

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-27223807
Project	<p>Monaro Rock Quarry Project, which involves:</p> <ul style="list-style-type: none"> • extraction of up to 1,000,000 tonnes per annum of hard rock aggregates and road construction materials for 30 years; • transporting products from the site via the Monaro Highway at a rate of 25 laden trucks per hour and no more than 200 laden trucks per day; • construction of site infrastructure, such as amenity barriers, internal haul roads and a level crossing of the Tuggeranong to Bombala railway corridor; and • progressively rehabilitating the site.
Location	Mates Drive, Royalla, NSW, 2620 within Queanbeyan-Palerang Local Government Area
Proponent	Monaro Rock Pty Ltd
Date of Issue	18 August 2023
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and must have regard to the <i>State Significant Development Guidelines</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> • a stand-alone executive summary; • a full description of the development, including: <ul style="list-style-type: none"> – the resource to be extracted, including the amount, type and composition; – the site layout and extraction plan, including cross-sectional plans; – the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment; – surface infrastructure and facilities (including any infrastructure that would be required for the development, but be the subject of a separate approvals process); – a waste (overburden, rejects, tailings etc.) management strategy; – a water management strategy; – a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and – the likely interactions between the development and any existing, approved, or proposed development in the vicinity of the site; • a strategic justification of the development focusing on site selection and the suitability of the proposed site, and the alternatives considered;

- a list of any approvals that must be obtained before the development may commence;
- an assessment of the likely impacts of the development on the environment, focusing on the key issues identified below, including:
 - a description of the existing environment likely to be affected by the development, using sufficient baseline data;
 - an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice;
 - a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of:
 - whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented;
 - the likely effectiveness of these measures; and
 - whether contingency measures would be necessary to manage any residual risks; and
 - a description of the measures that would be implemented to monitor and report on the environmental performance of the development;
- a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;
- consideration of the development against all relevant environmental planning instruments (including Part 2 of the *State Environmental Planning Policy (Resources and Energy) 2021*);
- the reasons why the development should be approved, having regard to:
 - relevant matters for consideration under the *Environmental Planning and Assessment Act 1979* (the Act), including the objects of the Act;
 - the biophysical, economic and social impacts of the development, including the principles of ecologically sustainable development;
 - the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses;
 - feasible alternatives to the development (and its key components), including the consequences of not carrying out the development;
- a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.

Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.

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.

The EIS must also be accompanied by a Quantity Surveyor Report for Capital Investment Value and Employment, providing:

- a detailed calculation of the estimated capital investment value (CIV) of the development, prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with *Planning Circular PS 21-020: Calculation of capital investment value*. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.

	<ul style="list-style-type: none"> • an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided.
<p>Key issues</p>	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> o SEPP (Resources and Energy) 2021; and o SEPP (Planning Systems) 2021; o SEPP (Transport and Infrastructure) 2021; o SEPP (Biodiversity and Conservation) 2021; o SEPP (Resilience and Hazards) 2021; and o Queanbeyan Local Environmental Plan 2022. <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> o South East and Tablelands Regional Plan o Queanbeyan Residential and Economic Strategy 2031 o Queanbeyan-Palerang Regional Economic Development Strategy o Queanbeyan-Palerang Regional Council Local Strategic Planning Statement <p>2. Key Issues</p> <ul style="list-style-type: none"> • Noise & Blasting – including: <ul style="list-style-type: none"> - a detailed assessment of the likely construction, operational 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 the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - proposed blasting hours, frequency and methods; and - a detailed assessment of the likely blasting impacts of the development (including ground vibrations, overpressure, flyrock, visual and fumes/ odour) on people, animals, buildings/structures, infrastructure and significant natural features, having regard to the relevant guidelines; • Air Quality – including: <ul style="list-style-type: none"> - a detailed assessment of potential construction and operational air quality impacts, in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i>, with a focus on dust emissions including PM_{2.5} and PM₁₀, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>; - a greenhouse gas assessment of the operation of the development having regard to any applicable State or national policies, programs or guidelines; and

- details of proposed mitigation, management and monitoring measures
- **Water** – including:
 - detailed site water balances for the dry, average and wet rainfall years, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges) for all scenarios, water supply infrastructure and water storage structures;
 - identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
 - demonstration that water for 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 WSP or water source embargo;
 - an assessment of any likely flooding impacts of the development;
 - an assessment of the likely 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, flow objectives and sensitive downstream receiving environments;
 - an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users in particular for domestic and commercial purposes; and
 - a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;
- **Biodiversity** – including:
 - accurate predictions of any vegetation clearing on site;
 - a detailed assessment of the biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems, undertaken in accordance with the *Biodiversity Assessment Method* and documented in a Biodiversity Development Assessment Report (BDAR), unless a BDAR waiver request is issued in respect of the development; and
 - a strategy to offset any residual impacts of the development in accordance with the *Biodiversity Offsets Scheme* (where applicable);
- **Heritage** – including:
 - an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation in accordance with NSW guidelines with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage;
- **Traffic & Transport** – including:
 - accurate predictions of the road traffic generated by the development, including a description of the types of vehicles likely to be used for transportation of quarry products
 - a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including undertaking a road safety audit;
 - a description of the measures that would be implemented to mitigate any impacts on road network performance, dilapidation and safety,
 - concept plans of any proposed upgrades, developed in consultation with the relevant road and rail authorities, in particular the proposed level crossing of the Tuggeranong to Bombala railway corridor in

