

Appendix N  
*Public Consultation Documents*





**MEDIA RELEASE**  
**12 May 2009**

## **Champions Quarry Expansion Declared Major Project**

The owners of Champions Quarry have had a proposed expansion of its existing sand quarry at Tuckurimba declared as a Major Project under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979, thereby seeking approval from the NSW Minister for Planning. Champions Quarry previously had a proposed expansion, allowing for increased production and access to a sandstone resource considered to be of regional significance, refused by Councillors of the Lismore City Council.

The Project has been significantly altered from the previously lodged development application which sought the extraction of up to 5 million tonnes at a rate 200,000 tonnes per year, or 400,000 tonnes average over two years, with a quarry life of 25 years.

The newly proposed expansion will allow extraction of up to 6.25 million tonnes at a maximum rate of 250,000 tonnes per annum. This will provide an essential fine and coarse sand resource to a range of industries and major construction projects in the rapidly growing Far North Coast Region.

Champions Quarry representative, Mr Jeff Champion indicated that the previously proposed northern section of the quarry and the area immediately to the east of the existing approved quarry will not be developed, thus significantly increasing the buffer distances from neighbouring residences.

"In response to the concerns of nearby neighbours, we have limited quarry operations to the existing approved central area and the proposed southern area of the property. The previously proposed development also included an averaging clause such that up to 400,000 tonnes per year could be extracted when average over two years. This has been amended to a flat rate of 250,000 tonnes per year." Mr Champion said.

"Our decision to seek a Part 3A approval, rather than challenging the decision of the Lismore City Councillors through a costly Land and Environment Court appeal process, will allow for further public consultation and government department input. This will again ensure that a socially, economically and environmentally sustainable outcome will be achieved." Mr Champion noted.

"The importance of the fine and coarse sand resource available on the property cannot be underestimated. Presently there is only a very small and diminishing approved fine and coarse sand resource base available in the region for supply to the concrete and road construction industries and others."

The centralised location of the site within the Lismore City Council local government area is expected to reduce the amount of resource being brought from outside of the



## **MEDIA RELEASE**

region, thus greatly reducing unit costs, decreasing overall associated traffic movements and associated greenhouse gas emissions. It will also lead directly to the creation of locally based jobs both on-site and through flow on effects to other industries.

“Access to the resource on the site has previously been demonstrated to have minimal and manageable environmental constraints. This was confirmed in the report previously provided to the Lismore City Councillors by their Development Assessment Co-ordinator, and by the provision of general terms of approval by the Department of Environment and Climate Change.” Mr Champion said.

Champions Quarry has commissioned an independent environmental and social consultancy – Environmental Resources Management Australia (ERM) – to finalise the necessary environmental and social studies that will be lodged in the form of an Environmental Assessment report with the NSW Department of Planning.

“ERM is currently assessing a reduced quarry footprint and quarry plan that addresses all previously raised genuine concerns of neighbouring residents. We are confident that other environmental issues raised by the Lismore City Councillors, such as protection of the local Koala population, Aboriginal cultural heritage, soil stability and protection of surface and subsurface water systems will again be comprehensively and adequately addressed.” Mr Champion said.

During preparation of the Environmental Assessment, direct consultation will be undertaken with nearby residents. The feedback received during this process will be considered in the preparation of the Environmental Assessment.

“This consultation process will allow ERM to focus on matters that are of genuine concern to local residents” notes Mr Champion.

Members of the broader community can keep up to date with the project by contacting the Department of Planning, or visiting its website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) and following Major Project links once Director General's requirements have been issued. Champions Quarry will be providing a further media release before the Environmental Assessment report is placed on exhibition, advising how and where to view the report and how to make submissions to the Director General of the NSW Department of Planning.



# Champions Quarry Expansion

## Community Information Newsletter

May 2009

*The proposed expansion of Champions Quarry's existing sand quarry located at Tuckurimba has been declared as a Major Project under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979, thereby seeking approval from the NSW Minister for Planning.*

*Environmental Resources Management Australia (ERM) is currently preparing an independent Environmental Assessment of the proposed quarry expansion on behalf of Champions Quarry.*

### Background

Champions Quarry previously had proposed the expansion of its existing operations, allowing for increased production and access to a sandstone resource considered to be of regional significance. Lismore City Council's Development Assessment Co-ordinator recommended approval. This was for the extraction of up to 5 million tonnes of high quality sandstone material at a rate of 200,000 tonnes per annum, or 400,000 tonnes averaged over two years, with a quarry life of 25 years.

