the development); - an assessment of the potential impacts of the development, as well as any cumulative impacts, including the measures that would be used to minimise, manage or offset these impacts; - a detailed rehabilitation plan for the site; - any likely interactions between the development and any existing/approved developments and land uses in the area, paying particular attention to potential land use conflicts with nearby residential development; - a list of any other approvals that must be obtained before the development may commence; - the permissibility of the development, including identification of the land use zoning of the site; - identification of sensitive receivers likely to be affected by the development using clear maps/plans, including key landform areas, such as conservation areas and waterways; • a conclusion justifying why the development should be approved, taking into consideration: <ul style="list-style-type: none"> - alternatives; - the suitability of the site; 	<p>1.5, 2.1, 3.1 and 4</p> <p>4.15</p>

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<p>populations and ecological communities and groundwater dependent ecosystems undertaken in accordance with Sections 7.2 and 7.7 of the Biodiversity Conservation Act 2016; and</p> <ul style="list-style-type: none"> - a detailed description of the proposed measures to maintain or improve the biodiversity values of the site in the medium to long term, as relevant. 	
<ul style="list-style-type: none"> • Heritage – including: <ul style="list-style-type: none"> - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and - identification of Historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in Attachment 1; 	4.5
<ul style="list-style-type: none"> • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - an assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road networks, detailing the nature of the traffic generated, transport routes, traffic volumes and potential impacts on local and regional roads; - a description of the measures that would be implemented to maintain and/or improve the capacity, efficiency and safety of the road network (particularly the proposed transport routes) over the life of the development; - evidence of any consultation with relevant roads authorities, regarding the establishment of agreed contributions towards road upgrades or maintenance; and - a description of access roads, specifically in relation to nearby Crown roads and fire trails; 	4.6
<ul style="list-style-type: none"> • Land Resources– including an assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long-term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and - the compatibility of the development with other land uses in the vicinity of the development, in accordance with the requirements of Clause 12 of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007; 	4.7
<ul style="list-style-type: none"> • Waste – including; <ul style="list-style-type: none"> - estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; 	4.8
<ul style="list-style-type: none"> • Hazards – including an assessment of; <ul style="list-style-type: none"> - the likely risks to public safety, paying particular attention to potential bushfire risks and the transport, storage, handling and use of any hazardous or dangerous goods; 	4.9

<ul style="list-style-type: none"> • Visual – including an assessment of; <ul style="list-style-type: none"> - the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, including with respect to any new landforms; • Social & Economic – an assessment of; <ul style="list-style-type: none"> - the likely social and economic impacts of the development, including consideration of both the significance of the resource and the costs and benefits of the project; and • Rehabilitation – including: <ul style="list-style-type: none"> - a detailed description of the proposed rehabilitation measures that would be undertaken throughout the development and during quarry closure; - a detailed rehabilitation strategy, including justification for the proposed final landform and consideration of the objectives of any relevant strategic land use plans or policies; and - the measures that would be undertaken to ensure sufficient financial resources are available to implement the proposed rehabilitation strategy, recognising that a rehabilitation bond will likely be required as a condition of any future development consent. 	<p>4.12</p> <p>4.13</p> <p>4.14</p>
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NSW PLANNING, INDUSTRY AND ENVIRONMENT (BIODIVERSITY) REQUIREMENTS

Advice was received from NSW Planning, Industry and Environment (Biodiversity and Conservation) on 25 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>1. The Proposal</p> <p>All components of the proposed development must be clearly described, including:</p> <ul style="list-style-type: none"> • the location of the proposed development and its context in the locality • The rationale for the project. • the size, scale and type of the proposed development • the pre-construction, construction, operational, and, where relevant, decommissioning phases of the proposed development, and the methods proposed to implement these phases, • plans and maps of the proposed development showing the locations of relevant phases and infrastructure • the staging and timing of the proposed development • the proposed development's relationship to any other proposals and developments 	1.5, 2.1 and 2.2
<p>2. Environmental Impacts of the Proposal</p> <p>The proponent must consider, assess, quantify and report on the likely environmental impacts of the proposal if applicable, particularly:</p> <ul style="list-style-type: none"> • Aboriginal cultural heritage • Biodiversity • Flooding, floodplain issues and coastal erosion • Cumulative impacts <p>The Environmental Assessment Requirements should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned. A full list of guidelines and reference material is presented in Attachment 2. Appropriate justification should be provided in instances where the matters below are not addressed.</p>	4.5, 4.4, 4.1 and 4.13

<p>declared under Section 3.1 of the BC Act).</p> <ul style="list-style-type: none"> b. If the proposal does not trigger any of the criteria in (a) above, then the EIS must determine whether the proposed development is likely to have a significant impact based on 'the test for determining whether proposed development likely to significant affect threatened species or ecological communities' in Section 7.3 of the BC Act. c. Where there is reasonable doubt regarding potential impacts, or where information is not available, then a significant impact upon biodiversity should be considered likely when applying the test in Section 7.3 of the BC Act. Where it is concluded that there is no significant impact, the EIS must justify how the conclusion has been reached. d. If the development exceeds the thresholds in (a) or (b), then the EIS must be accompanied by a biodiversity development assessment report (BDAR) prepared in accordance with Part 6 of the BC Act. That is, the Biodiversity Assessment Methodology applies. <p>Required Information</p> <p>Where development is considered "likely to significantly impact on threatened species" and a Biodiversity Development Assessment Report is required, the following requirements apply:</p> <ul style="list-style-type: none"> • Biodiversity impacts related to the proposal are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method. • The BDAR must document the application of the avoid, minimise and offset hierarchy including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. • The BDAR must include details of the measures proposed to address the offset obligation as follows: <ul style="list-style-type: none"> o The total number and classes of biodiversity credits required to be retired for the proposal. o The number and classes of like-for-like biodiversity credits proposed to be retired. o The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules. o Any proposal to fund a biodiversity conservation action. o Any proposal to make a payment to the Biodiversity Conservation Fund • If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. <p>The BDAR must be prepared by a person accredited to apply the Biodiversity Assessment Method under s6.10 of the Biodiversity Conservation Act 2016.</p> <p>5. Water</p> <ul style="list-style-type: none"> • The EIS must map features relevant to water, including: <ul style="list-style-type: none"> o Rivers, streams, estuaries (as described in s4.2 of the Biodiversity Assessment Method). o Wetlands (as described in s4.2 of the Biodiversity Assessment Method). o Groundwater. o Groundwater dependent ecosystems. • The EIS must describe background conditions for any water resource likely to be affected by the proposal, including: <ul style="list-style-type: none"> o Existing surface and groundwater. o Hydrology 	<p style="text-align: center;">4.1 Appendix 8</p>
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<ul style="list-style-type: none"> o Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters. Indicators and trigger values/criteria for the identified environmental values in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and / or local objectives, criteria or targets endorsed by the NSW Government o Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (OEH/EPA, 2017). • The EIS must assess the impacts of the proposal on water quality, including: <ul style="list-style-type: none"> o The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the proposal protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. o Identification of proposed monitoring of water quality. o Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan). • The EIS must assess the impact of the proposal on hydrology, including: <ul style="list-style-type: none"> o Water balance including quantity, quality and source. o Effects upon rivers, wetlands, estuaries, marine waters and floodplain areas. o Effects upon water-dependent fauna and flora including groundwater dependent ecosystems. o Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). o Changes to environmental water availability, both regulated / licensed and unregulated / rules-based sources of such water. <p>Project specific requirements</p> <p>Where the proposal is large or high risk with a heightened potential to impact on water quality and hydrology, the EIS should include the following:</p> <ul style="list-style-type: none"> • A description of existing water quality / hydrology based on suitable data (meaning data collection may be required) and must include: <ul style="list-style-type: none"> o Water chemistry. o A description of receiving water processes, circulation and mixing characteristics and hydrodynamic regimes. o Lake or estuary flushing characteristics. o Sensitive ecosystems or species conservation values. o Specific human uses and values (e.g. fishing, proximity to recreation areas). o A description of any impacts from existing industry or activities on water quality. o A description of the condition of the local catchment e.g. erosion, soils, vegetation cover. o An outline of baseline groundwater information, including, for example, depth to water table, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment. o Historic river flow data. • An assessment of the impacts of the proposal on water quality and hydrology 	<p style="text-align: center;">4.1 Appendix 8</p>
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<p>including:</p> <ul style="list-style-type: none"> o Water circulation, current patterns, water chemistry and other appropriate characteristics such as clarity, temperature, nutrient and toxicants, and potential for erosion. o Changes to hydrology o Stream bank stability and impacts on macro invertebrates. o Water quality and hydrology modelling and / or monitoring, where necessary. <ul style="list-style-type: none"> • Proposed water quality monitoring in accordance with the Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC 2004). The water quality and aquatic ecosystem monitoring program must include: <ul style="list-style-type: none"> o Adequate data for evaluating maintenance, or progress towards achieving, the relevant Water Quality Objectives. o Measurement of pollutants identified or expected to be present. <p>6. Flooding</p> <ul style="list-style-type: none"> • The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including: <ul style="list-style-type: none"> o Flood prone land (ie land susceptible to the probable maximum flood event). o Flood planning area, the area below the flood planning level. o Hydraulic categorisation (floodway and flood storage areas). o Flood hazard. • The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 10% Annual Exceedance Probability (AEP), 1% AEP flood levels and the probable maximum flood, or an equivalent extreme event. • The EIS must model the effect of the proposal (including fill) on the current flood behaviour for a range of design events as identified above, and the 0.5% AEP and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change. • All site drainage, stormwater quality devices and erosion / sedimentation control measures should be identified in the EIS and the onsite treatment of stormwater and effluent runoff and predicted stormwater discharge quality from the proposal should be detailed. • Modelling in the EIS must consider and document: <ul style="list-style-type: none"> o Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies. o The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood (PMF), or an equivalent extreme flood. o Impacts of the proposal on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories. o Impacts of earthworks and stockpiles within the flood prone land up to the PMF level. The assessment should be based on understanding of cumulative flood impacts of construction and operational phases. o Relevant provisions of the NSW Floodplain Development Manual 2005. • The EIS must assess the impacts on the proposal on flood behaviour including: <ul style="list-style-type: none"> o Whether there will be detrimental increases in the potential flood 	<p>4.1 Appendix 8</p>
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<ul style="list-style-type: none"> o affectation of other properties, assets and infrastructure. o Consistency with Council floodplain risk management plans. o Consistency with any Rural Floodplain Management Plans. o Compatibility with the flood hazard of the land. o Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. o Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. o Whether there will be a direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. o Appropriate mitigation measures to offset potential flood risk arising from the proposal. Any proposed mitigation work should be modelled and assessed on the overall catchment basis in order to ensure it fits its purpose and meets the criteria of the Council where it is located, and to ensure it has no adverse impact to surrounding areas. o Any impacts the proposal may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council. o Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council. o Emergency management, evacuation and access, and contingency measures for the proposal during both construction and operational phases considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES. o Any impacts the proposal may have on the social and economic costs to the community as a consequence of flooding. 	
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UPPER LACHLAN SHIRE COUNCIL REQUIREMENTS

Advice was received from the Upper Lachlan Shire Council on 23 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
1. Council request a detailed EIS prepared in accordance with NSW Planning Guidelines (as amended): also <ul style="list-style-type: none"> • EIS to address State Plan and South East Regional Environmental Plan • Hours of Operation • Details of proposed workers amenities. 	4.11 2.2 4.8

NSW PLANNING INDUSTRY and ENVIRONMENT (CROWN LANDS) REQUIREMENTS

Advice was received from NSW Planning Industry and Environment (Crown Lands) on 17 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
DPIE Crown Lands has no comments for this proposal. It is noted that a Road closure application is in progress for a Crown road that adjoins the proposal area.	N.A.

NSW PLANNING INDUSTRY and ENVIRONMENT (AGRICULTURAL) REQUIREMENTS

Advice was received from NSW Planning Industry and Environment (Agricultural) on the 26 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS		RELEVANT EIS SECTION
<p>The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend. Important issues for extractive industries are the potential impact on limited agricultural resources and the ability to rehabilitate the land to enable continued agricultural investment.</p> <p>NSW DPI Agriculture provides SEARs (Attachment 1) and a range of publications to assist consent authorities, community and proponents in addressing the recommended SEARs (Attachment 2).</p> <p>Attachment 1:</p>		3.1, 4.1, 4.4
Issue and desired outcome	Detail / Requirement	
Site Suitable for development	<ul style="list-style-type: none"> Detail that the quarry is consistent with strategic plans and zone requirements Include a map to scale showing the operational and infrastructure details including separation distances from sensitive receptors. 	
Consideration for impacts to agricultural resources and land	<ul style="list-style-type: none"> Describe the current and potential <i>Important Agriculture Land</i> on the proposed development site and surrounding locality including the land capability and agricultural productivity. Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated. Consider possible cumulative effects to agricultural enterprises and landholders. Detail the expected life span of the proposed development 	
Bushfire risk identified and managed	<ul style="list-style-type: none"> Risk assessment level and mitigation plan developed to address bush fire risk. 	
Suitable and secure water supply	<ul style="list-style-type: none"> Outline any impacts to water use from agriculture and mitigation measures if required. 	
Surface & Groundwater protected	<ul style="list-style-type: none"> The proposal should detail how design and operation will be undertaken to avoid nutrient and sediment build up and minimise erosion, off site surface water movement and groundwater accession in accordance with best practice to prevent excess build- up of nutrients and salts in the soil profile and increase the risk of leaching. A monitoring program should be developed. 	

Biosecurity Standards met	<ul style="list-style-type: none"> • Include a biosecurity (pests and weeds) risk assessment outlining the likely risks as well as a monitoring and mitigation measures in weed and pest management plans. 	
Land stewardship met	<ul style="list-style-type: none"> • Develop Rehabilitation and Decommissioning/Closure Plans that describes the design criteria of the final land use and landform along with the expected timeline for the rehabilitation program. • Outline monitoring and mitigation measures to be adopted for rehabilitation remedial actions. 	
Adequate consultation with community	<ul style="list-style-type: none"> • Consult with the owners / managers of affected and adjoining neighbours and agricultural operations in a timely and appropriate manner about; the proposal, the likely impacts and suitable mitigation measures or compensation. • Establish a complaints register that includes reporting and investigating procedures and timelines, and liaison with Council in relation to complaint issues. 	

NSW DEPARTMENT of PRIMARY INDUSTRIES REQUIREMENTS

Advice was received from NSW Department of Primary Industries on the 10 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>The EIS should specifically address impacts on the aquatic ecology of Key Fish Habitats (3rd order or larger, Strahler Stream Order system) and controls to be established for easements, access routes, waterway crossings and pipelines in Key Fish Habitat as proposed below.</p> <p>Aquatic Ecological Assessment</p> <p>The aquatic ecological environmental assessment should include the following information;</p> <ul style="list-style-type: none"> • A recent aerial photograph (preferably colour) of the locality (or reproduction of such a photograph) should be provided. • Area which may be affected either directly or indirectly by the development or activity should be identified and shown on appropriately scaled maps. • Identification of sensitive surface waterways may be achieved using the Classification of Waterways for Fish Passage which classifies Key Fish Habitat based on habitat features, this can be found in the Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013). • Description of aquatic and riparian vegetation should be presented and mapped. • The extent of aquatic habitat removal or modification which may result from the proposed development. • Details of the location of any waterways crossings, including any access 	<p>4.1 Appendix 8</p>

<p>tracks, road upgrades and pipelines crossing key fish habitat, timetable for construction of the proposal with details of various phases of construction.</p> <p>Key Issues</p> <p>Waterway crossings and Fish Passage</p> <p>DPI Fisheries need to be consulted with regards to the crossing methodology and site specific mitigation measures for watercourses that are considered to be Key Fish Habitat. The design and construction of permanent or temporary access tracks across all waterways should be undertaken in accordance with the Department's Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013).</p> <p>DPI Fisheries need to be consulted with regards to any temporary measures that will result in blocking fish passage. This includes coffer dams, temporary access tracks or redirecting flows whilst works are conducted.</p> <p>Loss of Riparian Vegetation</p> <p>The degradation of native riparian vegetation" has been listed as a Key Threatening Process under the provisions of the Fisheries Management Act 1994. DPI Fisheries have a 'no net loss' policy to ensure that that fish stocks are conserved and the key fish habitats upon which fish depend on is conserved. Minimum riparian buffer zones should be maintained adjacent to waterways as per the Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013).</p> <p>Where a loss of riparian habitat occurs, there needs to be a Riparian Rehabilitation Plan incorporated within the Environmental Management Plan.</p> <p>Threatened Species, populations and ecological communities– Fisheries Management Act 1994</p> <p>The EIS should include a threatened aquatic species assessment to address whether there are likely to be any significant impacts on listed threatened species, populations or ecological communities scheduled under the Fisheries Management Act 1994. Please note that the current mapping for all threatened species is located on the website: http://www.dpi.nsw.gov.au/fishing/species-protection/threatened-species-distributions-in-nsw/freshwater-threatened-species-distribution-maps.</p>	
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NSW PLANNING INDUSTRY and ENVIRONMENT (LAND USE ASSESSMENT) REQUIREMENTS

Advice was received from NSW Planning Industry and Environment (Land Use Assessment) on the 25 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>The Division has no additional requirements to the general SEARs issued. However, we reiterate the following requirements:</p> <p>All environmental reports (EIS or similar) accompanying Development Applications for extractive industry lodged under the Environmental Planning & Assessment Act 1979 should include a resource assessment which:</p> <ul style="list-style-type: none"> Documents the size and quality of the resource and demonstrates that both have been adequately assessed; and Documents the methods used to assess the resource and its suitability for the intended applications. <p>Furthermore, a condition of any new or amended consent should include the provision of annual production data to the Division.</p> <p>Additionally, should Biodiversity Offsets be considered, the Division requests that both the Geological Survey of NSW – Land Use Assessment team and</p>	2.1 and 2.2

holders of existing mining and exploration authorities that could be potentially affected by planned biodiversity offsets be consulted.

NSW ENVIRONMENT PROTECTION AUTHORITY REQUIREMENTS

Advice was received from NSW Environment Protection Authority on 20 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>Based on the information provided to the EPA, the construction and operation of the proposed quarry will not require an Environment Protection Licence for the scheduled activity of extractive activities under Clause 9, Schedule 1 of the Protection of the Environment Operations 1997 Act (the POEO Act) due to the failure to meet the threshold of 30,000 tonnes of extractive material per year. Subsequently, the EPA will unlikely be involved in the project.</p> <p>However, the EPA would like to offer advice on issues which may be relevant to the proposal and which have been identified in the SEAR's as required components to be addressed in the Environment Impact Statement (EIS). Please refer to Attachment A of this letter which addresses the issues of air quality, noise and vibration, and soil and water impacts.</p> <p>Attachment A: Environmental Assessment Requirements – Wollongorang</p> <p>The EPA provides the following considerations for the proposed development.</p> <p>1. Environmental impacts of the project</p> <p>1.1 Impacts related to the following environmental issues need to be assessed, quantified and reported on:</p> <ul style="list-style-type: none"> Air quality including dust and odour generated by the operation and its impacts on the surrounding landscapes and/or community; Noise and vibration impacts associated with operational noise particularly machinery and plant movements; and Water and Soils including a site water balance and sediment and erosion controls during construction and operation phases. <p>2. Air issues</p> <p>2.1 The EIS should demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the Protection of the Environment Operations 1997 Act and the Protection of the Environment Operations (Clean Air) Regulation 2010 (the "Clean Air Regulation").</p> <p>2.2 The EIS should include an air quality impact assessment (AQIA).</p> <p>2.3 The AQIA may be carried out in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016), available at: http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf.</p> <p>2.4 The EIS should detail emission control techniques and practices that will be employed at the site and identify how the proposed control techniques and practices will meet the requirements of the POEO Act, Clean Air Regulation and associated air quality limits or guidelines criteria.</p> <p>3. Noise and Vibration</p> <p>3.1 The EIS should assess the following noise and vibration aspects of the proposed development:</p> <p>3.2 Construction noise associated with the proposed development should be assessed using the Interim Construction Noise Guideline (DECC 2009), available at: http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline.</p>	<p>4.3, 4.2 and 4.1 Appendix 5, 7 and 8</p> <p>4.3</p> <p>4.2</p>

<p>3.3 Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in Assessing Vibration: a technical guideline (DEC 2006), available at: http://www.epa.nsw.gov.au/noise/vibrationguide.htm.</p> <p>3.4 If blasting is required for any reason during the construction or operation of the project, blast impacts should be demonstrated to be capable of complying with the guidelines contained in Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC 1990). These are available at: http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/noise/anzecblasting.pdf</p> <p>3.5 Operational noise from all industrial activities to be undertaken on the premises, including private haul roads and private rail lines, should be assessed using the guidelines contained in the NSW Noise Policy for Industry (EPA 2017), available at: http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017).</p> <p>3.6 Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the NSW Road Noise Policy (EPA 2011) and associated application notes, available at: http://www.epa.nsw.gov.au/your-environment/noise/transport-noise.</p>	
<p>4. Water</p>	
<p>4.1 The EIS must demonstrate how the proposed development will meet the requirements of section 120 of the POEO Act (prohibition of pollution of waters).</p>	<p>4.1</p>
<p>4.2 The EIS must include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.</p>	
<p>4.3 If the proposed development intends to discharge waters to the environment, the EIS must demonstrate the discharge(s) will be managed in terms of water quantity, quality and frequency of discharge and include an impact assessment of the discharge on the receiving environment. This should include:</p> <ul style="list-style-type: none"> a. Description of the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges. b. Description of the receiving waters including upstream and downstream groundwater and surface water quality, as well as any other water users. c. Demonstration that all practical minimised where discharge is necessary. 	
<p>4.4 The EIS must refer to Water Quality Objectives for the receiving waters and indicators and associated trigger values or criteria for the identified environmental values of the receiving environment. This information should be sourced from the:</p> <ul style="list-style-type: none"> a. NSW Water Quality and River Flow Objectives (2006), available at: http://www.environment.nsw.gov.au/ieo/ b. Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) for all uses except primary industries, available at: https://www.waterquality.gov.au/anz-guidelines, and c. Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC & ARMCANZ 2000) for primary industries uses, 	

<p>available at: http://www.waterquality.gov.au/anz-guidelines/resources/previous-guidelines/anzecc-armcanz-2000.</p> <p>4.5 The EIS should assess impacts against the relevant Water Quality Objectives. Demonstrate how the proposal will be designed and operated to:</p> <ol style="list-style-type: none"> Protect the Water Quality Objectives for receiving waters where they are currently achieved; and Contribute towards achievement of the Water Quality Objectives over time where they are not currently being achieved. <p>4.6 Where a discharge is proposed that includes a mixing zone, the EIS should demonstrate:</p> <ol style="list-style-type: none"> How discharges will ensure the relevant criteria and objectives are met at the edge of the discharge's initial mixing zone, and That any impacts in the initial mixing zone are reversible. <p>4.7 The EIS should assess any proposed effluent reuse in accordance with the Environmental Guidelines: Use of Effluent by Irrigation (DEC 2004), available at: http://epa.nsw.gov.au/-/media/epa/corporate-site/resources/epa/effguide.pdf.</p> <p>4.8 The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main roads; E. Mines and quarries) (DECC 2008). These guidelines are available at: http://www.environment.nsw.gov.au/research-and-publications/publications-search/managing-urban-stormwater-soils-and-construction-volume-1-4th-edition.</p> <p>4.9 The EIS should describe any water quality monitoring programs to be carried out at the project site. Water quality monitoring should be undertaken in accordance with the Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (2004) which is available at: http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethods-water.pdf.</p>	
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NSW NATURAL RESOURCES ACCESS REGULATOR REQUIREMENTS

Advice was received from NSW Natural Resources Access Regulator on the 16 April 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>The Natural Resources Access Regulator (NRAR) has reviewed the supporting documentation accompanying the request for SEARs and recommends the EIS be required to include the following.</p> <ul style="list-style-type: none"> Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan. Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project). Existing and proposed water licensing requirements in accordance with the Water Act 1912/Water Management Act 2000 (whichever is relevant). This is to demonstrate that existing licences and/or approvals 	<p>4.1 Appendix 8</p>

<p>and licensed uses are appropriate, and to identify where additional licences and/or approvals are required.</p> <ul style="list-style-type: none"> • The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased. • A detailed and consolidated site water balance. • Assessment of impacts on surface and groundwater sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. • Proposed surface and groundwater monitoring activities and methodologies. • Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts. • A statement of where each element of the SEARs is addressed in the EIS in the form of a table. • Consideration of relevant policies and guidelines eg. “Guideline for Controlled Activities on Waterfront Land”. • Where groundwater may be intercepted or impacted a detailed assessment against the NSW Aquifer Interference Policy (2012) using DoI Water’s assessment framework. Justification is required to support a statement that groundwater is not to be intercepted. • Full technical details and data of all surface and groundwater modelling used, and an independent peer review. • Details of the final landform of the site, including final void management (where relevant) and rehabilitation measures. 	
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NSW RURAL FIRE SERVICE REQUIREMENTS

Advice was received from NSW Rural Fire Service on 1 May 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and notes that the proposed development has the potential to increase the level of bush fire risk within the landscape and, the development may be impacted upon during a bush fire event. As such, the environmental assessment for the proposed quarry extension should address the following bush fire criteria:</p> <ul style="list-style-type: none"> • The aim and objectives of Planning for Bush Fire Protection 2019; • Identification of potential ignition sources during construction and operation of the development; • Storage of fuels and other hazardous materials; • Proposed bush fire protection measures for the development, including vegetation management and fire suppression capabilities; • Operational access for firefighting appliance to the site; and • Emergency and evacuation planning. 	4.9

TRANSPORT FOR NSW REQUIREMENTS

Advice was received from Transport for NSW on 23 March 2020 as part of the SEARs consultation and a copy is at Appendix 1. The following table details the specific requirements and indicates the relevant section in this EIS that addresses the issues.

REQUIREMENTS	RELEVANT EIS SECTION
<p>TfNSW has completed a review of the submitted request, based on the information provided and focusing on the impact to the State road network. For this development, the key state road is the Federal Highway.</p> <p>TfNSW notes the following:</p> <ul style="list-style-type: none"> - TfNSW input is requested by the Secretary under Schedule 2 of the Environmental Planning and Assessment Regulation 2000; - The development proposes an extension to an existing approved quarry operation; and - TfNSW generally does not support heavy vehicles undertaking at grade right turn manoeuvres across the Federal Highway unless the turning movements are very low and there are appropriate road infrastructure arrangements to cater for the movements. <p>TfNSW requires the matters outlined in Attachment 1 to be addressed in the Environmental Assessment.</p> <p>Attachment 1</p> <p>A traffic impact study (TIS) is required to consider and address the implications of the development. As a guide Table 2.1 of the RTA Guide to Traffic Generating Developments outlines the key issues that may be considered in preparing a TIS. The TIS needs to include, but not be limited to:</p> <ul style="list-style-type: none"> • A detailed description of existing and predicted traffic movements. <p>Notes:</p> <ul style="list-style-type: none"> - This needs to include existing peak hour movements on Federal Highway near the access to the Quarry, supported by traffic counts. - This needs to include the type of vehicles using the access, the likely daily and peak hour movements in and out of the access (including staff movements), the likely distribution of these movements (i.e. which direction they are coming from/going to) and the expected duration of the operation (and associated traffic movements). - This also needs to include a worst case (or maximum) scenario for traffic movements. - Where it can be shown that volumes per hour would be very low, to enable TfNSW to consider at grade right turn manoeuvres across the Federal Highway, it will need to be demonstrated that appropriate and statutory binding measures will be in place to restrict total truck movements accessing the site to the proposed maximum. <ul style="list-style-type: none"> • A traffic analysis considering the suitability of the existing access arrangements to the Federal Highway with respect to Austroads standards, including but not limited to safe intersection sight distance, deceleration lanes, acceleration lanes and median storage of trucks. • Strategic designs for all identified road upgrades need to be prepared to clarify the scope of works, demonstrate the works can be constructed within the road reserve and allow the consent authority to consider any environmental impacts of the works as part of their Part 4 assessment. These impacts include traffic and road safety impacts as well as other impacts such noise, flora and fauna, heritage and impact to community. 	<p>4.6 Appendix 9</p>

1.8 PROJECT TEAM

Laterals Planning has prepared this EIS on behalf of Divalls Earthmoving and Bulk Haulage Pty Ltd. Component studies contributing to the EIS process were undertaken by a number of technical specialists, including:

- Harwood Acoustics – Noise Impact Assessment.
- Motion Traffic Engineers - Traffic and Parking Impact Report.
- Past Traces Heritage Consultants – Aboriginal Cultural Heritage Due Diligence Assessment.
- SLR Consulting Australia P/L – Air Quality Impact Assessment.
- Regional Engineering Services – Engineering Design Plans.
- Strategic Environmental and Engineering Consulting Pty Ltd – Soil and Surface Water Assessment Management.
- Macrozamia Environmental – Biodiversity Assessment

1.9 ENVIRONMENTAL IMPACT STATEMENT STRUCTURE

The purpose of this EIS is to enable consideration of the implication of the Project. The EIS has been prepared in accordance with the *Environmental Planning and Assessment Act, 1979* and *Environmental Planning and Assessment Regulation 2000*.

2 EXISTING OPERATIONS AND PROPOSED PROJECT

2.1 DESCRIPTION OF EXISTING OPERATIONS

Rose Lagoon Quarry has been operating at the site since 1975 (see clause 1.5 above). The current development consent for Rose Lagoon Quarry was granted on 6 September 2007 by Upper Lachlan Shire Council. Rose Lagoon Quarry is considered a local supplier of granite with a maximum annual capacity of 16,000 tonnes. Material is extracted and processed on site using a mobile screening plant. It is then transported from the site by truck to the Divalls depot at Towrang via the Federal Highway and Hume Highway heading north towards Goulburn only. The quarry currently operates 7.00am to 5.00pm Monday to Friday and 7.00am to 1.00pm on Saturdays with truck movements associated with the delivery of the material during these hours.

The existing site is shown on the aerial photograph and topographic map on the following page 29.

