SCOPING REPORT

RED PEBBLE QUARRY

Request for Planning Secretary's Environmental Assessment Requirements

REVISION REGISTER

VERSION	DATE	REVISION REASON	MAIN CHANGES
1.0	22-4-2026	Draft for review by Council staff.	N/A

Table of Contents

ABBREVIATIONS

~	about
AHD	Australian Height Datum
EIS	Environmental Impact Statement
FTE	Full Time Equivalent
GDA	Geocentric Datum of Australia
km	kilometre
m	metre
MGA	Map Grid of Australia
SEARs	Secretary's Environmental Assessment Requirements

1 INTRODUCTION

Norman McMahon Patches Pty Ltd (the "Applicant") proposes to establish the Red Pebble Quarry on a site located about 21.5 km in a northerly direction from Griffith (the "project"). The Project involves the extraction of rock pebbles to produce decorative gravel products for use in the Canberra region.

The Project is classified as a "designated development" under the Environmental Planning and Assessment Regulation 2021 (Sch. 3, Part 2, Sect. 26) as it exceeds a relevant threshold for an extractive industry. The threshold is that the proposal involves the disturbance of an area larger than 2 hectares in area.

This document has been prepared in support of a request for the NSW Planning Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Impact Statement (EIS) to accompany the application to establish the Red Pebble Quarry.

The information presented in this document will be incorporated into the EIS, to be prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the SEARs to be provided.

This document is intended to be circulated to the NSW Department of Planning and Environment, the Carrathool Shire Council, the community and relevant State government agencies.

2 PROJECT SUMMARY

2.1 APPLICANT DETAILS

Name:	Norman McMahon Patches Pty Ltd
ABN:	89 093 821 213
Mailing address:	15-23 Silva Ave Queanbeyan NSW 2620.
Email address:	bitumen@patchesasphalt.com.au

2.2 PROJECT LOCATION

The development site is located about 21.5km in a northerly direction from Griffith, as shown Figure 1. The site address is Dickie Road, Tabbita 2652.

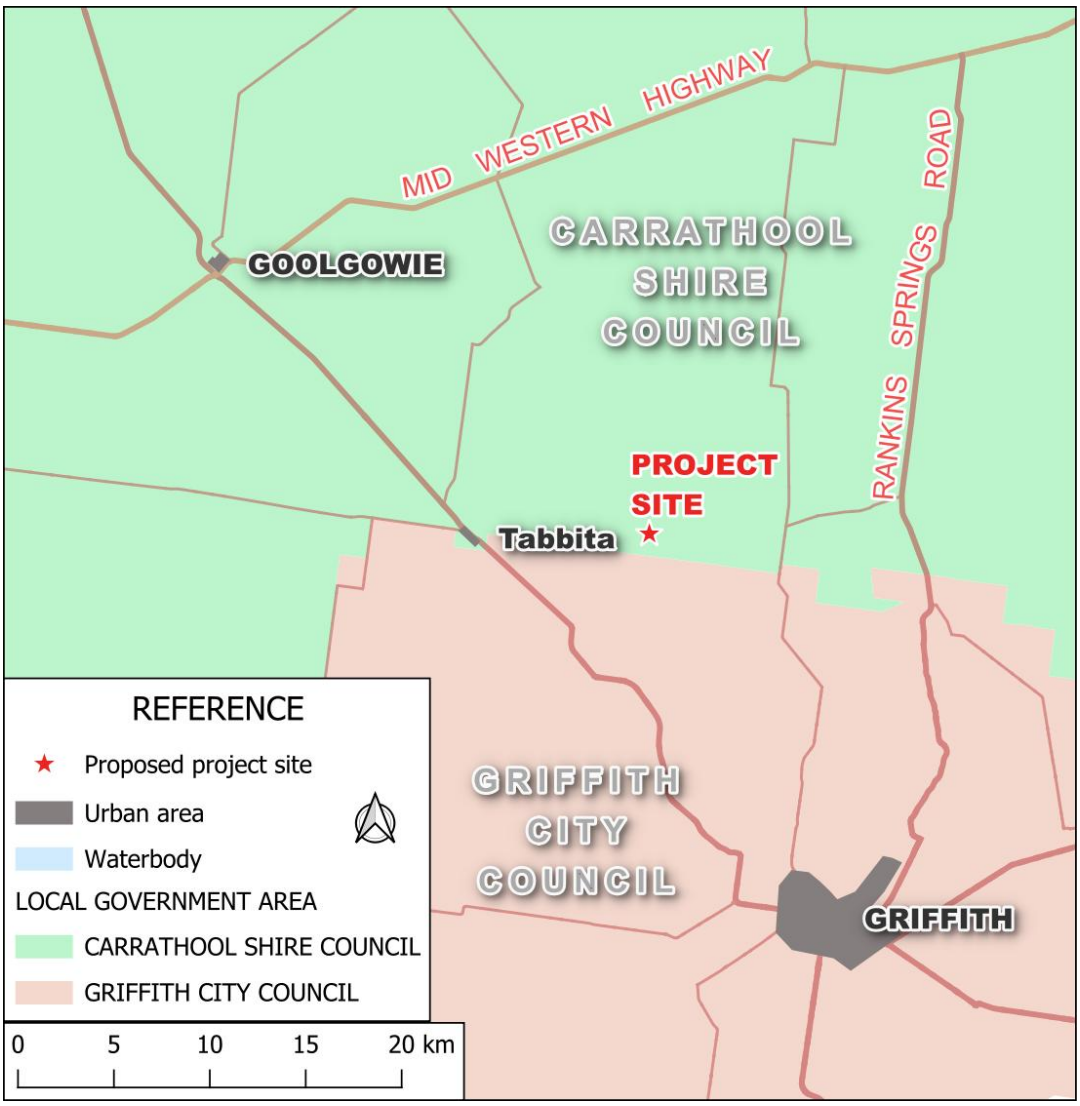


Figure 1 – Project location.

2.3 PROJECT COMPONENTS

The Applicant is proposing to establish a new quarry to provide decorative gravel for specialised use in the Canberra region. Key components of the Project are detailed in Table 1 below.

Table 1 – Project components (indicative).

COMPONENT	PROPOSED PROJECT DESCRIPTION
Extraction method	Excavator
Resource	Decorative gravel
Area of disturbance	Access track - About 0.5 hectares (940 metres long by 5m wide).
	Quarry site - About 20.0 hectares, maximum depth about 1.2m.
	All stockpile and processing domains will be located within the quarry site.
Recoverable resource	Estimated 48,000 tonnes
Annual production	Maximum 10,000 tonnes
Project life	Extraction & processing up to 10 years
Processing	Screening to separate pebbles from reject fines and oversize rock
Waste management	Expected waste streams include: • Used tyres, parts oil and filters from vehicle & plant maintenance (partially recyclable). • Used steel, from equipment repairs (recyclable). • Wood, paper, cardboard, food & drink containers.
Work force	The number of direct employees will vary in response to actual orders for the gravel. Indicative numbers are: • Quarry employees (excavation, screening) 2 FTE while operating. • Transport 2 FTE while operating. • Indirect employment (plant & equipment maintenance) 1.
Hours of operation	Excavation & processing: Monday to Friday, 7:00 to 18:00 Transport operations: Monday to Friday, 7:00 to 18:00; Saturdays, 8:00 to 13:00 Security & maintenance: All hours
Key environmental issues	• Traffic. • Noise. • Air quality.

2.4 PROJECT OBJECTIVES

The primary objectives of the proposed Red Pebble Quarry project are to:

- Provide a source of high-quality pebble gravel for customers in the Canberra region.
- Ensure efficient resource extraction within the project site and facilitate subsequent reuse of the land.
- Provide local employment opportunities.
- Operate in a responsible manner consistent with standard practice and reasonable community expectations.
- Prevent any significant detrimental impact on the environment, community or public infrastructure.

2.5 BACKGROUND

2.5.1 Previous gravel extraction

About 5.6 hectares of the proposed development lot has been disturbed by previous gravel extraction works, as shown in Plan 3, Plan 4 and Figure 3.

2.5.2 Development Consent

A written request on 30-3-2026 for a copy of any previous development consents for gravel extraction on the development lot resulted in the following response from Carrathool Shire Council;

> *"The only document in file DA2001/046 is the attached redacted Management Plan"* for a gravel pit *"which is not stamped as an approved plan of DA2001/046. Unfortunately, this is the only document Council can provide in relation to your request."*

Council was also unable to provide conclusive information whether DA2001/046 had been approved or refused.

3 STRATEGIC CONTEXT

3.1 POLICY

3.1.1 Local

Local context and policy considerations relevant to the project within the Carrathool Shire Community Strategic Plan Towards 2035 include;

- An estimated shire population of 2,750 people in 2025 (p. 16).
- An expected decline of 9.1% to 2,500 people by 2041 (p.16).

- Historically unemployment rates across the region and within the shire are consistently low when compared to the state average (p. 19).
- Options and opportunities need to be investigated for attracting new industries to the region (p.19).
- An objective that "*Land use planning supports population and business growth*" (Objective 1.1, p. 27).
- An objective to "*Support educational and employment opportunities that retain our young people and local talent, and attract new workers*" (Objective 3.4, p.33).