	<p>accordance with Transport for NSW guidelines;</p> <ul style="list-style-type: none"> • Land Resources – including a detailed assessment of: <ul style="list-style-type: none"> - potential impacts on soils and land capability (including potential erosion and land contamination); - 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 in Clauses 2.17 and 2.18 of State Environmental Planning Policy (Resources and Energy) 2021, paying particular attention to the rural land use in the region; • 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, handling and use of any hazardous or dangerous goods; • Visual – including an assessment of the likely visual impacts of the development (before, during and post-operations) on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms; and • Social – including a detailed assessment of the potential social impacts of the development that builds on the findings of the Social Impact Assessment Scoping Report, in accordance with the <i>Social Impact Assessment Guideline for State significant projects</i>; • Economic – including a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> - the significance of the resource; - the costs and benefits of the development, identifying whether the development as a whole would result in a net benefit to NSW; and - the demand on local infrastructure and services; and • Rehabilitation – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> - rehabilitation objectives, methodology, monitoring programs, performance standards and proposed completion criteria; - nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and - the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the Regulation. Provide these as part of the EIS rather than as separate documents.
Engagement	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular, you must:</p> <ul style="list-style-type: none"> • consult with: <ul style="list-style-type: none"> - affected landowners; - community groups; - Aboriginal stakeholders; - Queanbeyan-Palerang Regional Council

	<ul style="list-style-type: none"> - Biodiversity, Conservation and Science Directorate within the Department; - Heritage NSW – Aboriginal Cultural Heritage Regulation; - Environment Protection Authority; - Geological Survey of NSW, Mining, Exploration & Geoscience within the Department of Regional NSW; - Resources Regulator within the Department of Regional NSW; - Department of Primary Industries (including NSW Agriculture); - Crown Lands within the Department; - South East Local Land Services; - NSW Health; - NSW Rural Fire Service; and - Transport for NSW; and <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>
Expiry Date	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

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.shop.nsw.gov.au/index.jsp>

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

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

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

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

Policies, Guidelines & Plans

Air	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E, 2018)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)
	Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia' (EPA)
	National Greenhouse Accounts Factors (Commonwealth)
Noise & Blasting	
	Voluntary Land Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&E)
	NSW Noise Policy for Industry (EPA)
	Interim Construction Noise Guideline (DECC)
	NSW Road Noise Policy (EPA)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Water	
Water Sharing Plans	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources 2011
	Water Sharing Plan for the Greater Metropolitan Region Unregulated Water Sources 2011
	Any other relevant Water Sharing Plans (available at https://www.industry.nsw.gov.au/water).
Groundwater	NSW State Groundwater Policy Framework Document (NOW)
	NSW State Groundwater Quality Protection Policy (NOW)
	NSW State Groundwater Quantity Management Policy (NOW)
	NSW Aquifer Interference Policy 2012 (NOW)
	Office of Water Guidelines for Controlled Activities (2012)
	Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)
	Australian Groundwater Modelling Guidelines 2012 (Commonwealth)
	National Water Quality Management Strategy Guidelines for Groundwater Protection

	in Australia (ARMCANZ/ANZECC)
	Guidelines for the Assessment & Management of Groundwater Contamination (EPA)
Surface Water	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)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	NSW Water Conservation Strategy (2000)
	State Water Management Outcomes Plan
	NSW State Rivers and Estuary Policy (1993)
	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 (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control (EPA)
	Technical Guidelines: Bunding & Spill Management (EPA)
	Environmental Guidelines: Use of Effluent by Irrigation (EPA)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
NSW Guidelines for Controlled Activities on Waterfront Land (NOW)	
Land	
	Soil and Landscape Issues in Environmental Impact Assessment (NOW)
	Agfact AC.25: Agricultural Land Classification (NSW Agriculture)
	Agricultural Issues for Extractive Industries (DPI)
	State Environmental Planning Policy (Resilience and Hazards)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)
	Land Use Conflict Risk Assessment Guide (DPI)
Traffic	
	TfNSW Construction of New Level Crossings Policy
	Guide to Traffic Generating Development (RMS)
	Road Design Guide (RMS) & relevant Austroads Standards
	Austroads Guide to Traffic Management, Part 2, Integrated Traffic Assessments for Developments
Biodiversity	
	Biodiversity Assessment Method (OEH)
	Biodiversity Offsets Scheme
	Fisheries NSW policies and guidelines
	Guidelines for developments adjoining Department of Environment, Climate Change and Water (DECCW, 2010)
	Guidelines for Threatened Species Assessment (DP&E)
	Guidance to assist a decision-maker to determine a serious and irreversible impact (OEH)
	NSW State Groundwater Dependent Ecosystem Policy (NOW)
	Revocation, recategorisation and road adjustment policy (OEH, 2012)
	Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW)
	State Environmental Planning Policy (Koala Habitat Protection) 2021
Heritage	

	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)
	Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011)
	NSW Heritage Manual (OEH)
	Statements of Heritage Impact (OEH)
	Archaeological Assessments Guidelines 1996 (Heritage Council)
Hazards	
	State Environmental Planning Policy (Resilience and Hazards)
	Hazardous and Offensive Development Application Guidelines – Applying SEPP 33
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning for Bush Fire Protection 2019 (RFS)
Waste	
	Waste Classification Guidelines (EPA)
Rehabilitation	
	Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)
	Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth)
	Strategic Framework for Mine Closure (ANZMEC-MCA)
Social & Economic	
	Social Impact Assessment Guideline for State Significant Projects

ATTACHMENT 2
Government Authority Responses to Request for Key Issues
For Information Only