2.1.1 RESOURCE, PRODUCTS AND MARKETS

2.1.1.1 Geology

Extraction from the existing site and proposed site is focused in the removal of adamellite (referred to on-site as 'friable granite') being a coarse-grained intrusive igneous rock composed of quartz, plagioclase, orthoclase and biotite.

2.1.1.2 Quarry Products

Material extracted at the Quarry is processed by screening only to produce the friable granite having a range of applications in the construction and landscaping industries including:

- Tennis courts.
- Driveways.
- General landscaping.

2.1.1.3 Markets

The Quarry provides high quality material into the landscaping market. The Quarry supplies Divalls Earthmoving and Bulk Haulage for wider distribution to the local area.

2.1.1.4 Quarrying Techniques and Equipment

The quarrying process currently used at Rose Lagoon Quarry consists of the following key components:

- Topsoil stripping;
- Overburden removal and placement; and
- Screening and stockpiling of product.

2.1.1.5 Topsoil Stripping

Vegetation clearing and topsoil stripping is undertaken in accordance with the existing consent. Vegetation is removed with a bulldozer or similar equipment and the material placed in stockpiles or rehabilitated areas as required. Topsoil and subsoil are stripped to its full depth using a bulldozer. Topsoil and subsoil are placed on areas undergoing rehabilitation or placed in stockpile areas for future rehabilitation works.

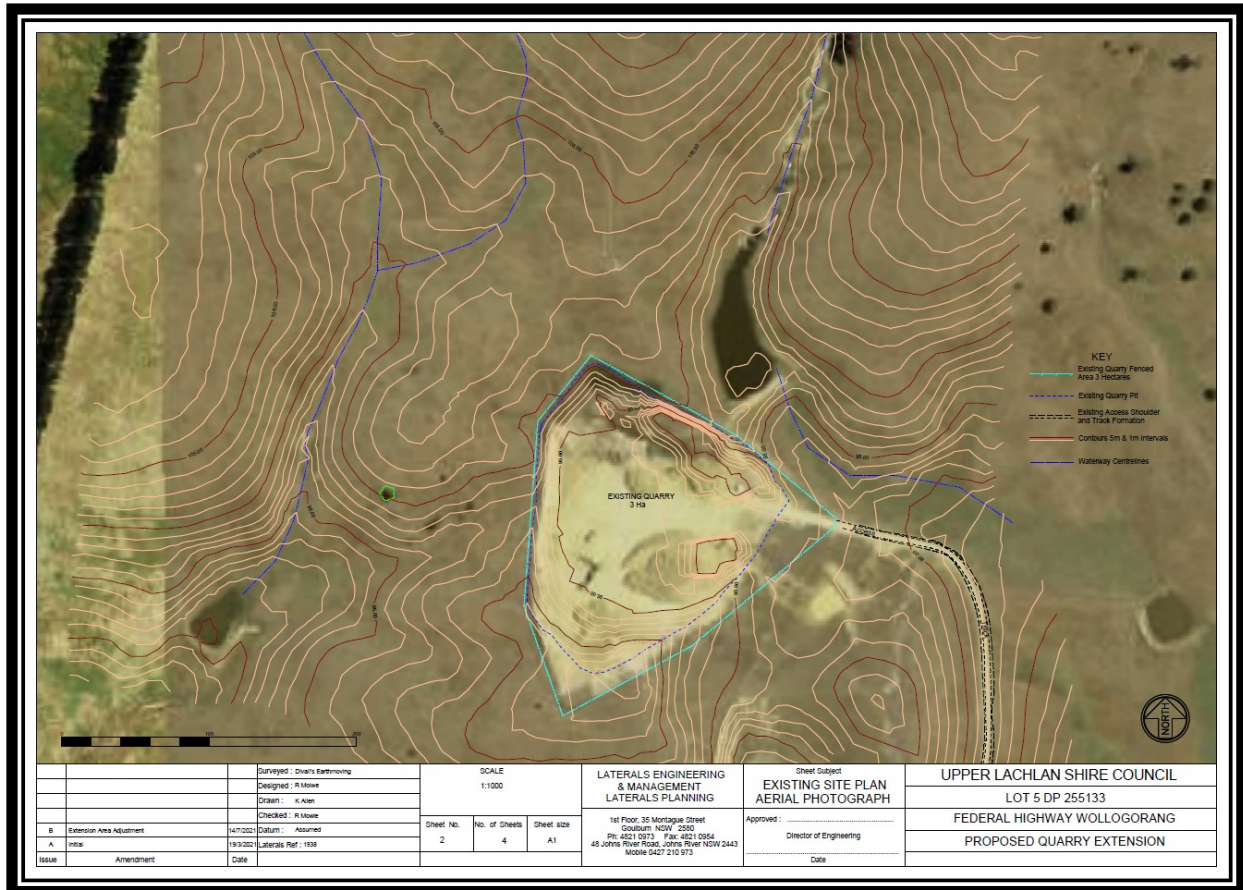


Figure 5 - Existing Site – Aerial Photograph
(Plan Source: Laterals Planning)

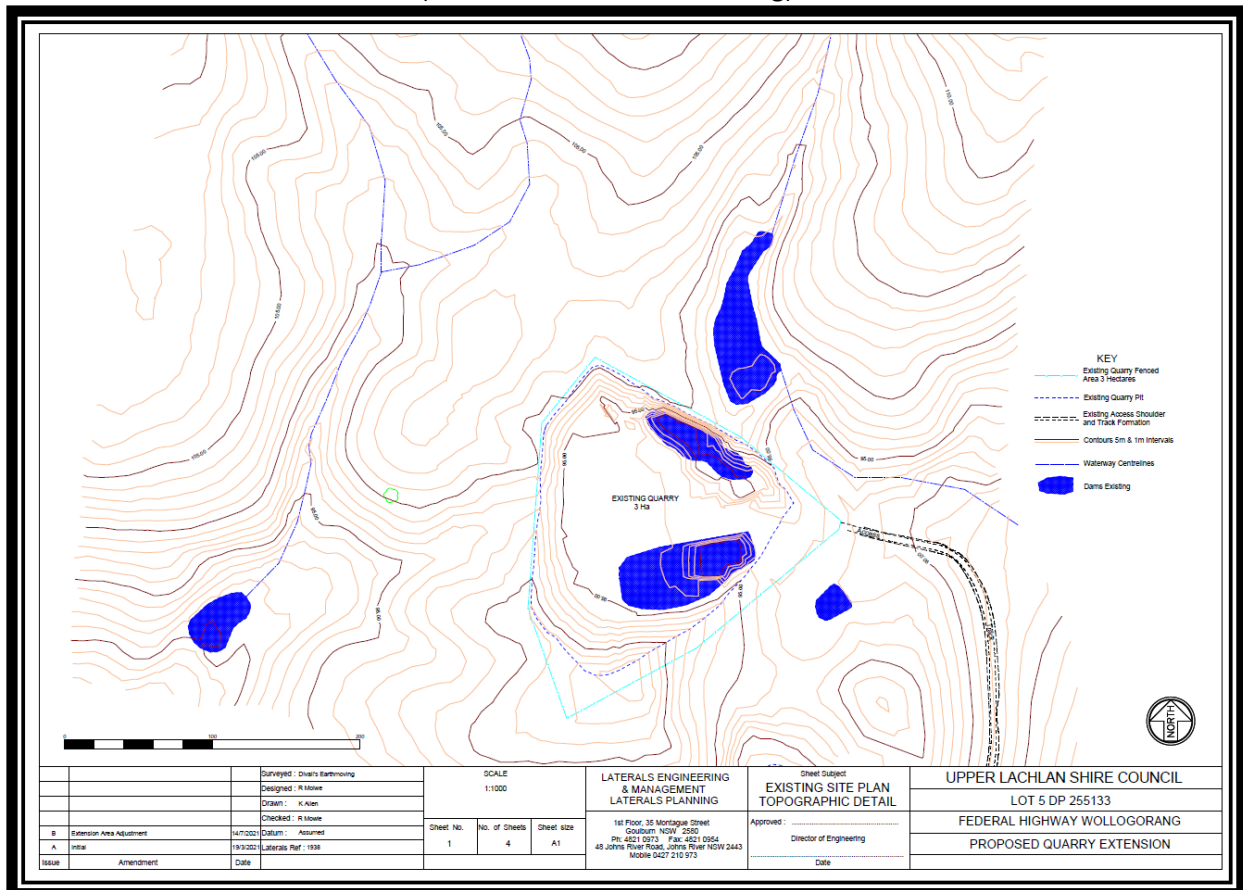


Figure 6 - Existing Site – Topographic Map
(Plan Source: Laterals Planning)

2.1.1.6 Overburden Removal

The removal of overburden is undertaken using a bulldozer. The overburden material is pushed into stockpiles by a bulldozer.

2.1.1.7 Screening and Stockpiling of Product

The screening process passes material through a mobile screening plant to produce quarry products to meet customers specifications. The material is then placed in the nominated stockpile area for collection and transportation.

2.1.1.8 Quarrying Equipment

The existing quarrying equipment required to provide for the ongoing operation of the Quarry includes:

- Mobile screening plant;
- Bulldozer; and
- Front end loader.
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See photographs below and on the following page 31.



Typical Mobile Screening Plant



Typical Bulldozer



Typical Front-End Loader

2.1.1.9 Traffic, Site Access and Parking

Haulage vehicles currently transporting product from the Quarry consist of Divalls owned and operated road trucks, primarily utilising articulated trucks. The Quarry is accessed via an existing driveway access off the Federal Highway. Further details are provided in Appendix 9 - Traffic Report prepared by Motion Traffic Engineers and see aerial photograph below.



Existing Federal Highway Intersection
(Map Source: Six Maps)

2.2 THE PROPOSED PROJECT

The project will involve extending the life of the Rose Lagoon Quarry to enable the extraction of the remaining resources within the currently approved extraction area. In addition, the extraction boundary will be extended to the north to provide access to approximately 250,000 tonnes of additional granite resources (see Figure 7). Divalls propose the production output to remain unchanged, but extend the life of the quarry to meet the predicted future market demands to support planned future growth and development to the area. The project represents a continuation of the existing quarry operation, with quarry operations remaining the same as outlined in Section 2.1. Details of the proposed quarry extension are shown on the following pages 33 to 35. A photograph (taken 30 January 2020) of the impacted area is shown on page 35.

2.2.1 Extraction of Remaining Resources

Divalls estimates that the existing quarry resource is essentially exhausted. The proposed extension to the operational life of the Quarry will enable ongoing extraction of the granite resource to supply the forecast market demand for the product over approx. 15 years.

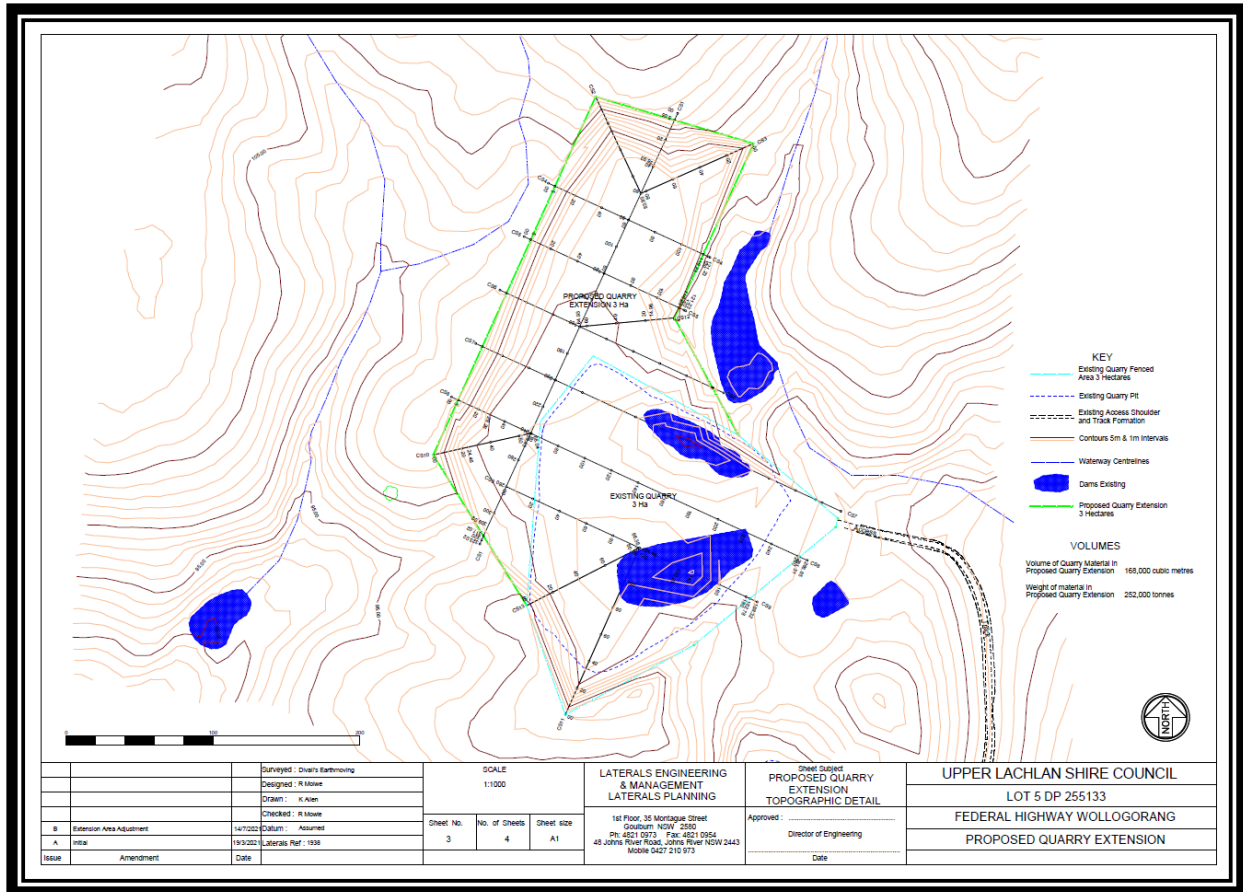


Figure 7 - Proposed Quarry Extension – Topographic Map
(Plan Source: Laterals Planning)

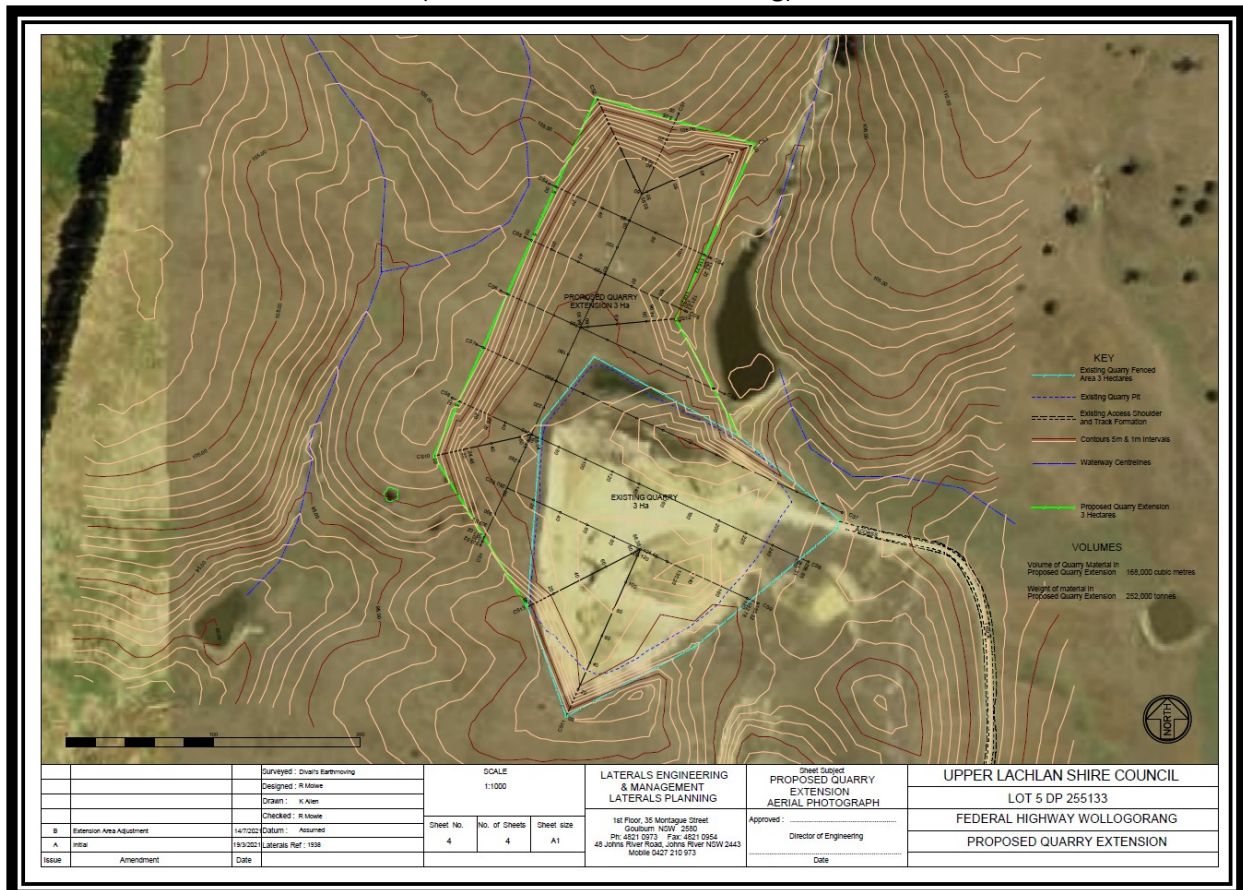


Figure 8 - Proposed Quarry Extension – Aerial Photograph
(Plan Source: Laterals Planning)

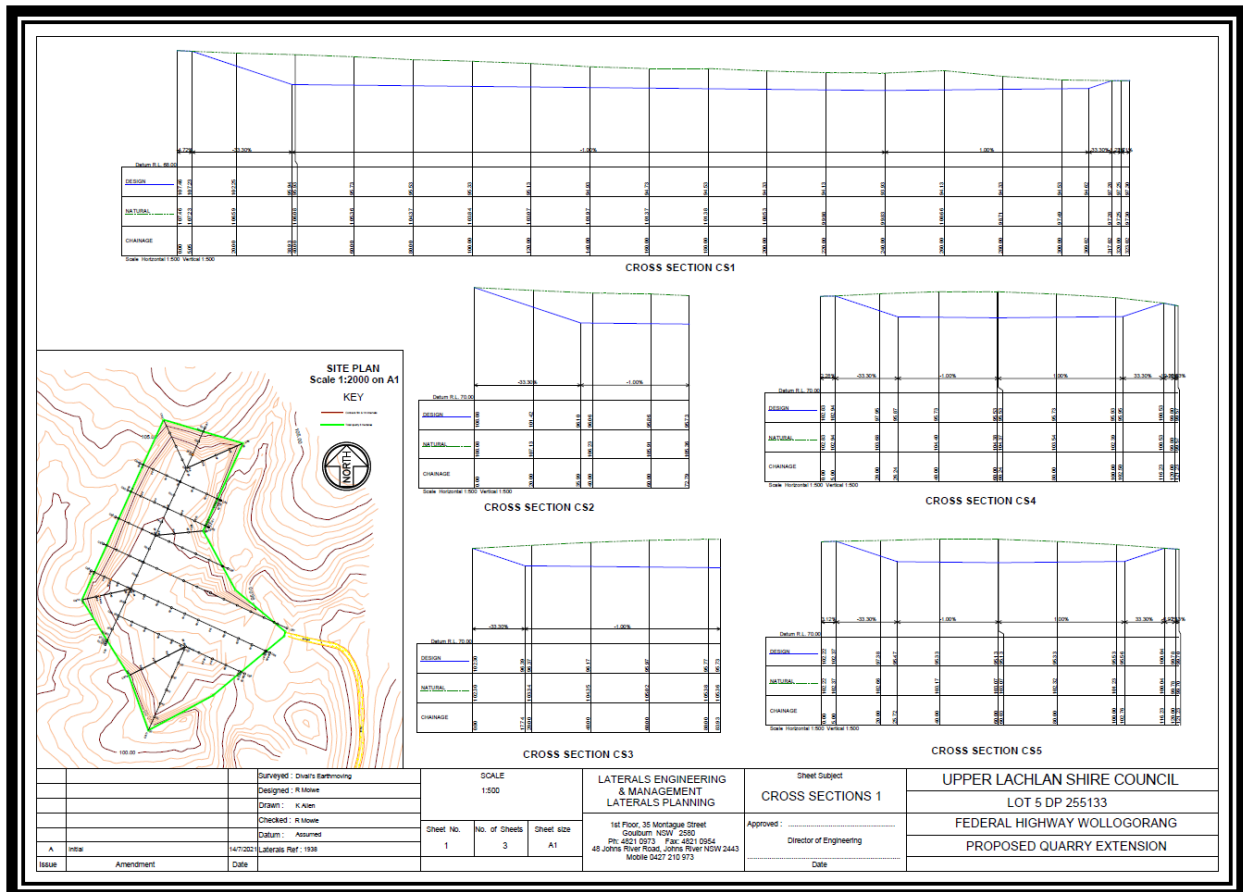


Figure 9 - Proposed Quarry Extension – Cross Sections
(Plan Source: Laterals Planning)

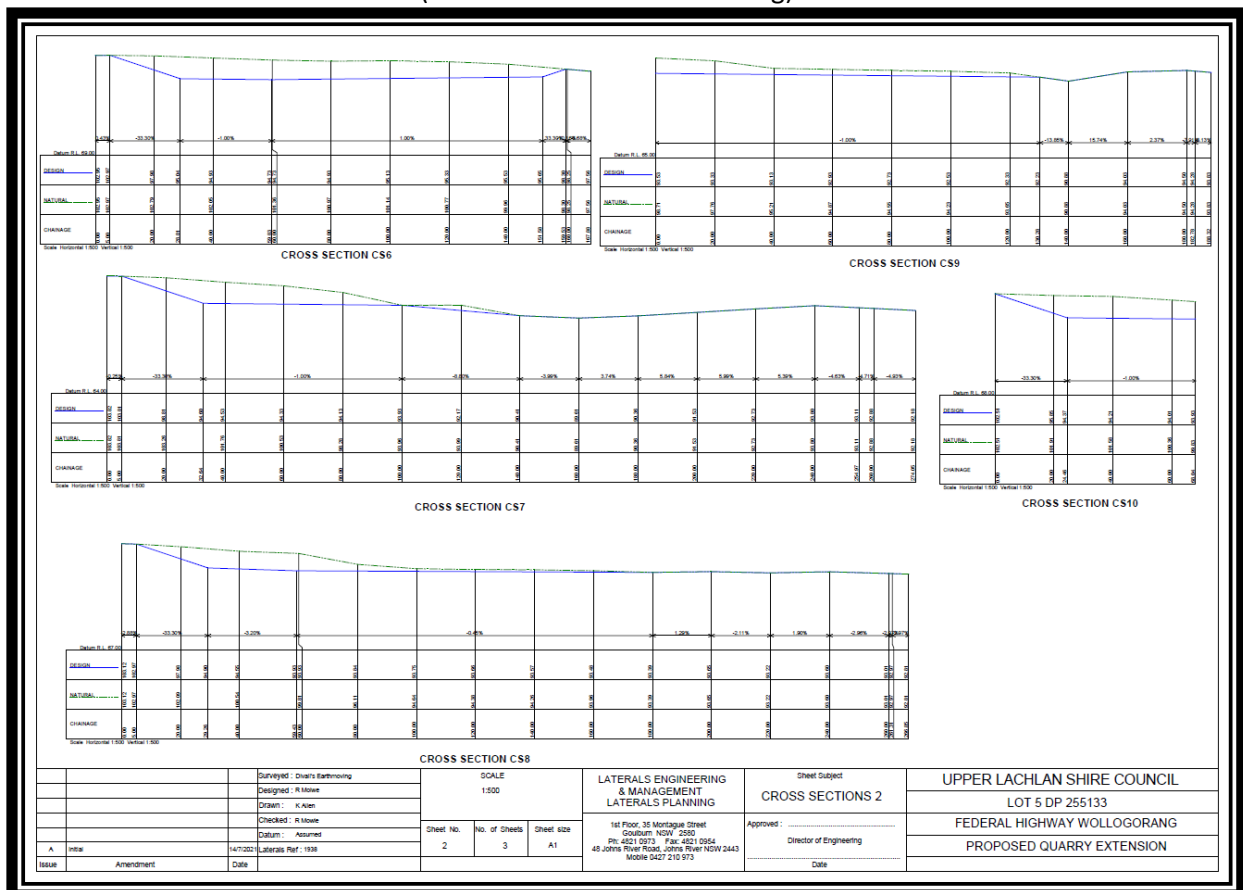


Figure 10 - Proposed Quarry Extension – Cross Sections
(Plan Source: Laterals Planning)

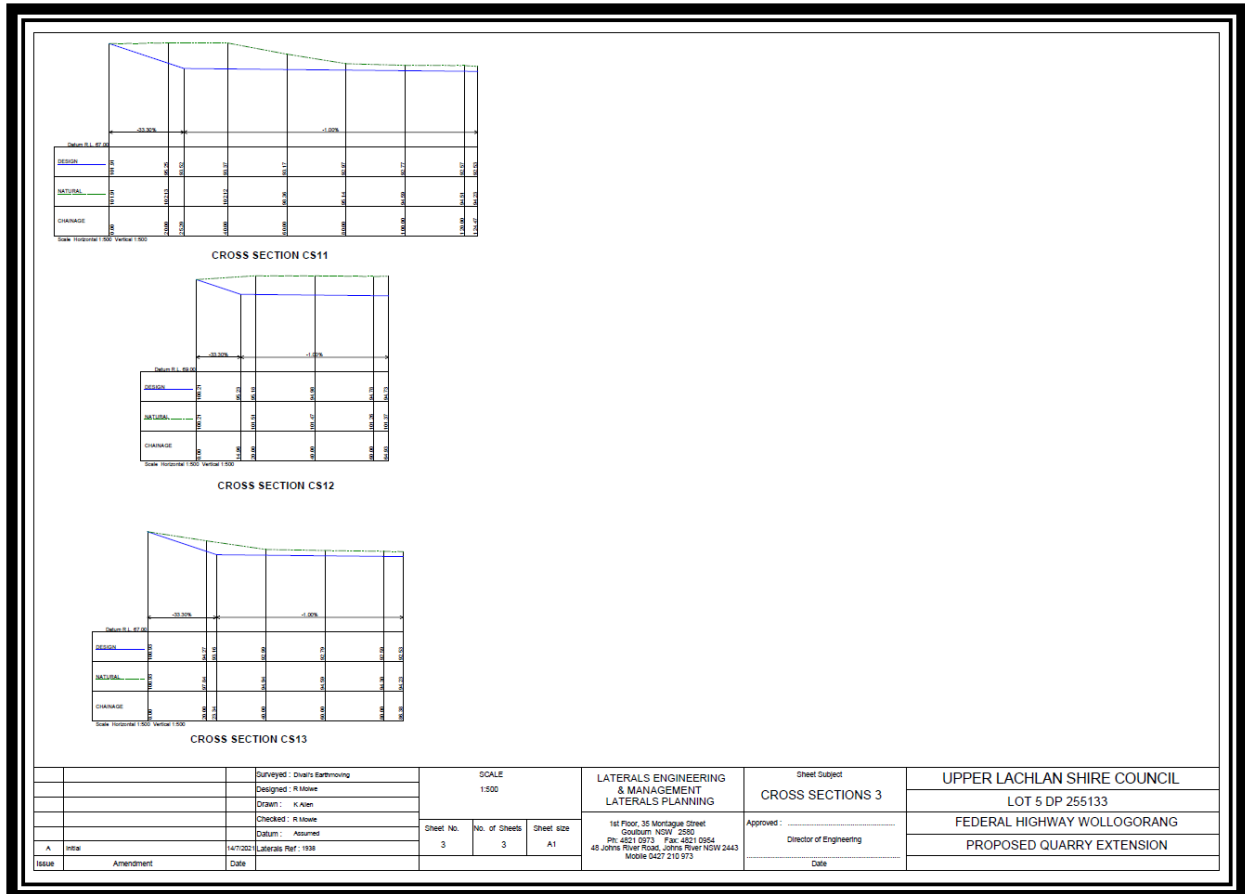


Figure 11 - Proposed Quarry Extension – Cross Sections
(Plan Source: Laterals Planning)



Impacted Site Area

A summary of the key components of the Project compared to the existing operations is provided in the following table. A detailed description of the proposed changes is provided in the following sections.

Comparison of Approved Quarry Components and the Proposed Project

Major Project Components	Currently Approved Quarry	Proposed Project
Quarry Life	Limited resources available within the existing approved area	Based upon current quarry plans and market forecasts, an additional 15 years of quarry life.
Limits on Production	16,000 tonnes per annum	16,000 tonnes per annum
Quarry Footprint	As shown in Figure 6	As shown in Figure 7
Hours of Operation	7.00am to 5.00pm Monday to Friday 7.00am to 1.00pm Saturdays No operations are undertaken on a Sunday or public holidays	7.00am to 5.00pm Monday to Friday 7.00am to 1.00pm Saturdays No operations are undertaken on a Sunday or public holidays
Transport	Road transportation of 16,000t annually	Road transportation of 16,000t annually
Site Access	Access point off Federal Highway	Access point off Federal Highway
Employment	2 Fulltime staff plus road transport drivers	2 Fulltime staff plus road transport drivers

2.2.2 Extension to Extraction Area

Divalls is proposing to extend the northern limit of the currently approved extraction area to provide access to approximately 250,000 tonnes of fresh granite resources. The proposed extension area covers approximately 3.0 hectares. Resource assessment of the proposed extraction area was undertaken by Divalls in 2020 to determine volumes/tonnes of material within the area and confirmed that approximately 250,000 tonnes of granite resources could be extracted from a viable pit design. As with all quarries, production levels from Rose Lagoon Quarry are variable depending on market demand. The project has been designed to continue an output of up to 16,000 tonnes per annum at full production.