3.1.2 Regional

Goal 1 of the Riverina-Murray Regional Plan 2036 is "*A growing and diverse economy*" which includes agriculture and mining. Extractive industries are commonly regarded as a form of mining, which is identified as a "priority growth sector" by the plan (p. 15).

3.2 COMMERCIAL

3.2.1 Existing quarries

Numerous hard rock and gravel quarries currently operate within the Carrathool and Griffith local government areas primarily supplying road base, fill and aggregate. It is the proponent's understanding that none are operated solely for the production of decorative pebble gravel, as proposed for this project.

3.2.2 Markets & project need

The applicant has an ongoing niche market for the supply of decorative pebble gravel in the Canberra area. Previously they have evaluated various alternative materials and sources for a decorative pebble similar to that proposed to be extracted from the project site, but determined the proposed site is the only known resource with sufficient material that meets customer specifications for aesthetics and durability.

3.3 CUMULATIVE IMPACTS

There are two existing quarries within a 2 kilometre radius, as shown in Figure 2. Armstrong's Quarry appears to produce hard rock derived quarry products on an ongoing basis, while the Rombola Quarry produces weathered rock on a sporadic basis. The volume of material proposed to be extracted from the Red Pebble Quarry is substantially less than previous extraction from the Armstrong and Rombola quarries, hence potential for significant cumulative impacts is regarded as minimal.

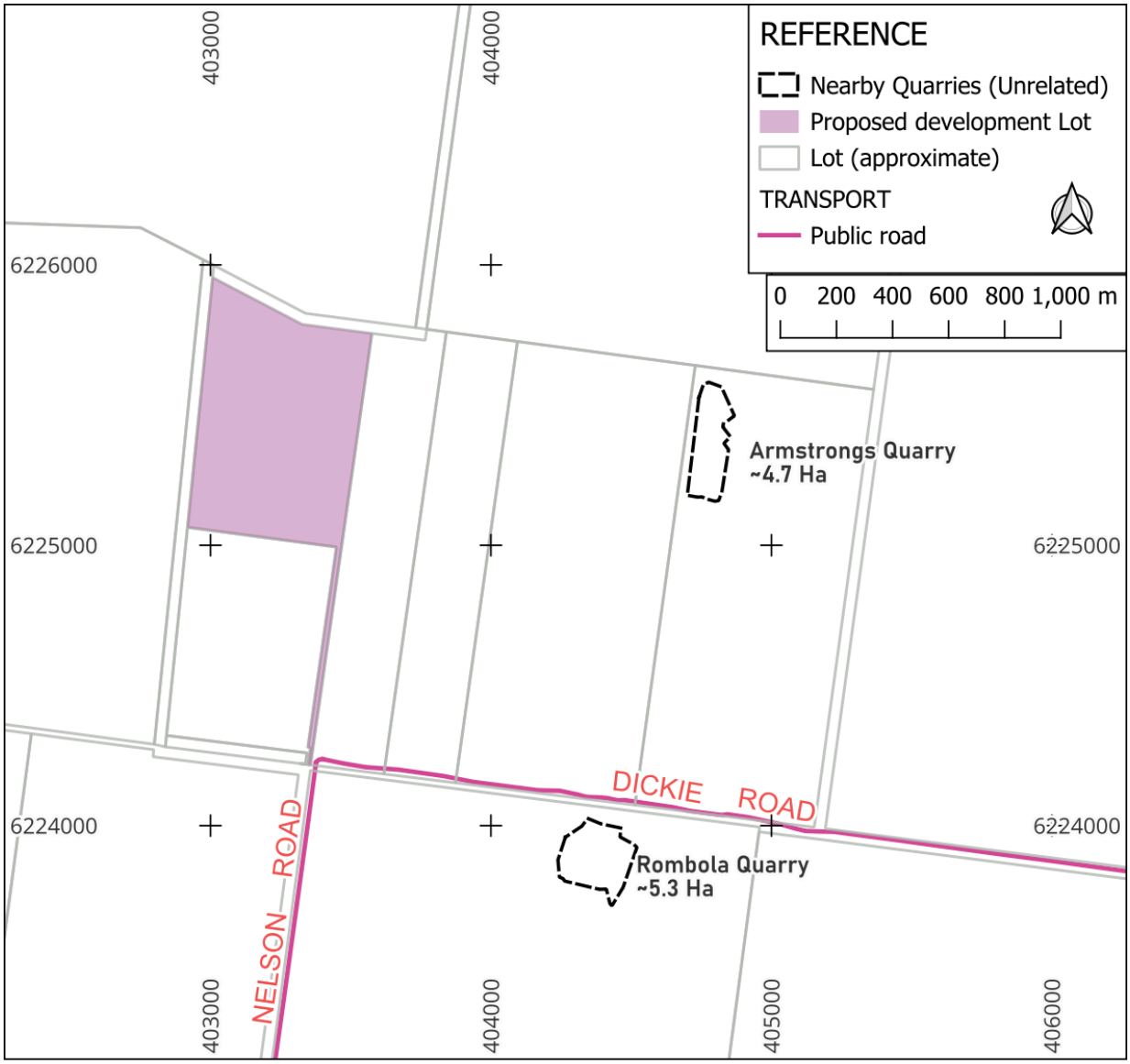


Figure 2 – Existing nearby quarries.

3.4 CONTRIBUTIONS & AGREEMENTS

3.4.1 Development contributions

Carrathool Shire Council does not have a current (March 2026) Section 7.11 plan which requires payment of a levy for heavy vehicles using Council managed roads.

3.4.2 Voluntary planning agreements

At this time no major detrimental impacts are expected to be placed on public infrastructure or services as a result of the proposed development. Accordingly, no voluntary planning agreement is being proposed by the applicant.

4 PROJECT DESCRIPTION

This section provides an overview of the project to enable the reader to gain an understanding of the type and scale of activities proposed. The EIS, will provide a detailed description of the project after further work is completed to assess the context and site in further detail, as well as potential constraints. This process will enable the applicant to refine the preferred design and specifications, including layout and other aspects.

4.1 DEVELOPMENT DESCRIPTION

The proposed project will use conventional shallow quarry excavation, screening and haulage methods to produce up to 10,000 tonnes per annum of decorative gravel. A screening plant would be operated within the progressively expanding quarry void. Screened gravle product would be despatched by trucks using the existing road network.

The project involves the following components:

1. Extraction area (gravel scrape).
2. Screening and stockpile areas.
3. Private quarry access track from Dickie Road.
4. Stormwater management bunds.
5. Ancillary components including an office, parking and staff amenities.

Indicative elements of the project site and surroundings are depicted in various figures herein, as well as in detailed orthophotos and topographic plans (attached Plans A, B, C & D).

4.2 SITE

4.2.1 Development lot

The Red Pebble Quarry project site is located on lot 8, DP 1077068 as shown in Figure 3.

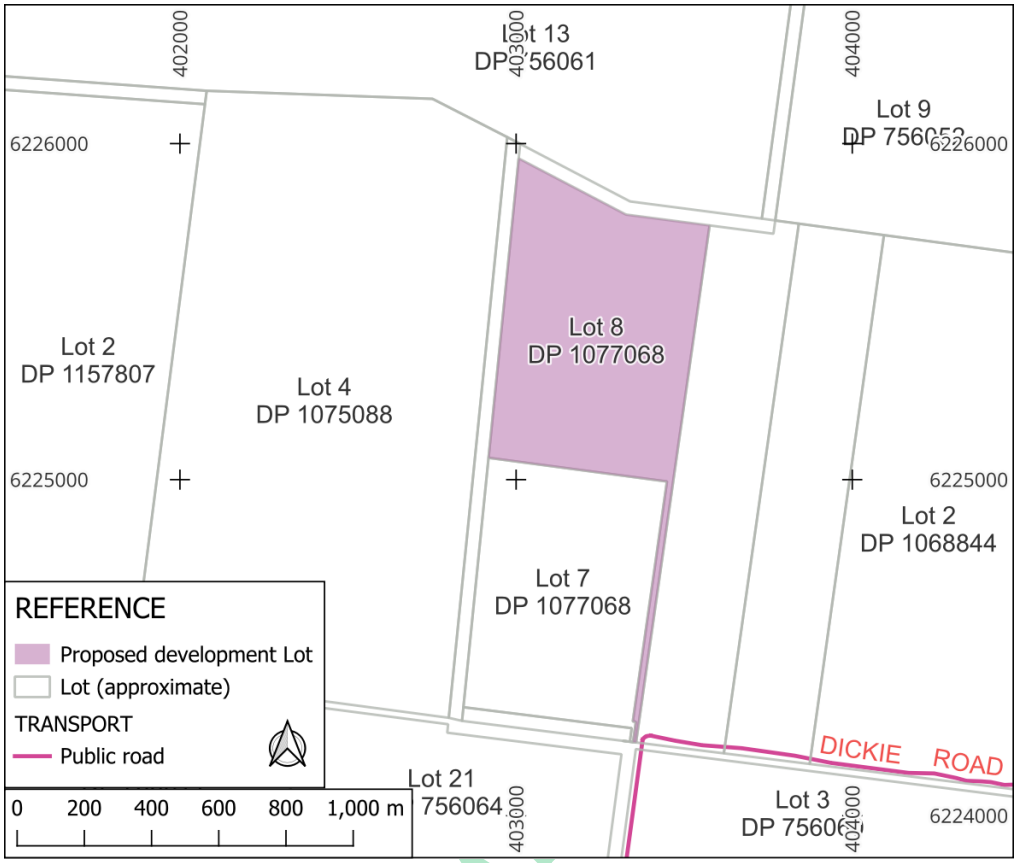


Figure 3 – Development lot.

