

Deep Creek Quarry Project

Frequently Asked Questions

Who is Ironstone Developments?

Ironstone Developments Pty Ltd is a locally owned family company, whose owners have a long history in quarrying and civil construction works in the Hunter region (through Woodbury Civil Pty Limited).

Why are you building a quarry here?

Ironstone Developments carried out investigations on site, including rock analysis, geological modelling and groundwater analysis to determine the extent of the available resource. The whole ridge complex on the proposed quarry site contains potential hard rock resources made up of arenite (hard altered sandstone) and rhyolite. Both smaller and larger quarry footprints have been considered, however the adopted quarry site targets the most unique quarry resource onsite (rhyolite).

The resource at this site has high grip qualities, making it more desirable for concrete and asphalt road pavements and sealing aggregate applications. The high grip properties of the material improves road safety.

The light coloured nature of the aggregate available on site also has specific benefits when used in an urban environment. It can potentially be used to help cool pavements and reduce heat build-up, thereby reducing cooling demands and providing more comfortable surrounds. In addition, the lighter coloured aggregate reduces lighting demand for roads, resulting in reduced power consumption.

The site is in close proximity to key local markets and existing road infrastructure.

What is the exact location of the site?

The proposed quarry is located at Lot 472 DP 1162208 and Lot 48 DP 753178, 279 Deep Creek Road, Limeburners Creek NSW 2324. Access to the quarry will be via a dedicated quarry access road constructed within a portion of land to be subdivided from Lot 551 and Lot 552 DP 1238818.

What is the land use zoning of the site?

The site is zoned RU2 – Rural Landscape under the Great Lakes Local Environmental Plan 2014. RU2 aims

to encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

Extensive agriculture (for example crop production or livestock grazing) and home occupations (an occupation carried out in the home by the resident/s) are permitted without consent, while extractive industries are permitted with consent.

What is the history of the site?

A sawmill was located on the 343-hectare property and operated prior to Ironstone Developments purchasing the property in 2000. The land is currently used for grazing of beef cattle.

The land owned by Ironstone Developments (the site of the quarry and infrastructure) has an approved eight lot subdivision with housing entitlements. During work to subdivide the property, a potential hard-rock resource was identified. Ironstone Developments carried out investigations on site, including rock analysis, geological modelling and groundwater analysis to determine the extent of the available resource. The resource was subsequently determined to be suitable for quarrying.

Why do we need another quarry?

Existing approved quarries in the Hunter region have a limited capacity to meet the current and future demand for high quality quarry products. High grip aggregates have limited availability in the current market. This proposal would provide quarry resources to supplement existing supply and help meet the medium to long term demand for quarry materials in the local and broader regions.

Given the extensive time required to seek approvals, construct and establish a quarry, it is important to have quarries available to meet market demands and adapt to the closure or depletion of other quarry sources.

Having quarries available to meet market demand helps maintain more competitive material prices, that keeps the costs of roads, infrastructure and houses down.

What would the quarry look like?

The quarry site would be less than 30 hectares, incorporating the quarry (approximately 18 hectares), stockpile area and access roads. It would consist of a single quarry pit containing crushing and separating equipment, which would likely be kept on the quarry floor to minimise noise on adjoining properties. The pit would sit to the east of a natural ridgeline, which will reduce noise emissions and limit visibility of the quarry from the west. Aside from the access road from The Bucketts Way the quarry is generally not visible to surrounding properties or from the main local roads.

When complete the quarry would consist of a series of vegetated benches and rock walls around three sides and a gently sloped quarry floor. The floor of the quarry is likely to be suitable for grazing and possibly a house site.

Will the quarry be visible from surrounding properties?

The quarry location and extraction plan has been developed to avoid visual impacts to adjoining landowners and public roads. Visual and social impact assessments are being carried out to help identify and define potential social and visual impacts (positive and negative) of the project and make recommendations to help reduce and manage those impacts.

Will the quarry devalue the neighbouring properties?

The quarry will be developed to operate with minimal impact on surrounding properties, and as such, property values are unlikely to be affected. However, it is acknowledged some people will be opposed to quarrying in the local area, while others will see it as an opportunity for employment and access to quarry materials locally.

What are the environmental impacts?

Ironstone Developments is preparing an Environmental Impact Statement (EIS) which will include an assessment of the potential environmental impacts of the proposed construction and operation of the quarry. Expert consultants have been engaged to complete a full range of studies to inform the EIS, which will go on public exhibition in early 2021 for public review and comment.

Based on these studies, a comprehensive series of environmental management plans will be developed, targeting the avoidance and reduction of impacts during the construction and operation of the quarry.

What are the impacts to flora and fauna?

We're carrying out detailed ecological studies to inform the Environmental Impact Statement. A number of works have been completed for the flora and fauna

assessment, including native vegetation mapping, targeted baseline fauna surveys, and a threatened species survey across the site. The expert consultant team will now complete a Biodiversity Development Assessment Report (BDAR) for the project to quantify potential impacts to flora and fauna.