2.2.3 Hours of Operation

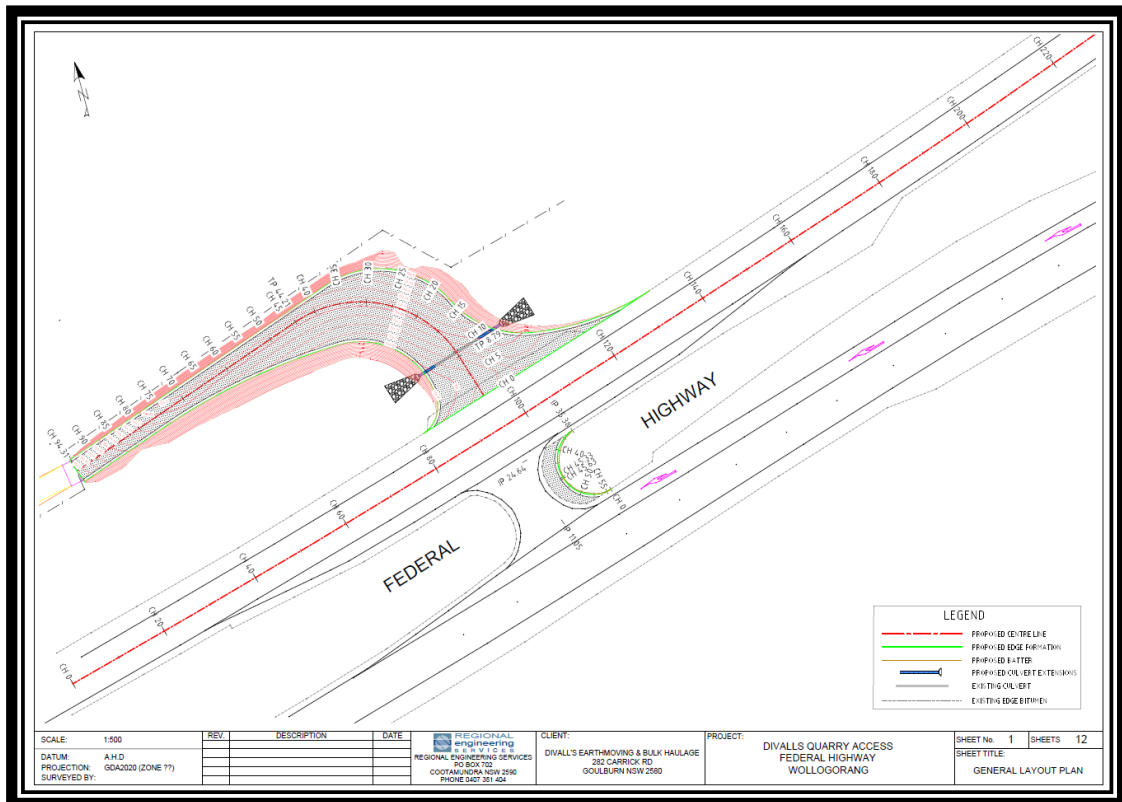
The quarry currently has approval to operate between 7.00am to 5.00pm Monday to Friday, and 7.00am to 1.00pm Saturday, no operations are undertaken on a Sunday or public holidays. Divalls do not propose to amend these hours for the extension area.

2.2.4 Workforce

The Project provides a neutral increase/decrease in employment levels for the proposed extension area.

2.2.5 Traffic, Site Access and Parking

As indicated at clause 2.1.1.9 above, haulage vehicles currently transporting product from the Quarry consist of Divalls owned and operated road trucks, primarily utilising articulated trucks. The Quarry is accessed via an existing driveway access point off the Federal Highway. Upgrading of the intersection is proposed as detailed in the Regional Engineering Services plans at Appendix 11. A general layout plan is shown below.



Federal Highway Intersection Upgrade
(Plan Source: Regional Engineering Services – Appendix 11)

2.2.6 Water Management System

A Soil and Water Assessment has been prepared by Strategic Environmental and Engineering Consulting (SEEC) Pty Ltd to address specific items relating to soil and water in the SEARs and Clause 6.4 of the *Upper Lachlan Local Environmental Plan 2010*. It includes an assessment of how the proposed extension of extractive activities might impact on soil and water onsite and downstream, and proposes a series of recommendations to mitigate or manage those impacts. A summary of the assessment is listed below; A full copy of the report is contained in Appendix 8. The assessment prepared by SEEC specifically relating to soil and water include:

- A detailed site water balance and an assessment of any volumetric water licencing requirements, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
- Identification of any licensing requirements or other approvals required under the Water Act 1992 and or Water Management Act 2000;
- Demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
- A Description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo;
- A detailed consideration of the need to maintain an adequate buffer between all excavations and the highest predicted ground water table;
- An assessment of activities that could cause erosion or sedimentation issues, and the proposed measures to prevent or control these impacts;
- An assessment of any likely flooding impacts of the development;
- An assessment of potential impacts on the quality and quantity of existing surface and groundwater resources including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;

- A detailed description of the proposed water management system, water monitoring program and other measures to mitigate surface and groundwater impacts; and
- Potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate).

The recommendations to manage or mitigate those impacts are further addressed at Section 4.1.

2.3 ALTERNATIVES TO THE PROJECT

The key alternative that requires consideration in regard to the Project is the 'do nothing' alternative, that is, proceeding with the quarry as currently approved and allowing operation to cease when the granite resource is exhausted within the confines of the approved area. This alternative is not considered desirable as significant resources will remain at the quarry that would otherwise not be recovered at cessation of quarrying. The additional resources will support the planned future growth for the area, maintain local employment and local supply of granite materials close to markets.

There is a strong demand for granite resources locally, that if operations at the Rose Lagoon Quarry are not continued, a greenfield development may be required to meet the demand. A greenfield development would have increased direct environmental / land use impacts and would likely require longer transport distances. The continuation of Rose Lagoon Quarry will meet market demand while minimising potential environmental / land use impacts that would be associated with a greenfield development.

2.4 CONSULTATION

Divalls has an established relationship with surrounding community and other stakeholders through its ongoing operations at the site since 2007 and has implemented a process for ongoing engagement regarding its operations.

As part of the Development Application process and in accordance with Upper Lachlan Shire Councils Community Participation Plan, engagement with the wider community and their input will be accommodated.

Consultation with the relevant government agencies has been undertaken by the preparation of the EIS to enable key stakeholder issues to be identified and appropriately addressed.

3 PLANNING CONSIDERATIONS

A full list of legislation and planning controls that could be applicable is included in Appendix 1 in sections 3 below. Those matters listed in Appendix 1 which would warrant further consideration are listed below with responses provided.

3.1 LEGISLATION APPLICABLE TO THE PROPOSED DEVELOPMENT

The entire list of legislation relevant to the site is included in Appendix 1. From the list of legislation in Appendix 1 the following legislation is considered applicable (highlighted in Appendix 1) to be considered for the proposed development.

3.1.1 Environmental Planning & Assessment Act 1979 and Regulation 2000

Ecological Sustainable Development (ESD):

The principles of ecologically sustainable development are as follows:

- (a) *the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*
 - (i) *careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
 - (ii) *an assessment of the risk-weighted consequences of various options,*
- (b) *inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
- (c) *conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
- (d) *improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as:*
 - (i) *polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
 - (ii) *the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
 - (iii) *environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.*

The development has been designed to utilise existing land and infrastructure that will result in the least potential for adverse impact from works. The design of the development is to enable development within the values of the site that currently exists without adversely impacting on any adjacent or nearby site or development. The management of the development as discussed in this statement proposes the best ability for the development to maintain the existing environment. In relation to the protection of cultural values the development is consistent with the character of the area. The establishment of the development within the Upper Lachlan Shire Council area places the development under the continuing management of Upper Lachlan Shire Council.

Section 4.10 – Designated Development

Schedule 3 of the Environmental Planning and Assessment Regulation 2000 specifies the threshold for a designated development as being:

- (1) *Extractive industries (being industries that obtain extractive materials by methods including excavating, dredging, tunnelling or quarrying or that store, stockpile or process extractive materials by methods including washing, crushing, sawing or separating):*
 - (a) *that obtain or process for sale, or reuse, more than 30,000 cubic metres of extractive material per year, or*
 - (b) *that disturb or will disturb a total surface area of more than 2 hectares of land by:*
 - (i) *clearing or excavating, or*
 - (ii) *constructing dams, ponds, drains, roads or conveyors, or*
 - (iii) *storing or depositing overburden, extractive material or tailings, or*
 - (c) *that are located:*
 - (i) *in or within 40 metres of a natural waterbody, wetland or an environmentally sensitive area, or*
 - (ii) *within 200 metres of a coastline, or*
 - (iii) *in an area of contaminated soil or acid sulphate soil, or*
 - (iv) *on land that slopes at more than 18 degrees to the horizontal, or*
 - (v) *if involving blasting, within 1,000 metres of a residential zone or within 500 metres of a dwelling not associated with the development, or*
 - (vi) *within 500 metres of the site of another extractive industry that has operated during the last 5 years.*

Although the proposed development will only process 16,000 cubic metres of extractive material per year, the total disturbed area will be greater than 2ha and is within 500m of another extractive industry (the existing quarry), accordingly the proposed development is considered to be Designated Development. Blasting is not associated with the extractive activity.

Section 4.46 – Integrated Development

Pursuant to section 4.46 (3) the development is not integrated in this regard.

Section 10.4 – Declaration

The Applicant has declared on the Development Application form that there are no relevant political donations or affiliations.

3.1.2 Road Act 1993

The Project will involve the carrying out of works at the intersection of the private road and Federal Highway that will involve works on a classified and as such concurrence approval is required from TfNSW.

3.1.3 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—

- (a) *to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and*
- (b) *to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and*
- (b1) *to promote the development of significant mineral resources, and*
- (c) *to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and*
- (d) *to establish a gateway assessment process for certain mining and petroleum (oil and gas) development—*

- (i) to recognise the importance of agricultural resources, and*
- (ii) to ensure protection of strategic agricultural land and water resources, and*
- (iii) to ensure a balanced use of land by potentially competing industries, and*
- (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.*

The applicable clauses pursuant to this SEPP are:

7 Development permissible with consent

(3) Extractive industry Development for any of the following purposes may be carried out with development consent—

- (a) extractive industry on land on which development for the purposes of agriculture or industry may be carried out (with or without development consent),*
- (b) extractive industry in any part of a waterway, an estuary in the coastal zone or coastal waters of the State that is not in an environmental conservation zone.*

Comment: Development consent for the extractive industry is required pursuant to Clause 3(a) of this SEPP and the Upper Lachlan LEP 2010.

12 Compatibility of proposed mine, petroleum production or extractive industry with other land uses. Before determining an application for consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must—

(a) consider—

- (i) the existing uses and approved uses of land in the vicinity of the development, and*
- (ii) whether or not the development is likely to have a significant impact on the uses that, in the opinion of the consent authority having regard to land use trends, are likely to be the preferred uses of land in the vicinity of the development, and*
- (iii) any ways in which the development may be incompatible with any of those existing, approved or likely preferred uses, and*
- (b) evaluate and compare the respective public benefits of the development and the land uses referred to in paragraph (a)(i) and (ii), and*
- (c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).*

Comment: The proposed development will not have a significant impact on the uses of land in the vicinity of the development and is the continuation of an existing approved extractive operation.

13 Compatibility of proposed development with mining, petroleum production or extractive industry

(2) Before determining an application to which this clause applies, the consent authority must—

(a) consider—

- (i) the existing uses and approved uses of land in the vicinity of the development, and*
- (ii) whether or not the development is likely to have a significant impact on current or future extraction or recovery of minerals, petroleum or extractive materials (including by limiting access to, or impeding assessment of, those resources), and*
- (iii) any ways in which the development may be incompatible with any of those existing or approved uses or that current or future extraction or recovery, and*
- (b) evaluate and compare the respective public benefits of the development and the uses, extraction and recovery referred to in paragraph (a)(i) and (ii), and*
- (c) evaluate any measures proposed by the applicant to avoid or minimise any incompatibility, as referred to in paragraph (a)(iii).*

Comment: The proposed development is the continuation of an existing approved extractive operation and will have minimal impact on current or future extraction of extractive materials in the future.

14 Natural resource management and environmental management

(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring that the development is undertaken in an environmentally responsible manner, including conditions to ensure the following—

- (a) that impacts on significant water resources, including surface and groundwater resources, are avoided, or are minimised to the greatest extent practicable,*
- (b) that impacts on threatened species and biodiversity, are avoided, or are minimised to the greatest extent practicable,*
- (c) that greenhouse gas emissions are minimised to the greatest extent practicable.*

Comment: The proposed development will have minimal impact on water resources or threatened species and biodiversity. Being the continuation of an existing approved extractive operation with no increase to the annual production there are no perceived increase in greenhouse gas emissions.

16 Transport

(1) Before granting consent for development for the purposes of mining or extractive industry that involves the transport of materials, the consent authority must consider whether or not the consent should be issued subject to conditions that do any one or more of the following—

- (a) require that some or all of the transport of materials in connection with the development is not to be by public road,*
- (b) limit or preclude truck movements, in connection with the development, that occur on roads in residential areas or on roads near to schools,*
- (c) require the preparation and implementation, in relation to the development, of a code of conduct relating to the transport of materials on public roads.*

(2) If the consent authority considers that the development involves the transport of materials on a public road, the consent authority must, within 7 days after receiving the development application, provide a copy of the application to—

- (a) each roads authority for the road, and*
- (b) the Roads and Traffic Authority (if it is not a roads authority for the road).*

Note. Section 7 of the Roads Act 1993 specifies who the roads authority is for different types of roads. Some roads have more than one roads authority.

(3) The consent authority—

- (a) must not determine the application until it has taken into consideration any submissions that it receives in response from any roads authority or the Roads and Traffic Authority within 21 days after they were provided with a copy of the application, and*
- (b) must provide them with a copy of the determination.*

(4) In circumstances where the consent authority is a roads authority for a public road to which subclause (2) applies, the references in subclauses (2) and (3) to a roads authority for that road do not include the consent authority.

Comment: The proposed development proposes an extraction rate of 16,000 tonnes per annum being 333 tonnes per week (48 weeks); 9 x 37 tonne truck loads per week; approx. 2 truckloads per day over 5 days. Existing access to the quarry site from the Federal Highway is shown on page 9 – Figure 4. All transport movements associated with the quarry are currently and will be to and from Goulburn only. Consultation has been held with Transport NSW regarding the utilisation of the Federal Highway – see Section 4.6.

17 Rehabilitation

(1) Before granting consent for development for the purposes of mining, petroleum production or extractive industry, the consent authority must consider whether or not the consent should be issued subject to conditions aimed at ensuring the rehabilitation of land that will be affected by the development.

(2) In particular, the consent authority must consider whether conditions of the consent should—

(a) require the preparation of a plan that identifies the proposed end use and landform of the land once rehabilitated, or

(b) require waste generated by the development or the rehabilitation to be dealt with appropriately, or

(c) require any soil contaminated as a result of the development to be remediated in accordance with relevant guidelines (including guidelines under clause 3 of Schedule 6 to the Act and the Contaminated Land Management Act 1997), or

(d) require steps to be taken to ensure that the state of the land, while being rehabilitated and at the completion of the rehabilitation, does not jeopardize public safety.

Comment: The Quarry Closure Plan will describe in detail the proposed operational and progressive rehabilitation procedures for the remainder of the quarry life and subsequent to the quarry closure. The Quarry Closure Plan will be refined in consultation with relevant stakeholders, including Upper Lachlan Shire Council, as part of the development of the detailed Quarry Closure Plan. It is anticipated that due to the design of the quarry, the end use of the site will revert to the current agricultural use of the land.

Refer to Section 4.14.

3.1.4 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 deals with the remediation of land and the consent authority is required to consider the items listed under Clause 7. As stated by Clause 7:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) It has considered whether the land is contaminated, and

(b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:

(a) Land that is within an investigation area,

(b) Land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) *To the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:*

- (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
- (ii) *On which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge)."*

Contaminated land is defined in SEPP 55 to mean land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.

Comment: There is the potential for contamination and as such the site requires consideration in preliminary terms. See Section 4.10.

3.1.5 Upper Lachlan LEP 2010

The site is within the Upper Lachlan Local Government Area ('LGA') and the *Upper Lachlan LEP 2010* is the applicable Local Environmental Plan. The site is within the RU2 Rural Landscape zone under *Upper Lachlan Local Environmental Plan 2010* and the proposed development is classified as an *extractive industry* under the LEP which is defined as being:

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.
Note.

Extractive industries are not a type of industry—see the definition of that term in this Dictionary.

This land use and development is permissible with consent under the zone.

The various Local Environmental Plan Maps applicable are shown on the following pages:

Zoning Map	Page 47
Natural Resources Sensitivity—Biodiversity Map	Page 48
Natural Resources Sensitivity—Land Map	Page 49
Natural Resources Sensitivity—Water Map	Page 50
Heritage Map	Page 53

Under *Upper Lachlan Local Environmental Plan 2010* the land is also identified as:

1. Having a minimum lot size for subdivision purposes of 40ha.
2. Having no height of building limitation.
3. Having no floor space ratio limitation.
4. Not affected by minerals or extractive resources.
5. Not subject to any land acquisition proposal.
6. Not containing a heritage item but is adjacent to a heritage item.
7. Not within a heritage conservation area.
8. Not flood liable.
9. Not located in a Bushfire prone land area.
10. Is within an area of Natural Resources Sensitivity - Biodiversity.
11. Is within an area of Natural Resources Sensitivity - Land.
12. Is not within an area of Natural Resources Sensitivity – Water.
13. Not within an urban release area.

14. In terms of clause 3.3 the land is:
- a. not within the coastal waters;
 - b. not a coastal lake;
 - c. not included in SEPP 14 or SEPP 26;
 - d. not an aquatic reserve;
 - e. not within a wetland of international significance or a world heritage area;
 - f. not within 100m of either item (c), (d) or (e) above;
 - g. not identified as being of high Aboriginal cultural significance or high biodiversity;
 - h. not reserved as a state conservation area;
 - i. not dedicated for the preservation of flora, fauna, geological formations or for other environmental protection purposes;
 - j. not within critical habitat.
 - ja. not within Zone E2 Environmental Conservation or Zone E3 Environmental Management;
 - jb. not identified as a special area under the Water NSW Act 2014.

Legislative compliance is generally provided in Appendix 1 with the consideration of planning issues in Section 3 below and there is no clause 4.6 variation sought for the development.

The RU2 Rural Landscape zone includes the following land use table:

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To preserve environmentally sensitive areas including waterways and prevent inappropriate development likely to result in environmental harm.*
- *To protect the Pejar catchment area from inappropriate land uses and activities and minimise risk to water quality.*
- *To minimise the visual impact of development on the rural landscape.*
- *To minimise the impact of development on the existing agricultural landscape character.*
- *To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation.*
- *To maintain areas of high conservation value vegetation.*

2 Permitted without consent

Building identification signs; Business identification signs; Environmental protection works; Extensive agriculture; Farm buildings; Home-based child care; Home occupations

3 Permitted with consent

Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Plant nurseries; Restaurants or cafes; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities;

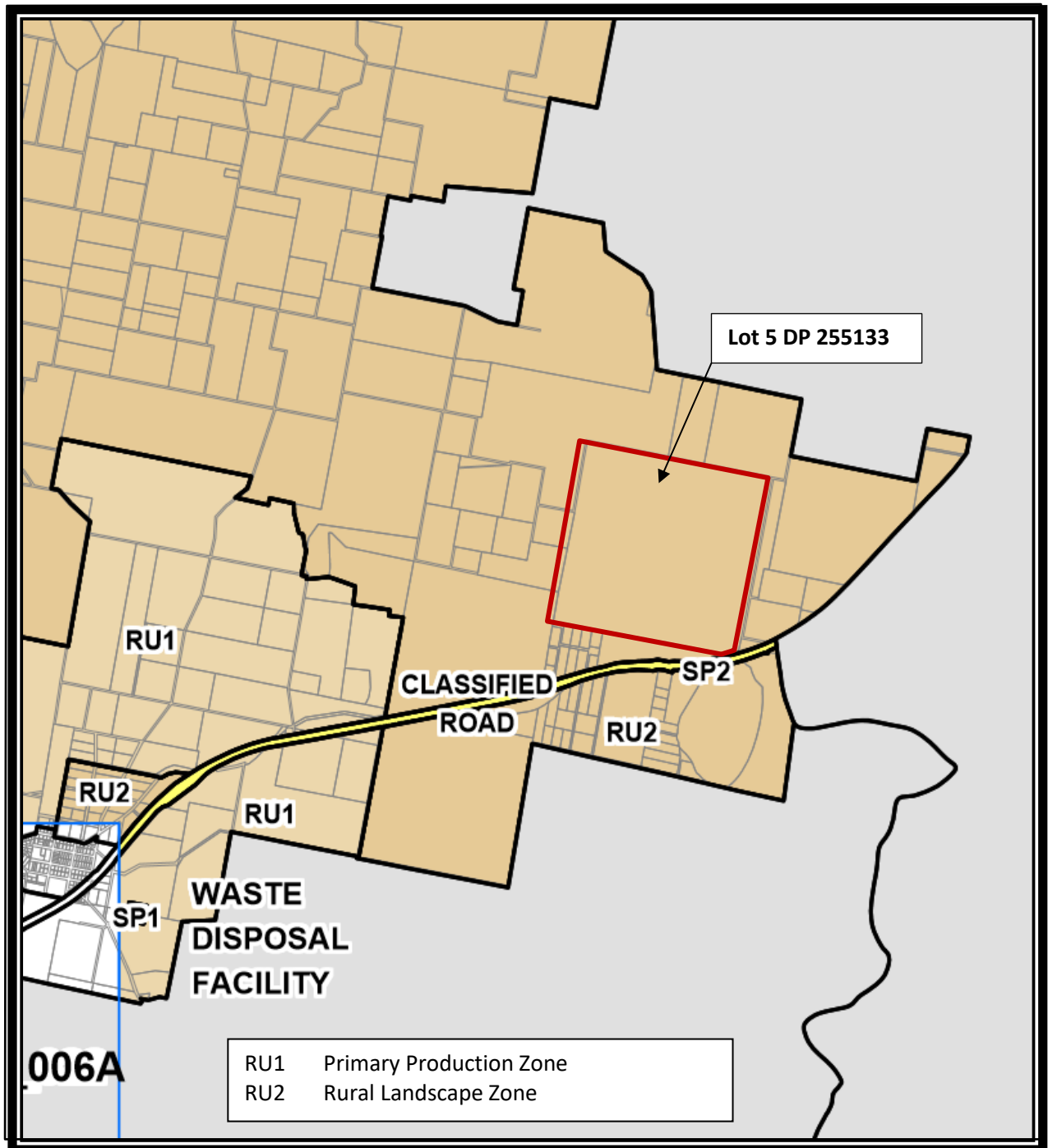
Centre-based child care facilities; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Comment: An extractive industry is not a prohibited use and is permissible with Council consent.

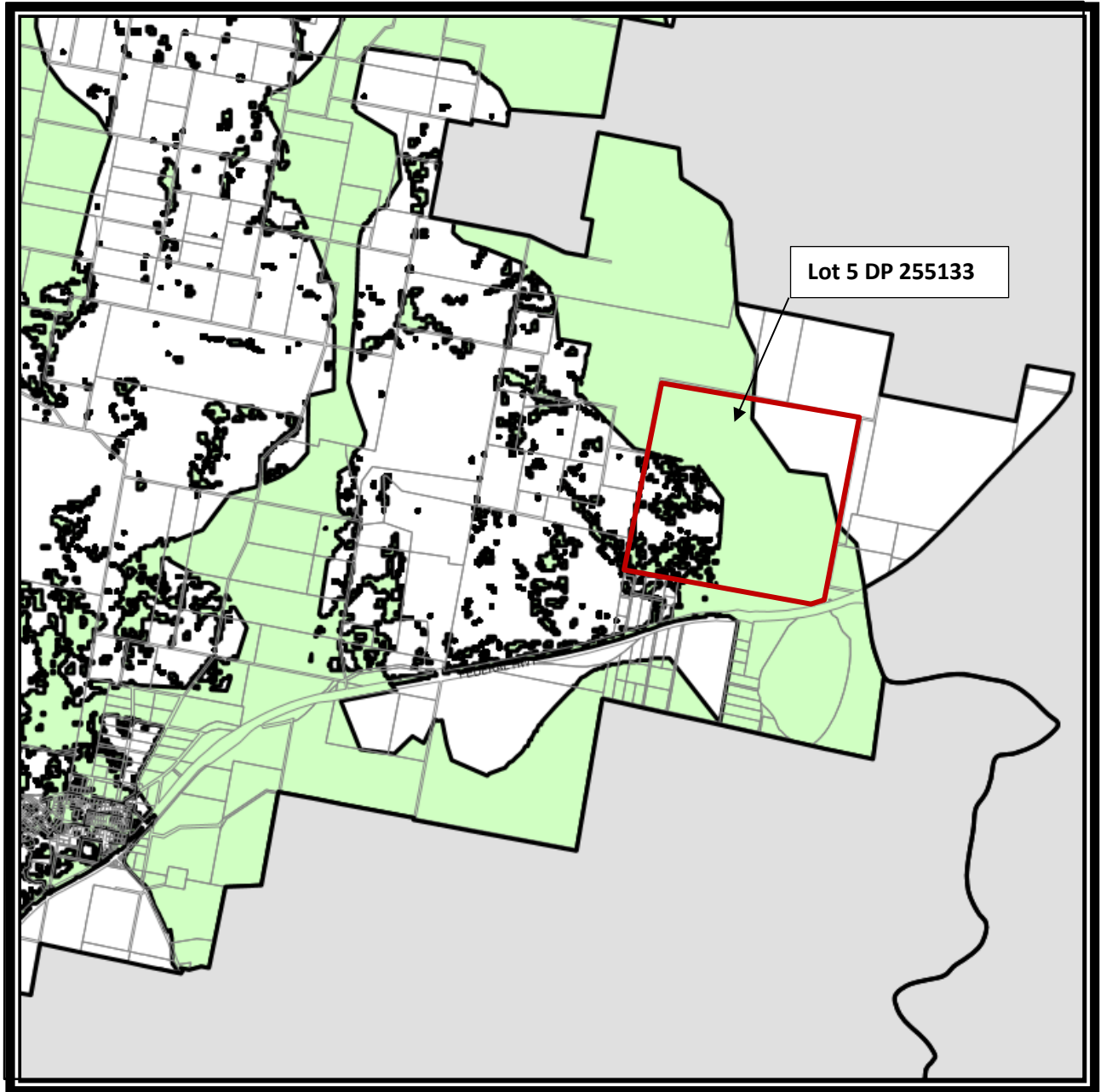
Zone Objectives

Compliance with RU2 Rural Landscape Zone objectives is detailed below:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
Comment: The development will have a minimal impact on primary industry production.
- *To maintain the rural landscape character of the land.*
Comment: The development will have minimal impact on the rural landscape character of the land.
- *To provide for a range of compatible land uses, including extensive agriculture*
Comment: The development is compatible with land uses in the area and will not affect extensive agriculture.
- *To preserve environmentally sensitive areas including waterways and prevent inappropriate development likely to result in environmental harm.*
Comment: The site is not environmentally sensitive and the development does not impact on watercourses and will not result in environmental harm.
- *To protect the Pejar catchment area from inappropriate land uses and activities and minimise risk to water quality.*
Comment: The development is not in the Pejar dam catchment.
- *To minimise the visual impact of development on the rural landscape.*
Comment: The development site is not visible from any public place and will have a minimal impact on the rural landscape.
- *To minimise the impact of development on the existing agricultural landscape character.*
Comment: The development will have a minimal impact on the existing agricultural landscape character.
- *To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation.*
Comment: The development will not provide a negative impact any watercourses and will be carried out in a manner that will reduce land degradation.
- *To maintain areas of high conservation value vegetation.*
Comment: The site does not contain high conservation value vegetation.