Plate 1 – Oblique aerial view of proposed quarry site looking south, March 2026.

4.2.2 Easements & covenants

No easements or covenants have been identified which are likely to affect the project.

4.3 DISTURBANCE AREA

Preliminary planning for the operational and access domains has been undertaken with regard for a range of technical and practical factors. The proposed extent of the disturbance areas involved is shown in Figure 3 as:

- Access track – About 0.5 hectares (940 metres long by 5m wide).
- Operational – About 20.0 hectares including extraction area, screening plant, product stockpiles, site office & amenities.

Note that NSW Spatial Services GIS cadastral data used in Figure 3 appears to be offset by about 25m to the east of the fenced eastern boundary of the proposed development lot. Distortions in NSW Spatial Services GIS cadastral data are not uncommon, especially in rural NSW in locations that are distal from urban areas where survey control is more refined.

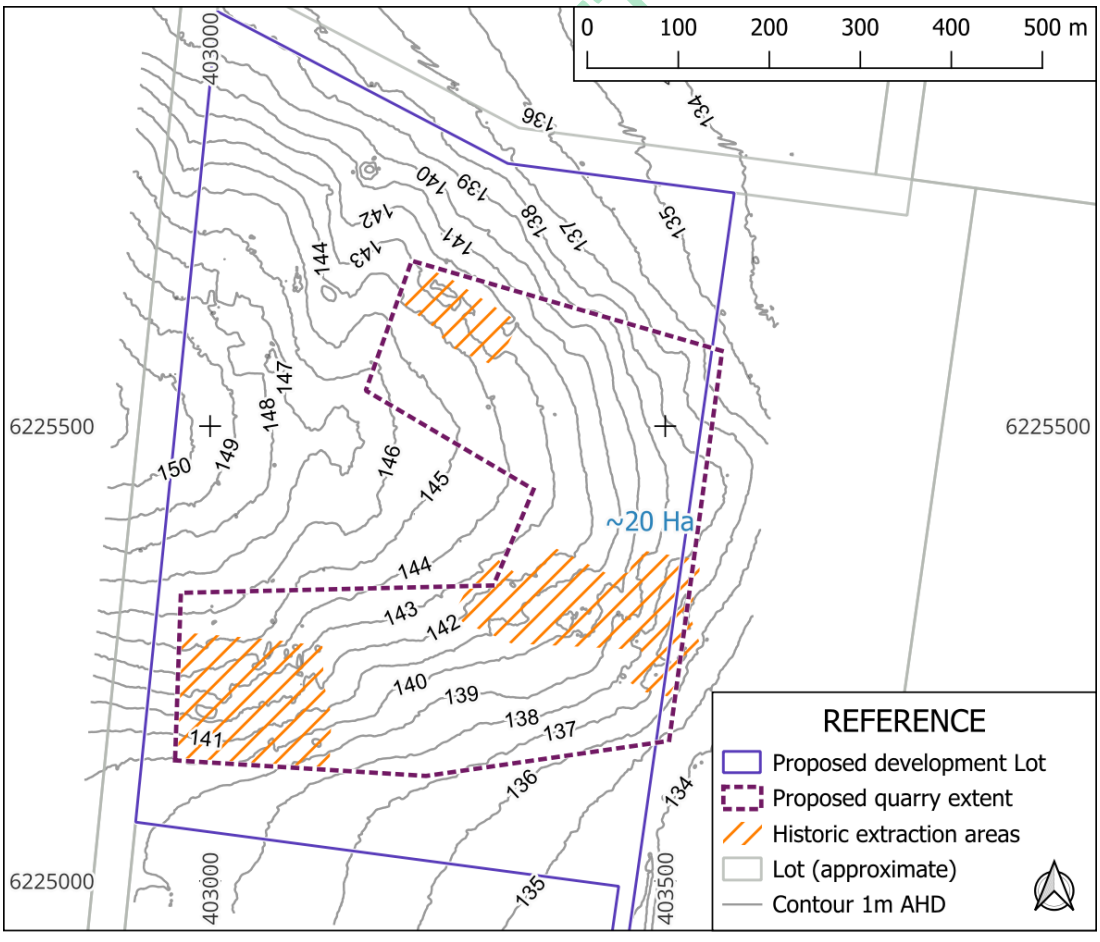


Figure 3 – Concept quarry site & disturbance area.

4.4 DEVELOPMENT SCHEDULE

4.5 CONSTRUCTION

Project construction and establishment is expected to take up to 3 months and involve the following elements:

- Stripping soil from the proposed quarry void and stockpiling it for future rehabilitation earthworks.
- Creating a compacted earth bund at least 1m high around remainder of site to prevent potential stormwater entry or dispersal.
- Establishment of a starter quarry and initial processing of rock to produce gravel.
- Grading the access track.
- Establishment of site office and water management system.

4.6 OPERATIONS

4.6.1 Overview

A simplified conceptual overview of quarry operations is provided in Figure 4. Significant operational and equipment variations are not expected during the life of the quarry as the schematic is based on the typical and common configuration for a project of this type. Minor process variations may be necessary to improve productivity and could involve altering the capacity (size) or configuration of the excavation and processing equipment.

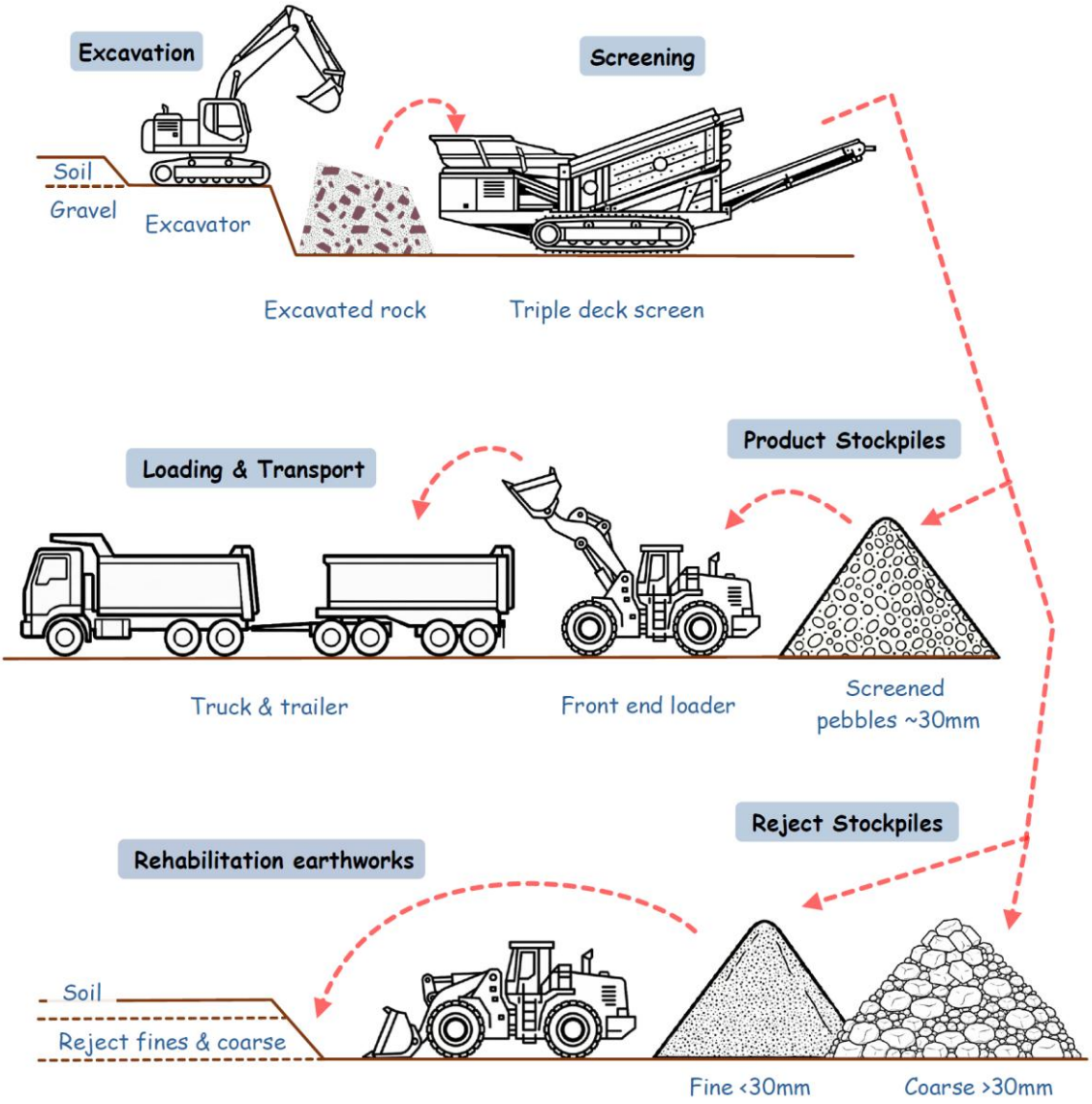


Figure 4 – Simplified schematic of proposed quarry operations.

