



30 September 2024

General Manager
Mid Western Regional Council
PO Box 156
MUDGEE NSW 2850

Council Ref: HD P25727

By email

Attention: Hannah Draper, Town Planner

Dear Ms Draper,

**EIS GULGONG QUARRY PROJECT, PROPOSED QUARRY LOT 1 DP 1239728, No.1848
CASTLEREAGH HIGHWAY, GULGONG NSW**

Outline Planning Consultants Pty Ltd act on behalf of Hamish and Sally Drury, Talinga Pastoral Company, the owners of the above land. The consent of the owners accompanies this development application.

This letter and accompanying EIS is submitted to Council in support of a development application to expand an existing borrow pit on an elevated, stony knoll on the subject site and to establish a planned hard rock quarry pit extracting up to 350,000 tonnes per annum of quarry material within a quarry footprint of 7.34ha and a total resource of about 4.6 million tonnes. Including the quarry access and entry, the total development footprint is estimated to be between 7.52ha-7.776ha, equivalent to just over 0.6% of the total 1,191ha 'Talinga' farm holding.

The project will not impose or affect the ongoing use of adjoining agricultural land or the 'Talinga' rural landholding, with the quarry floor returned to agricultural use after quarrying is completed- equivalent to 0.55% of the 'Talinga' holding. The assessment reasonably identifies potential agricultural land use impacts as Low.

The project seeks the continuation of quarrying from an existing quarry which has been in operation since circa 1964. It is considered to be compatible with surrounding land uses and can co-exist with these uses.

The internal access route to the quarry connects directly with the Castlereagh Highway. The intersection of this access with the highway is proposed to be suitably upgraded.

The proposed quarry, known as the Gulgong Quarry Project, is strategically positioned in terms of its proximity to nearby infrastructure projects undertaken within the Central-West Orana Renewable Energy Zone (CWO-REZ), in the main, located in the northern part of the Mid-Western Regional Council area.

Given that extraction of more than 30,000 tonnes per year of quarry resource is proposed to be extracted in any one year an 'integrated development' approval is required from the NSW Environmental Protection Authority (EPA) under the [Protection of the Environment Operations Act 1997](#).

The estimated development cost of the project is \$3,995,804-refer to Quantity Surveyors cost estimate, attached in Appendix A of this letter.



The EIS and accompanying experts reports describes the site and its environs and the proposed quarry development, and includes an assessment of the Gulgong Quarry Project in terms of the matters for consideration as listed under Section 4.15 of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act). It should be read in conjunction with the EIS and supporting specialist reports appended to the EIS.

A checklist of these matters and where they have been addressed in the EIS is outlined in the accompanying **Table 1**.

Table 1: Section 4.15 Checklist

Matters for Consideration s.4.15	Relevant EIS Section
(a) The provisions of: Any environmental planning instrument	Refer to Section 5.2 & Section 7.2 of this EIS.
Any proposed planning instrument	Not applicable.
Any development control plan	The applicable development control plan is the Mid-Western Regional Development Control Plan 2013. Refer Section 5.3 and Section 7.2 of this EIS.
Any planning agreement or draft planning agreement that has been entered into	No planning agreements have been entered into under s.7.4 of the EP&A Act for this quarry project.
The regulations (to the extent that they prescribe matters for the purposes of this paragraph)	Refer to Sections 1.4 ,5.1 and 7.2 of this EIS.
Any coastal zone management plan	Not applicable.
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Refer EIS Section 7.3 in conjunction with Section 3 and Section 4 of this EIS- the latter containing details of mitigation measures proposed.
(c) The suitability of the site for the development	The project site is suitable for the proposed quarry project. Considered further in this EIS report. Refer also to Section 7.4 of the EIS.
(d) Any submissions made in accordance with this Act or the regulations	Comments to be received during the EIS exhibition process.Refer Section 7.5 of this EIS.
(e) The public interest	Refer Section 7.6 of this EIS.

The EIS complies with the Planning Secretary’s Environmental Assessment Requirements (SEARs) EAR 1722 issued on 5 June 2024, as required under the provisions of Section 4.12(8) of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act) and Part 8 Division 5 of the [Environmental Planning and Assessment Regulation 2021](#) (EP&A Regulation 2021).

A checklist of these matters and where they have been addressed in the EIS is outlined in the accompanying **Table 2**.

The EIS also complies with the requirements of TfNSW and EPA, as well as with this matters outlined in Council’s letter to the Department of Planning and Environment dated 22 May 2024, which also accompany the SEARs.

A checklist of the matters raised by Council in its letter dated 22 May 2024, and where they have been addressed in the EIS, is outlined in the accompanying **Table 3**. Please note that the information sought by Council under the heading “Interactions with Orana Wind farm” have already been provided to Council under separate cover-considered to be commercial-in-confidence advice.