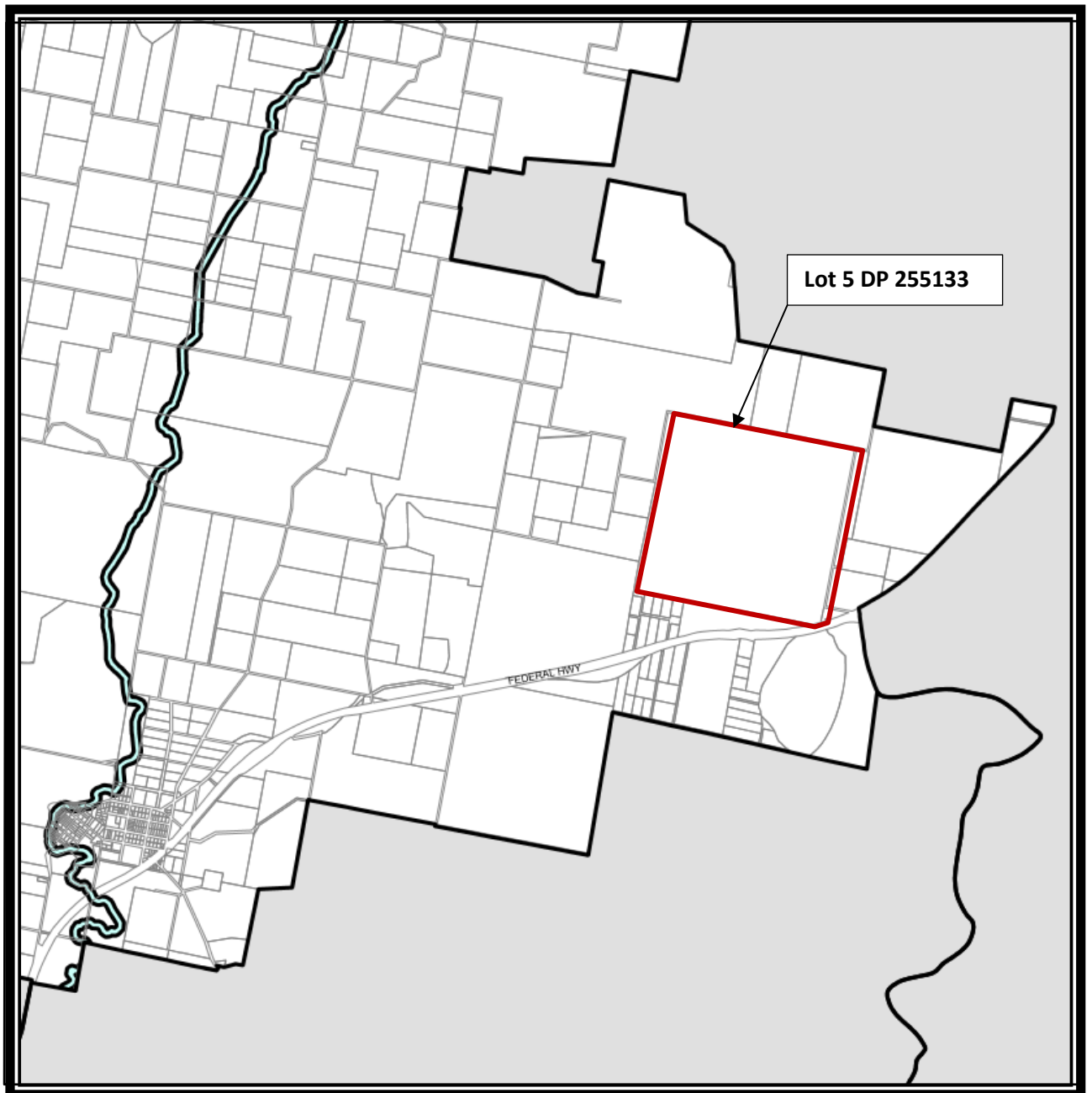
Zoning Map (LZN_006)
(Map Source: NSW Legislation Web Site)



Natural Resources Sensitivity—Biodiversity Map (NRB_006)
(Map Source: NSW Legislation Web Site)



Natural Resources Sensitivity—Land Map (NRL_006)
(Map Source: NSW Legislation Web Site)



Natural Resources Sensitivity—Water Map (NRW_006)

(Map Source: NSW Legislation Web Site)

Natural Resources Sensitivity Maps

The subject land is identified on the Biodiversity and Land Maps and not identified on the Water Map under the Natural Resources Sensitivity Maps of the *Upper Lachlan Local Environmental Plan 2010*. The following details address the applicable clauses:

Clause 6.2 Biodiversity

- (1) *The objective of this clause is to maintain terrestrial and aquatic biodiversity including:*
- (a) *protecting native fauna and flora, and*
 - (b) *protecting the ecological processes necessary for their continued existence, and*
 - (c) *encouraging the recovery of native fauna and flora, and their habitats.*

- (2) *This clause applies to land identified as “sensitive land” on the Natural Resources Sensitivity—Biodiversity Map.*
- (3) *Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on:*
 - (a) *a native ecological community, and*
 - (b) *the habitat of any threatened species, populations or ecological community, and*
 - (c) *a regionally significant species of fauna and flora or habitat, and*
 - (d) *a habitat element providing connectivity.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) *the development is designed, sited and will be managed to avoid any adverse environmental impact, or*
 - (b) *if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment: In consideration of the above a formal Biodiversity Assessment for the Project was undertaken by Macrozamia Environmental Consulting. A summary of the assessment is listed below. A full copy of the report is contained in Appendix 10.

- *The proposal will result in 1.6ha of exotic pasture grassland being removed.*
- *Operation of the proposal will generate noise and dust impacts; these however are consistent with the existing operation. Indirect impacts will not impact important or native biodiversity matters.*
- *Vegetation impacts will not significantly impact any threatened flora or endangered ecological communities.*
- *The proposal will not involve the removal of any significant vegetation, plant habitats or significantly degrade the ecological value of the study area.*
- *No areas of important habitat or unique habitat components will be removed as part of this proposal.*
- *The impact of the proposal on fauna populations and their habitats is considered likely to be insignificant.*
- *No listed threatened fauna or their habitats are considered at risk of impact by this proposal.*

Clause 6.3 Land

- (1) *The objective of this clause is to maintain soil resources and the diversity and stability of landscapes, including:*
 - (a) *protecting land with steep slopes and shallow soils, and*
 - (b) *protecting land subject to soil salinity, and*
 - (c) *protecting land with high erosion potential soils, and*
 - (d) *protecting land susceptible to other forms of land degradation, and*
 - (e) *protecting landforms.*
- (2) *This clause applies to land identified as “sensitive land” on the Natural Resources Sensitivity—Land Map.*
- (3) *Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development in relation to:*
 - (a) *the geotechnical stability of the site, and*
 - (b) *the probability of increased erosion or other land degradation processes.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*

- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or*
- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment: The proposed development is being carried out on a grassed area of the land and the land is not subject to:

- steep slopes and shallow soils;
- soil salinity;
- high erosion potential soils;
- other forms of land degradation; or
- protected landforms.

The proposed development has also been designed and sited and will be managed to avoid any adverse impact on:

- (a) the geotechnical stability of the site, and*
- (b) the probability of increased erosion or other land degradation processes.*

Clause 6.4 Water

(1) The objective of this clause is to maintain the hydrological functions of riparian land waterways and aquifers, including protecting:

- (a) water quality, and*
- (b) natural water flows, and*
- (c) the stability of the bed and banks of waterways, and*
- (d) groundwater systems.*

(2) This clause applies to land identified as “sensitive land” on the Natural Resources Sensitivity—Water Map.

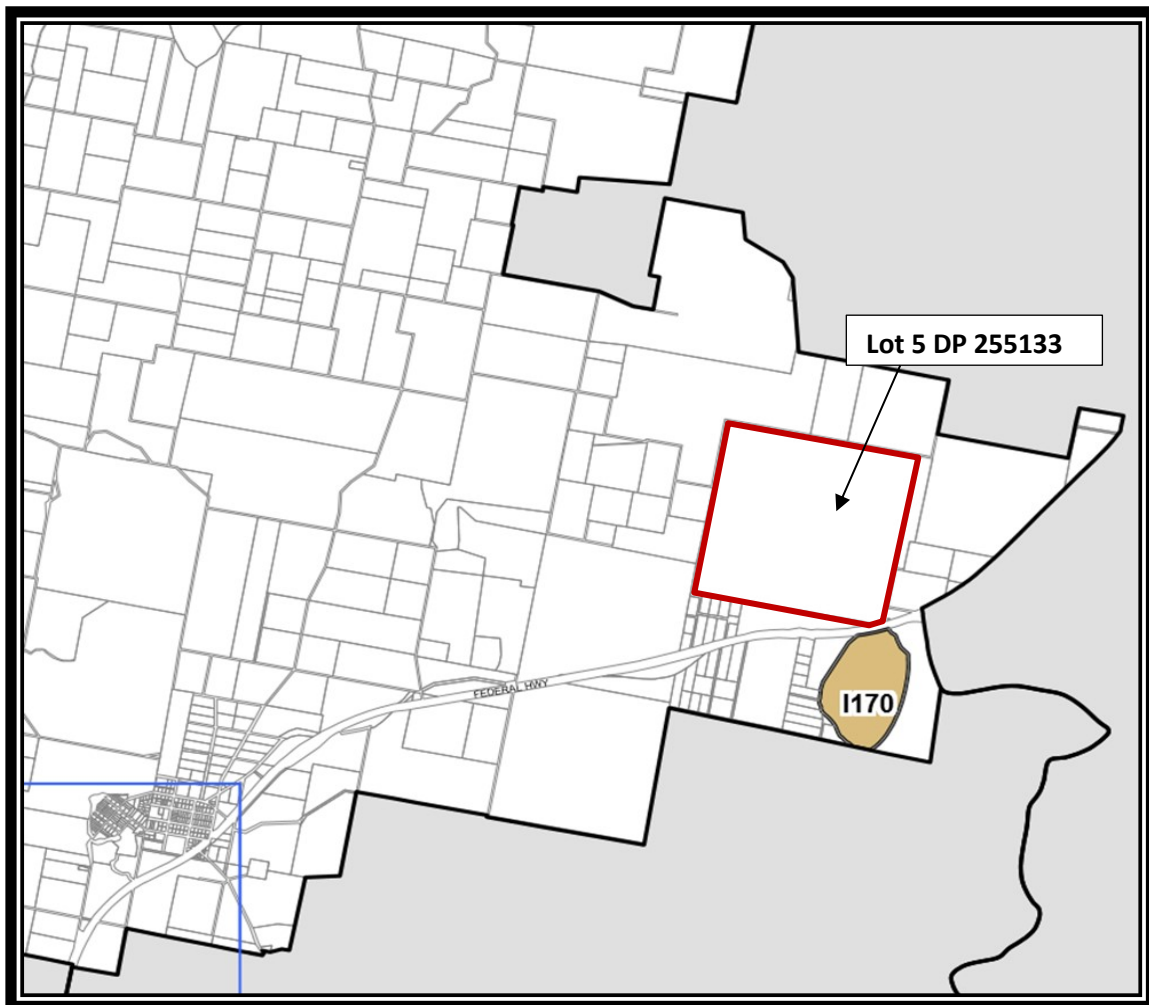
(3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on:

- (a) the water quality of receiving waters, and*
- (b) the natural flow regime, and*
- (c) the natural flow paths of waterways, and*
- (d) the stability of the bed, shore and banks of waterways, and*
- (e) the flows, capacity and quality of groundwater systems.*

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or*
- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment: The land is not identified as sensitive land on the Natural Resources Sensitivity – Water Map.



Heritage Map (HER_006)
(Map Source: NSW Legislation Web Site)

Clause 5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Upper Lachlan,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
 - (d) *disturbing or excavating an Aboriginal place of heritage significance,*
 - (e) *erecting a building on land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
 - or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
 - (f) *subdividing land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
 - or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*
- (3) When consent not required** *However, development consent under this clause is not required if—*
- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
 - (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area,*
 - or*
 - (b) *the development is in a cemetery or burial ground and the proposed development—*
 - (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
 - (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
 - (d) *the development is exempt development.*
- (4) Effect of proposed development on heritage significance** *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*
- (5) Heritage assessment** *The consent authority may, before granting consent to any development—*
- (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*
- (6) Heritage conservation management plans** *The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*
- (7) Archaeological sites** *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the*

State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Comment: The landforms within the project area consist of gently undulating middle to lower slopes mostly covering the crest beginning in the south east corner of the project area, extending towards the property's creek line. Water sources are present in the form of several dams along the drainage line but prior to construction within the project area no permanent water source is present. The Willow Tree Creek, a permanent water source, is located approximately 2.3kms to the south of the project area. The project area has been impacted by European settlement from the mid nineteenth century. The project area has as a result been under continual grazing and pastoral regimes over a lengthy period of time. The past use impacts are typical for the Yass/Canberra region and consist of the following:

- vegetation and tree clearance
- stock impacts
- fencing – directly and by concentrating stock impacts to gate areas
- vehicle tracks – some consisting of minor roads, other of impact trails
- ploughing of topsoils for pasture improvement or light cropping.

All of these landscape and soil impacts reduce the potential for archaeological or heritage sites to remain intact within the landscape. Confined areas of disturbance are present at the gates and along fence lines. Review of aerial photos of the project area, show exposed ground is present in areas of creek lines, stock impact, vehicle tracks, fence lines, and in confined erosional scours. As a result of the landform assessment the study area contains low potential to contain any unrecorded heritage sites or areas of PAD and has suffered a moderate degree of previous impact. In consideration of the above an Aboriginal Cultural Heritage Due Diligence Assessment for the Project was undertaken by Past Traces Heritage Consultants and addressed in Section 4.5. A full report and assessment are contained in Appendix 6.

3.1.5 Upper Lachlan DCP 2010

The *Upper Lachlan Development Control Plan 2010* (DCP) controls relevant to the proposed development are:

- CI 2. Plan Objectives
 - 2.2 Rural Development Objectives
- CI 4. General Development Controls
 - 4.1 Matters for Consideration
 - 4.1.1 Matters for Consideration (General)
 - 4.2 Environment
 - 4.2.1 Tree and Vegetation preservation
 - 4.2.2 Waterways, water bodies and wetlands
 - 4.2.3 Riparian corridors
 - 4.2.4 Groundwater
 - 4.2.5 Well Head Protection Plans
 - 4.2.6 Biodiversity management
 - 4.2.7 Bushfire risk management
 - 4.4 Heritage
 - 4.4.1 European (non-Indigenous) heritage conservation
 - 4.4.2 Indigenous heritage and archaeology
 - 4.5 Flooding and Stormwater
 - 4.5.1 Flood affected lands
 - 4.5.2 Stormwater management
 - 4.5.3 Impacts on drinking water catchments
 - 4.5.4 Overland Flow Paths
 - 4.6 Traffic and Car Parking
 - 4.6.1 Vehicular access and parking
 - 4.6.2 Roads and Traffic Authority (RTA) controlled roads
 - 4.6.3 Heavy vehicle generation development – haulage routes
- CI 8. Rural development
 - 8.5 Extractive industries
- CI 10. Engineering requirements
 - 10.1 Utility services
 - 10.2 Roads
 - 10.3 Easements

A full assessment against the relevant components of the DCP is included at Appendix 2.

3.1.6 Upper Lachlan Development Contributions Plan 2007

The Plan states that “Road pavement deterioration associated with extractive industries is caused largely by the passage of heavy vehicles. Extractive industries typically cause and exacerbate the deterioration of the road surfaces which then requires the need for

considerable expenditure to maintain, repair and, where necessary, reconstruct the roads. Road maintenance can be funded under section 94 of the Environmental Planning and Assessment Act 1979 only for quarry and mining operations.”

Comment: The Contributions Plan only relates to public roads under the care and control of Council. In this instance, the Federal and Hume Highways only will be used for the transport of extractive material from the site to a storage facility at Towrang and is therefore not applicable.

3.1.7 Upper Lachlan Section 94A Development Contribution Plan (2012)

The development is not listed as a development type affected by this plan and as such the development is considered exempt from the levy applied by the Contributions Plan.

3.1.8 State Environmental Planning Policies

The following State Environmental Planning Policies apply at the subject land (Source: NSW Planning Portal dated 9 July 2021):

- SEPP (Affordable Rental Housing) 2009;
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP (Concurrences and Consents) 2018;
- SEPP (Educational Establishments and Child Care Facilities) 2017;
- SEPP (Exempt and Complying Development Codes) 2008;
- SEPP (Housing for Seniors or People with a Disability) 2004;
- SEPP (Infrastructure) 2007;
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007;
- SEPP (Primary Production and Rural Development) 2019;
- SEPP (Vegetation in Non-Rural Areas) 2017;
- SEPP No 21—Caravan Parks;
- SEPP No 33—Hazardous and Offensive Development;
- SEPP No 36—Manufactured Home Estates;
- SEPP No 50—Canal Estate Development;
- SEPP No 55—Remediation of Land;
- SEPP No 64—Advertising and Signage;
- SEPP No 65—Design Quality of Residential Apartment Development.

A full assessment against the relevant components of the SEPP's is included at Appendix 1.

3.1.9 Protection of the Environment Operations Act 1997

Schedule 1 of the Protection of the Environment Operations Act 1997 specifies the thresholds for licencing of various activities. In respect to extractive industries, the following thresholds are specified:

19 Extractive activities

- (1) *This clause applies to extractive activities, meaning the extraction (by any method, including by excavation, dredging, blasting or tunnelling) or processing of extractive materials for the primary purpose of the sale of extracted material.*
- (2) *However, this clause does not apply to cut and fill operations, or the excavation of foundations or earthworks, that are ancillary to development that is subject to development consent or approval under the Environmental Planning and Assessment Act 1979.*
- (3) *The activities to which this clause applies are declared to be scheduled activities if they involve the extraction or processing of more than 30,000 tonnes of extractive materials per year.*

- (4) More than 30,000 tonnes of material are taken to have been extracted in a year at premises at which extraction occurs if the total amount of extractive material transported from those premises in that year is more than 30,000 tonnes.*
- (5) In this clause, extractive materials means clay, sand, soil, stone, gravel, rock, sandstone or similar substances that are not minerals within the meaning of the Mining Act 1992.*

Comment: The proposed extractive industry is land based and has a maximum extraction rate of 16,000 tonnes per annum and as the proposed development does not meet the threshold of 30,000 tonnes per annum, licencing is not required.

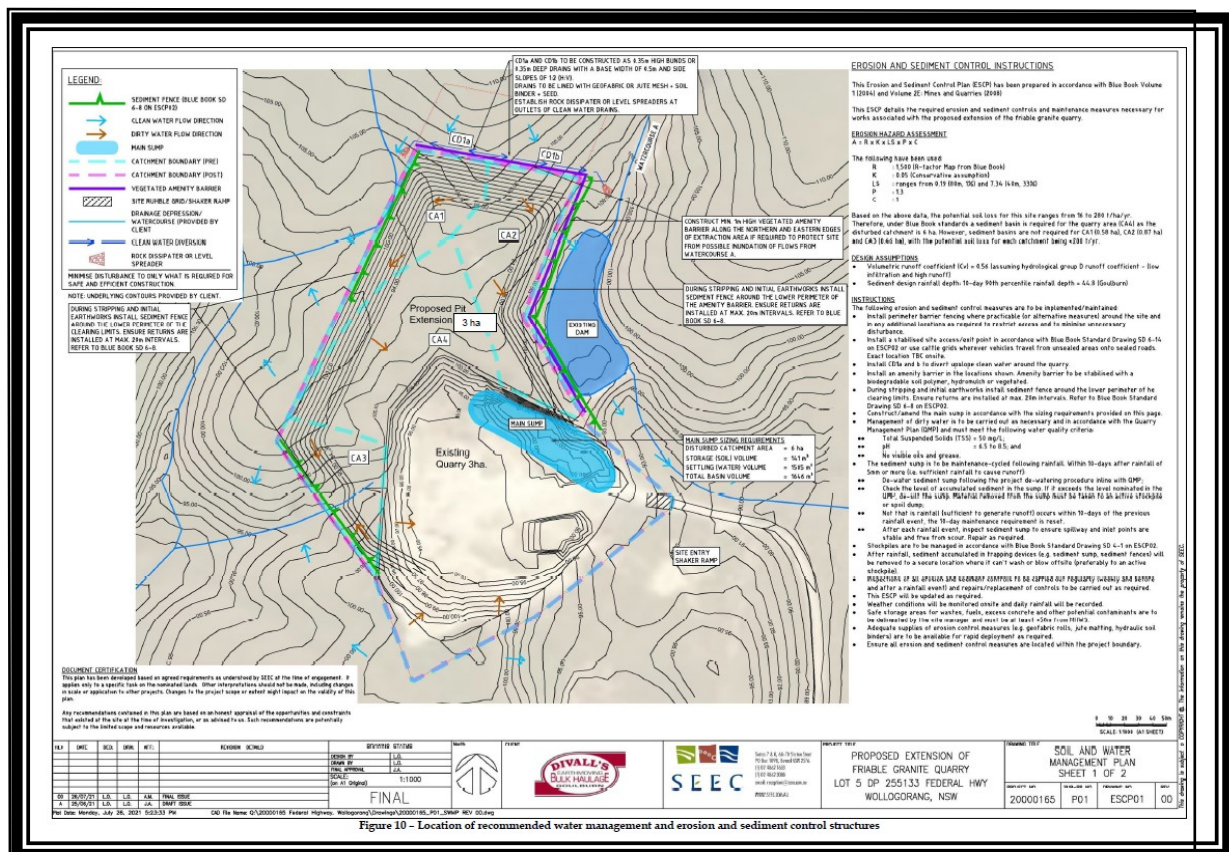
4 ENVIRONMENTAL ASSESSMENTS

4.1 WATER

A Soil and Water Assessment has been prepared by Strategic Environmental and Engineering Consulting (SEEC) Pty Ltd to address specific items relating to soil and water in the SEARs and Clause 6.4 of the Upper Lachlan Local Environmental Plan 2010. It includes an assessment of how the proposed extension of extractive activities might impact on soil and water onsite and downstream, and proposes a series of recommendations to mitigate or manage those impacts. A summary of the assessment is listed below, a full copy of the report is contained in Appendix 8. The assessment prepared by SEEC specifically relating to soil and water includes the following comments:

- *A detailed site water balance and an assessment of any volumetric water licencing requirements, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;*
- *Identification of any licensing requirements or other approvals required under the Water Act 1992 and or Water Management Act 2000;*
- *Demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);*
- *A Description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo;*
- *A detailed consideration of the need to maintain an adequate buffer between all excavations and the highest predicted ground water table;*
- *An assessment of activities that could cause erosion or sedimentation issues, and the proposed measures to prevent or control these impacts;*
- *An assessment of any likely flooding impacts of the development;*
- *An assessment of potential impacts on the quality and quantity of existing surface and groundwater resources including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;*
- *A detailed description of the proposed water management system, water monitoring program and other measures to mitigate surface and groundwater impacts; and*
- *Potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate).*

There are potential impacts to soil and water as a result of the proposed extension of area for extractive activities at the site. The following details includes recommendations to manage or mitigate those impacts.



SEEC Figure 10 – Location of recommended water management and erosion and sedimentation control structures

The recommendations for soil and water management to be undertaken as part of normal operations at the quarry site to manage or mitigate the potential impacts are identified in the SEEC Table 8 below and on pages 61 and 62:

Table 8 - Recommendations for Soil and Water Management

No.	Recommendation	Timing	Responsibility
1.	A Water Management Plan (WMP) will be prepared for the operational quarry. It is to incorporate the recommendations in this table.	Prior to extractive activities	Quarry manager
2.	The operational quarry will maintain the minimum capacity within the Main Sediment Basin in accordance with the 10-day 90 th percentile design requirements. Refer to Section 4.4 for details of the Main Sediment Basin.	Ongoing	Quarry manager
3.	The water management structures shown on Figure 10 will be maintained or constructed as required.	Ongoing	Quarry manager
4.	Dust suppression using water will be undertaken as required to minimise the risk of dust rise.	Ongoing	Quarry manager
5.	Water for dust suppression and processing will be sourced from the main sediment basin.	Ongoing	Quarry manager
6.	Inspections will be carried out: <ul style="list-style-type: none"> At least once per month during normal operations; Prior to forecast rainfall of >50% chance of more than 50mm; and Following any rainfall of more than 50mm over any 5 day period.	As nominated.	Quarry manager

No.	Recommendation	Timing	Responsibility
7.	<ul style="list-style-type: none"> Inspections will focus on the water management and erosion and sediment control infrastructure, and will be documented using the attached Inspection Sheet (Appendix A) or a suitable alternative Inspection Sheet. 	Ongoing	Quarry manager
8.	Any actions requiring attention identified in a site inspection will be rectified within a reasonable timeframe.	Ongoing	Quarry manager
9.	Sediment tracking onto The Federal Highway will be visually checked daily. When sediment tracking becomes excessive or presents a safety risk to traffic, the road will be cleaned (e.g. with a sweeper truck) as soon as practicable.	Daily	Quarry manager
10.	The rumble grids at the site entrance will be checked monthly as part of the regular site inspections to ensure effective functioning.	Monthly	Quarry manager
11.	All fuels, oils and chemicals are not to be kept on site.	Ongoing	Quarry manager
12.	Environmental incidents where material harm to the environment is caused or threatened will be subject to an Emergency Response Plan.	Ongoing	Quarry manager
13.	Environmental performance will be monitored and the WMP will be reviewed, updated and amended in accordance with the schedule in Section 4.6 of this Soil and Water Assessment.	Refer to Section 4.6	Quarry manager
14.	Weather conditions and forecasts (including rainfall predictions) will be monitored daily to allow for adequate planning for significant rain events.	Daily	Quarry manager
15.	Quarrying and processing activities will be halted if the Quarry Manager determines the environment is at imminent risk of harm from activities continuing.	Ongoing	Quarry manager
16.	Daily rainfall records (in mm/day) will be collected and recorded onsite.	Daily	Quarry manager
17.	Vehicles, plant and equipment will be inspected daily for leaks of fuels or fluids.	Daily	Quarry manager

No.	Recommendation	Timing	Responsibility
18.	<p>Environmental aspects will be included in the site induction process for new staff. This will include (although is not limited to):</p> <ul style="list-style-type: none"> Objectives of the Quarry Environmental management Plan (QEMP) and the WMP Understanding of obligations under the NSW Protection of the Environment Operations Act (1997) not to cause pollution. Incident reporting and management procedures (including spill response). Details of water management and erosion and sediment control structures and procedures. Specific requirements to minimise sediment/mud tracking onto roads <p>Requirement to maintain environmental controls and repair damaged controls.</p>	Ongoing	Quarry manager
19.	<ul style="list-style-type: none"> The Main Sediment Basin will be de-silted as required to maintain effective capacity and function. 	Ongoing	Quarry manager
20.	Drainage pathways (e.g. from the Processing Area to the Quarry Area) will be inspected for signs of scour.	Refer to Item 7 in this table	Quarry manager
21.	Active discharge of accumulated water on the site must meet the discharge criteria in Section 4.5.	Ongoing	Quarry manager
22.	Hazardous substances will be stored onsite in lockable containers, in their original receptacles.	Ongoing	Quarry manager
23.	All hazardous substances will be clearly labelled and will have Safety Data Sheets affixed or available nearby.	Ongoing	Quarry manager
24.	The use of any hazardous substance that could result in a spill will be undertaken away from water management infrastructure such as the Main Sediment Basin to minimise the risk of contaminating the stored water.	Ongoing	Quarry manager
25.	Any refueling undertaken on site shall be undertaken in designated areas only, well away from water management infrastructure such as the Main Sediment Basin to minimise the risk of contaminating the stored water.	Ongoing	Quarry manager
26.	Wherever possible, water detained onsite from surface flows will be re-used for dust control and other non-potable uses.	Ongoing	Quarry manager

In respect to the Main Sediment Basin the assessment states “*The Main Sediment Basin is shown in Figure 10, and is to be constructed within the base of the quarry floor as required. As noted in Figure 10, the Main Sediment Basin requires a minimum capacity of 1,632m³ as calculated in Section 3.5.1. The Main Sediment Basin is to be discharged periodically in accordance with the discharge water quality requirements outlined in Section 4.5 and also cleaned of sediment periodically to ensure its capacity is maintained.*”

The aim for water management is to maintain sufficient capacity within the Main Sediment Basin – i.e., all surface runoff is collected within the Main Sediment Basin in the Quarry Area and then re-used onsite for dust suppression purposes (with some losses via deep seepage

and evaporation). Any remaining water would be treated and discharged into receiving watercourse to maintain the basins holding capacity.

4.2 NOISE

A comprehensive Environmental Noise Impact assessment was undertaken for the Project by Harwood Acoustics and is attached at Appendix 7. The Assessment includes the following statements:

"The site is located on the northern side of the Federal Highway, approximately 7.5 kms to the northeast of the township of Collector. The site is located on land zoned RU2 Rural Landscape under the Upper Lachlan Local Environmental Plan 2010.

The surrounding area is predominantly rural farmland and there are rural residential receptors located toward to the south, south east and north east. The nearest of these is approximately 550 metres from the proposed quarry expansion area. A location plan is shown in Figure 1.

The nearest receptors to the site are shown in Figure 1 below:-

*R1 – 6237 Federal Highway * (circa 550 metres)*

R2 – 6332 Federal Highway (circa 1055 metres)

R3 – Wollongorang Road (circa 1650 metres)

Distances are based on the closest point of the expansion area to the assessment location at each residential receptor, being 30 metres from the nearest façade facing the Quarry in accordance with the NSW EPA's NPfI.

**The structures at this property comprise rural shed and there is no currently no residential dwelling at this site. However, this property is the closest to the site and is considered as a residential receptor in this assessment.*

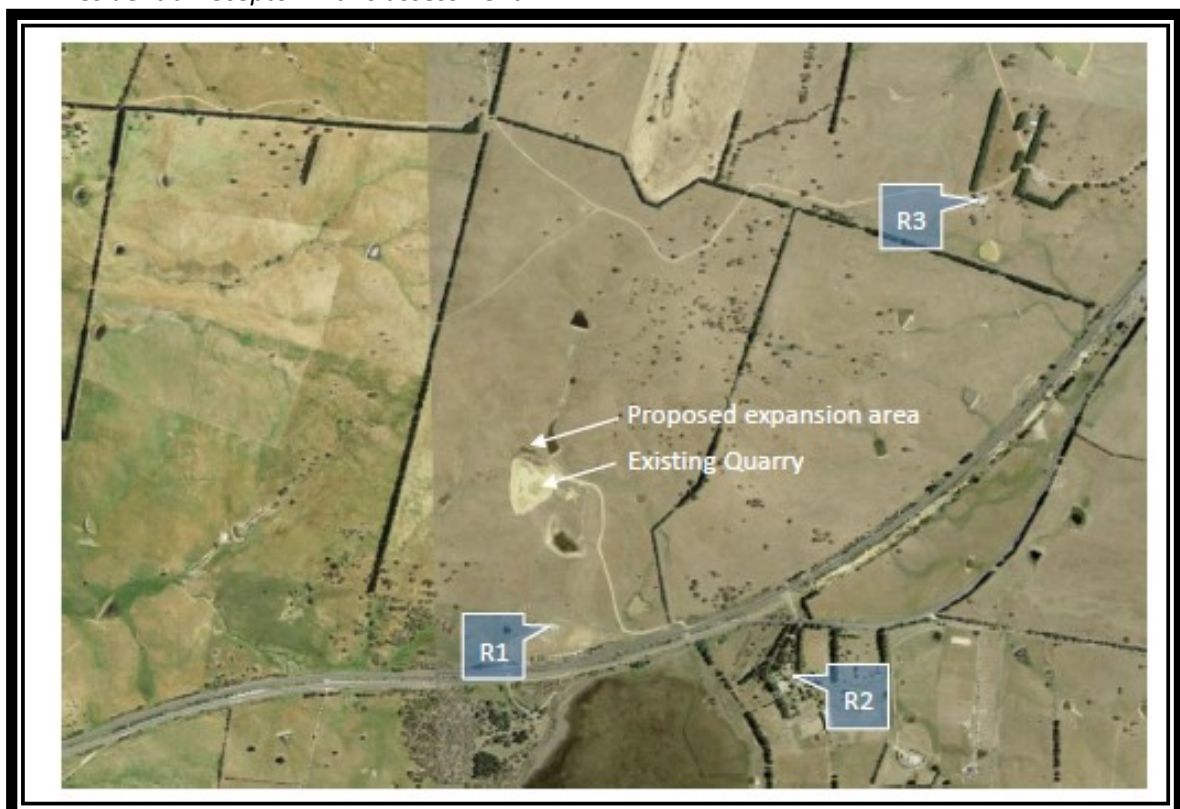


Figure 1. Location Plan – Lot 5 in DP 255133

(Source: NSW Government Spatial Information Exchange ©)"

The Assessment includes the following conclusion:

"An assessment of the potential noise emission arising from the proposed expansion of the Wollongorang Quarry located at Lot 5 in DP establishment of a resource recovery centre at Lot 5 in DP 255133, Federal Highway, Wollongorang, NSW has been undertaken.