The development application was also supported by General Terms of Approval granted by the Department of Environment and Climate Change, subject to conditions. This application was however refused by a majority of Lismore City Councillors.

### The Proposed Development

Due to the regional importance of the identified fine and coarse sandstone resource on the property, an amended proposal has been developed for submission to the NSW Department of Planning as a Major Project. The Project has been significantly altered from the previously lodged development application.

The proposed expansion will now allow extraction of up to 6.25 million tonnes at a maximum rate of 250,000 tonnes per annum with no averaging clause. In response to the concerns of nearby residents, the quarry operations are to be limited to the existing approved central area and the proposed southern area of the property. No quarrying operations are proposed to the north of the existing site access road (refer Site Layout Plan).

This will provide an essential fine and coarse sand resource to a range of industries and major construction projects in the rapidly growing Far North Coast Region.

### Need for the Development

The fine and coarse sand resource on the property is considered to be of regional significance. Presently there is only a very small and diminishing approved sand resource base available in the Far North Coast region for supply to the concrete and road construction industry.

The expansion of Champions Quarry will greatly assist the broader community in filling this resource deficiency. The increased demand for the resource is a result of continued high population growth rate, as well as the presence of large scale construction projects in the region, including the Pacific Highway Upgrade including the Ballina By-Pass Project.

The central location of the site within the Lismore City Council local government area is expected to reduce the amount of resource being brought from outside of the region, thus greatly reducing unit costs, decreasing overall associated traffic movements and associated greenhouse gas emissions. It will also lead directly to the creation of locally based jobs both on-site and through flow-on effects to other industries.



## What is Happening Now?

ERM is currently assessing a reduced quarry footprint and quarry plan to address previously raised genuine concerns of nearby residents and the Environmental Assessment Requirements issued by the NSW Department of Planning.



Other environmental issues previously raised by Lismore City Councillors, such as protection of the local Koala population, Aboriginal cultural heritage, soil stability and protection of surface and subsurface water systems will again be comprehensively and adequately addressed.

## Community Consultation

ERM and Champions Quarry recognise the importance of community consultation and the provision of correct information regarding the proposed quarry expansion.

During preparation of the Environmental Assessment, direct consultation is to be undertaken with nearby residents. The feedback received during this process will be considered in the preparation of the Environmental Assessment.

If you, as an individual landholder, would like the opportunity to provide constructive input to the process or discuss genuine matters of concern please contact ERM on the free call number provided below. ERM will be happy to meet with individually contacted landholders upon request to discuss your concerns on a case by case basis.

Members of the broader community can keep up to date with the project by contacting the Department of Planning, or visiting its website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) and following Major Project links once the Director General's requirements are issued

ERM will be preparing a media release and directly contacting nearby residents before the Environmental Assessment report is placed on public exhibition, advising how and where to view the Environmental Assessment report and how to make submissions to the Director General of the NSW Department of Planning.

## The Planning Process

The proposed Champions Quarry expansion is being assessed under Part 3A of the NSW *Environmental Planning and Assessment Act 1979* (EP&Act). The Part 3A planning process is illustrated below.

### Step 1: Preparation of the Environmental Assessment

- Confirmation from Department of Planning that Part 3A applies and provision of Environmental Assessment Requirements (EARs)
- Preparation of the Environmental Assessment

### Step 2: Lodgement, Exhibition, Consultation & Review

- Submission of EAR & draft Statement of Commitments
- Pre-exhibition review of Environmental Assessment by the Department of Planning
- If required, a modified Environmental Assessment submitted
- Exhibition of the Environmental Assessment & submissions invited from government departments, Council and the general public
- Preferred Project report made public

### Step 3: Assessment & Determination

- Assessment by the Department of Planning
- Other Agencies/Council's submit recommendations
- Department of Planning finalises its assessment report with recommendations to submit to Minister
- Minister's decision to approve or refuse

## Have Your Say

If you would like to provide comments regarding this proposal please forward them to:

**ERM - Champions Quarry Project**  
P.O. Box 5711  
Port Macquarie NSW 2444

or contact freecall number: **1800 461 525**



13<sup>th</sup> August 2009

Toby Nugent  
ERM  
146-148 Gordon St  
Port Macquarie 2444

**Re: Champions Quarry Expansion Preliminary Environmental Assessment March 2009**

Dear Mr Nugent ,

In viewing your final report, (Champions Quarry Expansion Preliminary Environmental Assessment March 2009) it comes to our attention that Page 9 Fig.1.3 fails to acknowledge our residence as a potentially sensitive receiver . Our property is located adjacent to receiver no 2 and is well within the 500 metre buffer zone of not only the proposed expansion but to all existing quarry operations.

We are currently and will furthermore be impacted upon by the quarry operations proposed, and if your records are to be a true, accurate and plausible account of the huge social impact this development will have, we should at the very least be included and recognized as a sensitive receiver, and request your report be amended to show this fact.

We also request a copy of the mitigation actions that are proposed to eliminate the social, environmental and economic impact the developer has imposed on the rural community that he developed.

Yours Sincerely

Simon & Donna Griffiths  
115 Hazlemount Lane  
Tuckurimba 2480

<b>Environmental Resources Management Australia</b>	
Referred to: <i>TN</i>	Ref. No.
Date received: <i>13-8-09</i>	
Checked by: <i>T.J.W</i>	
Accepted by: <i>T.J.W</i>	Date: <i>16.8.09</i>
Project Director / <u>Manager</u>	

1566 Wyrallah Road

Tucki Tucki. 2480

12 June 2009

ERM – Champions Quarry Project

P O Box 5711

Port Macquarie. 2444.

Dear Sir/Madam,

We are adjoining landholders to the proposed expansion of Champions Quarry at Tucki. According to your flyer you are planning to discuss the proposal with concerned residents. Prior to meeting with you we ask that you provide some details on the proposal.

Past experience with the previous expansion proposal has made us hesitant to proceed with any comment until we receive accurate and detailed information on the proposal.

Please forward more specific information on the proposed expansion to the above address.

Yours faithfully,

*R.A. Wadsworth*

R & L Wadsworth

Environment	19-06-09	Environment Australia
Referred to:	TN	Ref. No.
Date received	19-06-09	
Checked by	T.J.W.	
Accepted Project	T.J.W.	19-06-09



4<sup>th</sup> June, 2009

ERM. Champions Quarry Project

P.O. BOX 5711

PORT MACQUARIE. NSW. 2444

Environmental Resources Management Australia		
Referred to:	TN	Ref. No.
Date received	9/6/09	
Checked by:	W.D. TON	
Accepted by:	T.S. WAT	Date 10-6-09
Project Director / <u>Mr. Page</u>		

Dear ERM. Sir or Madam,

I am a Committee member of the Tucki Community Against Mega Quarry 80 members.

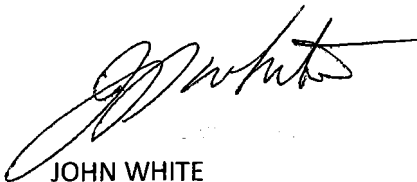
We have received your letter box drop flyer on the Champion quarry, our property adjoins the quarry.

Our previous experience with an E.I.S was very unprofessional.

In view of the complexity of the development it is hard to give a community comment without some more details of the New proposal.

Before we can engage in community consultation we need more information on proposed measure to mitigate impacts such as roads dust, Health noise, amenity, water discharges and use , Koalas and aboriginal and local heritage etc.

Yours faithfully



JOHN WHITE

140 HAZELMOUNT LANE

TUCKURIMBA NSW. 2480

51 BAXTER LANE

TUCKURIMBA

VIA CORAKI 2471

THE GENERAL MANAGER

ERM

31/05/08

LISMORE CITY COUNCIL

CHAMPIONS QUARRY PROJECT.

P.O. BOX 23A, LISMORE N.S.W. 2480

DEAR SIR. (FROM RAYMOND GEORGE HUNT - RESIDENT 76 YRS)

TUCKI COMMUNITY AGAINST MEGA QUARRY INC.

MY GROUNDS FOR OBJECTION ARE.