4.6.2 Blasting

All gravel proposed to be extracted is loose, hence no drilling, blasting or explosives use will be required or undertaken.

4.6.3 Excavation methods

All gravel excavation will be undertaken with a tracked excavator to create a shallow excavation with a maximum depth of 1.2m below natural ground level.

4.6.4 Processing

All of the excavated gravel will be subject to basic processing, involving:

- Screening with a tracked, mobile, triple deck screen to separate the gravel into various size ranges;
    - Decorative gravel, around 30mm in diameter.
    - Fine reject, significantly less than 30mm in diameter.
    - Coarse reject, significantly greater than 30mm diameter.
- Returning rejected fine and coarse materials to previously excavated areas for rehabilitation earthworks.

4.6.5 Equipment

Quarry equipment expected to be used on an ongoing basis include:

- Excavator.
- Front end loader.
- Haul trucks.
- Mobile (tracked) triple deck screen, similar to that shown in Plate 2.

Plate 2 – Indicative image of a tracked multideck screen.

4.7 PRODUCTS

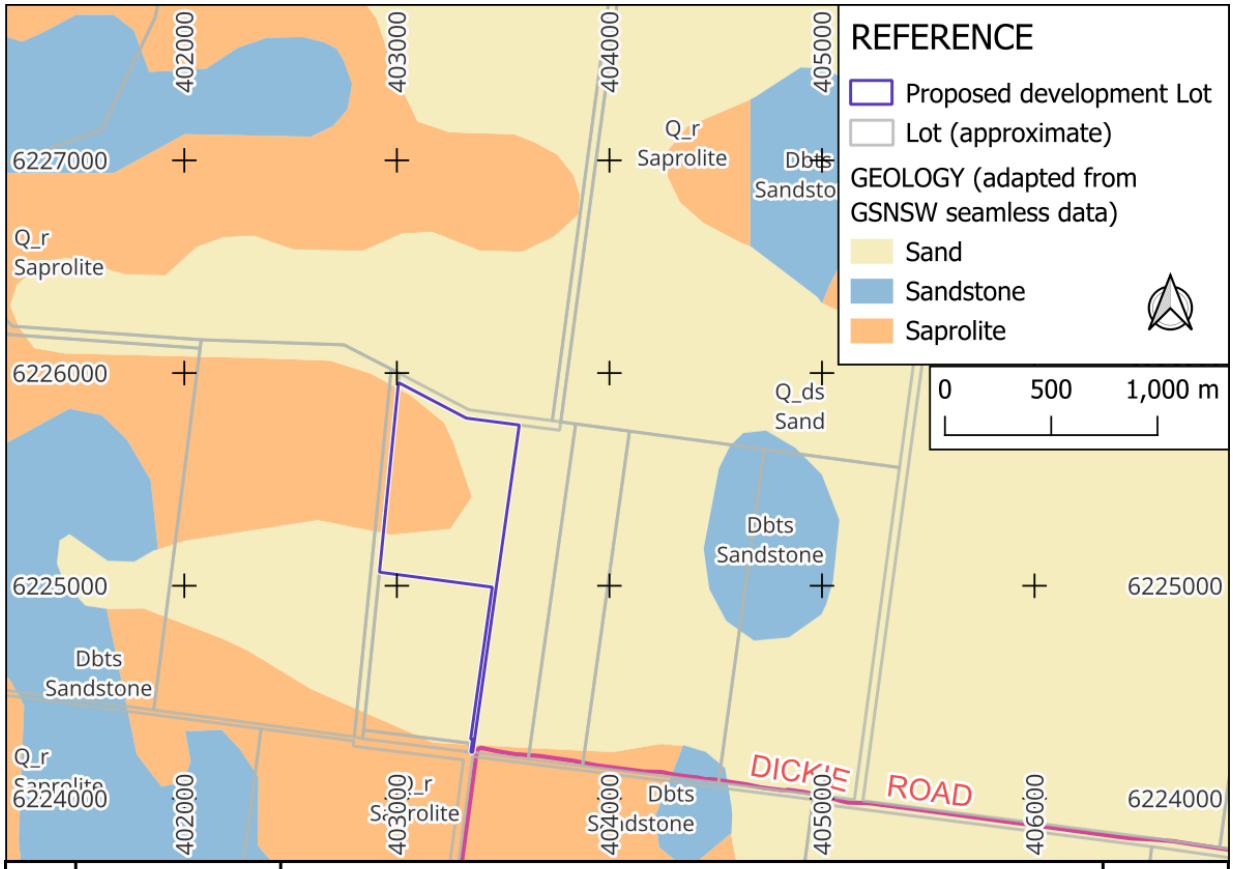
The proposed quarry will only produce a sub rounded iron oxide-stained pebbles with an approximate diameter of 30mm.

4.8 RESOURCE

4.8.1 Geology

The project will recover sub rounded iron oxide-stained pebbles from an area of saprolite described in NSW Geological Survey mapping as "*Regolithic residuum such as soil or*

saprolite mostly developed in-situ as a result of advanced weathering and/or pedogenesis" (Figure 5).



CODE	Dominant_Lithology	Description	Age_Medial
Q_r	Saprolite	Regolithic residuum such as soil or saprolite mostly developed in-situ as a result of advanced weathering and/or pedogenesis.	Quaternary
Q_ds	Sand	Flat to low undulating or hummocky fossil sand plain, red-brown to brown and humic, clayey, silty to fine-grained sand, silty clay at depth; abundant regolithic & pedogenic carbonate, extensively modified by pedogenesis.	Quaternary
Dbts	Sandstone	Comprises several conglomeratic and quartz sandstone units; pebbly arenite, lithic arenite, conglomerate and cobble conglomerate. Contains brachiopods.	Early Devonian

Figure 5 – Geological map.

4.8.2 Trenching

In August 2025 the applicant completed numerous small test trenches in the vicinity of historical gravel extraction scrapes to assess the likely extent and depth of the remaining resource on the site.

4.8.3 Estimated resource

The proposed Red Pebble Quarry void has concept resource of about 48,000 tonnes of sub rounded iron oxide-stained pebbles based on the following indicative concepts:

- A minimum 10m buffer from the eastern boundary fence adjoining lot 1 DP 1153481.
- A notional extraction area of 20 hectares, based on test trench data.
- Maximum extraction depth from about 0.6 to 1.2 metres below natural ground level.
- Average thickness of raw gravel suitable for processing, about 0.4m.
- Raw gravel volume about 80,000 bank cubic metres.
- After screening and rejection of fines and oversize material, estimated average yield of about 25% sub rounded iron oxide-stained pebbles. Note that trenching results indicate a variable yield over the site, ranging from about 10 to 50%.
- Decorative gravel yield equivalent to 20,000 bank cubic metres.
- Density of the raw gravel is about 2.4 tonnes per bank cubic metre.
- Based on the above, the total estimated yield equates to about 48,000 tonnes.

It is expected that there will be a pre-strip of 0.2m of soil, or about 40,000 bank cubic metres, which will be retained for rehabilitation purposes.

4.8.4 Project life

For the estimated resource of about 48,000 tonnes, the ultimate project life depends upon the actual demand for quarry products, whilst the quarry is operating. The applicant expects a project life of between 5 and 10 years, based on:

- Average demand – Estimated average annual demand is about 5,000 tonnes, resulting in a project life of about 10 years.
- Peak demand – If there is sufficient demand to maintain the maximum proposed annual extraction rate of 10,000 tonnes, then project life reduce to about 5 years.

4.9 ACCESS

4.9.1 Quarry access track

Access from the verge of Dickie Road to the project site will be via an existing gravel all-weather track through the development lot, 940m long, as shown in Figure 6 below.
Associated issues that will be considered within the EIS include:

- Track width.
- Appropriate speed limits.
- Facilitating stormwater drainage while minimising soil erosion.