Noise modelling, calculations and predictions show that the level of noise emission from the operation of the facility will meet the EPA's Noise Policy for Industry 2017 project noise trigger levels during the day time at all receptor locations without the need for noise controls. The NSW EPA's Road Noise Policy 2011 will also be met for this proposal from trucks accessing the site during day time or night time hours."

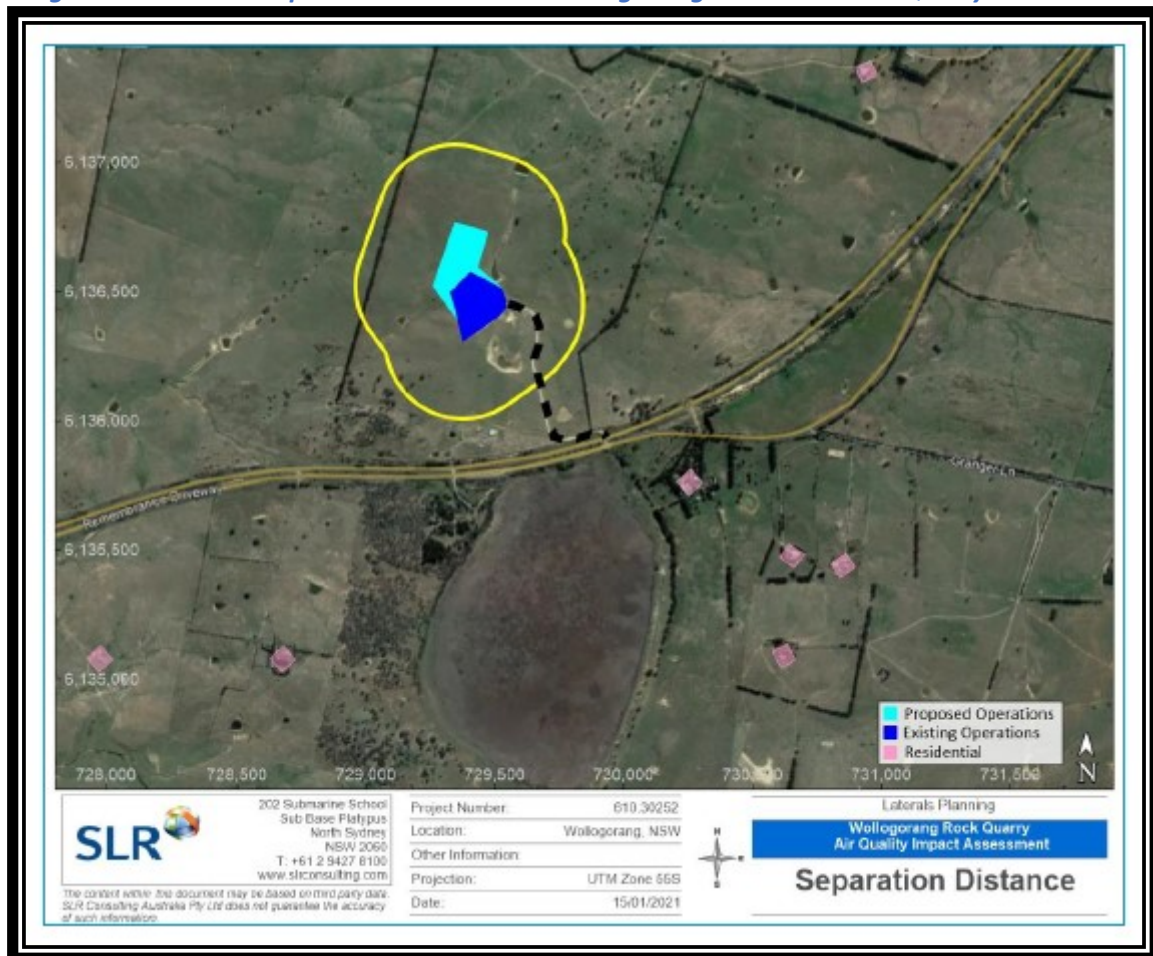
4.3 AIR

A comprehensive Air Quality Assessment was undertaken for the Project by SLR Consulting Australia Pty Ltd (SLR) and is attached at Appendix 5. The assessment incorporated an analysis of existing air quality parameters based on current quarry operations and background data, along with predictive modelling for the Project. The Assessment includes the following statements:

"Air quality around the Project Site will be affected by regional background air quality, as well as the localised impacts of air emission sources within the surrounding area. The regional background air quality (see Section 4.2) indicates that the air quality is generally good with regional events (e.g. dust storms, bushfires etc) contributing to measured exceedances of ambient air quality criteria for particulate matter (PM_{10} and $PM_{2.5}$).

The impact assessment presented below is based on the recommended separation distances for the quarry/extractive industries (see Section 3.3). The identified separation distances for the Project Site (.ie.300 m), showing areas of possible impact is shown below in Figure 5.

Figure 5 Estimated Separation Distances – Wollgorang Friable Granite Quarry Extension



It can be seen that the recommended minimum separation distance of 300 m identified as appropriate for the Project Site operations does not encroach upon any of the identified residential receptors. No other similar existing or proposed dust emission sources were identified by this assessment that would present a risk of cumulative dust impacts on the identified residential receptors.

As discussed earlier the recommended minimum separation distances provide guidance on the appropriate level of separation between a source of emissions and sensitive land uses in order to mitigate the impacts of intended and unintended emissions on people. These distances can vary based on the scale and size of the industry, location topography, prevailing winds and other factors, but are generally considered to be conservative (i.e. overestimate the actual area of impact).

It is also noted that the proposed new extraction area is located further from the nearest sensitive receptor than the area that has previously been used for extraction. Given that there is no proposed increase in the intensity of the resource extraction rate, the proposed operations would have a reduced risk of off-site air quality impacts compared to previous operations. Based on this, the potential air quality risk presented by the Project Site on the identified sensitive receptors is considered to be low.

Nevertheless, given the relatively high frequency (30%) of winds that would blow emissions of dust from the quarry and access road towards the nearest sensitive receptor (see Section 4.1), in order to ensure that impacts on off-site air quality are minimised and within the respective air quality criteria, the mitigation measures listed in Table 6 and recommended to be implemented. These mitigation measures could be documented in a site-specific Dust Management Plan (DMP).

Table 6 Recommended Dust Mitigation Measures for the Project Site"

Potential Pollution Source	Control Measures
Wind generated dust from exposed areas and stockpiles	Use wet suppression via a spray system or water cart if visible dust being observed leaving site Stabilise topsoil stockpiles by seeding or covering
Wheel generated dust from road trucks, haul trucks and mobile equipment	Cover all loads leaving the site Limit the speed on unpaved surfaces to 15km/hr Perform high level watering (greater than 2 L/m ² /hr) on unpaved haul road surfaces using a water cart, when required Minimise trackout of dust onto the public road by regular sweeping/washing of the sealed section leading to the site access point. Rumble grids or a wheel wash could also be installed at the end of the unpaved section of the haul road (after the weighbridge)
Materials handling activities: - Screening - Loading of product to the screen - Loading/unloading stockpiles by front end loaders - Loading product to trucks	Wet suppression (water sprays) on screen Locate dust-generating plant and activities as far as possible from sensitive receptors Minimise drop heights when loading materials Wet materials prior to and during loading if visible dust being observed leaving site Cease dust-generating activities during times of high wind speeds blowing towards sensitive receptors Reduce of the intensity/rate of activities in response to excessive dust generation
Extraction operations: - Stripping of overburden/vegetation - Extraction of rock by front end loader and bulldozer	Cease dust-generating activities during times of high wind speeds blowing towards sensitive receptors Reduce of the intensity/rate of activities in response to excessive dust generation

The Assessment concludes that:

"The results of this assessment indicate that the proposed Project Site operations present a low risk of dust impacts on the surrounding residential receptors. Nevertheless, a number of dust mitigation measures are presented that may be adopted onsite, to further reduce the potential for generation of dust emissions at the Project Site.

Based on this assessment, it is concluded that air quality should not be considered a constraint to this development. In addition, no ongoing air quality monitoring program is considered to be warranted."

4.4 BIODIVERSITY

A Biodiversity Assessment was undertaken for the Project by Macrozamia Environmental Consulting and is attached at Appendix 10. The Assessment includes the following statements:

"The Project areas and its landscape context were considered through a literature and database review in preparation for field survey and to inform survey aims and threatened biodiversity assessments.

Wherever applicable, NSW and Commonwealth policies and guidelines have been adopted in the undertaking of the assessment.

The study area has been considered for its terrain and landscape features, vegetation communities in the study area were defined and mapped and consideration made to how they link to habitats of the surrounding landscape.

All flora and fauna species identified were recorded along with the ecological communities and habitat components occurring on the site.

Given the lack of habitat available on the site or nearby, no structural fauna surveys were undertaken. Artificial structures such as bridges / culverts, dams, service pits and other structures were also considered if present, for their habitat value.

In consideration of the information detailed in the Biodiversity Assessment the following assessments were made:

- **Direct Impacts**

The proposal will result in 1.6ha of exotic pasture grassland being removed.

- **Indirect Impacts**

Operation of the proposal will generate noise and dust impacts; these however are consistent with the existing operation. Indirect impacts will not impact important or native biodiversity matters.

- **Potential Impacts on Flora**

Vegetation impacts will not significantly impact any threatened flora or endangered ecological communities. The proposal will not involve the removal of any significant vegetation, plant habitats or significantly degrade the ecological value of the study area.

- **Potential Impacts on Fauna and Habitat**

No areas of important or unique habitat components will be removed as part of this proposal. The impact of the proposal on fauna populations and their habitats is considered likely to be insignificant. No listed threatened fauna or their habitats are considered at risk of impact by this proposal."

The Assessment includes the following conclusion:

"The operator of the quarry must ensure that they do not import weed material to the site or export weed material from the site, for example, in or on plant equipment used in the operation. At a minimum the following action is recommended:

- *A weed management plan will be prepared and implemented to ensure the project does not increase the occurrence of weed species on the site or adjoining lands. The plan is to incorporate the following practices:*
 - *Procedures are in place for plant and equipment to be cleaned prior to entering the site ensuring mud / soil or vegetation material is not imported or exported from the work area."*

4.5 HERITAGE

The SEARs for the Project requires an Aboriginal Cultural Heritage Assessment, including both cultural and archaeological significance, to be undertaken. A due diligence assessment was undertaken by Past Traces Heritage Consultants to determine the Aboriginal archaeological potential and values of the Project area in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW 2010a). A copy of the due diligence assessment report is attached at Appendix 6. The Assessment includes the following statements:

“Consultation with the Pejar Local Aboriginal Land Council (Pejar LALC) was undertaken with two representatives participating in a field survey on the 1 April 2021 and provided comments on the finding and recommendations.”

“Impact Assessment

The impacts from the extension of the Wollogorang Quarry would be confined within an area of approximately 3.5 ha, extending approximately 130m from the existing quarry. These areas have been subject to a Heritage assessment which resulted in no heritage sites or areas of potential identified within the project boundaries. Based on landform and a review of the predictive modelling for the region, the area of the road construction is considered to hold low potential for unrecorded heritage sites or subsurface deposits.

The project area has a moderate degree of disturbance and soils appear to be thin and overlaying base clays and shale. Due to the general lack of depth of topsoils, this area is considered to hold low potential for unrecorded sites or subsurface deposits.

Based on the assessment the impacts from the project are as follows:

- *No known Aboriginal objects or places will be impacted by the proposed works.*
- *No areas of potential to contain unrecorded Aboriginal heritage sites or places are present in the project area. “*

“Based on this Desktop Due Diligence Heritage assessment the following actions are recommended for the project.

Recommendation 1 - Works to proceed without further heritage assessment with caution.

The proposed works can proceed without further assessment as no Aboriginal heritage sites (objects or places) have been identified within the project area. The potential for impacting on unrecorded heritage sites within the project area is assessed as low, based on landform analysis and desktop review of heritage registers and reports.

Recommendation 2- Discovery of Unidentified Aboriginal cultural material during works.

Under the NPW Act 1977 all Aboriginal places and objects are protected from harm, even if they have not been previously identified during the assessment process. If Aboriginal material is discovered during works then the steps as outlined below should be followed:

- *All work must cease in the vicinity of the find and the project manager notified immediately.*
- *A buffer zone of 10m should be fenced in all directions of the find and construction personnel made aware of the ‘no go’ zone.*
- *NSW Heritage must be notified of the find and advice sought on the proper steps to be undertaken.*
- *After confirmation with NSW Heritage a heritage consultation should be engaged to undertake assessment of the find and provide appropriate management recommendations to the proponent.*

Recommendation 3 - Discovery of Human Remains

In the highly unlikely event that human remains are discovered during any construction work, then all activity in the vicinity of the find must cease. As a first step the local police must be notified, followed by NSW Heritage and advice sought on appropriate next actions. No work can continue on the site until cleared with police and NSW Heritage.

Recommendation 4 - Alteration of impact footprint

Further archaeological assessment would be required if the proposal activity extends beyond the area of the current investigation.

Implementation of the above management recommendations will result in low potential for the project to impact on heritage values or result in damage to heritage sites."

4.6 TRAFFIC AND TRANSPORT

A Traffic and Parking Impact Report was prepared by Motion Traffic Engineers and is attached at Appendix 9. A summary of the key findings is provided below:

"As part of the traffic impact assessment the intersection Federal Highway at the proposed quarry extension entry is assessed, as it is the nearest cross intersection where there are right and left turn movements permitted out of the Private Road.

The subject intersection is a T junction with vehicles on the Private Road needing to give way to traffic on the Federal Highway. The Federal Highway is on two carriageways with two lanes in each direction and there is storage median between the two carriageways to allow for right turn vehicles into the Private Road, and the right turn out of the Private Road. The storage median has a width of approximately 19 metres and an articulated truck is able to stop in the median safely while waiting to turn right into the Private Road.

There is a deceleration lane for the right turn into Private Road from the Federal highway and also a short lane is provided for eastbound movement for the right turn movement into storage median." and

"The proposed expansion will not increase truck movements on a daily or weekly basis. The expansion will increase the lifetime of the quarry and not increase vehicle movements.

A "Stop" sign is recommended on the Private Road at the Federal Highway intersection together with rehabilitation widening and bitumen sealing of the existing access and intersection."

Consultation has been held with Transport for NSW with a copy of the email correspondence trail attached at Appendix 12. These comments have been incorporated into plans prepared by Regional Engineering Services for the proposed rehabilitation, widening and bitumen sealing of the Federal Highway intersection with a copy attached at Appendix 11.

4.7 LAND RESOURCES

The Project area occurs at an elevation of 760 to 780 asl, the easterly parts drain gently into Rose Lagoon and internally draining basin to the south of the study area. The westerly drainage is part of the Collector Creek Sub-catchment of the Lake George catchment, another internally draining basin to the southwest of the study area.

The study area is mapped as the "Garland Soil Landscape" *NSW Soil Landscapes 1:150000 mapping*.

The Garland Soil Landscape is described as occurring in undulating rises and valleys formed from granitic parent material. Extensive areas occur in two north – south trending bands between Gunning and Hovells Creek and between Tarago Lagoon and the Isabella River. Commonly light red sandy duplex soils on upper slopes and mottled yellow duplex soils with sandy textured topsoils and bleached A2 horizon on mid and lower slopes.

In terms of native vegetation only scattered trees remain. Typical vegetation communities of this soil landscape would have been the Savannah woodland of yellow box and Blakely's red gum. A well-developed herbaceous layer, composed of spear grasses, kangaroo grass and Poa species, occurred naturally beneath the open tree canopy. However, because of heavy grazing or fires, these grasses have been wholly or partially replaced with wallaby grasses, wire grass and often shrubs.

The Project presents limited opportunity for impacts on land resources and agricultural values as the Project is located within the existing and approved disturbance area of the Quarry. An additional

disturbance area of approximately 3.0 hectare is proposed associated with the expansion of the quarry, again provides limited impacts on land resources and agricultural values.

4.8 WASTE

The SEARs for the Project identify waste management as an issue to be assessed. Section 2.0 provides details of the approach to ongoing management of overburden for quarry operations. This section focuses on the identification and management of other waste material produced as part of ongoing operations. Wastes that will require management in association with the quarry activities include:

- Diesel fuel - diesel fuel will be stored within a self-contained unit on the back of a utility which is returned to the approved Depot on Carrick Road, Carrick each day.
- Wastewater - effluent will be fully contained within the transportable amenities (portaloo) and taken off site and disposed of at a licenced treatment facility when required.

4.9 HAZARDS

Hazards on site will be managed in accordance with the Divall's Work Health and Safety Management System and Guidelines and in accordance with the New South Wales Work Health and Safety Act 2011, the Work Health and Safety Regulation 2017 and relevant Australian Standards. Divall's aims to eliminate all injuries, occupational illnesses and preventable vehicular incidents. The company seeks to achieve this by:

- identifying and reducing the risks of all types of work activities that have the potential to produce personal injury or occupational illness;
- ensuring that everyone (including visitors and contractors) complies with appropriate legal and workplace requirements relating to safety and health;
- providing instruction, training and supervision to improve individual's understanding of workplace hazards, including safe work practices and emergency procedures;
- involving individuals in safety and health matters within the workplace, and consulting with them in ways to recognise, evaluate and control workplace hazards via the risk management process;
- communicating safety and health information to all employees and visitors to the workplace.

The Project is not considered to be a potentially hazardous development with respect to the storage, use or transportation of hazardous substances. Therefore, in accordance with State Environmental Planning Policy 33, a Preliminary Hazard Analysis is not required. Divall's has a long history of safe operation of Rose Lagoon Quarry and implementation of appropriate measures on site for managing bushfire risk. Divall's will continue to implement the appropriate measures to reduce the risk of fire ignition and the spread of bushfire across the site in consultation with the RFS.

4.10 CONTAMINATED LAND ASSESSMENT

This report provides information from preliminary investigations pertinent to the development about the potential for the site to contain contamination from previous activities. The assessment is carried out in accordance with the *'Planning Guidelines for Contaminated Land'* prepared by the Department of Urban Affairs and Planning and Environment Protection Authority in 1995. The report forms a key assessment in accordance with the heads of consideration in s4.15 of the *Environmental Planning and Assessment Act 1979*.

4.10.1 Previous land uses

The land has been used for limited agriculture purposes in the past and as a friable granite quarry since 1975. There are no known other uses on the land.

4.10.2 Adjoining Land Uses

Adjoining land uses are also for limited agricultural (grazing) purposes. There is no information that would indicate that there has been any activity on the land that would result in the contamination of the land which is the subject of this development.

4.10.3 Site Inspection

A site inspection was carried out in January 2020 and March 2021. A visual inspection was carried out to identify the presence of any rubbish tips, mounds, holes or bare ground that could possibly indicate landfill or materials that may or may not contain contaminants. No obvious contamination on the land within the development was identified.

4.10.4 Potentially Contaminating Activities

Potentially contaminating activities and main contaminants are listed in Table 1 of Chapter 2 of the 'Planning Guidelines for Contaminated Land' published by the Department of Urban Affairs and Planning and Environment Protection Authority in 1998. The list of activities and main contaminants are provided below.

MANAGING LAND CONTAMINATION PLANNING GUIDELINES 1998

Table 1. Some Activities that may Cause Contamination

• acid/alkali plant and formulation • agricultural/horticultural activities • airports • asbestos production and disposal • chemicals manufacture and formulation • defence works • drum re-conditioning works • dry cleaning establishments • electrical manufacturing (transformers) • electroplating and heat treatment premises • engine works • explosives industry • gas works • iron and steel works • landfill sites • metal treatment • mining and extractive industries • oil production and storage • paint formulation and manufacture • pesticide manufacture and formulation • power stations • railway yards • scrap yards • service stations • sheep and cattle dips • smelting and refining • tanning and associated trades • waste storage and treatment • wood preservation

None of the activities or main contaminants listed in the guideline has affected the land based on the information available at the time of this preliminary assessment.

4.10.5 Remediation Activities

There is no information that the land has been subject to any notices concerning the need for remediation of the site. There is no information to indicate that the land has been subject to voluntary remediation by any prior landowner.

4.10.6 Contaminated Land Assessment Summary

From this assessment there appears to be no contamination or potential contamination of the land which is the subject of the proposed development. Based on this preliminary assessment it is considered that the site is presently suitable for the proposed development.

4.11 SOUTH EAST AND TABLELANDS REGIONAL PLAN 2036

The proposed development is consistent with the relevant goals of the *South East and Tablelands Regional Plan 2036*.

Goal 1: A connected and prosperous economy.

Direction 8 – Protect important agricultural land: The Direction states *“Important agricultural land will be mapped to guide planning decisions, local environmental plans and infrastructure investment, and to provide information on important agricultural industries and resources. They may include biophysical attributes and socio-economic data.”* Actions include *“Protect identified important agricultural land from land use conflict and fragmentation and manage the interface between important agricultural land and other land uses through local environmental plans.”*

Comment: The important agricultural land is shown on the map below and the land the subject of this development application does not impact on important agricultural land.



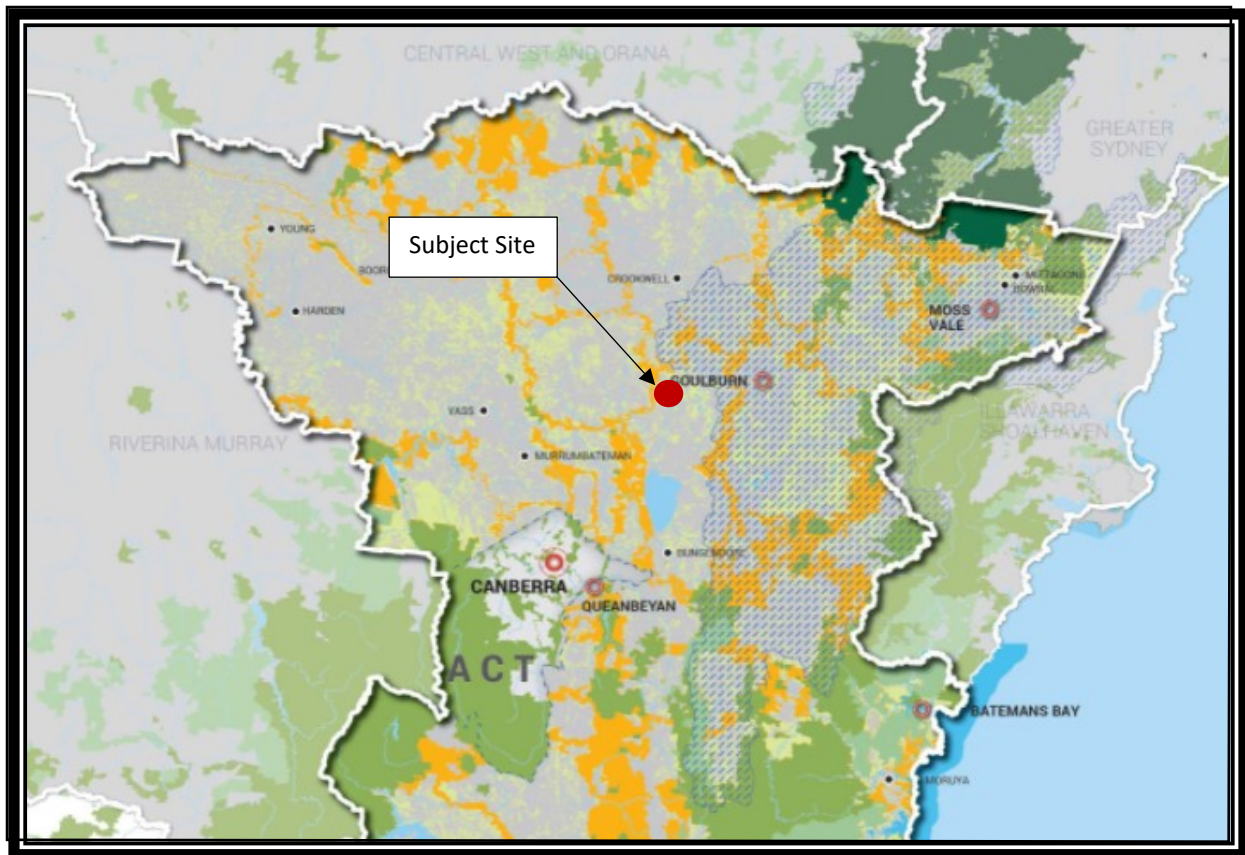
Biophysical Strategic Agricultural Land Map

(Map Source: NSW Dept of Planning, Industry and Environment website)

Goal 2: A diverse environment interconnected by biodiversity corridors.

Direction 14 – Protect important environmental assets: The Direction states “*The intensification of land uses through urban development and other activities must avoid impacts on important terrestrial and aquatic habitats and on water quality. Mapping areas of potential high environmental value will inform local planning strategies and local environmental plans. The ‘avoid, minimise and offset’ hierarchy will be applied to areas identified for new or more intensive development. The hierarchy requires that development avoid areas of validated high environmental value and considers appropriate offsets or other mitigation measures for unavoidable impacts.*” Actions include “*Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the ‘avoid, minimise and offset’ hierarchy*”.

Comment: The high environmental value lands and the region’s networks of biodiversity corridors are shown in the map below. The land is currently used for sheep / cattle grazing and does not contain any significant tree vegetation and certainly no understory vegetation. The biodiversity is therefore substantially a monoculture. The development application does not impact high environmental value lands.



High Environmental Value Lands Map

(Map Source: South East and Tablelands Regional Plan 2036.)

Goal 3: Healthy and connected communities

Direction 23 - Protect the region's heritage: The Direction states *"Heritage is irreplaceable and should be appreciated, valued and protected for the benefit of current and future generations. Harm to Aboriginal objects and places, or areas of significance to Aboriginal people, should be avoided. Where impacts on Aboriginal and historic heritage cannot be avoided, appropriate heritage management mechanisms must be implemented. Areas of high growth can have cumulative impacts on Aboriginal cultural heritage values and historic places. Early investment at the strategic planning stage can protect and preserve heritage and provide greater certainty for stakeholders during the development assessment process."*

Comment: The due diligence assessment undertaken by Past Traces Heritage Consultants to determine the Aboriginal archaeological potential and values of the Project area in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW 2010a) indicated no impact on heritage values.

4.12 VISUAL

The key elements of the Project are not visible from the Federal Highway or dwelling houses on adjoining or adjacent lands. There are no proposed changes to the location or height of the previously approved overburden areas. An assessment of surrounding topography indicates that views of the proposed quarry extension area will also not be visible from the Federal Highway or dwelling houses on adjoining or adjacent lands.

4.13 SOCIAL AND ECONOMIC

This assessment found that there was a strong ongoing demand for granite resources and that Rose Lagoon Quarry is well placed to meet this need and make a contribution to the local economy through the ongoing supply of cost effective, high quality granite material to support ongoing

development within the community. An economic and needs analysis identified that the continued operation of Rose Lagoon Quarry will provide ongoing socio-economic benefits. The key benefits identified include:

- the Project will provide a long-term, high quality supply of granite material into the Goulburn market.
- maximises the operating life of an existing facility, thereby avoiding/delaying the need to develop a greenfield site;
- the quarry is positioned away from major centres and incompatible land uses and has a substantial existing buffer zone.
- the quarry has convenient access to the regional road network.
- the Project will allow for continued employment of existing quarry personnel.
- the Project will continue to contribute to the Commonwealth and State government through taxes.

4.14 REHABILITATION

Divall's is committed to the effective rehabilitation and closure of the quarry site. This is achieved through progressive rehabilitation and managing the quarry operations to work progressively towards the eventual final rehabilitation and closure of the site. As part of the detailed quarry closure planning process, a detailed Quarry Closure Plan will be developed approximately one year prior to cessation of quarrying activities. The Quarry Closure Plan will describe in detail the proposed operational and progressive rehabilitation procedures for the remainder of the quarry life and subsequent to the quarry closure. The Quarry Closure Plan will be refined in consultation with relevant stakeholders, including Upper Lachlan Shire Council, as part of the development of the detailed Quarry Closure Plan. It is anticipated that due to the design of the quarry, the end use of the site will revert to the current agricultural use of the land.

4.15 CONCLUSION AND JUSTIFICATION

The potential environmental impacts of the Project have been identified through a process involving:

- assessment of the site characteristics;
- consultation with government agencies;
- consultation with surrounding landowners, the Aboriginal community and other stakeholders; and
- expert technical assessments.

The key issues identified were the subject of technical assessments to identify and assess the potential impacts of the Project on the existing environment. The results of these assessments are provided in the appendices of this EIS. The environmental and social impacts of the Project have been minimised through maximising the use of existing disturbance areas, refining the Project design in consideration of environmental constraints and stakeholder input, maximising the use of the existing quarry resources and implementation of appropriate control measures as part of an Project design process and proposed measures to avoid, minimise or manage impacts associated with the Project, it is anticipated that the Project can proceed without significantly changing the extent of impact on the environment or local community.