Table 2: Compliance with issued SEARs (EAR 1894)

EAR 1894 EIS Requirement	Where addressed in the EIS
General requirements including:	
• Executive Summary	EIS Executive summary
• Comprehensive description of the quarry Conclusion, justification of quarry project.	Section 3 Section 2.7, 8
• Signed declaration from the author of the EIS,	Refer to EIS page 6
Consultation required	Section 6 + Appendices O & P
Noise, blasting & vibration impacts	Sections 3.5, 4.2 & 7.3.10 + Appendix C
Air quality impacts	Sections 3.5, 4.2, 7.3.2 & 7.3.9 + Appendix H
Water	Sections 2.2.3, 3.5, 4.2 & 7.3.7 + Appendices F & G
Biodiversity	Sections 4.2 & 7.3.11 + Appendix L
Heritage	Sections 2.2.4, 4.2 & 7.3.3 + Appendix K
Traffic & Transport	Sections 3.5, 4.2 & 7.3.12 + Appendix D
Land resources	Sections 2.2, 4.2 & 7.3.1 + Appendices E & N
Waste	Sections 3.9, 4.2 & 7.3.5
Hazards	Sections 2.2, 3.5.3, 4.2, 7.3.2 & 7.3.4 + Appendices I & J
Visual	Sections 2.2, 4.2 & 7.3.6
Social & economic	Sections 2.3 & 7.3.8
Rehabilitation	Sections 3.11, 4.2 & 7.3
Relevant, State, regional and local planning instruments, guidelines, policies	Sections 5 & 7.2

Table 3: Council SEARs Checklist

Matters Raised by Council in letter dated 22 May 2024	Compliance/ Relevant EIS Section
Traffic and Access	Satisfactorily addressed in Section 3.5, 4.2 & Section 7.3.12 of the EIS. It is proposed to upgrade the highway intersection to Austroads requirements. Impact on highway traffic assessed in the EIS.
Water Management and Supply	Satisfactorily addressed in Section 3.4.7, 3.5, 4.2 & 7.3.7 of the EIS. Once established, all quarry pit sediment and runoff to be wholly contained within the quarry pit. Water balance report by Martens & Associates addresses water balance for dry, average and wet years - refer Appendix G of EIS.
Waste Management	Satisfactorily addressed in Section 3.9, 4.2 & 7.3.5 of the EIS.
Water and Soil Management	Satisfactorily addressed in Section 2.2.3, 3.5.6, 4.2 & 7.3.7 of the EIS + groundwater report prepared by Martens & Associates (Appendix F).
Operational Details- Processing	Satisfactorily addressed in Section 3.5 of the EIS. Noise and dust impacts addressed in EIS Section 7.3.9 and 7.3.10. + Appendices C & H.
Blast Management Plan	Satisfactorily addressed in Sections 3.5.3, 7.3.2 and 7.3.4 of the EIS.
Aboriginal land Council	Consulted during preparation of the ACHARS. Refer EIS Section 7.3.3 of the EIS.
Developer Contributions	Yet to be determined by Council. NOTE: Local road upgrades off Castlereagh Highway generated by REZ projects are the responsibility of individual REZ proponents, not the Gulgong Quarry Project.
Rehabilitation, Visual	Satisfactorily addressed in Section 3.14 and 7.3.6 of the EIS. It is proposed to adopt a direction of the quarry working so that the working face is shielded from the most critical views at all times, at the same time achieve a suitable depth of quarrying from establishment. Topographic features are to be relied on in the initial stages of quarrying in order to achieve acceptable visual impacts. Limited or no views of the quarry from nearby residences.

The Mid-Western Regional Council area is about to enter an era of major investments and employment arising from the NSW State Government’s commitment to accelerate the roll-out of renewable energy projects in NSW: a transformation of NSW’s energy landscape.

The recent approval of EnergyCo’s Central West Orana Renewable Energy Zone (CWO-REZ) transmission project paves the way for the construction of essential transmission infrastructure to connect large-scale, wind, solar and energy storage projects in the Mid-Western Regional Council area, forecast to generate up to \$20 billion in private investment and about 1,800-5,000 jobs during peak construction.

Less appreciated is the fact that all of these major projects will be reliant on sourcing a reliable, proximate source of road making and other quarry products to service these projects.

The site of the Gulgong Quarry Project is strategically located in terms of its close proximity to, and ability to service currently approved or proposed nearby infrastructure projects within the CWO-REZ zone- refer **Figure 1** below.