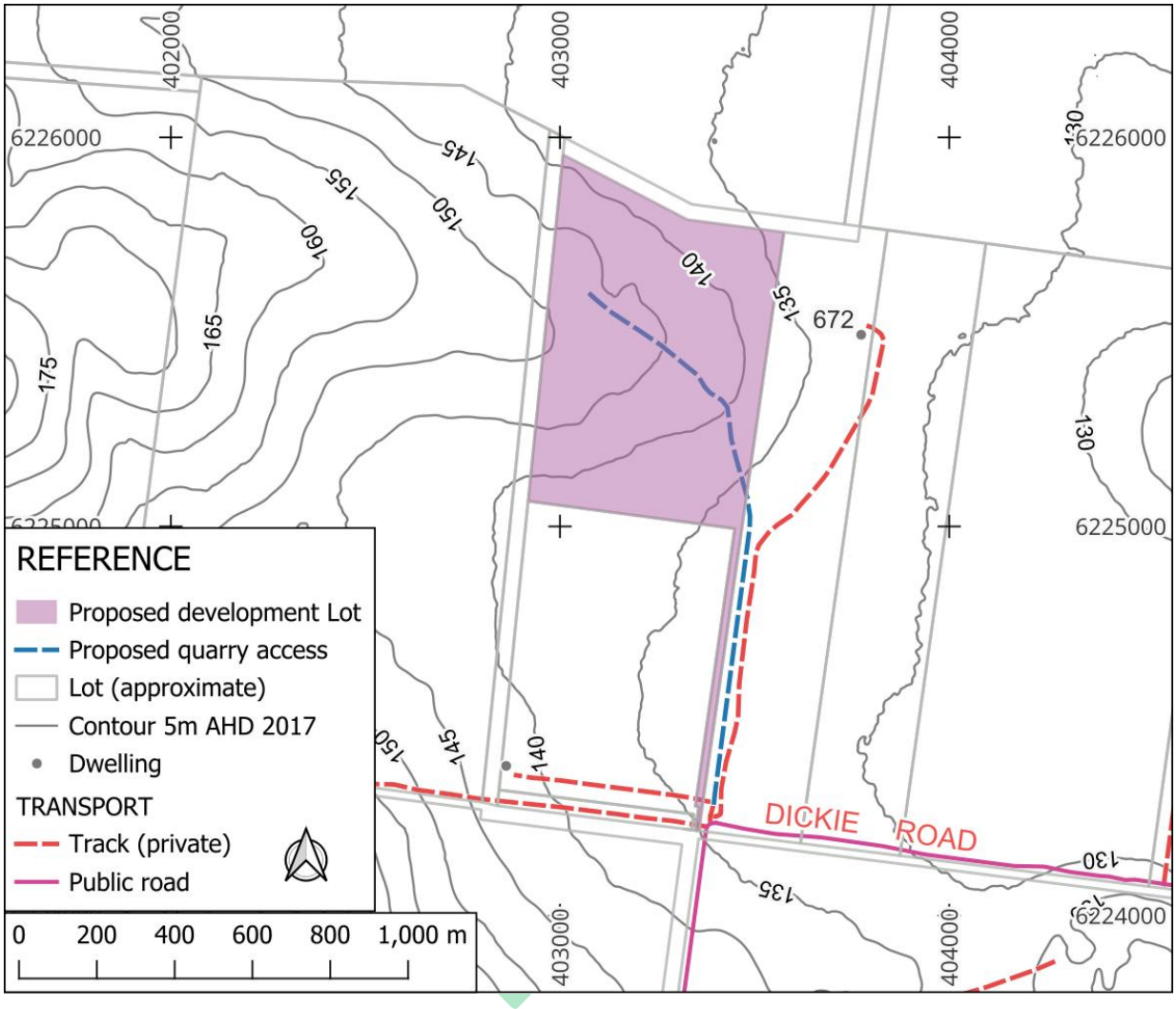


Figure 6 – Site access.

4.9.2 Dickie Road intersection

Feeback from Council regarding the adequacy of the existing quarry access track intersection with Dickie Road will be considered as part of the EIS preparation process.

4.10 CONTEXT

Preliminary assessment of the context of the proposed development has been undertaken to inform preparation of this scoping report and associated scoping tool spreadsheet. Core potential context related issues are addressed under the respective sections below.

4.10.1 Zoning

The land is zoned "*RU1 Primary Production*" under the Carrathool Local Environmental Plan 2012 (LEP).

4.10.2 Dwelling receptors

There is a single dwelling receptor located about 220 metres east of the proposed quarry site and another at about 750 metres south, as shown in Figure 7.

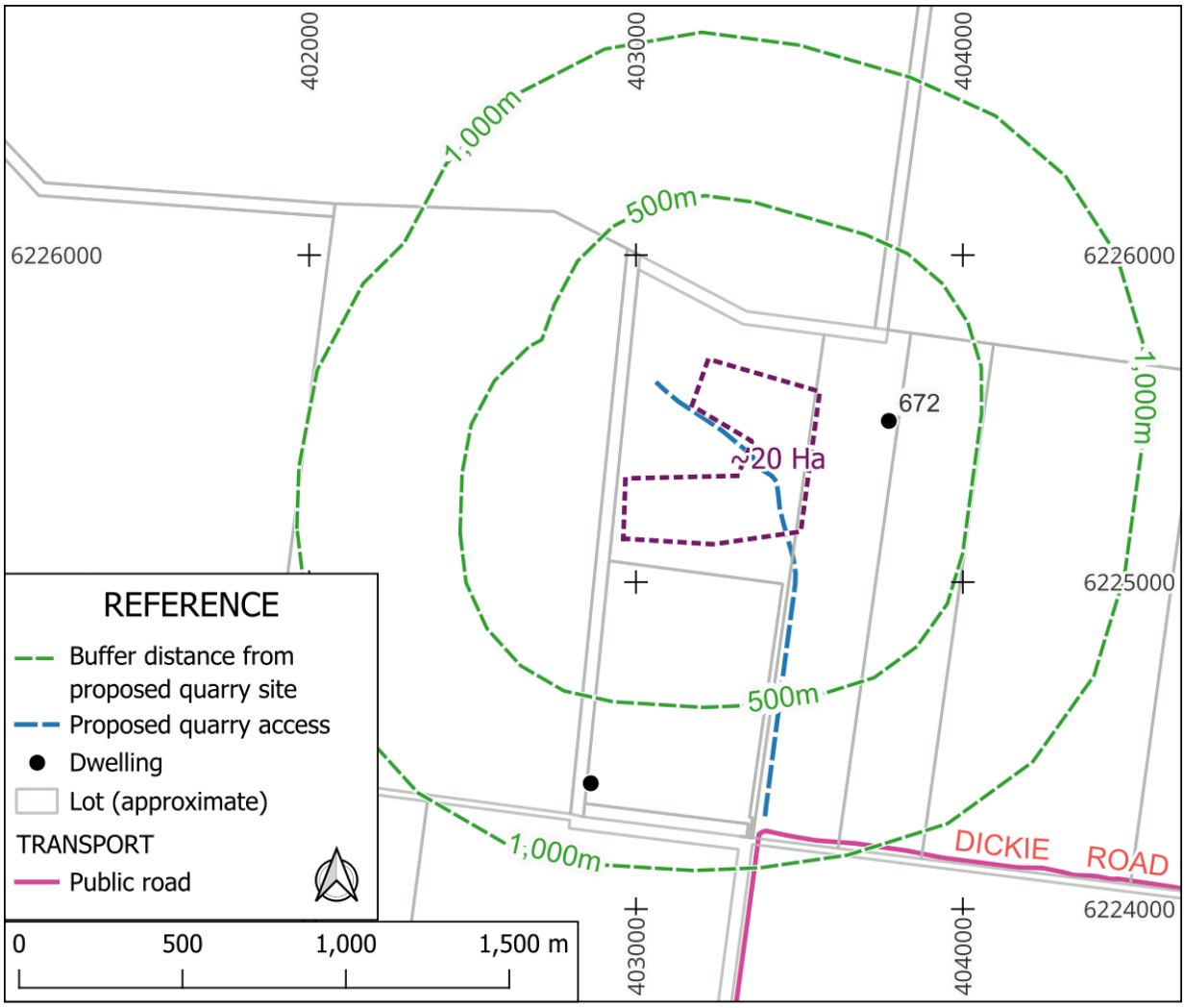


Figure 7 – Known dwellings in vicinity.

4.10.3 Land use history

A review of publicly available historical aerial photography since 6-12-1958 [1], shows sparse isolated trees and ground features suggestive of ongoing grazing use of the project site, including stock fencing and vehicle access tracks. The project lot is currently grazed by horses. An aerial image from 11-12-1993 shows two gravel scrapes, generally consistent with the extent of the northern and southern most "historic extraction areas" shown in Figure 3.

4.10.4 Flora

It appears that mature native trees and shrubs have been effectively removed from most of the proposed quarry site by more than 60 years of agricultural land use, including clearing and grazing by domesticated livestock. Minimal ground cover vegetation was apparent during a field inspection in March 2026.

4.10.5 Fauna

Habitat for native fauna on the proposed quarry site primarily consists of sporadic rock outcrop and bare earth. There is minimal mature vegetation, no hollow logs and no water bodies. There is limited diversity in the available food and shelter niches.

4.10.6 Aboriginal heritage

A search of the NSW Aboriginal Heritage Information Management System on 29-3-2026 showed no known aboriginal heritage sites on the proposed disturbance areas. No readily apparent evidence of stone tool flake scatters, fire hearths or grinding grooves were observed during field inspection and extensive site traverses in March 2026.

4.10.7 Environmental heritage

Searches of the following heritage registers on 29-3-2026 did not disclose any heritage items on the development lot:

- Carrathool Local Environmental Plan 2012, Schedule 5 - Environmental Heritage.
- State Heritage Inventory.
- Australian Heritage Database.

4.10.8 Road & utility infrastructure

Preliminary assessment shows that the project is likely to only intersect with public infrastructure via the existing vehicle driveway providing access to the intersection of Dickie

[1] NSW Government Spatial Services historical imagery

and Nelson Roads (Figure 8). Adequacy of the driveway intersection will be considered in more detail within the EIS, along with appropriate project design parameters to avoid or mitigate potential impacts.