APPENDIX 1 – LEGISLATION POTENTIALLY APPLICABLE

LEGISLATION AND PLANNING CONTROLS	RELEVANCE	APPLICABILITY (FOR FURTHER CONSIDERATION)
<i>Environmental Planning & Assessment Act 1979 and Regulation 2000</i>	<p><u>Section 1.3 (b) – Objects of the Act</u> <u>Ecologically Sustainable Development (ESD):</u> The principles of ecologically sustainable development are as follows:</p> <ul style="list-style-type: none"> (a) the precautionary principle, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by: <ul style="list-style-type: none"> (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and (ii) an assessment of the risk-weighted consequences of various options, (b) inter-generational equity, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations, (c) conservation of biological diversity and ecological integrity, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration, (d) improved valuation, pricing and incentive mechanisms, namely, that environmental factors should be included in the valuation of assets and services, such as: <ul style="list-style-type: none"> (i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement, (ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste, (iii) environmental goals, having been established, should be pursued in the most cost-effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems. <p>See Section 3.1.1.</p>	YES
	<p><u>1.1 Section 4.10 (Act) – Designated Development</u> The development is identified as designated development under Schedule 3 of the EPA Regulations 2000.</p>	YES
	<p><u>1.2 Section 4.14 (Act) – Bushfire Prone Land</u> Section 4.14 of the Environmental Planning and Assessment Act 1979 requires that Council not grant approval for any development in a bush fire prone area (other than those developments covered by Section 100B of the Rural Fires Act 1997) unless the proposal complies with Planning for Bush Fire Protection 2006 or the Commissioner of the NSW Rural Fire Service has been consulted on any non-compliance.</p> <p>The land is not identified as bushfire prone land.</p>	NO
	<p><u>1.3 Section 4.46 (Act) – Integrated Development</u> Integrated development is development that, in order to be carried out, requires development consent and one (1) or more specified approvals under a number of other Acts.</p>	NO

	The proposed development is not classified as 'integrated development'.	
	<p>1.4 Section 7.4 (Act) – Provisions of a Planning Agreement The proposed development is not subject to the provisions of a Voluntary Planning Agreement under Section 7.4 EPA Act.</p> <p>No Planning Agreement is required.</p>	NO
	<p>1.5 Section 10.4 (Act)– Declaration Section 147 EPA Act requires the declaration of donations/gifts in excess of \$1000 within Section 5 of the Development Application form.</p> <p>The Applicant has declared that there are no relevant political donations or affiliations.</p>	YES
Commonwealth Legislation	<p>The Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) commenced on 16th July 2000 and is administered by the Commonwealth Department of Environment, Water, Heritage and the Arts. Its primary objective is to "provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance."</p> <p>The development will not require clearing for any aspect of the development.</p>	NO
Road Act 1993	<p>Under Section 138 of the Roads Act 1993, consent is required from the appropriate road's authority to:</p> <ul style="list-style-type: none"> (a) <i>erect a structure or carry out a work in, on or over a public road, or</i> (b) <i>dig up or disturb the surface of a public road, or</i> (c) <i>remove or interfere with a structure, work or tree on a public road, or</i> (d) <i>pump water into a public road from any land adjoining the road, or</i> (e) <i>connect a road (whether public or private) to a classified road,</i> <p>The development will involve minor verge works (widening and bitumen sealing) at the intersection with the Federal Highway.</p>	YES
Local Government Act 1993	<p>Under Section 68 of the Local Government Act, consent is required from Council for the following:</p> <p>Part A Structures or places of public entertainment</p> <ol style="list-style-type: none"> 1. <i>Install a manufactured home, moveable dwelling or associated structure on land</i> <p>Part B Water supply, sewerage and stormwater drainage work</p> <ol style="list-style-type: none"> 1 <i>Carry out water supply work</i> 2 <i>Draw water from a council water supply or a standpipe or sell water so drawn</i> 3 <i>Install, alter, disconnect or remove a meter connected to a service pipe</i> 4 <i>Carry out sewerage work</i> 5 <i>Carry out stormwater drainage work</i> 6 <i>Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer</i> <p>Part C Management of waste</p> <ol style="list-style-type: none"> 1. <i>For fee or reward, transport waste over or under a public</i> 	NO

	<p><i>place</i></p> <ol style="list-style-type: none"> 2 <i>Place waste in a public place</i> 3 <i>Place a waste storage container in a public place</i> 4 <i>Dispose of waste into a sewer of the council</i> 5 <i>Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility</i> 6 <i>Operate a system of sewage management (within the meaning of section 68A)</i> <p>Part D Community land</p> <ol style="list-style-type: none"> 1 <i>Engage in a trade or business</i> 2 <i>Direct or procure a theatrical, musical or other entertainment for the public</i> 3 <i>Construct a temporary enclosure for the purpose of entertainment</i> 4 <i>For fee or reward, play a musical instrument or sing</i> 5 <i>Set up, operate or use a loudspeaker or sound amplifying device</i> 6 <i>Deliver a public address or hold a religious service or public meeting</i> <p>Part E Public roads</p> <ol style="list-style-type: none"> 1 <i>Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway</i> 2 <i>Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road</i> <p>Part F Other activities</p> <ol style="list-style-type: none"> 1 <i>Operate a public car park</i> 2 <i>Operate a caravan park or camping ground</i> 3 <i>Operate a manufactured home estate</i> 4 <i>Install a domestic oil or solid fuel heating appliance, other than a portable appliance</i> 5 <i>Install or operate amusement devices (Construction Safety)</i> 6 <i>Install or operate amusement devices (Local government Act)</i> 7 <i>Use a standing vehicle or any article for the purpose of selling any article in a public place</i> 8 <i>Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations</i> <p>The development will not require approvals under Part B of Section 68.</p>	
Protection of the Environment Operations Act 1997	<p>Schedule 1 of the Protection of the Environment Operations Act 1997 specifies the thresholds for licencing of various activities. In respect to extractive industries, the following thresholds are specified:</p> <p>19 Extractive activities</p> <p>(1) <i>This clause applies to extractive activities, meaning the extraction (by any method, including by excavation, dredging, blasting or tunnelling) or processing of extractive materials for the primary purpose of the sale of extracted material.</i></p> <p>(2) <i>However, this clause does not apply to cut and fill operations, or the excavation of foundations or earthworks, that are ancillary to development that is subject to</i></p>	YES

	<p><i>development consent or approval under the Environmental Planning and Assessment Act 1979.</i></p> <p><i>(3) The activities to which this clause applies are declared to be scheduled activities if they involve the extraction or processing of more than 30,000 tonnes of extractive materials per year.</i></p> <p><i>(4) More than 30,000 tonnes of material are taken to have been extracted in a year at premises at which extraction occurs if the total amount of extractive material transported from those premises in that year is more than 30,000 tonnes.</i></p> <p><i>(5) In this clause, extractive materials means clay, sand, soil, stone, gravel, rock, sandstone or similar substances that are not minerals within the meaning of the Mining Act 1992.</i></p> <p>The proposed extractive industry is land based and has a maximum extraction rate of 16,000 tonnes per annum and as the proposed development does not meet the threshold of 30,000 tonnes per annum, licencing is not required.</p>	
<p>State Environmental Planning Policy (Affordable Rental Housing) 2009</p>	<p>The aims of this Policy are as follows:</p> <ol style="list-style-type: none"> to provide a consistent planning regime for the provision of affordable rental housing, to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards, to facilitate the retention and mitigate the loss of existing affordable rental housing, to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing, to facilitate an expanded role for not-for-profit-providers of affordable rental housing, to support local business centres by providing affordable rental housing for workers close to places of work, to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation. <p>The development is not for affordable rental housing.</p>	NO
<p>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</p>	<p>The aims of this Policy are as follows:</p> <ol style="list-style-type: none"> Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which: <ol style="list-style-type: none"> an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled. The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of 	NO

	<p>other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.</p> <p>The development does not involve any new residential building.</p>	
State Environmental Planning Policy (Concurrences) 2018	<p>If a person whose concurrence to development is required to be obtained by a relevant provision fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so, the Planning Secretary may elect to act in the place of the person for the purposes of deciding whether to grant concurrence to the development.</p> <p>Concurrence is not required from any authority.</p>	NO
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	<p>The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the State by—</p> <ol style="list-style-type: none"> improving regulatory certainty and efficiency through a consistent planning regime for educational establishments and early education and care facilities, and simplifying and standardising planning approval pathways for educational establishments and early education and care facilities (including identifying certain development of minimal environmental impact as exempt development), and establishing consistent State-wide assessment requirements and design considerations for educational establishments and early education and care facilities to improve the quality of infrastructure delivered and to minimise impacts on surrounding areas, and allowing for the efficient development, redevelopment or use of surplus government-owned land (including providing for consultation with communities regarding educational establishments in their local area), and providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and aligning the NSW planning framework with the National Quality Framework that regulates early education and care services, and ensuring that proponents of new developments or modified premises meet the applicable requirements of the National Quality Framework for early education and care services, and of the corresponding regime for State regulated education and care services, as part of the planning approval and development process, and encouraging proponents of new developments or modified premises and consent authorities to facilitate the joint and shared use of the facilities of educational establishments with the community through appropriate design. <p>The development is not for an educational establishments or early education and care facility.</p>	NO
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<p>This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by—</p> <ol style="list-style-type: none"> providing exempt and complying development codes that have State-wide application, and 	NO

	<ul style="list-style-type: none"> b. identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and c. identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and d. enabling the progressive extension of the types of development in this Policy, and e. providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments. <p>No Exempt or Complying Development is sought for the proposed development.</p>	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	<ul style="list-style-type: none"> (1) This Policy aims to encourage the provision of housing (including residential care facilities) that will— <ul style="list-style-type: none"> (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and (b) make efficient use of existing infrastructure and services, and (c) be of good design. (2) These aims will be achieved by— <ul style="list-style-type: none"> (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes. <p>The development is not for Seniors Housing.</p>	NO
State Environmental Planning Policy (Infrastructure) 2007	<p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:</p> <ul style="list-style-type: none"> (i) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and (ii) providing greater flexibility in the location of infrastructure and service facilities, and (iii) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and (iv) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and (v) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and (vi) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and (vii) providing opportunities for infrastructure to demonstrate good design outcomes. 	NO

	The development is not of a kind referred to in the SEPP nor affects any land or operation controlled by any authority.	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	<p>The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries—</p> <ul style="list-style-type: none"> (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development— <ul style="list-style-type: none"> (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries <p>The development is of a type to which the SEPP applies.</p>	YES
State Environmental Planning Policy (Primary Production and Rural Development) 2019	<p>The aims of this Policy are as follows—</p> <ul style="list-style-type: none"> (i) to facilitate the orderly economic use and development of lands for primary production, (ii) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, (iii) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, (iv) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts, (v) to encourage sustainable agriculture, including sustainable aquaculture, (vi) to require consideration of the effects of all proposed development in the State on oyster aquaculture, (vii) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors. <p>The site is not State significant agricultural land and:</p> <ul style="list-style-type: none"> • Is not identified within an irrigation corporation within the meaning of part 1 of Chapter 4 of the Water Management 	NO

	<p>Act 2000.</p> <ul style="list-style-type: none"> Does not involve development in excess of what is permissible for Livestock industries per Part 4. Is not located in the Western Division within the meaning of the Crown Lands Management Act 2016. Does not propose sustainable Aquaculture or affect oyster aquaculture per Part 5. 	
<p>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</p>	<p>The aims of this Policy are—</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p> <p>The Policy applies to land within the following zones under an environmental planning instrument—</p> <p>Zone RU5 Village, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B6 Enterprise Corridor, Zone B7 Business Park, Zone B8 Metropolitan Centre, Zone IN1 General Industrial, Zone IN2 Light Industrial, Zone IN3 Heavy Industrial, Zone IN4 Working Waterfront, Zone SP1 Special Activities, Zone SP2 Infrastructure, Zone SP3 Tourist, Zone RE1 Public Recreation, Zone RE2 Private Recreation, Zone E2 Environmental Conservation, Zone E3 Environmental Management, Zone E4 Environmental Living or Zone W3 Working Waterways.</p> <p>The subject land is within the RU2 Rural Landscape zone and as such the policy does not apply to the development.</p>	NO
<p>State Environmental Planning Policy No 21—Caravan Parks</p>	<p>(1) The aim of this Policy is to encourage:</p> <p>(a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and</p> <p>(b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</p> <p>(c) the provision of community facilities for land so used, and</p> <p>(d) the protection of the environment of, and in the vicinity of, land so used.</p> <p>(2) The strategies by which that aim is to be achieved are:</p> <p>(a) (Repealed)</p> <p>(b) by requiring that development consent be obtained from the local Council for development for the purposes of caravan parks, and</p> <p>(c) by providing that development consent may be granted that will authorise the use of sites for short-term stays (whether or not by tourists) or for long-term residential purposes, or for both, and</p> <p>(d) by requiring that development consent be obtained from the local Council for the subdivision of land for lease purposes under section 289K of the Local Government Act 1919</p> <p>The development is not for a caravan park.</p>	NO

<p>State Environmental Planning Policy No 33 – Hazardous and Offensive Development</p>	<p>SEPP 33 deals with the definition of, and control of, hazardous and offensive developments. The policy also requires specified matters to be considered for proposals that are ‘potentially hazardous’ or ‘potentially offensive’ as defined by the legislation.</p> <p>SEPP 33 defines potentially hazardous industry as: <i>“a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality—</i> (a) to human health, life or property, or (b) to the biophysical environment, and includes a hazardous industry and a hazardous storage establishment.”</p> <p>SEPP 33 defines potentially offensive industry as: <i>“a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.”</i></p> <p>According to the Department of Planning and Infrastructure publication entitled Applying SEPP 33 Guidelines dated January 2011, this development would not likely fall under the definition “potentially hazardous or offensive development” by deduction by not being identified as industrial development. The development would not involve any potentially offensive or hazardous activity.</p>	<p>NO</p>
<p>State Environmental Planning Policy No 36—Manufactured Home Estates</p>	<p>(1) The aims of this Policy are:</p> <ul style="list-style-type: none"> (i) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and (ii) to provide immediate development opportunities for manufactured home estates on the commencement of this Policy, and (iii) to encourage the provision of affordable housing in well designed estates, and (iv) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and (v) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and (vi) to protect the environment surrounding manufactured home estates, and (vii) to provide measures which will facilitate security of tenure for residents of manufactured home estates. <p>(2) The strategies by which those aims are to be achieved are:</p> <ul style="list-style-type: none"> (a) by allowing, with development consent, manufactured 	<p>NO</p>

	<p>home estates on certain land on which caravan parks are permitted if the land meets the suitable locational criteria stipulated in this Policy (which it would not do if, for example, it contains important resources, is subject to natural or man-made risks or has sensitive environmental or ecological features), and</p> <p>(b) by applying this Policy to areas where there is likely to be a demand and suitable opportunities for the development of manufactured home estates, and</p> <p>(c) by allowing manufactured home estates to be subdivided with development consent either by way of leases for terms of up to 20 years or under the Community Land Development Act 1989, and</p> <p>(d) by enabling the Minister for Planning to exclude from this Policy any land that is subject to a local environmental plan prepared in accordance with the principles of a direction issued in conjunction with this Policy under section 117 of the Act</p>	
	The development is not for a manufactured home estate.	
State Environmental Planning Policy No 50—Canal Estate Development	<p>This Policy aims to prohibit canal estate development as described in this Policy in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.</p> <p>The development is not for a canal estate.</p>	NO
State Environmental Planning Policy No 55 – Remediation of Land	<p>SEPP 55 deals with the remediation of land and the consent authority is required to consider the items listed under Clause 7. As stated by Clause 7:</p> <p>(5) <i>A consent authority must not consent to the carrying out of any development on land unless:</i></p> <p>(d) <i>It has considered whether the land is contaminated, and</i></p> <p>(e) <i>If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</i></p> <p>(f) <i>If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</i></p> <p>(6) <i>Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</i></p> <p>(7) <i>The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</i></p> <p>(8) <i>The land concerned is:</i></p> <p>(d) <i>Land that is within an investigation area,</i></p> <p>(e) <i>Land on which development for a purpose referred to</i></p>	YES

	<p><i>in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</i></p> <p><i>(f) To the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:</i></p> <p><i>(iii) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</i></p> <p><i>(iv) On which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge)."</i></p> <p>Contaminated land is defined in SEPP 55 to mean land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.</p> <p>There is the potential for contamination and as such the site requires consideration in preliminary terms. See Section 4.10.</p>	
<p>State Environmental Planning Policy No 64—Advertising and Signage</p>	<p>(1) This Policy aims:</p> <ul style="list-style-type: none"> (a) to ensure that signage (including advertising): <ul style="list-style-type: none"> (i) is compatible with the desired amenity and visual character of an area, and (v) provides effective communication in suitable locations, and (vi) is of high-quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors. <p>(2) This Policy does not regulate the content of signage and does not require consent for a change in the content of signage</p> <p>The development does not propose signage.</p>	NO
<p>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</p>	<p>(1) This Policy aims to improve the design quality of residential apartment development in New South Wales.</p> <p>(2) This Policy recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design.</p> <p>(3) Improving the design quality of residential apartment development aims:</p> <ul style="list-style-type: none"> (a) to ensure that it contributes to the sustainable development of New South Wales: <ul style="list-style-type: none"> (i) by providing sustainable housing in social and environmental terms, and 	NO

	<ul style="list-style-type: none"> (ii) by being a long-term asset to its neighbourhood, and (iii) by achieving the urban planning policies for its regional and local contexts, and (b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and (c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and (d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and (e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and (f) to contribute to the provision of a variety of dwelling types to meet population growth, and (g) to support housing affordability, and (h) to facilitate the timely and efficient assessment of applications for development to which this Policy applies. <p>(4) This Policy aims to provide:</p> <ul style="list-style-type: none"> (a) consistency of policy and mechanisms across the State, and (b) a framework for local and regional planning to achieve identified outcomes for specific places <p>The development does not involve residential apartment development.</p>	
Upper Lachlan LEP 2010	<p>The site is within the Upper Lachlan Local Government Area ('LGA') and the Upper Lachlan LEP 2010 is the applicable Local Environmental Plan. The site is within the RU2 Rural Landscape zone under Upper Lachlan Local Environmental Plan 2010 and the proposed development is classified as an extractive industry under the LEP:</p> <p>Under <i>Upper Lachlan Local Environmental Plan 2010</i> the land is also identified as:</p> <ol style="list-style-type: none"> 1. Has a minimum lot size of 40ha for subdivision. 2. Has no height of building limitation. 3. Has no floor space ratio limitation 4. Not affected by minerals or extractive resources 5. Not subject to any land acquisition proposal 6. Not containing a heritage item 7. Not within a heritage conservation area 8. Not flood liable 9. Not located in a Bushfire prone land area 10. Is within an area of Natural Resources Sensitivity - Biodiversity 11. Is within an area of Natural Resources Sensitivity – Land 12. Is not within an area of Natural Resources Sensitivity - Water 13. Not within an urban release area 14. In terms of clause 3.3 the land is- <ol style="list-style-type: none"> a. not within the coastal waters; b. not a coastal lake; c. not included in SEPP 14 or SEPP 26; d. not an aquatic reserve; e. not within a wetland of international significance or a 	YES

	<p>world heritage area;</p> <p>f. not within 100m of either item (c), (d) or (e) above;</p> <p>g. not identified as being of high Aboriginal cultural significance or high biodiversity;</p> <p>h. not reserved as a state conservation area;</p> <p>i. not dedicated for the preservation of flora, fauna, geological formations or for other environmental protection purposes;</p> <p>j. not within critical habitat.</p> <p>ja. not within Zone E2 Environmental Conservation or Zone E3 Environmental Management;</p> <p>jb. not identified as a special area under the Water NSW Act 2014.</p> <p>Compliance matters are addressed in detail in Appendix 2 of this EIS.</p>	
Upper Lachlan DCP 2010	Compliance matters are addressed in Appendix 2 of this EIS.	YES
Upper Lachlan Section 94 Contribution Plan 2007	The site is located within the area of the Upper Lachlan Development Contributions Plan 2007. The development is not listed as a development type affected by this plan.	NO
Upper Lachlan Section 94A Levy Development Contribution Plan 2012	The development is not listed as a development type affected by this plan and as such the development is considered exempt from the levy applied by the Contributions Plan.	NO

APPENDIX 2 – LEGISLATIVE AND POLICY COMPLIANCE

Clauses identified as relevant to the proposed development and contained within the legislative controls are listed and considered in the following table.

PROVISION	COMMENTS	COMPLIANCE
UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN 2010		
Cl.1.2 Aims of Plan Subclause 2(a)-(k)	The development proposal as designed is considered suitable for the site and compatible within the locality. Also, the proposed development is designed within the framework of the LEP and DCP and: (a) The development has given consideration of current planning controls as discussed in Appendix 1 and assessed in the body of this Statement; (b) Encourages sustainable development in the management of sites natural qualities and constraints; (c) The site will utilise a rural resource and provide value adding; (d) Will have no impact on cultural or heritage matters; (e) Will have minimal environmental impacts including water quality; (f) The development is consistent with the orderly development of the land to a level anticipated in the planning instrument; (g) Will have minimal impact on watercourses, riparian habitats, wetlands or water quality.	YES
Cl.1.9A Suspension of covenants, agreements and instruments	There are no known covenants, agreements or instruments affecting the land.	NA
Cl.2.3 Zone objectives and land use table RU2 Rural Landscape	Under the RU2 Rural Landscape zone the proposal addresses the objectives in that- 1. <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> Comment: The development will have a minimal impact on primary industry production. 2. <i>To maintain the rural landscape character of the land.</i> Comment: The development will have no impact on the rural landscape character of the land. 3. <i>To provide for a range of compatible land uses, including extensive agriculture.</i> Comment: The development is compatible with land uses in the area and will not affect extensive agriculture. 4. <i>To preserve environmentally sensitive areas including waterways and prevent inappropriate development likely to result in environmental harm.</i> Comment: The site is not environmentally sensitive and the development does not impact on watercourses and will not result in environmental harm. 5. <i>To protect the Pejar catchment area from inappropriate land uses and activities and minimise risk to water quality.</i> Comment: The development is not in the Pejar dam catchment. 6. <i>To minimise the visual impact of development on the rural landscape.</i> Comment: The development site is not visible from any public place and will have a minimal impact on the rural landscape. 7. <i>To minimise the impact of development on the existing agricultural landscape character.</i> Comment: The development will have a minimal impact on the existing agricultural landscape character. 8. <i>To protect and enhance the water quality of watercourses and</i>	YES

	<p><i>groundwater systems and to reduce land degradation.</i></p> <p>Comment: The development will not impact any watercourses.</p> <p>9. <i>To maintain areas of high conservation value vegetation.</i></p> <p>Comment: The site does not contain high conservation value vegetation.</p>	
Cl.2.6 Subdivision – consent requirements	Subdivision not proposed.	NA
Cl.2.7 Demolition requires development consent	There is no demolition proposed.	NA
Cl.2.8 Temporary use of land	There is no temporary use of land proposed.	NA
Cl.4.1 Minimum Subdivision Lot Size	Subdivision not proposed.	NA
Cl.4.6 Exceptions to development standards	No exception is sought to the minimum standards for development of the land.	NA
Cl.5.10 Heritage conservation	The site is not located within a heritage conservation area nor is there any heritage item on the land.	NA
Cl.5.11 Bush fire hazard reduction	The site is not identified as bush fire prone land on the Upper Lachlan Shire Council Bush Fire Prone Land Map.	NA
Cl.6.1 Flood planning land	The site is not identified as flood planning land on any Flood Planning Map under <i>Upper Lachlan Local Environmental Plan 2010</i> .	NA
Cl.6.2 Biodiversity	The site is identified as sensitive land on the Natural Resource Sensitivity - Biodiversity Map under <i>Upper Lachlan Local Environmental Plan 2010</i> . The matter is discussed in 4.4. A Biodiversity Assessment has been undertaken and is attached at Appendix 10.	YES
Cl.6.3 Land	The site is identified as sensitive on the Natural Resource Sensitivity - Land Map under <i>Upper Lachlan Local Environmental Plan 2010</i> . The matter is discussed in 4.4. A Biodiversity Assessment has been undertaken and is attached at Appendix 10.	YES
Cl.6.4 Water	The site not is identified as sensitive on the Natural Resource Sensitivity – Water Map under <i>Upper Lachlan Local Environmental Plan 2010</i> .	NA
Cl.6.5 Earthworks	Earthworks associated with the extractive industry are detailed at Section 2. The site works will not: (a) disrupt or detrimentally effect existing drainage patterns and soil stability in the locality, (b) effect the proposed development or the likely future use or redevelopment of the land, (c) effect the quality of the fill or the soil to be excavated, or both, (d) effect of the proposed development on the existing and likely amenity of adjoining properties, (e) disturb relics, (f) adversely impact on any watercourse, drinking water catchment or environmentally sensitive areas.	YES
Cl.6.9 Essential Services	Essential services in the form of electricity, water, sewer, stormwater, telephone and gas are not required for the development.	NA
Cl.6.11 Development in proximity of waste disposal facilities and	The land is not in proximity of any waste disposal facility or sewerage treatment works as mapped under <i>Upper Lachlan Local Environmental Plan 2010</i> .	NA

sewerage treatment works		
Cl.6.12 Airspace operations	The land has not been identified as being in proximity of any Obstacle Limitation Surface of Crookwell Airport	NA
Cl.6.13 Airspace operations	The land has not been identified as being in proximity of Crookwell Airport.	NA
UPPER LACHLAN DEVELOPMENT CONTROL PLAN 2010		
Section 2 Plan objectives		
Section 2 Plan Objectives	In general terms, the assessment of the development proposal in this EIS and accompanying studies, reports and plans encourages orderly and sustainable growth and reflects the principles of ecologically sustainable development suitable for the Council assessment of the development proposal and provides certainty and confidence in the quality of the development.	YES
Section 2.2 Rural Development Objectives	The proposed development is being carried out adjacent to an existing excavated area and will have no impact on the scenic values of the rural landscape and environment and will be unobtrusive and sympathetic to the surrounding rural setting to maintain and enhance existing vegetation.	YES
Section 4 General development controls		
Section 4.1.1 Matters for Consideration (General)	<p>The matters are detailed below:</p> <p>(a) <i>the present use of the land for the purposes of agriculture and the potential of any land which is zoned RU1 or RU2 for sustained agricultural production, and</i> Comment: The development is being carried within an existing quarry site and will have minimal to no impact on agricultural production.</p> <p>(b) <i>the impact of the development on the retention or embellishment of the rural character or environmental value of the land, and</i> Comment: The development site is not visible from any public road or adjoining land and will not require the removal of any vegetation. There will be no impact on the rural character or environmental value of the land.</p> <p>(c) <i>the future recovery of known or prospective areas of valuable deposits of minerals, coal, petroleum, or extractive materials, and</i> Comment: The development is being carried within an existing quarry site to access additional extractive materials.</p> <p>(d) <i>the standard and capacity of public roads serving the land, and</i> Comment: Access to the site is via a private road emanating from the Federal Highway.</p> <p>(e) <i>the need for all-weather access to the development, and</i> Comment: All-weather access is available to the development site.</p> <p>(f) <i>the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided in relation to the density of the allotments proposed to be created, and</i> Comment: Not applicable.</p> <p>(g) <i>whether the land can be economically serviced by reticulated sewer and water supply and the cost of providing, extending and maintaining public amenities and services, including electricity, to the development, and</i> Comment: Not applicable.</p> <p>(h) <i>the availability of an adequate reticulated water supply and, where such a supply is unavailable, the source and capacity of any alternate water supply intended to service the needs of the development, and</i> Comment: Not applicable.</p> <p>(i) <i>in unserviced areas:</i> <i>(i) the findings of a geotechnical report/permeability test to ascertain whether the land has adequate capability for onsite disposal of waste water and the potential impact of such disposal on any groundwater</i></p>	YES

	<p><i>supplies used for drinking and domestic consumption (if located within the Sydney drinking water catchments, the findings of such a report must address Drinking Water Catchments Regional Environmental Plan No 1, and</i></p> <p>Comment: Onsite disposal of waste water is not proposed and the site is not located in the Sydney drinking water catchment.</p> <p><i>(ii) the results of a detailed analysis demonstrate the suitability for onsite disposal of wastes from the lots to be created, where that analysis has included consideration of: shape, ground cover, transpiration factors, the proximity of the proposed dwelling to drainage lines, the location of the proposed dwellings in relation to a proposed onsite wastewater disposal system and to each other, and the composition of the soil.</i></p> <p>Comment: Onsite disposal of effluent is not proposed.</p> <p><i>(j) the availability of other utility services and social facilities having regard to the likely demand for those services or facilities and the cost of their provision, and</i></p> <p>Comment: Not applicable.</p> <p><i>(k) the implications of a future dwelling house on adjoining existing primary industry land uses, and</i></p> <p>Comment: Not applicable.</p> <p><i>(l) the impact on the rural and scenic character of the area.</i></p> <p>Comment: The development is being carried out adjacent to an existing quarry site and will have minimal to no impact on the rural and scenic character of the area.</p>	
Section 4.1.2 Matters for Consideration (Subdivision)	(a) Subdivision not proposed.	NA
Section 4.2.1 Tree and Vegetation Preservation	Clause 5.9 of Upper Lachlan Local Environmental Plan 2010 has been repealed.	NA
Section 4.2.2 Waterways, water bodies and wetlands	The proposed development does not adversely impact waterways, water bodies or wet lands. This is further clarified in the Soil and Water Assessment attached at Appendix 8.	YES
Section 4.2.2 Riparian corridors	The site does not have frontage to a waterway with riparian rights.	NA
Section 4.2.3 Groundwater	The proposed development does not adversely impact waterways, water bodies, wetlands or groundwater. This is further clarified in the Soil and Water Assessment attached at Appendix 8.	YES
Section 4.2.4 Biodiversity Management	The development will not impact any environmentally sensitive areas, or impact on any wildlife corridors.	YES
Section 4.2.5 Well Head Protection Plans	The site is not located near a Council water bore source.	NA
Section 4.2.6 Biodiversity management	The site is identified as having low conservation values. See Biodiversity Assessment at Appendix 10.	YES
Section 4.2.7 Bushfire risk management	The site is not identified as bush fire prone on the Upper Lachlan Bushfire Prone Land Map.	NA
Section 4.3 Design	Subdivision and buildings not proposed.	NA
Section 4.4.1 European (non- indigenous) heritage conservation	The site is not located within a heritage conservation area and is not listed as a heritage item. There is no evidence of any relics of European origin on the site. This is further clarified in the Aboriginal Cultural Due Diligence Assessment attached at Appendix 6.	YES
Section 4.4.2	An Aboriginal Cultural Heritage Due Diligence Assessment has been	YES