1. DUST & NOISE POLLUTION - MY HOME IS WITHIN 2 KILOMETRES OF THE PROPOSED MEGA QUARRY IN LINE WITH THE SPRING & SUMMER PREVAILING NORTH EASTERLY WINDS AT THAT TIME - THIS WILL BE A MAJOR PROBLEM.

2. ROAD SAFETY & TRAFFIC - THIS ROAD WYRALLAH - WOODBURN TO BE USED BY QUARRY TRUCKS & I PRESUME B. DOUBLES IS NOT OF HIGHWAY STANDARD, IS BREAKING UP IN MANY PLACES, OWING IT TO BE THE ECONOMICAL ROUTE FOR ALL TRAFFIC BETWEEN LISMORE AND THE PACIFIC HIGHWAY. AT THE PRESENT TIME.

AS RESIDENTS WHO TRAVEL THIS ROAD FREQUENTLY, THE INCREASE OF MORE TRUCKS (I WILL USE THE TERM SPEEDING) ON THIS TOO NARROW, WINDING, NOT UP TO ROAD BASE STANDARD IS SCARY. INTERSECTIONS (EXAMPLE MATISON'S LANE - TUCKURIMBA ROAD TO CORAKI) WILL BECOME EVEN MORE HAZARDOUS. CHILDREN AT BUS STOPS WILL NEED CONSTANT VIGILANCE BY PARENTS OR OTHERS AT ALL TIMES.

3. KOALA HABITAT AS A PLANTER OF SUITABLE TREES ON MY PROPERTY AND A PIONEER IN THEIR CARE - I HAVE BEEN ADVISED BY PROFESSIONALS IN THIS AREA THE INTERRUPTION OF THEIR CORRIDOR TRAVEL PARTICULARLY FROM TUCKURIMBA HILL TO AREA'S FURTHER NORTH BY THIS PROPOSED QUARRY IS UNACCEPTABLE.

4. SOCIAL IMPACT AS A RESIDENT OF BAXTER LANE FOR 76 YEARS A PLACE OF PEACE AND TRANQUILITY - I DON'T DESERVE THE IMPACT OF A MEGA QUARRY IN THE TWILIGHT OF MY LIFE.

YOURS SINCERELY

Rayf Hunt.

COPY OF LETTER 31/05/08  
NOTHING HAS CHANGED

Rayf Hunt. 010609.

6 August, 2009

Donna Griffiths  
Chairperson, TCAMQ Inc  
115 Hazlemount Lane  
TUCKI NSW 2489

*Our Reference: 0098287\_TCAMQ\_060809LTR.DOC*

Dear Donna,



**RE: PROPOSED CHAMPIONS QUARRY EXPANSION PART 3A  
PROJECT - COMMUNITY CONSULTATION**


Environmental Resources Management Australia (ERM) acknowledges receipt of your correspondence dated 3<sup>rd</sup> August 2009. ERM and the proponents of Champions Quarry do not intend to hold a community forum with regards to the proposed expansion of Champions Quarry. Following initial consultation with the Department of Planning regarding the current project, it was considered that a targeted, one on one community consultation methodology would allow for individual land holders to put forward specific concerns to allow for a detailed, targeted impact assessment to be undertaken. During May 2009, a newsletter was distributed within the Tucki area inviting residents to contact ERM to arrange for individual meetings which will be occurring on Monday 10<sup>th</sup> August 2009. Where appropriate, concerns raised during these meetings will be addressed within the detailed specialist impact assessments which are currently being prepared.

Upon completion of the Part 3A Environmental Assessment, this document will be placed upon public exhibition. The opportunity will exist at that point for your organisation to view all documentation associated with the project and make a submission.

Presently, the Project Application form, Preliminary Environmental Assessment and Director Generals Environmental Assessment Requirements are available on the Department of Planning's website. The Preliminary Environmental Assessment provides a description of the project, a risk assessment, and an indication as to the level of specialist environmental impact assessment that will be undertaken. This document was made available to all individuals who made representation to ERM following the initial newsletter circulation.

For further information please contact the undersigned on 6584 7155.

Yours sincerely,  
for Environmental Resources Management Australia Pty Ltd

Handwritten signature of Toby Nugent in black ink.

Toby Nugent  
Planner/Environmental Scientist

Handwritten signature of Murray Curtis in black ink.

Murray Curtis  
Managing Partner