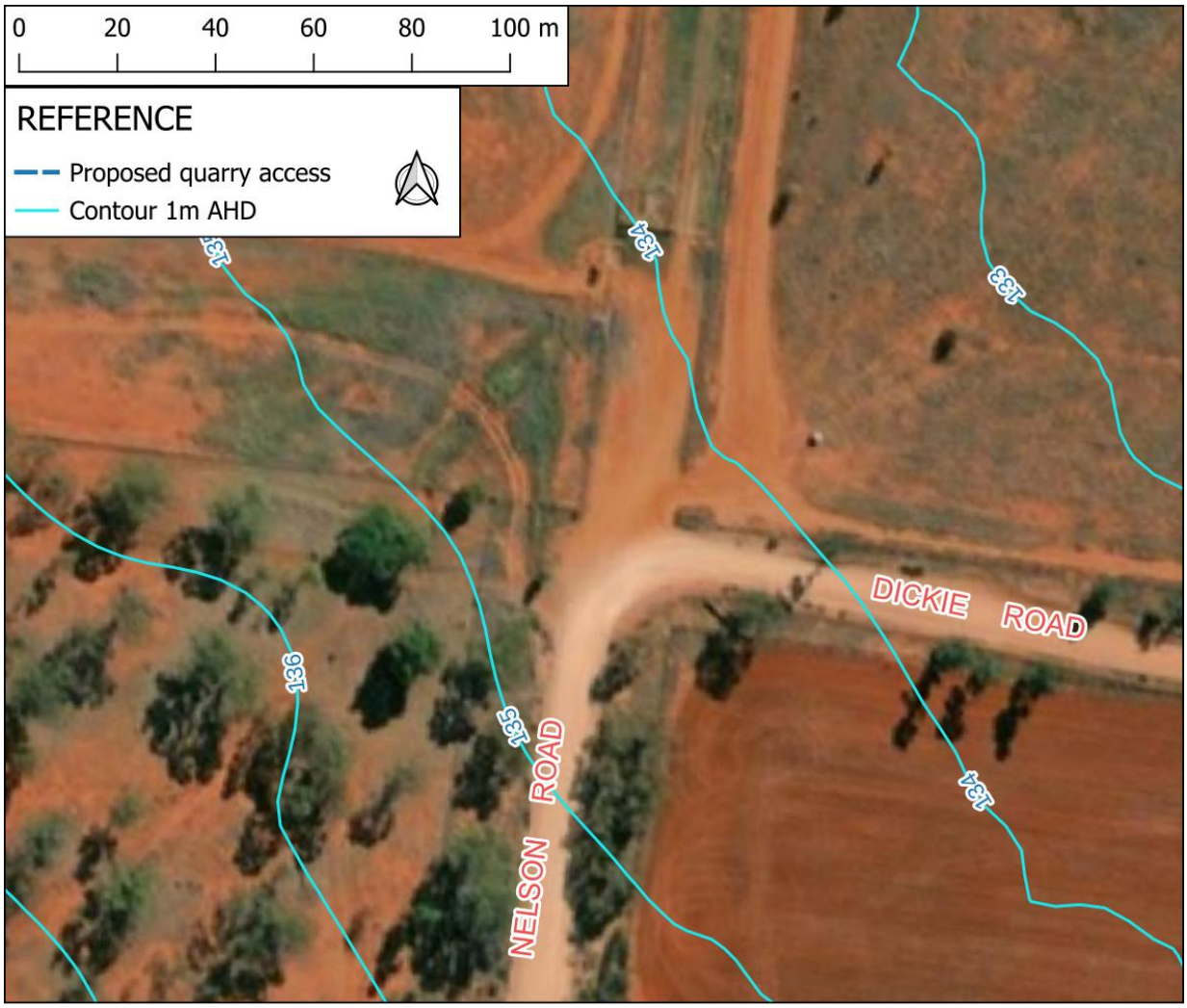


Figure 8 – Identified areas where development intersects infrastructure.

4.10.9 Surface water

No natural perennial water bodies exist within a radius of 1km of the proposed quarry based on aerial imagery, but there are three manmade surface water storage dams (Figure 9). They are excavated in drainage hollows to retain overland stormwater flows as a water supply for domestic livestock.

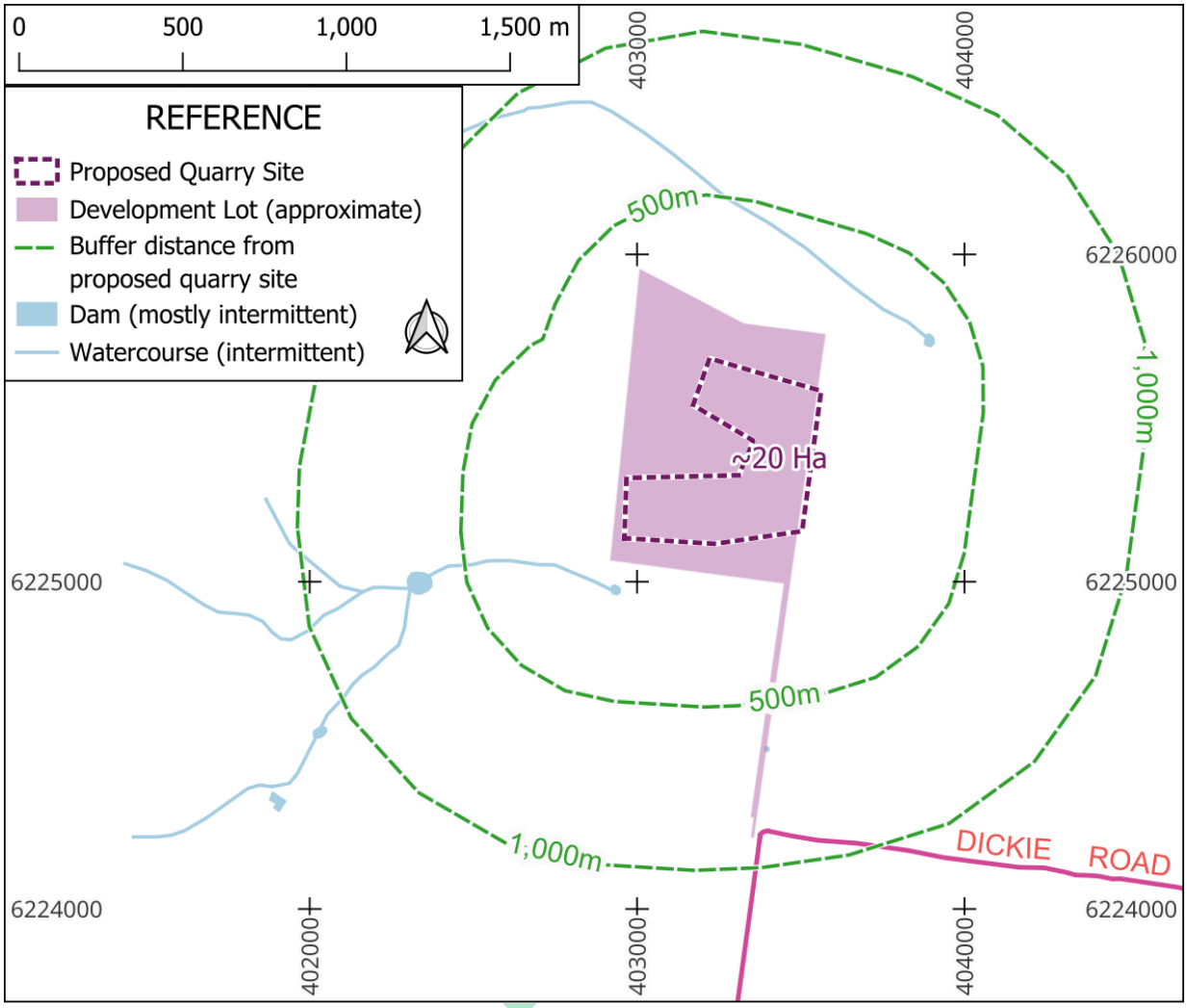


Figure 9 – Watercourses & dams.

4.10.10 Groundwater

A single registered groundwater bore is recorded within a 2km radius of the proposed site based on the Water NSW "Groundwater Construction" database (29-3-2026) which has a reported depth of 51.2m.