Indigenous heritage and archaeology	undertaken and is attached at Appendix 6.	
Section 4.5.1 Flooding and Stormwater	The site is not identified as Flood Prone.	NA
Section 4.5.2 Stormwater management	A Soil and Water Assessment and Management Report is attached at Appendix 8.	YES.
Section 4.5.3 Impacts of drinking water catchments	The proposed development is not located within the Sydney drinking water catchment.	NA
Section 4.5.4 Overland flow paths	The site is not affected.	NA
Clause 4.6.1 Vehicular access and parking.	A Traffic and Parking Impact Report is attached at Appendix 9.	YES
4.6.2 Roads and Traffic Authority (RTA) controlled roads	A Traffic and Parking Impact Report is attached at Appendix 9.	YES
Clause 4.6.3 Heavy Vehicle Generation Development – Haulage Routes	A Traffic and Parking Impact Report is attached at Appendix 9.	YES
Section 8 Rural Development		
Clause 8.5 Extractive Industries	The proposed development will not impact on the character and amenity of Upper Lachlan Shire or on identified environmental values. There is appropriate buffering to protect adjoining uses from dust, acoustic and visual impacts and there is safe and suitable vehicle access. The nearest resident is approx. 1,500m from the site and will not be impacted. There are extensive vegetation buffers around the site. Vehicle access to the site and within the site is adequate for the scale and volume of traffic generated by the operation and will be managed as not to increase risk on a public road and will minimise the potential impact on the amenity of the surrounding area. The site will be used as a farm dam at the completion of extractive operations.	YES
Section 10 Engineering Requirements		
Section 10.1 Utility Services	Utility services in the form of electricity, water, sewer, stormwater, telephone and gas are not required for the development.	NA
Section 10.2 Roads	Existing access to the site is satisfactory for the proposed scale of activity subject to minor verge works including widening and bitumen sealing. A Traffic and Parking Impact Report is attached at Appendix 9. Construction plans prepared by Regional Engineering Services attached at Appendix 11.	YES

APPENDIX 3 – UPPER LACHLAN SHIRE COUNCIL 2002/0156/DA CONSENT

COPY

Upper Lachlan Shire Council

**Notice of Determination
of a Development Application**

Administration Centre, 44 Spring Street, Crookwell

• Telephone (02) 48301 000 • Fax (02) 4830 1045 • Post: PO Box 10, Crookwell 2583



Issued under the *Environmental Planning and Assessment Act 1979 Section 80 and 80A*

Development Application N°	2002/0156/DA	
Development Application		
Applicant Name	Richard Crooks Construction	
Applicant Address	PO Box 1024 Crows Nest NSW 1585	
Land to be developed: Address	Lot 5 DP 255133 Federal Hwy, Collector	
Proposed Development	Quarry	
Building Code of Australia building classification	N/A	
Determination made on (date)	6/9/2007	
Determination	Consent granted subject to the following conditions	
Consent to Operate From (date)	6/9/07	<i>see note 1</i>
Consent to Lapse on (date)	6/9/12	

- Note 1** *where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.*
- Note 2** *clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.*

DETAILS OF CONDITIONS

(including section 94 conditions)

See Note 2

PART 1 GENERAL CONDITIONS

1. All work is to be carried out in accordance with the plans, specifications and documentation forming part of this consent, bearing Council's stamp and conditions of consent.
2. The annual maximum extraction rate of winnable material shall not exceed 30,000 tonnes per annum within the area identified for quarrying. Verification shall be supplied biannually to Council substantiating those production levels.
3. Submission of a Soil, Water, and Rehabilitation Management Plan for the site, prepared in accordance with and in consultation with the Department of Natural Resources Guidelines and Landcom's "Soils and Construction" 4th edition known as the "Blue Book".
4. All disturbed earthworks and batters shall be restored and stabilised by the use of native pasture ground covers, natural rock facings and hydro mulch or similar.
5. Approved sediment control structures being established around all storage and stockpile areas. (Gravel materials on the site shall be stored separately from the topsoil). Topsoil shall be striped only from approved areas and shall be stockpiled by the applicant for reuse during rehabilitation and landscape restoration. Temporary topsoil stockpiles may be sown with an appropriate grass seed mix to prevent movement of soil.
6. The provision of a Quarry Safety Management Plan and if required by the Department of Primary Industries – Mineral Resources Department, the applicant and/or owner shall employ a suitably qualified and/or experienced officer approved by the Department of Mineral Resources to oversee gravel extraction operations in accordance with this consent and compliance with approved safety and environmental standards. All personnel engaged on the site shall be advised of the development and operational conditions including environmental requirements as contained in the approved Statement of Environmental Effects and this consent.
7. The corners of the approved extraction areas being marked with reinforced concrete posts at least 1.2m high and a plan of this area being prepared by a registered surveyor and submitted to Council.
8. The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each days work.
9. The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to residents of adjacent properties.
10. Sediment carrying stormwater is not permitted to leave the site. The check bank and other stormwater controls should be maintained as required.
11. The intersection of the Federal Highway shall be designed in accordance with the RTA requirements. Refer to Schedule 1 for details.
12. Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, must be covered at all times, except during loading and unloading.
13. A sediment pond having 50 cubic metres of capacity (as per Plan 03104, sheet 1) is to be constructed in the south eastern corner of the excavation, so that all rainwater flowing from the pit floor area will pass through the pond before discharge.

14. Maintenance of the sediment ponds, table drains, mitre drains, silt fencing and hay bails must be completed after every heavy rain event, or as they become blocked or ineffective.
15. Provision of temporary onsite toilet facilities whenever the site is being worked.
16. All vehicle and machinery refuelling is to be undertaken in a suitably bunded area to ensure the containment of spills on site.

PART 2 - AGENCY CONDITIONS

Roads and Traffic Authority – (Refer to Schedule 1)

17. The applicant shall comply with all requirements of the RTA as detailed in the Authority's letter dated 1 March 2006.

reasons for conditions/refusal

- To accord with the provisions of Council's Section 94 Contribution Policy.
- To ensure the development complies with the provisions of the EP & A Act 1979.
- To ensure adequate power and telephone supply can be provided to the allotments.
- To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
- To minimise any likely adverse environmental impact of the proposed development.
- To ensure that the noxious weed located on the property is suppressed and controlled.
- To ensure suitable vehicle access to each new allotment is provided.

Additional Notes/ Requirements
as your Principal Certifying
Authority (PCA)

Other Approvals

List Local Government Act
1993 Approvals granted under
s 78A (5)

general terms of other approvals
integrated as part of the consent
(list approvals)


right of appeal

If you are dissatisfied with this decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice

**section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

signed
signature
name
date

on behalf of the consent authority



K Mowle

17/9/07

APPENDIX 4 – PLANNING SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS



Planning,
Industry &
Environment

Planning and Assessment
Energy, Resources and Compliance
Contact: Joel Herbert
Phone: 8289 6614
Email: joel.herbert@planning.nsw.gov.au

Mr Robert Mowle
Laterals Planning
PO Box 1326
NSW 2800

By email: robert@laterals.com.au

27/05/2020

Dear Mr Mowle,

**Wollogorang Quarry (EAR 1439)
Planning Secretary's Environmental Assessment Requirements**

I refer to your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the above development, which is designated local development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Please find attached a copy of the SEARs for the Environmental Impact Statement (EIS) for the proposed development. These requirements have been prepared in consultation with relevant government agencies based on the information your company has provided to date. The agencies' comments are attached for your information (see Attachment 2). You must have regard to these comments in the preparation of the EIS.

In your request for SEARs, you have also indicated that the proposal is classified as integrated development under section 4.46 of the EP&A Act as it requires additional statutory authorisations. You are encouraged to consult with the relevant agencies with respect to licence/approval requirements. If further integrated approvals are required, you must undertake your own consultation with the relevant public authorities, and address their requirements in the EIS.

The Department wishes to emphasise the importance of effective and genuine community consultation during the preparation of the EIS. This process should provide the community with a clear understanding of the proposal and its potential impacts and include active engagement with the community regarding key issues of concern. The development application (DA) for the proposed development must be accompanied by clear evidence of the consent to the lodgement of the DA of all owners of land directly subject to the DA.

Please contact the consent authority at least two weeks before you propose to submit your DA. This will enable the consent authority to:

- confirm the applicable fees; and
- determine the number of copies (hard-copy and digital) of the EIS that will be required for reviewing purposes.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will also require an approval under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 111).

You should contact the Mine Safety branch of the NSW Resources Regulator in regard to this and other matters relating to compliance with the *Work Health and Safety (Mines and Petroleum Sites) Act 2013*.

If you have any enquiries about these requirements, please contact Joel Herbert on the details listed above.

Yours sincerely

Matthew Sprott
Director
Resource Assessments
as delegate for the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

Designated Development

EAR Number	EAR 1439
Proposal	Extracting and processing of up to 16,000 tonnes of friable granite per annum over a 20 year period.
Location	Federal Highway, Wollongorag, NSW (Lot 5 DP 255133)
Applicant	Denrith Pty Ltd
Date of Issue	27 May 2020
Date of Expiry	27 May 2022
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • an executive summary; • a comprehensive description of the development, including: <ul style="list-style-type: none"> - a detailed site description and history of any previous quarrying on the site, including a current survey plan; - identification of the resource, including the amount, type, composition; - the layout of the proposed works and components (including any existing infrastructure that would be used for the development); - an assessment of the potential impacts of the development, as well as any cumulative impacts, including the measures that would be used to minimise, manage or offset these impacts; - a detailed rehabilitation plan for the site; - any likely interactions between the development and any existing/approved developments and land uses in the area, paying particular attention to potential land use conflicts with nearby residential development; - a list of any other approvals that must be obtained before the development may commence; - the permissibility of the development, including identification of the land use zoning of the site; - identification of sensitive receivers likely to be affected by the development using clear maps/plans, including key landform areas, such as conservation areas and waterways; • a conclusion justifying why the development should be approved, taking into consideration: <ul style="list-style-type: none"> - alternatives; - the suitability of the site; - the biophysical, economic and social impacts of the project, having regard to the principles of ecologically sustainable development; and - whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; and • a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.
Consultation	<p>In preparing the EIS for the development, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers and any surrounding landowners that may be impacted by the development.</p> <p>The EIS must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.</p>
Key Issues	The EIS must assess the potential impacts of the proposal at all stages of the development, including the establishment, operation and decommissioning of the development.

	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> • Water – including: <ul style="list-style-type: none"> - a detailed site water balance and an assessment of any volumetric water licensing requirements, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures; - identification of any licensing requirements or other approvals required under the <i>Water Act 1912</i> and/or <i>Water Management Act 2000</i>; - demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP) - a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant Water Sharing Plan or water source embargo; - a detailed consideration of the need to maintain an adequate buffer between all excavations and the highest predicted groundwater table; - an assessment of activities that could cause erosion or sedimentation issues, and the proposed measures to prevent or control these impacts; - an assessment of any likely flooding impacts of the development; - an assessment of potential impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives; and - a detailed description of the proposed water management system, water monitoring program and other measures to mitigate surface and groundwater impacts; • Noise – including a quantitative assessment of potential: <ul style="list-style-type: none"> - construction and operational noise and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Noise Policy for Industry</i> and <i>NSW Road Noise Policy</i> respectively; - reasonable and feasible mitigation measures to minimise noise emissions; and - monitoring and management measures; • Air – including an assessment of the likely air quality impacts of the development in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i>. The assessment is to give particular attention to potential dust impacts on any nearby private receivers due to construction activities, the operation of the quarry and/or road haulage; • Biodiversity – including: <ul style="list-style-type: none"> - accurate predictions of any vegetation clearing on site; - a detailed assessment of the potential biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems undertaken in accordance with Sections 7.2 and 7.7 of the <i>Biodiversity Conservation Act 2016</i>; and - a detailed description of the proposed measures to maintain or improve the biodiversity values of the site in the medium to long term, as relevant. • Heritage – including: <ul style="list-style-type: none"> - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and - identification of Historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in Attachment 1; • Traffic & Transport – including: <ul style="list-style-type: none"> - accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products; - an assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road networks, detailing the nature of the traffic generated, transport routes, traffic volumes and potential impacts on local and regional roads; - a description of the measures that would be implemented to maintain and/or improve the capacity, efficiency and safety of the road network (particularly the proposed transport routes) over the life of the development; - evidence of any consultation with relevant roads authorities, regarding the establishment of agreed contributions towards road upgrades or maintenance; and - a description of access roads, specifically in relation to nearby Crown roads and fire trails; • Land Resources – including an assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate); - potential impacts on landforms (topography), paying particular attention to the long-term geotechnical stability of any new landforms (such as overburden dumps, bunds etc); and
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	<ul style="list-style-type: none"> - the compatibility of the development with other land uses in the vicinity of the development, in accordance with the requirements of Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>; • Waste – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams; • Hazards – including an assessment of the likely risks to public safety, paying particular attention to potential bushfire risks and the transport, storage, handling and use of any hazardous or dangerous goods; • Visual – including an assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, including with respect to any new landforms; • Social & Economic – an assessment of the likely social and economic impacts of the development, including consideration of both the significance of the resource and the costs and benefits of the project; and • Rehabilitation – including: <ul style="list-style-type: none"> - a detailed description of the proposed rehabilitation measures that would be undertaken throughout the development and during quarry closure; - a detailed rehabilitation strategy, including justification for the proposed final landform and consideration of the objectives of any relevant strategic land use plans or policies; and - the measures that would be undertaken to ensure sufficient financial resources are available to implement the proposed rehabilitation strategy, recognising that a rehabilitation bond will likely be required as a condition of any future development consent.
Environmental Planning Instruments	<p>The EIS must take into account all relevant State Government environmental planning instruments, guidelines, policies, and plans. While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies and plans that may be relevant to the environmental assessment of this development.</p> <p>During the preparation of the EIS you must also consult the Department's EIS Guideline – Extractive Industries – Quarries. This guideline is available at http://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/extractive-industries-quarries-eis-guideline-1996-10.ashx.</p> <p>In addition, the EIS must assess the development against the <i>Upper Lachlan Local Environmental Plan 2010</i> and any relevant development control plans/strategies.</p>

ATTACHMENT 1

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Environmental Planning Instruments, Policies, Guidelines & Plans

Environmental Planning Instruments - General	
	State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
	State Environmental Planning Policy (State and Regional Development) 2011
	State Environmental Planning Policy (Infrastructure) 2007
	Upper Lachlan Local Environmental Plan 2010
Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 2003:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Land	
	State Environmental Planning Policy No. 55 – Remediation of Land
	Agricultural Land Classification (DPI)
	Rural Land Capability Mapping (OEH)
	Soil and Landscape Issues in Environmental Impact Assessment (NOW)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)
	Guidelines for Consultants Reporting on Contaminated Sites (EPA)
	Agricultural Issues for Extractive Industry Development (DPI)
Water	
Groundwater	NSW Aquifer Interference Policy 2012 (NOW)
	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
Surface Water	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
	NSW State Rivers and Estuary Policy (NOW)
	NSW Government Water Quality and River Flow Objectives (EPA)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom) and associated Volume 2E: Mines and Quarries (DECC)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control (EPA)
	Technical Guidelines: Bunding & Spill Management (EPA)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
Flooding	NSW Guidelines for Controlled Activities (NOW)
	Floodplain Development Manual (OEH)
	Floodplain Risk Management Guideline (OEH)

Biodiversity	<p>Biodiversity Assessment Method (OEH 2017)</p> <p>Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH 2017)</p> <p>Ancillary rules: Biodiversity conservation actions</p> <p>Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying variation rules</p> <p>NSW Guide to Surveying Threatened Plants (OEH 2016)</p> <p>Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna – Amphibians (DECC 2009)</p> <p>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft (DEC 2004)</p> <p>Threatened Species Assessment Guideline – The Assessment of Significance (DECC 2007)</p> <p>OEH principles for the use of biodiversity offsets in NSW</p> <p>NSW State Groundwater Dependent Ecosystem Policy (NOW)</p>
Heritage	<p>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</p> <p>Guide to investigation, assessing and reporting on Aboriginal cultural heritage in NSW (OEH) 2011</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH)</p> <p>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (OEH)</p> <p>NSW Heritage Manual (OEH)</p> <p>Statements of Heritage Impact (OEH)</p>
Noise	<p>NSW Noise Policy for Industry (EPA)</p> <p>Interim Construction Noise Guideline (EPA)</p> <p>NSW Road Noise Policy (EPA)</p>
Air	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)</p> <p>Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> <p>National Greenhouse Accounts Factors (Commonwealth)</p>
Transport	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RMS) & relevant Austroads Standards</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</p> <p>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</p> <p>Planning for Bushfire Protection 2006 (RFS)</p>
Resource	<p>Australasian Code for Reporting of Exploration Results, Mineral Resources and Ore Reserves 2012 (JORC)</p>
Waste	<p>Waste Classification Guidelines (EPA)</p> <p>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes 1999 (EPA)</p>
Rehabilitation	<p>Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)</p> <p>Strategic Framework for Mine Closure (ANZMEC-MCA)</p>

ATTACHMENT 2

AGENCIES' CORRESPONDENCE



Planning,
Industry &
Environment

Anthony Barnes
Senior Environmental Assessment Officer
Energy and Resource Assessments
12 Darcy Street Locked Bag 5022
Parramatta NSW 2124
anthony.barnes@planning.nsw.gov.au
25/03/2020

Our ref: DOC20/247473
Your ref: EAR ID No. 1439

Dear Mr Barnes

Request for Input: Wollongorang Rock Quarry, Wollongorang (EAR 1439)
Request of Environmental Assessment Requirements

I refer to your request for our input for the preparation of an Environmental Impact Statement (EIS) for the above designated development located in the Upper Lachlan local government area. The Biodiversity & Conservation Division (BCD) have provided a list of Environmental Assessment Requirements (EAR's) in Attachment 1 for this project that relate to Biodiversity and Aboriginal cultural heritage and Guidance material in Attachment 2.

The EIS should assess the ecological impacts associated with the proposed works in accordance with the *Biodiversity Conservation Act 2016*. We also recommend that this project's impacts have been appropriately addressed in accordance with the avoid, minimise and offset hierarchy established in the Department's offsetting principles and relevant legislation.

The EIS must assess impacts to Aboriginal cultural heritage values in accordance with relevant legislative requirements. If assessment indicates that Aboriginal objects are to be harmed by the project, an Aboriginal Heritage Impact Permit (AHIP) will be required from the Department under the *National Parks and Wildlife Act 1974*.

Yours sincerely,



ALLISON TREWEEK
Senior Team Leader – Planning
South East, Biodiversity and Conservation

Enclosure: Attachment 1 – Recommended Environmental Assessment Requirements (EARs) for Wollongorang Rock Quarry, Wollongorang (EAR 1439); Attachment 2 – Guidance material

Attachment 1

**Recommended Environmental Assessment Requirements (EARs)
for the proposed Wollogorang Rock Quarry, Wollogorang (EAR 1439)**

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Recommended Environmental Assessment Requirements (EARs) for the proposed Wollogorang Rock Quarry, Wollogorang (EAR 1439)

1. The Proposal

All components of the proposed development must be clearly described, including:

- the location of the proposed development and its context in the locality
- The rationale for the project.
- the size, scale and type of the proposed development
- the pre-construction, construction, operational, and, where relevant, decommissioning phases of the proposed development, and the methods proposed to implement these phases,
- plans and maps of the proposed development showing the locations of relevant phases and infrastructure
- the staging and timing of the proposed development
- the proposed development's relationship to any other proposals and developments

2. Environmental Impacts of the Proposal

The proponent must consider, assess, quantify and report on the likely environmental impacts of the proposal if applicable, particularly:

- Aboriginal cultural heritage
- Biodiversity
- Flooding, floodplain issues and coastal erosion
- Cumulative impacts

The Environmental Assessment Requirements should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned. A full list of guidelines and reference material is presented in **Attachment 2**. Appropriate justification should be provided in instances where the matters below are not addressed.

3. Aboriginal Cultural Heritage

- The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the proposal. This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the [Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW](#) (OEH 2010), and be guided by the [Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW](#) (DECCW, 2011) and consultation with Department regional officers.
- Where Aboriginal cultural heritage values or potential values are present, these are to be assessed and documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR).

The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the Department.

Note: An assessment under the Due Diligence process is not an Aboriginal Cultural Heritage Assessment Report.

- Consultation with Aboriginal people must be undertaken and documented in accordance with the [Aboriginal cultural heritage consultation requirements for proponents 2010](#) (DECCW) where an ACHAR is required. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.

Note: Consultation is not only required when an AHIP will be required, but also when test excavations are carried out under the [Code of Practice](#). These may not always require an AHIP but will trigger the need for an ACHAR.

- Where harm to an Aboriginal object or declared Aboriginal place cannot be avoided, an Aboriginal Heritage Impact Permit (AHIP) will be required from the Department under the *National Parks and Wildlife Act 1974*. You must apply to the Department for an AHIP prior to commencing works that will directly or indirectly harm an Aboriginal object or a declared Aboriginal place.

Note: Designated development where an AHIP is required should also be considered as an integrated development application (IDA). In these circumstances, the Department will issue General Terms of Approval (GTAs) to the consent authority to be included in conditions of development consent. The Department GTAs will address Aboriginal cultural heritage matters required to be addressed as part of an AHIP application. The matters outlined in the GTAs will be required to be assessed as part of an AHIP after development consent has been granted. The Department requires a valid development consent to accompany an AHIP application.

- The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the development to formulate appropriate measures to manage unforeseen impacts.
- The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate protocols to manage the impacts to this material in accordance with the [Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW \(OEH 2010\)](#).

4. Biodiversity

The EIS must assess the impact of the proposed development on biodiversity values to determine if the proposed development is "likely to significantly affect threatened species" for the purposes of Section 7.2 of the *Biodiversity Conservation Act 2016* (BC Act), as follows:

- a. The EIS must demonstrate and document how the proposed development exceeds, or does not exceed, the biodiversity offsets scheme threshold as set out in Section 7.4 of the BC Act 2016 and Clause 7.1 of the *Biodiversity Conservation Regulation 2017* (BC Regulation) by determining whether the proposed development involves:
 - i. **The clearing of native vegetation exceeds the thresholds** listed under Clause 7.23 of the BC Regulation, or
 - ii. The clearing of native vegetation, or other action, **on land included on the Biodiversity Values Map** published under Clause 7.23 of the BC Regulation (this map includes areas of outstanding biodiversity value, as declared under Section 3.1 of the BC Act).
- b. If the proposal does not trigger any of the criteria in (a) above, then the EIS must determine whether the proposed development is likely to have a significant impact based on 'the test for determining whether proposed development likely to significantly affect threatened species or ecological communities' in Section 7.3 of the BC Act.
- c. Where there is reasonable doubt regarding potential impacts, or where information is not available, then a significant impact upon biodiversity should be considered likely when applying the test in Section 7.3 of the BC Act. Where it is concluded that there is no significant impact, the EIS must justify how the conclusion has been reached.
- d. If the development exceeds the thresholds in (a) or (b), then the EIS must be accompanied by a biodiversity development assessment report (BDAR) prepared in accordance with Part 6 of the BC Act. That is, the Biodiversity Assessment Methodology applies.

Required Information

Where development is considered "likely to significantly impact on threatened species" and a Biodiversity Development Assessment Report is required, the following requirements apply:

- Biodiversity impacts related to the proposal are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and Biodiversity Assessment Method.
- The BDAR must document the application of the avoid, minimise and offset hierarchy including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.

- The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - The total number and classes of biodiversity credits required to be retired for the proposal.
 - The number and classes of like-for-like biodiversity credits proposed to be retired.
 - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules.
 - Any proposal to fund a biodiversity conservation action.
 - Any proposal to make a payment to the Biodiversity Conservation Fund
- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

The BDAR must be prepared by a person accredited to apply the Biodiversity Assessment Method under s6.10 of the *Biodiversity Conservation Act 2016*.

5. Water

- The EIS must map features relevant to water, including:
 - Rivers, streams, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - Wetlands (as described in s4.2 of the Biodiversity Assessment Method).
 - Groundwater.
 - Groundwater dependent ecosystems.
- The EIS must describe background conditions for any water resource likely to be affected by the proposal, including:
 - Existing surface and groundwater.
 - Hydrology
 - Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
Indicators and trigger values/criteria for the identified environmental values in accordance with the ANZECC (2000) *Guidelines for Fresh and Marine Water Quality* and / or local objectives, criteria or targets endorsed by the NSW Government
 - *Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions* (OEH/EPA, 2017).
- The EIS must assess the impacts of the proposal on water quality, including:

- The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the proposal protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
 - Identification of proposed monitoring of water quality.
 - Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).
- The EIS must assess the impact of the proposal on hydrology, including:
 - Water balance including quantity, quality and source.
 - Effects upon rivers, wetlands, estuaries, marine waters and floodplain areas.
 - Effects upon water-dependent fauna and flora including groundwater dependent ecosystems.
 - Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - Changes to environmental water availability, both regulated / licensed and unregulated / rules-based sources of such water.

Project specific requirements

Where the proposal is large or high risk with a heightened potential to impact on water quality and hydrology, the EIS should include the following:

- A description of existing water quality / hydrology based on suitable data (meaning data collection may be required) and must include:
 - Water chemistry.
 - A description of receiving water processes, circulation and mixing characteristics and hydrodynamic regimes.
 - Lake or estuary flushing characteristics.
 - Sensitive ecosystems or species conservation values.
 - Specific human uses and values (e.g. fishing, proximity to recreation areas).
 - A description of any impacts from existing industry or activities on water quality.
 - A description of the condition of the local catchment e.g. erosion, soils, vegetation cover.
 - An outline of baseline groundwater information, including, for example, depth to water table, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment.
 - Historic river flow data.
- An assessment of the impacts of the proposal on water quality and hydrology including:

- Water circulation, current patterns, water chemistry and other appropriate characteristics such as clarity, temperature, nutrient and toxicants, and potential for erosion.
 - Changes to hydrology
 - Stream bank stability and impacts on macro invertebrates.
 - Water quality and hydrology modelling and / or monitoring, where necessary.
- Proposed water quality monitoring in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (DEC 2004). The water quality and aquatic ecosystem monitoring program must include:
 - Adequate data for evaluating maintenance, or progress towards achieving, the relevant Water Quality Objectives.
 - Measurement of pollutants identified or expected to be present.

6. Flooding

- The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
 - Flood prone land (ie land susceptible to the probable maximum flood event).
 - Flood planning area, the area below the flood planning level.
 - Hydraulic categorisation (floodway and flood storage areas).
 - Flood hazard.
- The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 10% Annual Exceedance Probability (AEP), 1% AEP flood levels and the probable maximum flood, or an equivalent extreme event.
- The EIS must model the effect of the proposal (including fill) on the current flood behaviour for a range of design events as identified above, and the 0.5% AEP and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
- All site drainage, stormwater quality devices and erosion / sedimentation control measures should be identified in the EIS and the onsite treatment of stormwater and effluent runoff and predicted stormwater discharge quality from the proposal should be detailed.
- Modelling in the EIS must consider and document:
 - Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.

- The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood (PMF), or an equivalent extreme flood.
- Impacts of the proposal on flood behaviour resulting in detrimental changes in potential flood affectation of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories.
- Impacts of earthworks and stockpiles within the flood prone land up to the PMF level. The assessment should be based on understanding of cumulative flood impacts of construction and operational phases.
- Relevant provisions of the NSW Floodplain Development Manual 2005.
- The EIS must assess the impacts on the proposal on flood behaviour, including:
 - Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
 - Consistency with Council floodplain risk management plans.
 - Consistency with any Rural Floodplain Management Plans.
 - Compatibility with the flood hazard of the land.
 - Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
 - Whether there will be a direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
 - Appropriate mitigation measures to offset potential flood risk arising from the proposal. Any proposed mitigation work should be modelled and assessed on the overall catchment basis in order to ensure it fits its purpose and meets the criteria of the Council where it is located, and to ensure it has no adverse impact to surrounding areas.
 - Any impacts the proposal may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
 - Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
 - Emergency management, evacuation and access, and contingency measures for the proposal during both construction and operational phases considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
 - Any impacts the proposal may have on the social and economic costs to the community as a consequence of flooding.

Attachment 2

Guidance Material

Title	Web address
Relevant Legislation	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Fisheries Management Act 1994</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
<i>Marine Parks Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
<i>Wilderness Act 1987</i>	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Aboriginal Cultural Heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf

Title	Web address
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Biodiversity	
Biodiversity Values Map	https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap
Biodiversity Assessment Method (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf
Ancillary rules: Biodiversity conservation actions	http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf
Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf
Ancillary rules: Impacts on threatened species excluded from application of the variation rules	http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-impacts-on-threatened-entities-excluded-from-variation-170497.pdf
OEH Threatened Species Profiles	http://www.environment.nsw.gov.au/threatenedspeciesapp/
BioNet Atlas	http://www.environment.nsw.gov.au/wildlifeatlas/about.htm
BioNet Vegetation Classification	http://www.environment.nsw.gov.au/NSWVCA20PRapp/LoginPR.aspx
Threatened Species Profile	http://www.environment.nsw.gov.au/threatenedSpeciesApp/
NSW Guide to Surveying Threatened Plants (OEH, 2016)	http://www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-guide-to-surveying-threatened-plants
Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna - Amphibians (DECC, 2009)	www.environment.nsw.gov.au/resources/Threatenedspecies/09213amphibians.pdf
Threatened Species Assessment Guideline - The Assessment of Significance (DECC 2007)	www.environment.nsw.gov.au/resources/Threatenedspecies/tsa/guide07393.pdf
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft (DEC, 2004)	http://www.environment.nsw.gov.au/resources/nature/TBSAGuidelinesDraft.pdf

Title	Web address
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
<u>Water</u>	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions	http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC 2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf
<u>Flooding</u>	
Floodplain Development Manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Floodplain Risk Management Guidelines	http://www.environment.nsw.gov.au/topics/water/coasts-and-floodplains/floodplains/floodplain-guidelines
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation

Joel Herbert

From: Tina Dodson <TDodson@upperlachlan.nsw.gov.au>
Sent: Monday, 23 March 2020 3:21 PM
To: Anthony Barnes
Subject: RE: Request for Requirements - EAR 1439 - Wollgorang Rock Quarry, Wollgorang

Afternoon Anthony

Further to your request the following is provided:

1. Council request a detailed EIS prepared in accordance with NSW Planning Guidelines (as amended): also
 - EIS to address State Plan and South East Regional Environmental Plan
 - Hours of Operation
 - Details of proposed workers amenities.