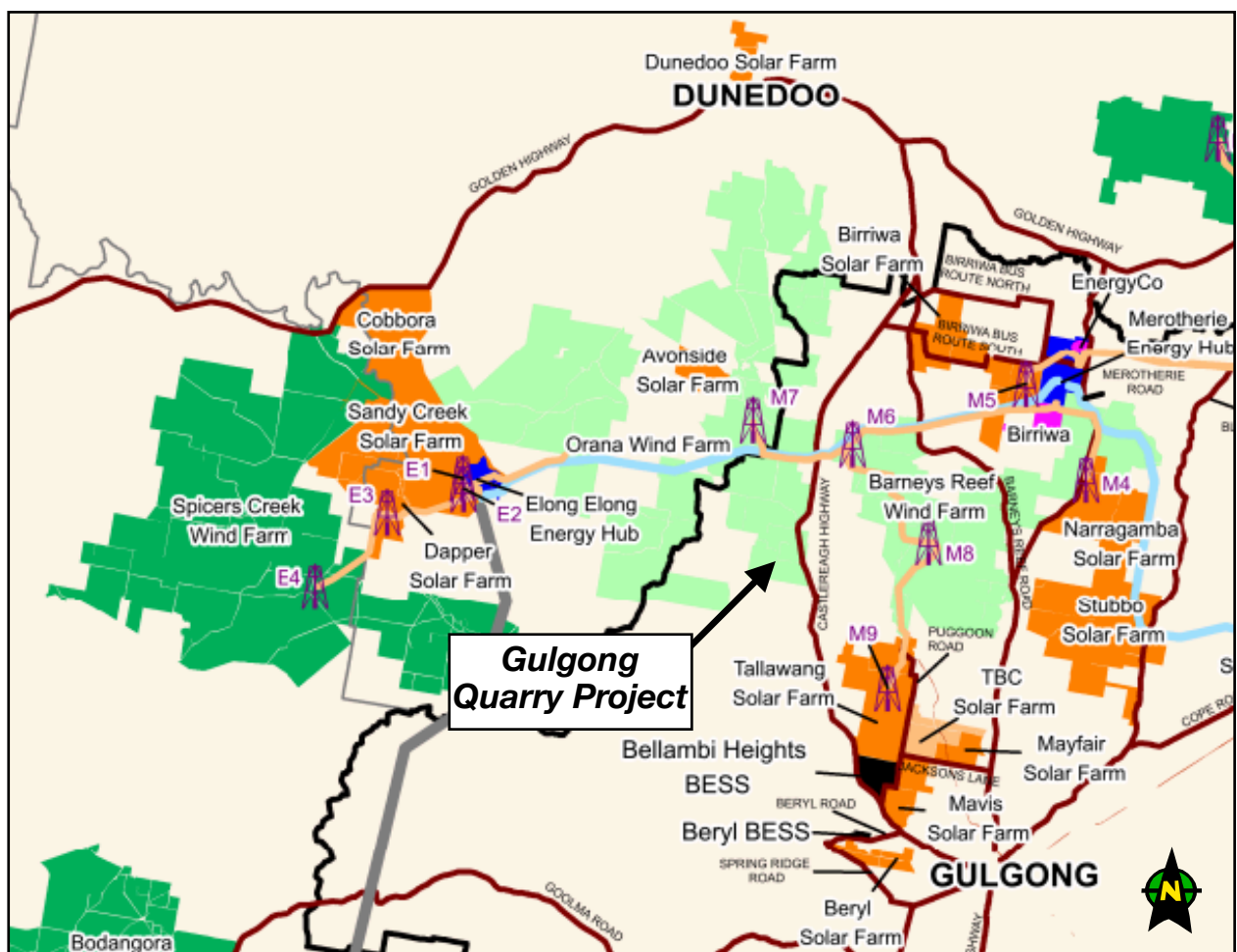


FIGURE 1: The proposed Gulgong Quarry Project site is strategically located in the northern part of the Mid-Western Regional Council area, proximate to renewable energy State Significant Development projects

(Source: excerpt Mid-Western Regional Council online map July 2024 'Proposed State Significant Development')

The Gulgong Quarry Project proposes safe and adequate access suitable for the project. The project provides for the supply of much-needed quarry product to these projects, thus ensuring employment opportunities and maintaining stimulus to the economy of the Mid-Wester Regional Council area.

The consequences of not proceeding with the Project also weigh heavily in favour of proceeding with the project.

In light of the merits of the quarry proposal and in the absence of any significant adverse environmental, social or economic impacts, we have no hesitation in recommending that the application be approved subject to conditions of consent appropriate for the development.

If you have any queries please do not hesitate to contact the writer direct on telephone: 02 9262 3511 or mobile direct: 0418 242 762.

Yours sincerely



GARY PEACOCK
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ANNEXURE A

EDC report by Quantity Surveyor