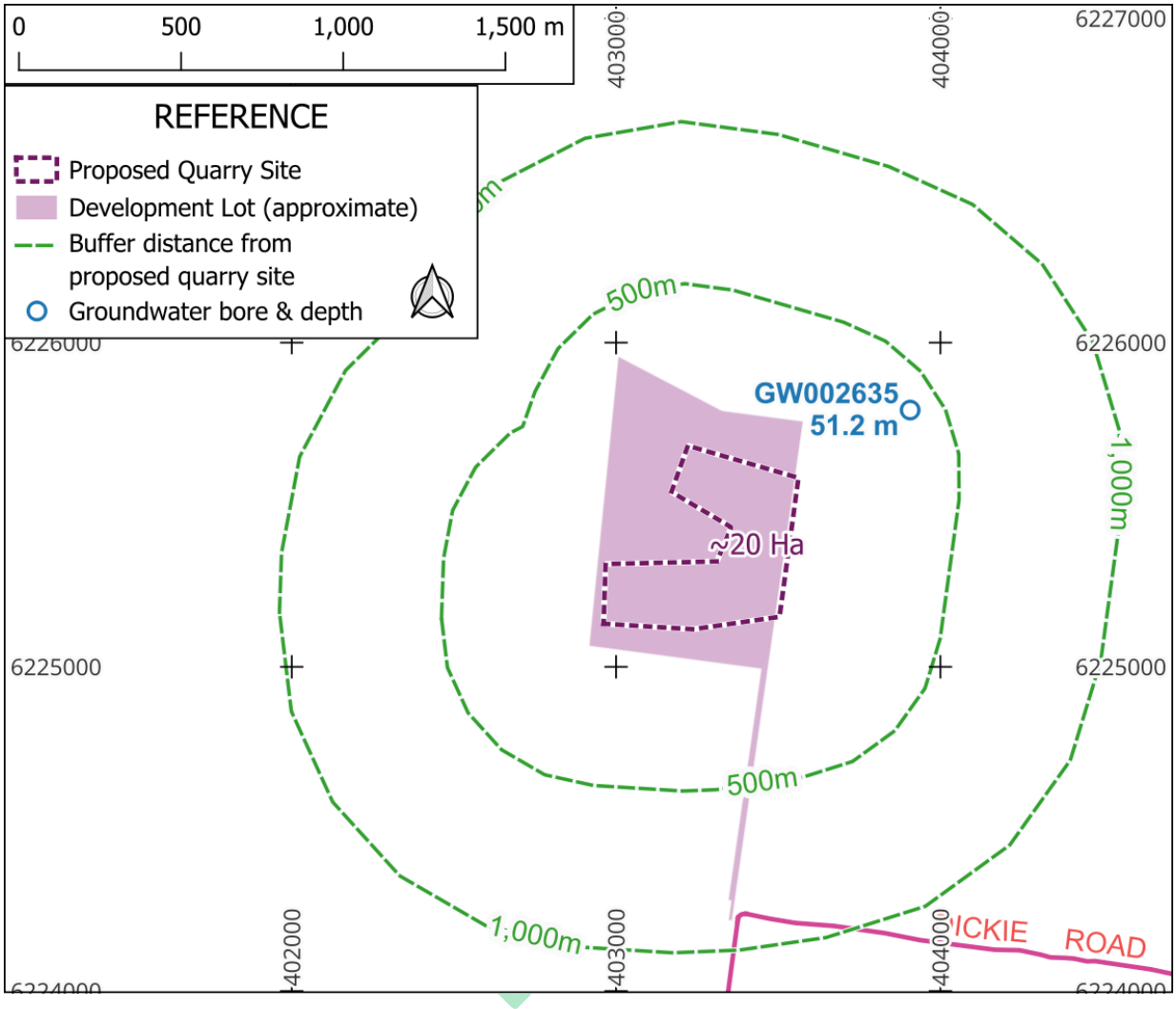


Figure 10 – Registered groundwater bores & depths.

4.10.11 Agriculture

Agricultural land uses identified on land in the immediate vicinity of the project site predominantly involve grazing and dryland cropping. Irrigated cropping also occurs about 1.7km to the south east at the closest point.

4.11 MITIGATION MEASURES

NSW Planning prefers that a Scoping Report include known mitigation measures proposed as part of a project design. Measures planned for the project are noted below.

4.11.1 Speed limit

A maximum speed limit of 20 km/h will be signposted and enforced for all traffic on the quarry site and access track. A low site speed limit is a practical and effective dust mitigation strategy as it lowers the kinetic energy transferred to the road surface and reduces the mechanical entrainment of fine particles into the air. The simple physical principle is that lower speeds lead to a direct reduction in the volume of particulates lofted into the atmosphere

4.11.2 Reversing alarms

White noise reversing alarms, also known as broadband, multi-frequency, or "squawker" alarms, will be used on mobile plant. Unlike traditional tonal "beep-beep" alarms, they emit a broad range of frequencies that create a distinctive "pshh-pshh" sound. Warning sounds are loud and clear within the immediate hazard zone (behind the machine) but becomes almost inaudible at a short distance.

4.11.3 Bush fire risk

Bush fire prone land mapping data provided by the NSW Rural Fire Service [2] shows the site and immediately surrounding areas as not being bush fire prone land (as at 30-3-2026).

Notionally, in a worst-case scenario, vehicles entering or leaving the quarry site could be immobilised on the access track by a breakdown during a grass fire. Bushfire risk will be mitigated by various methods, including:

- Managing grass and weed fuel loads in the vicinity of the quarry.
- Ensuring any work involving a significant fire ignition risk, such as grinding and welding, will only be undertaken on cleared operational areas with suitable fire protection equipment present (eg fire extinguishers).
- Ceasing quarry operations, then evacuating staff and customers in the event of any bushfire within the vicinity that is a potential hazard to quarry staff or visitors.

[2] https://datasets.seed.nsw.gov.au/dataset/bush-fire-prone-land

4.12 REHABILITATION

Currently the main land use on the site is horse grazing. Upon cessation of quarry operations, the shallow excavation will be rehabilitated to create a stable landform consistent with the landowner's requirements. This is expected to involve one or more of the following strategies:

- Pre-stripping and stockpiling about 0.2m of top soil from the site. This soil will be used to facilitate re-vegetation of disturbed areas.
- Returning all reject material from screening operations to the excavated area. The reject material will consist of "fines", less than about 30mm diameter screenings, as well as "coarse" pebble and rock rejects with a diameter that are more than about 30mm diameter.
- Battering the edges of the excavated area to reduce the slope of walls, either by excavation or by suitable placement of waste rock.
- Ripping and/or applying a veneer of topsoil to any areas of compacted soil associated with the quarry void.
- Using appropriate earthworks to ensure surface water flows do not cause significant soil erosion on or off the site.
- Revegetation of areas disturbed by the project using endemic native trees and shrubs.

4.13 ALTERNATIVES

4.13.1 Other locations

The applicant has actively investigated the existing supply of landscape materials in the region between Griffith and Canberra for materials that could meet customers specifications for a suitable product. In summary, those investigations show;

- Alternative sources do not meet the required colour specifications.
- Some alternative rocks close to the required colour range do not have suitable long term durability.
- Potentially sites that may have suitable material tend to be constrained by ecological values such as substantial areas of dense or diverse native vegetation.

The process failed to identify a more suitable site.

4.13.2 Do nothing

A "*do nothing*" scenario would require that the quarry not proceed, hence there would be various "*opportunity costs*", including foregoing:

- A commercial source of "high value" decorative gravel. Unlike common-grade road base, the subject decorative pebble deposit is a specialty product with high market demand and no known substitute availability in the wider region.
- A business that would increase the diversity and quantity of local jobs. The quarry would provide a non-seasonal alternative to the region's existing employment base.
- Commonwealth company and income taxes, as well as State-based payroll taxes

5 STATUTORY CONTEXT

5.1 POWER TO GRANT CONSENT

The Environmental Planning and Assessment Regulation 2021 (Sch. 3, Part 2, Sect. 26) sets various thresholds at which an extractive industry such as a quarry, becomes "*designated development*". The relevant threshold in this case is that the proposed quarry involves more than 2 hectares of disturbance.

Under State Environmental Planning Policy (Planning Systems) 2021 an extractive industry that is "*designated development*" under the regulation is also "*regionally significant development*" (Sch 6, Sub Sect 7(1)(a) & Clause 2.19). Sub-section 4.5(b) of the Environmental Planning and Assessment Act 1979 then deems the consent authority as "*the regional planning panel for the area in which the development is to be carried out*".

In this case the consent authority is the Western Regional Planning Panel.

5.2 PERMISSIBILITY

The land is zoned "*RU1 Primary Production*" under the Environmental Planning and Assessment Act 1979 and the Carrathool Local Environmental Plan 2012. An "*extractive industry*" such as a quarry is a permissible use with development consent.

The proposal is also permissible under Part 2 of the State Environmental Planning Policy (Resources & Energy) 2021. Clause 2.9(3)(a) of that policy permits extractive industry on land where development for the purposes of agriculture may be carried out. Under the LEP "*extensive agriculture*" is permitted without consent and various types of more intensive agriculture with consent.

5.3 PRE-CONDITIONS TO EXERCISING POWER TO GRANT CONSENT

5.3.1 Sect. 4.15 Environmental Planning & Assessment Act 1979

The project must be assessed by the consent authority against the "heads of consideration" specified in section 4.15 of the Environmental Planning & Assessment Act 1979. This includes:

- Relevant Local Environmental Plan (LEP), State Environmental Planning Policies (SEPPs) and Development Control Plan (DCP) requirements.
- Likely impacts of the development, including environmental impacts on natural and built environments, as well as social and economic impacts in the locality.
- Suitability of the site for development.
- Submissions made in accordance with the Act or regulations.
- The public interest.

5.3.2 Sect. 4.14 Environmental Planning & Assessment Act 1979

Section 4.14 of the Environmental Planning and Assessment Act 1979 places a requirement on the consent authority to consider issues related to bush fire prone land, as follows:

4.14 Consultation and development consent—certain bush fire prone land (cf previous s 79BA)

(1) Development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land (being land for the time being recorded as bush fire prone land on a relevant map certified under section 10.3(2)) unless the consent authority—

(a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled *Planning for Bush Fire Protection* prepared by the NSW Rural Fire Service in co-operation with the Department (or, if another document is prescribed by the regulations for the purposes of this paragraph, that document) that are relevant to the development (***the relevant specifications and requirements***), or

(b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.

(1A) If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development but only if it has consulted with the Commissioner of the NSW Rural Fire Service concerning measures to be taken with respect to the development to protect persons, property and the environment from danger that may arise from a bush fire.

An assessment of the project against Planning for Bushfire 2019 requirements will be provided within the EIS.