For any further information or clarification please do not hesitate to contact Councils Department of Environment and Planning.

Regards
Tina Dodson
Director Environment and Planning
Upper Lachlan Shire Council

p: 02 4830 1027
e: tdodson@upperlachlan.nsw.gov.au
w: upperlachlan.nsw.gov.au

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From: Anthony Barnes [mailto:Anthony.Barnes@planning.nsw.gov.au]
Sent: Monday, 9 March 2020 10:00 AM
To: EPA Planning Matters Mailbox <planning.matters@epa.nsw.gov.au>; Adam Oehlman <landuse.enquiries@dpi.nsw.gov.au>; lands.ministerials@industry.nsw.gov.au; landuse.ag@dpi.nsw.gov.au; Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; DRG RO Assessment Coordination Mailbox <assessment.coordination@planning.nsw.gov.au>; Angela Stewart <development.western@rms.nsw.gov.au>; Upper Lachlan Shire Council <council@upperlachlan.nsw.gov.au>; records@rfs.nsw.gov.au; ahp.central@dpi.nsw.gov.au
Subject: Request for Requirements - EAR 1439 - Wollgorang Rock Quarry, Wollgorang

Good morning,

**Wollgorang Rock Quarry, Wollgorang (EAR 1439)
Request of Environmental Assessment Requirements**

Laterals Engineering and Management on behalf of Denrith Pty Ltd (the Applicant) has requested the requirements of the Secretary of the Department of Planning, Industry and Environment, for the preparation of an Environmental Impact Statement (EIS) for the above designated development located in the Upper Lachlan local government area.

I have attached a copy of the Applicant's request and Preliminary Environmental Assessment for your consideration.

Under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Secretary is requesting your requirements for the EIS.

It would be greatly appreciated if we could receive advice by Monday 23 March 2020.

If you have any queries, please contact me on the details below.

Regards,

Anthony Barnes

Senior Environmental Assessment Officer
Energy and Resource Assessments

12 Darcy Street | Locked Bag 5022 | Parramatta NSW 2124

T 02 8289 6709 E anthony.barnes@planning.nsw.gov.au



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Joel Herbert

From: kirstyn.goulding@crowland.nsw.gov.au on behalf of Lands Ministerials
<lands.ministerials@industry.nsw.gov.au>
Sent: Tuesday, 17 March 2020 12:13 PM
To: Anthony Barnes
Subject: Request for Requirements - EAR 1439 - Wollogorang Rock Quarry, Wollogorang

Hi Anthony

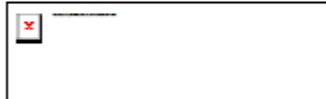
DPIE Crown Lands has no comments for this proposal. It is noted that a Road closure application is in progress for a Crown road that adjoins the proposal area.

Thanks
Kirstyn

Lands Stakeholder Relations

team telephone numbers: Rebecca Johnson, Principal Project Officer, 4920 5040; Kirstyn Goulding, Administration Officer - Customer Liaison, 4920 5058; Kim Fitzpatrick, Senior Project Officer, 4920 5015, Deb Alterator, Project Support Officer 4920 5172

Crown Lands | Department of Planning, Industry and Environment
E lands.ministerials@industry.nsw.gov.au
Level 4, 437 Hunter Street Newcastle NSW 2295
www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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OUT20/3403

26 March 2020

Mr Anthony Barnes
Senior Environmental Assessment Officer
Energy and Resource Assessments
Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

E anthony.barnes@planning.nsw.gov.au

Dear Mr Barnes,

SEAR's Request – SEAR 1439 – Quarry extension, Lot 5, DP 255133, Federal Highway, Collector.

Thank you for the opportunity to provide Secretary Environmental Assessment Requirements (SEAR) for the above proposal as per your correspondence dated 9 March 2020.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend. Important issues for extractive industries are the potential impact on limited agricultural resources and the ability to rehabilitate the land to enable continued agricultural investment.

NSW DPI Agriculture provides SEARs (Attachment 1) and a range of publications to assist consent authorities, community and proponents in addressing the recommended SEARs (Attachment 2).

Should you require clarification on any of the information contained in this response, please contact Resource Management Officer, Wendy Goodburn on 0402 069 605 during office hours or by email at wendy.goodburn@dpi.nsw.gov.au.

Yours sincerely



Wendy Goodburn
Agricultural Land Use Planning South East

Attachment 1: SEARs Recommendations

Issue and desired outcome	Detail / Requirement
Site Suitable for development	<ul style="list-style-type: none"> • Detail that the quarry is consistent with strategic plans and zone requirements • Include a map to scale showing the operational and infrastructure details including separation distances from sensitive receptors.
Consideration for impacts to agricultural resources and land	<ul style="list-style-type: none"> • Describe the current and potential <i>Important Agriculture Land</i> on the proposed development site and surrounding locality including the land capability and agricultural productivity. • Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated. • Consider possible cumulative effects to agricultural enterprises and landholders. • Detail the expected life span of the proposed development
Bushfire risk identified and managed	<ul style="list-style-type: none"> • Risk assessment level and mitigation plan developed to address bush fire risk.
Suitable and secure water supply	<ul style="list-style-type: none"> • Outline any impacts to water use from agriculture and mitigation measures if required.
Surface & Groundwater protected	<ul style="list-style-type: none"> • The proposal should detail how design and operation will be undertaken to avoid nutrient and sediment build up and minimise erosion, off site surface water movement and groundwater accession in accordance with best practice to prevent excess build-up of nutrients and salts in the soil profile and increase the risk of leaching. A monitoring program should be developed.
Biosecurity Standards met	<ul style="list-style-type: none"> • Include a biosecurity (pests and weeds) risk assessment outlining the likely risks as well as a monitoring and mitigation measures in weed and pest management plans.
Land stewardship met	<ul style="list-style-type: none"> • Develop Rehabilitation and Decommissioning/Closure Plans that describes the design criteria of the final land use and landform along with the expected timeline for the rehabilitation program. • Outline monitoring and mitigation measures to be adopted for rehabilitation remedial actions.
Adequate consultation with community	<ul style="list-style-type: none"> • Consult with the owners / managers of affected and adjoining neighbours and agricultural operations in a timely and appropriate manner about; the proposal, the likely impacts and suitable mitigation measures or compensation. • Establish a complaints register that includes reporting and investigating procedures and timelines, and liaison with Council in relation to complaint issues.

Attachment 2: Guidelines for assessment

Title	Location
Land Use Conflict Risk Assessment Guide	www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/lucra
Agricultural Issues for Extractive Industry Development	http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/extractive-industries



Department of Primary Industries

10 March 2020

Re: Request for input into Environmental Assessment Requirements (EARs) for Wollogorang Rock Quarry, Wollogorang.

DPI Fisheries are responsible for ensuring that fish stocks are conserved and that there is “no net loss” of key fish habitats upon which they depend. To achieve this, the Department ensures that developments comply with the requirements of the *Fisheries Management Act 1994* (namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act respectively) and the associated *Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)*.

The EIS should specifically address impacts on the aquatic ecology of Key Fish Habitats (3rd order or larger, Strahler Stream Order system) and controls to be established for easements, access routes, waterway crossings and pipelines in Key Fish Habitat as proposed below.

Aquatic Ecological Assessment

The aquatic ecological environmental assessment should include the following information;

- A recent aerial photograph (preferably colour) of the locality (or reproduction of such a photograph) should be provided.
- Area which may be affected either directly or indirectly by the development or activity should be identified and shown on appropriately scaled maps.
- Identification of sensitive surface waterways may be achieved using the Classification of Waterways for Fish Passage which classifies Key Fish Habitat based on habitat features, this can be found in the *Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)*.
- Description of aquatic and riparian vegetation should be presented and mapped.
- The extent of aquatic habitat removal or modification which may result from the proposed development.
- Details of the location of any waterways crossings, including any access tracks, road upgrades and pipelines crossing key fish habitat, timetable for construction of the proposal with details of various phases of construction.

Key Issues

Waterway crossings and Fish Passage

DPI Fisheries need to be consulted with regards to the crossing methodology and site specific mitigation measures for watercourses that are considered to be *Key Fish Habitat*. The design and construction of permanent or temporary access tracks across all waterways should be undertaken in accordance with the Department's *Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)*.

DPI Fisheries need to be consulted with regards to any temporary measures that will result in blocking fish passage. This includes coffer dams, temporary access tracks or redirecting flows whilst works are conducted.

Loss of Riparian Vegetation

The degradation of native riparian vegetation has been listed as a Key Threatening Process under the provisions of the *Fisheries Management Act 1994*. DPI Fisheries have a 'no net loss' policy to ensure that that fish stocks are conserved and the key fish habitats upon which fish depend on is conserved. Minimum riparian buffer zones should be maintained adjacent to waterways as per the *Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)*.

Where a loss of riparian habitat occurs, there needs to be a Riparian Rehabilitation Plan incorporated within the Environmental Management Plan.

Threatened Species, populations and ecological communities– *Fisheries Management Act 1994*

The EIS should include a threatened aquatic species assessment to address whether there are likely to be any significant impacts on listed threatened species, populations or ecological communities scheduled under the *Fisheries Management Act 1994*. Please note that the current mapping for all threatened species is located on the website: <http://www.dpi.nsw.gov.au/fishing/species-protection/threatened-species-distributions-in-nsw/freshwater-threatened-species-distribution-maps>.

Should you require further clarification on the above issues, please contact Evan Knoll Fisheries Manager on 0418 204 207 or via email evan.knoll@dpi.nsw.gov.au.



Planning,
Industry &
Environment

Anthony Barnes
Energy and Resource Assessments
NSW Department of Planning, Industry and
Environment
Locked Bag 5022
Parramatta NSW 2124

Our ref: DOC20/214066

Your ref: EAR 1439

Emailed: anthony.barnes@planning.nsw.gov.au

25 March 2020

Dear Mr Barnes

Subject: Proposed Expansion of Wollogorang Rock Quarry – Lot 5 DP 255133, Federal Highway, Wollogorang

Thank you for your letter of 9 March 2020. This is a response from the NSW Department of Planning, Industry & Environment – Division of Resources & Geoscience.

The Division has no additional requirements to the general SEARs issued. However, we reiterate the following requirements:

All environmental reports (EIS or similar) accompanying Development Applications for extractive industry lodged under the *Environmental Planning & Assessment Act 1979* should include a resource assessment which:

- Documents the size and quality of the resource and demonstrates that both have been adequately assessed; and
- Documents the methods used to assess the resource and its suitability for the intended applications.

Furthermore, a condition of any new or amended consent should include the provision of annual production data to the Division.

Additionally, should Biodiversity Offsets be considered, the Division requests that both the Geological Survey of NSW – Land Use Assessment team and holders of existing mining and exploration authorities that could be potentially affected by planned biodiversity offsets be consulted.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the Division of Resources & Geoscience - Land Use team at landuse.minerals@geoscience.nsw.gov.au.

Yours sincerely,

Steven Palmer
Manager, Land Use Assessment
Geological Survey of NSW, Division of Resources & Geoscience



Our reference: DOC20/193324-1
Date: 20/03/2020

Energy and Resource Assessments
Planning, Industry & Environment
12 Darcy Street, Locked Bag 5022
Parramatta, NSW, 2124
Attn: Anthony Barnes
Senior Environmental Assessment Officer

Dear Mr Barnes,

Proposed Wollogorang Rock Quarry - Federal Highway Wollogorang - EAR ID No. 1439

I refer to your request to the NSW Environment Protection Authority (EPA), dated 9 March 2020, seeking Secretary's Environmental Assessment Requirements (SEARs) for an Environmental Impact Assessment for the proposed Wollogorang Rock Quarry located at Federal Highway, Wollogorang (EAR 1436).

Based on the information provided to the EPA, the construction and operation of the proposed quarry will not require an Environment Protection Licence for the scheduled activity of extractive activities under Claus 9, Schedule 1 of the *Protection of the Environment Operations 1997 Act* (the POEO Act) due to the failure to meet the threshold of 30,000 tonnes of extractive material per year. Subsequently, the EPA will unlikely be involved in the project.

However, the EPA would like to offer advice on issues which may be relevant to the proposal and which have been identified in the SEAR's as required components to be addressed in the Environment Impact Statement (EIS). Please refer to **Attachment A** of this letter which addresses the issues of air quality, noise and vibration, and soil and water impacts.

If you have any queries or wish to discuss this matter further, please contact Lisa Fane or myself on (02) 6229 7002 or at Queanbeyan@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Janine Goodwin'.

Janine Goodwin
Unit Head - South East Region
NSW ENVIRONMENT PROTECTION AUTHORITY

Phone 131 555
Phone +61 2 6229 7002

Fax +61 2 6229 7001
TTY 133 677
ABN 43 692 285 758

PO Box 622
Queanbeyan
NSW 2620 Australia

Level 3
11 Farrer Place
Queanbeyan NSW
2620 Australia

queanbeyan@epa.nsw.gov.au
www.epa.nsw.gov.au



Attachment A: Environmental Assessment Requirements – Wollongorang

The EPA provides the following considerations for the proposed development.

1. Environmental impacts of the project

1.1 Impacts related to the following environmental issues need to be assessed, quantified and reported on:

- **Air quality** including dust and odour generated by the operation and its impacts on the surrounding landscapes and/or community;
- **Noise and vibration impacts** associated with operational noise particularly machinery and plant movements; and
- **Water and Soils** including a site water balance and sediment and erosion controls during construction and operation phases.

2. Air issues

2.1 The EIS should demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations 1997 Act* and the *Protection of the Environment Operations (Clean Air) Regulation 2010* (the "Clean Air Regulation").

2.2 The EIS should include an air quality impact assessment (AQIA).

2.3 The AQIA may be carried out in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2016), available at: <http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf>.

2.4 The EIS should detail emission control techniques and practices that will be employed at the site and identify how the proposed control techniques and practices will meet the requirements of the POEO Act, Clean Air Regulation and associated air quality limits or guidelines criteria.

3. Noise and Vibration

3.1 The EIS should assess the following noise and vibration aspects of the proposed development:

3.2 Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC 2009), available at: <http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/interim-construction-noise-guideline>.

3.3 Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in *Assessing Vibration: a technical guideline* (DEC 2006), available at: <http://www.epa.nsw.gov.au/noise/vibrationguide.htm>.



- 3.4 If blasting is required for any reason during the construction or operation of the project, blast impacts should be demonstrated to be capable of complying with the guidelines contained in *Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration* (ANZEC 1990). These are available at: <http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/noise/anzecblasting.pdf>
 - 3.5 Operational noise from all industrial activities to be undertaken on the premises, including private haul roads and private rail lines, should be assessed using the guidelines contained in the *NSW Noise Policy for Industry* (EPA 2017), available at: [http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)).
 - 3.6 Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* (EPA 2011) and associated application notes, available at: <http://www.epa.nsw.gov.au/your-environment/noise/transport-noise>.
- 4. Water**
- 4.1 The EIS must demonstrate how the proposed development will meet the requirements of section 120 of the POEO Act (prohibition of pollution of waters).
 - 4.2 The EIS must include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
 - 4.3 If the proposed development intends to discharge waters to the environment, the EIS must demonstrate the discharge(s) will be managed in terms of water quantity, quality and frequency of discharge and include an impact assessment of the discharge on the receiving environment. This should include:
 - a. Description of the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges.
 - b. Description of the receiving waters including upstream and downstream groundwater and surface water quality, as well as any other water users.
 - c. Demonstration that all practical minimised where discharge is necessary.
 - 4.4 The EIS must refer to Water Quality Objectives for the receiving waters and indicators and associated trigger values or criteria for the identified environmental values of the receiving environment. This information should be sourced from the:
 - a. *NSW Water Quality and River Flow Objectives* (2006), available at: <http://www.environment.nsw.gov.au/ieo/>
 - b. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (2018) for all uses except primary industries, available at: <https://www.waterquality.gov.au/anz-guidelines>, and



- c. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC & ARMCANZ 2000) for primary industries uses, available at: <http://www.waterquality.gov.au/anz-guidelines/resources/previous-guidelines/anzecc-armcanz-2000>.
- 4.5 The EIS should assess impacts against the relevant Water Quality Objectives. Demonstrate how the proposal will be designed and operated to:
 - a. Protect the Water Quality Objectives for receiving waters where they are currently achieved; and
 - b. Contribute towards achievement of the Water Quality Objectives over time where they are not currently being achieved.
- 4.6 Where a discharge is proposed that includes a mixing zone, the EIS should demonstrate:
 - a. How discharges will ensure the relevant criteria and objectives are met at the edge of the discharge's initial mixing zone, and
 - b. That any impacts in the initial mixing zone are reversible.
- 4.7 The EIS should assess any proposed effluent reuse in accordance with the *Environmental Guidelines: Use of Effluent by Irrigation* (DEC 2004), available at: <http://epa.nsw.gov.au/-/media/epa/corporate-site/resources/epa/effguide.pdf>.
- 4.8 The EIS must describe how stormwater will be managed in all phases of the project, including details of how stormwater and runoff will be managed to minimise pollution. Information should include measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site. The EIS should consider the guidelines *Managing urban stormwater: soils and construction, vol. 1* (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main roads; E. Mines and quarries) (DECC 2008). These guidelines are available at: <http://www.environment.nsw.gov.au/research-and-publications/publications-search/managing-urban-stormwater-soils-and-construction-volume-1-4th-edition>.
- 4.9 The EIS should describe any water quality monitoring programs to be carried out at the project site. Water quality monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales* (2004) which is available at: <http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/water/approvedmethods-water.pdf>.



**Natural Resources
Access Regulator**

Contact: Shavaun Tasker
Phone: (03) 5881 9944
Email: shavaun.tasker@nrar.nsw.gov.au

Our ref: V15/2812-4#8
Your Ref: EAR 1439

Mr Anthony Barnes
Department of Planning Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

16 April 2020

email: anthony.barnes@planning.nsw.gov.au

Dear Anthony

**Re: Wollogorang Rock Quarry – Environmental Assessment Requirements ID
No. 1439 - Designated Development**

Thank you for your email of 9 March 2020 seeking input to Secretary Environmental Assessment Requirements (SEARs) for the above development. The Natural Resources Access Regulator (NRAR) has reviewed the supporting documentation accompanying the request for SEARs and recommends the EIS be required to include the following.

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- Existing and proposed water licensing requirements in accordance with the *Water Act 1912/Water Management Act 2000* (whichever is relevant). This is to demonstrate that existing licences and/or approvals and licensed uses are appropriate, and to identify where additional licences and/or approvals are required.
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and groundwater sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- A statement of where each element of the SEARs is addressed in the EIS in the form of a table.

- Consideration of relevant policies and guidelines eg. "*Guideline for Controlled Activities on Waterfront Land*".
- Where groundwater may be intercepted or impacted a detailed assessment against the NSW Aquifer Interference Policy (2012) using DoI Water's assessment framework. Justification is required to support a statement that groundwater is not to be intercepted.
- Full technical details and data of all surface and groundwater modelling used, and an independent peer review.
- Details of the final landform of the site, including final void management (where relevant) and rehabilitation measures.

For further information please contact Shavaun Tasker, Water Regulation Officer at NRAR (Deniliquin) on t: (03) 5881 9944; e: shavaun.tasker@nrar.nsw.gov.au

Yours sincerely



Tim Baker
Senior Water Regulation Officer
Natural Resources Access Regulator



NSW RURAL FIRE SERVICE

Dept. Of Planning - Urban
GPO Box 39
Sydney NSW 2001

Your reference: EAR 1439
Our reference: DA20200313000975-Original-1

ATTENTION: Anthony Barnes

Date: Friday 1 May 2020

Dear Sir/Madam,

Development Application
Other - Part3A - Other
Federal Hwy Wollongorang NSW 2581 AUS, 5//DP255133

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 09/03/2020.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and notes that the proposed development has the potential to increase the level of bush fire risk within the landscape and, the development may be impacted upon during a bush fire event. As such, the environmental assessment for the proposed quarry extension should address the following bush fire criteria:

- The aim and objectives of *Planning for Bush Fire Protection 2019*;
- Identification of potential ignition sources during construction and operation of the development;
- Storage of fuels and other hazardous materials;
- Proposed bush fire protection measures for the development, including vegetation management and fire suppression capabilities;
- Operational access for fire fighting appliance to the site; and
- Emergency and evacuation planning.

For any queries regarding this correspondence, please contact Peter Dowse on 1300 NSW RFS.

Yours sincerely,

Bradley Bourke
Team Leader, Dev. Assessment & Planning
Planning and Environment Services

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



Transport
for NSW

Our ref: STH20/00043/01
Contact: Sarah Cross 4221 2481
Your ref: EAR-1439

23 March 2020

Anthony Barnes
Department of Planning, Industry and Environment
information@planning.nsw.gov.au

**REQUEST FOR ENVIRONMENTAL ASSESSMENT REQUIREMENTS (EAR-1439) – LOT 5 DP 255133,
WOLLOGORANG ROCK QUARRY, WOLLOGORANG**

Dear Anthony

Transport for NSW (TfNSW, formerly Roads and Maritime Services) refers to your correspondence dated 9 March 2020 regarding the subject request for an Environmental Assessment Requirement (EAR).

TfNSW has completed a review of the submitted request, based on the information provided and focussing on the impact to the State road network. For this development, the key state road is the Federal Highway.

TfNSW notes the following:

- TfNSW input is requested by the Secretary under Schedule 2 of the Environmental Planning and Assessment Regulation 2000;
- The development proposes an extension to an existing approved quarry operation; and
- TfNSW generally does not support heavy vehicles undertaking at grade right turn manoeuvres across the Federal Highway unless the turning movements are very low and there are appropriate road infrastructure arrangements to cater for the movements.

TfNSW requires the matters outlined in Attachment 1 to be addressed in the Environmental Assessment.

If you have any questions please contact myself on 4221 2570.

Please ensure that any further email correspondence is sent to development.southern@rms.nsw.gov.au.

Yours faithfully

Chris Millet
Manager Land Use
Southern Region

Transport for NSW

Level 4, 80 Crown St, Wollongong NSW 2500 | PO Box 477, Wollongong NSW 2520 | ABN 18 804 239 802

1 of 2

Attachment 1

A traffic impact study (TIS) is required to consider and address the implications of the development. As a guide Table 2.1 of the RTA Guide to Traffic Generating Developments outlines the key issues that may be considered in preparing a TIS. The TIS needs to include, but not be limited to:

- A detailed description of existing and predicted traffic movements.

Notes:

- This needs to include existing peak hour movements on Federal Highway near the access to the Quarry, supported by traffic counts.
- This needs to include the type of vehicles using the access, the likely daily and peak hour movements in and out of the access (including staff movements), the likely distribution of these movements (i.e. which direction they are coming from/going to) and the expected duration of the operation (and associated traffic movements).
- This also needs to include a worst case (or maximum) scenario for traffic movements.
- Where it can be shown that volumes per hour would be very low, to enable TfNSW to consider at grade right turn manoeuvres across the Federal Highway, it will need to be demonstrated that appropriate and statutory binding measures will be in place to restrict total truck movements accessing the site to the proposed maximum.
- A traffic analysis considering the suitability of the existing access arrangements to the Federal Highway with respect to Austroads standards, including but not limited to safe intersection sight distance, deceleration lanes, acceleration lanes and median storage of trucks. .
- Strategic designs for all identified road upgrades need to be prepared to clarify the scope of works, demonstrate the works can be constructed within the road reserve and allow the consent authority to consider any environmental impacts of the works as part of their Part 4 assessment. These impacts include traffic and road safety impacts as well as other impacts such noise, flora and fauna, heritage and impact to community.

APPENDIX 5 - AIR QUALITY IMPACT ASSESSMENT

This page has intentionally been left blank. See separate attachment.

APPENDIX 6 - ABORIGINAL CULTURAL HERITAGE DUE DILIGENCE ASSESSMENT

This page has intentionally been left blank. See separate attachment.

APPENDIX 7 - ENVIRONMENTAL NOISE ASSESSMENT IMPACT ASSESSMENT

This page has intentionally been left blank. See separate attachment.

APPENDIX 8 - SOIL AND WATER ASSESSMENT

This page has intentionally been left blank. See separate attachment.

APPENDIX 9 - TRAFFIC AND PARKING IMPACT REPORT

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APPENDIX 10 - BIODIVERSITY ASSESSMENT

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APPENDIX 11 - ENGINEERING DESIGN PLANS

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APPENDIX 12 – TfNSW EMAIL CORRESPONDENCE

Robert Mowle

From: Hayley Sarvanandan <Hayley.Sarvanandan@transport.nsw.gov.au>
Sent: Friday, 13 November 2020 12:14 PM
To: Robert Mowle
Cc: Development Southern
Subject: RE: Wollongorang Quarry Draft TIA (TfNSW ref: STH20/00043/02)

Hi Robert

I refer to your email below.

Thanks for providing clarification on the proposed routes to and from the quarry. TfNSW would require any future development application (DA) to address the comments below:

- 1) To improve safety for trucks turning left out of the site onto the Highway and for through vehicles travelling northbound ideally an acceleration lane should be provided as truck drivers are clearly turning out onto the shoulder and accelerating on the shoulder for around 200m, this would create confusion and potential erratic lane changes;
- 2) The access would need to allow for simultaneous entry and exit from the Highway;
- 3) The access would need to be sealed for a minimum of 30m to allow for truck storage as the unsealed access is resulting in material being carried onto the Highway;
- 4) The median would need to be upgraded to cater for the swept path of the largest truck entering the site; and
- 5) A legally binding planning mechanism would be required to ensure the DA consent includes a condition supporting left turning movements out of the site only.

TfNSW will make further assessment once the DA is lodged.

Thanks
Hayley

Hayley Sarvanandan
Development Assessment Officer
Land Use Southern
Regional and Outer Metro, Southern
Transport for NSW

T 02 4221 2548 | F 02 4221 2777
Level 4 90 Crown Street Wollongong NSW 2500



From: Robert Mowle [mailto:robert@laterals.com.au]
Sent: Wednesday, 11 November 2020 10:52 AM
To: Development Southern <development.southern@rms.nsw.gov.au>
Cc: 'Chris Shepherd' <Chris.Shepherd@divalls.com.au>
Subject: FW: Wollongorang Quarry Draft TIA (TfNSW ref: STH20/00043/02)

Hi Hayley

Thank you for your response below.

It is further advised that the product from the existing and proposed quarry extension is transported directly to Goulburn Sand and Soil storage depot located in Goulburn via a left turn movement onto the Federal Highway. From this depot the product is then delivered to customers in the Goulburn area. There has been and will not be any retail deliveries from the quarry itself. According, there will be no right turn movements onto the Federal Highway.

The identified minimum upgrade works are acceptable and will be incorporated into the development application documentation for lodgement with the Upper Lachlan Shire Council during the new year.

Regards

Robert

From: Hayley Sarvanandan <Hayley.Sarvanandan@transport.nsw.gov.au>
Sent: Thursday, 5 November 2020 5:00 PM
To: robert@laterals.com.au
Cc: Development Southern <development.southern@rms.nsw.gov.au>
Subject: FW: Wollogorang Quarry Draft TIA (TfNSW ref: STH20/00043/02)

Hi Robert

I refer to your email below and updated Traffic Report.

TfNSW notes the proposed quarry extension aims to increase the lifetime of the quarry but will not increase additional trips. The Traffic Report dated September 2020 (attached) suggests materials are delivered from the quarry to locations around Goulburn. Since the quarry extension proposes a 10 year lifetime TfNSW requires clarification on the proposed routes if delivery of materials is required to destinations south of the site and if controls are proposed to restrict trucks turning right out of the site onto the Highway. TfNSW is concerned with potential right turning movements out of the site as any crash is likely to have a high severity due to the high speed nature of the road environment. This needs to be considered and addressed.

To improve safety for trucks turning left out of the site onto the Highway and for through vehicles travelling northbound ideally an acceleration lane should be provided as truck drivers are clearly turning out onto the shoulder and accelerating on the shoulder for around 200m, this would create confusion and potential erratic lane changes.

At a minimum TfNSW believes:

- the access would need to allow for simultaneous entry and exit from the Highway;
- the access would need to be sealed for a minimum of 30m to allow for truck storage as the unsealed access is resulting in material being carried onto the Highway; and
- the median would need to be upgraded to cater for the swept path of the largest truck entering the site.

Depending on the proposed routes and controls discussed for trips to and from the south, further work could be required.

Please send any further information to development.southern@rms.nsw.gov.au.

Thanks

Hayley

Hayley Sarvanandan
Development Assessment Officer
Land Use Southern
Regional and Outer Metro, Southern
Transport for NSW

T 02 4221 2548 | F 02 4221 2777

Level 4 90 Crown Street Wollongong NSW 2500



From: Robert Mowle [<mailto:robert@laterals.com.au>]
Sent: Wednesday, 14 October 2020 10:57 AM
To: Chris Millet <Chris.MILLET@transport.nsw.gov.au>
Cc: 'Chris Shepherd' <Chris.Shepherd@divalls.com.au>
Subject: Wollongorang Quarry Draft TIA (TfNSW ref: STH20/00043/02)

Hi Chris

Please find attached an updated Traffic Report for the above project.

At this stage of the process and due to the very small number of trucks using the site is it possible for you to rule out a requirement for an acceleration lane to be provided? The applicant has no issues with the extension of and rehabilitation of the existing bitumen sealed access but the provision of an acceleration lane would make this small scale development unviable.

Regards

Robert

Robert Mowle
Laterals Engineering and Management
Ph: 0428 483 558
Email: robert@laterals.com.au

Southern Tablelands
Upstairs 35 Montague Street, GOULBURN NSW 2580
Ph: 02 4821 0973 Fax: 02 4821 0954

Mid North Coast
21 Station Street, Johns River NSW 2443
Ph: 02 6556 5194 Mobile: 0427 210 973

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