Are there any Koalas on the site and how will they be impacted?

Expert consultants have recorded koalas in proximity to the access road and have mapped Koala habitat on the property. Of this, 13.55 hectares will be impacted by the project. The quarry, if approved, will be required to fully offset any impacts to koala habitat, and provide measures to further minimise impacts.

The full impact to the Koala and to Koala habitat will be assessed in accordance with the NSW Environmental Impact Statement process, including the preparation of the Biodiversity Development Assessment Report (BDAR).

What about Aboriginal heritage?

An important component of the Environmental Impact Statement for the proposed quarry is the investigation into potential impacts on Aboriginal heritage.

A search of the NSW Government Aboriginal Heritage Information System (AHIMS) system was conducted, and no Aboriginal sites or places are recorded in or near the project site.

A specialist consultant has been engaged to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR), which requires consultation with a range of agencies, groups and individuals to identify who holds cultural knowledge of the local area. The process includes meetings and onsite surveys to identify potential impacts from the development and opportunities to prevent or mitigate these impacts. The Biodiversity Conservation Division (within the Department of Planning, Industry and Environment), Native Title Tribunal and the Karuah Local Aboriginal Land Council (LALC) will be consulted as part of this process.

The ACHAR will be submitted with the EIS to the Department of Planning, Industry and Environment for determination.

What impact will the quarry have on traffic?

Access to the quarry is proposed via a new sealed access road through two lots east of the site to a new intersection on The Bucketts Way. Traffic modelling has been completed and impacts to The Bucketts Way are minimal. The traffic study considered impacts to traffic efficiency, amenity, road safety and the existing road pavement.

It is anticipated up to 120 laden trucks will leave the site per day, with the majority expected to travel south (towards the Pacific Highway).

The proposed new intersection will include a deceleration lane for northbound traffic, an acceleration lane for vehicles making a right turn out of the quarry travelling south and a turning lane to access the site from the north.

Transport for NSW and Mid-Coast Council will be consulted during the assessment process. A Traffic Management Plan and Driver Code of Conduct for the quarry will be developed to further reduce potential impacts to surrounding residents and road users.

Why is the access road off The Bucketts Way?

A number of access options were evaluated, including via Forest Glen Road and Deep Creek Road. These options resulted in higher impacts to nearby dwellings and/or were more constrained by grade or vegetation. The proposed access road alignment was developed in consultation with neighbouring landowners.

What are the proposed hours of operation?

The quarry is expected to operate from Monday to Saturday. There would be no works on Sunday or public holidays.

Quarrying operations (crushing and processing) would take place from 7am to 5pm Monday to Friday and 8am to 1pm on Saturdays. The loading and dispatch of product trucks would occur from 6am to 6pm Monday to Friday and 6am to 1pm on Saturdays.

What resources will be quarried?

The quarrying resource is predominantly high quality and durable rhyolite.

How long will the quarry operate for?

Subject to approval, the quarry is intended to operate for up to 30 years. The quarry area will be progressively rehabilitated and on quarry closure would consist of an open grassland for livestock grazing and a potential dwelling site on the quarry floor with native vegetation on the highwall benches.

What approvals and studies are required?

The proposed quarry is classified as a State Significant Development under the State Environmental Planning Policy (State and Regional Development) 2011 due to the amount of resource to be extracted, and requires the preparation of an Environmental Impact Statement (EIS). The EIS will include an assessment of the potential environmental impacts of the proposed construction and operation of the quarry.

To inform the EIS, expert consultants have been engaged to complete a full range of studies, including:

- Groundwater and surface water assessments
- Aboriginal heritage assessment
- Ecological assessment (threatened flora, fauna and vegetation surveys)
- Air quality impact assessment
- Soils and rehabilitation assessment
- Noise impact assessment
- Traffic impact assessment
- Social impact assessment
- Visual impact assessment
- Cost-benefit analysis
- Economic assessment.

Community and stakeholder input are a key element of the proposal to ensure that community issues are considered in the EIS and incorporated into project planning.

The draft EIS will be submitted to the NSW Department of Planning, Industry and Environment for review prior to going on public exhibition. If required, the project is then amended based on the submissions received during the exhibition and the final EIS and Submissions Report is referred to the State and Commonwealth governments for project determination.

How can I provide feedback on the proposal?

We are consulting with key stakeholders now and will be engaging with nearby neighbours and the broader community over the coming months.

There will also be an opportunity to provide feedback during the public exhibition of the Environmental Impact Statement, which is expected to occur in early 2021.

Go to www.deepcreekquarry.com.au to find out more and get involved.

Get in touch



Visit our website at
www.deepcreekquarry.com.au



Email us at
community@deepcreekquarry.com.au