5.3.3 SEPP (Resilience & Hazards) 2021

Clause 4.6(1) of State Environmental Planning Policy (Resilience & Hazards) 2021 imposes the following pre condition:

> **4.6 Contamination and remediation to be considered in determining development application**
>
> (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.

The project site will be assessed for potential contamination as part of the EIS preparation process.

5.3.4 SEPP (Resources & Energy) 2021

Clause 2.17 of State Environmental Planning Policy (Resources & Energy) 2021 imposes the following pre-condition:

> **2.17 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).

5.3.5 SEPP (Biodiversity & Conservation) 2021

As noted in Section 4.10.4 native vegetation communities have been predominantly been removed from the project site by more than 60 years of agricultural land use. Nevertheless, a suitable ecological assessment or Biodiversity Assessment Report (BDAR) will be provided in conjunction with the EIS. This document will also consider any additional assessment requirements which may arise under SEPP (Biodiversity & Conservation) 2021 requirements.

5.4 INTEGRATED DEVELOPMENT APPROVALS

Preliminary assessment suggests the following integrated development approvals may be required from NSW Government agencies, under section 4.46 of the Environmental Planning and Assessment Act 1979. Information gathered during the EIS preparation process may also indicate the need for other approvals.

5.4.1 Roads Act 1993

An assessment of the adequacy of the driveway intersection with Dickie Road will be included within a Traffic Impact Assessment, as noted in Section 7.3 below. Approval may be required from Carrathool Shire Council as the roads authority under sub-section 138(1) of the Roads Act 1993, should any significant works be necessary.

5.5 OTHER LEGISLATION – BIODIVERSITY RELATED

5.5.1 Biodiversity Offsets Scheme

The Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017 set out threshold levels at which the Biodiversity Offsets Scheme applies to a development proposal. The threshold has two elements:

- Whether the amount of native vegetation being cleared exceeds a specified area.
- Whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment.

If clearing and other impacts exceed either threshold, then the Biodiversity Offset Scheme applies to the proposed development, including biodiversity impacts prescribed by clause 6.1 of the Biodiversity Regulation 2017.

As noted in Section 4.10.4 native vegetation communities have been predominantly been removed from the project site by more than 60 years of agricultural land use. Nevertheless, a suitable ecological assessment or Biodiversity Assessment Report (BDAR) will be provided in conjunction with the EIS.

5.5.2 Threatened species test of significance

Section 7.3 of the Biodiversity Conservation Act 2016 and associated guidelines[3] require a "threatened species test of significance" to be applied to developments with the potential to impact threatened species. Section 7.2 of that Act provides that a development proposal is likely to significantly affect threatened species if:

a) It is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
b) The development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or
c) It is carried out in an area of outstanding biodiversity value.

The "threatened species test of significance" only needs to be applied if the proposed development does not exceed biodiversity offset scheme thresholds (Guideline sec 1.2, 3rd para). A Development Application that is likely to significantly effect a threatened species must be accompanied by a biodiversity development assessment report (BDAR).

A suitable ecological assessment or Biodiversity Assessment Report (BDAR) will be provided in conjunction with the EIS, and where relevant, it will include a "threatened species test of significance".

5.5.3 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) aims to protect matters deemed to be of national environmental significance (MNES). There are no known, or expected, matters within the proposed project area at this stage, but they will be reviewed within a suitable ecological assessment or Biodiversity Assessment Report (BDAR) that will be provided in conjunction with the EIS.

5.6 OTHER LEGISLATION – OPERATIONS RELATED

5.6.1 Biosecurity Act 2015

The land owner has a duty to manage weeds on the project site, consistent with the requirements of the Biosecurity Act 2015 (the Act) and Biosecurity Regulation 2017.

[3] "Threatened Species Test of Significance Guidelines", NSW Office of Environment & Heritage 2018

5.6.2 Protection of the Environment Operations Act 1997

Provisions of the Protection of the Environment Operations Act 1997 enable the NSW Environment Protection Authority to address adverse environmental impacts, such as noise and dust, on sites operated under an Environment Protection Licence.

5.6.3 Work Health and Safety Act 2011

The Work Health and Safety Act 2011 applies to all workplaces in NSW, including quarries. At quarry sites this act is primarily administered by NSW Resources & Geoscience.

5.6.4 Work Health and Safety (Mines and Petroleum Sites) Act 2013

The Work Health and Safety (Mines and Petroleum Sites) Act 2013 contains provisions for work health and safety issues unique to mine sites, including a quarry. At quarry sites this act is administered by NSW Resources & Geoscience.

6 COMMUNITY ENGAGEMENT

It is expected that the following stakeholders may have an interest in the proposed project:

- Nearby landholders and residents.
- Motorists utilising Dickie Road.
- Potential customers in the region who use quarry products.

The following government authorities may also have an interest in the proposed project and it is expected that this Scoping Report will be circulated to them by the Department of Planning during the NSW Planning Secretary's Environmental Assessment Requirements (SEARs) process, as well as the proposed EIS where relevant:

- NSW Department of Planning and Environment.
- NSW Environmental Protection Authority.
- Traffic for NSW.
- NSW Department of Primary Industry.
- NSW Resources Regulator.

Other bodies expected to be consulted during the EIS preparation process, including:

- Carrathool Shire Council.
- Griffith Local Aboriginal Land Council.

The stakeholder and organisation lists are not exhaustive and may be modified in response to feedback during the EIS drafting process.

6.1 PRELIMINARY CONSULTATION

Prior to the finalisation of the Scoping Report, preliminary consultation meetings are proposed with;

- Carrathool Shire Council's development assessment staff.
- Neighbours and the public.

Preliminary community consultation is proposed to include;

- A "community information session" publicised via an information newsletter mailed to:
  - Occupiers of two dwellings located within 2km of the proposed development lot.
  - Sixteen (16) Australia Post mailing addresses located within 5km of the proposed development lot or within 1km of relevant segments of Dickie or Nelson Roads.
- Making project information available via the proponent's web site, including the;
  - Newsletter.
  - Draft Scoping Report.
  - Preliminary community feedback form.

The community information session has been scheduled for 16 May 2025 between 8:00AM and 11:00AM.

6.2 FUTURE CONSULTATION

6.2.1 Carrathool Shire Council

It is expected that additional consultation with Carrathool Shire Council will occur during the development application assessment process. Although Council is not the consent authority for the application, it will have administrative involvement and provide development application assessment feedback to the Western Regional Planning Panel.

6.2.2 State Government

NSW State government agencies will be consulted where required during the EIS preparation and assessment process, starting with a review of the assessment requirements issued by respective agencies as part of the of the NSW Planning Secretary's Environmental Assessment Requirements.

6.2.3 Community

In initial conversations with the two nearest dwelling owners, they have indicated no initial concerns regarding the proposed project to extract decorative gravel. Neighbours and the public will be provided with detailed project information at appropriate stages and offered the opportunity to provide feedback to the applicant.

Proposed future community consultation includes:

- Providing project updates at key stages to neighbours and the community via newsletters emailed to people who have requested to be included on a "project update" newsletter circulation list.
- Engagement with neighbours and other stakeholders regarding outcomes of assessment studies and providing opportunities for input to the development of appropriate mitigation and enhancement measures.

7 ASSESSMENTS

NSW Department of Planning and Environment scoping worksheets have been prepared for guidance on the forms of environmental impact assessment likely to be required as part of the EIS process (*Attachment 5*).

Various specialist assessments prepared by appropriately qualified consultants are planned as components of the EIS development process. These assessments will inform suitable design and operational measures for incorporation into final project designs to ensure compliance with relevant environmental criteria. They will also address mitigation strategies appropriate for the scale, nature and context of the proposal, and the strategies will be also shown within the EIS and associated plans.

7.1 NOISE

Quarry related activities have the potential to increase noise levels within the local environment, hence a noise impact assessment will be prepared to:

- Assess existing noise levels.
- Predict received noise levels under relevant operational scenarios and meteorological conditions, especially for dwellings in the vicinity.
- Assess proposed project compliance with the NSW Noise Policy for Industry 2017.

7.2 AIR QUALITY

Quarry related operations have the potential to generate dust and greenhouse gas emissions, so an air quality impact assessment will be prepared to:

- Assess existing air quality conditions.
- Model expected dust and greenhouse gas emissions from quarry operations, focussing on the potential for any significant change at dwellings in the vicinity.
- Assess compliance of the proposed project with relevant NSW guidelines for air quality and greenhouse gas emissions.
- Determine mitigation strategies that are appropriate for the project scale and context.

7.3 TRAFFIC

The project will increase the frequency truck movements on Dickie Road, therefore a traffic impact assessment will be prepared to:

- Assess existing traffic volumes and types.
- Model expected project related traffic volumes and types.
- Assess the adequacy of the quarry access track intersection with Dickie Road with regard for proposed quarry traffic.

7.4 BIODIVERSITY

As noted previously native vegetation communities have been predominantly been removed from the project site by more than 60 years of agricultural land use. Nevertheless, a suitable ecological assessment or Biodiversity Assessment Report (BDAR) will be provided in conjunction with the EIS. This assessment will evaluate:

- Existing flora and fauna on the site.
- Requirements and thresholds arising from biodiversity related legislation.

Prepared: Quarry Plan NSW, 9-4-2026
Author: Matthew Goodwin
Bachelor of Land Management (USyd)
Graduate Diploma Urban & Regional Planning (UNE)
Phone: 0478 622 535

---

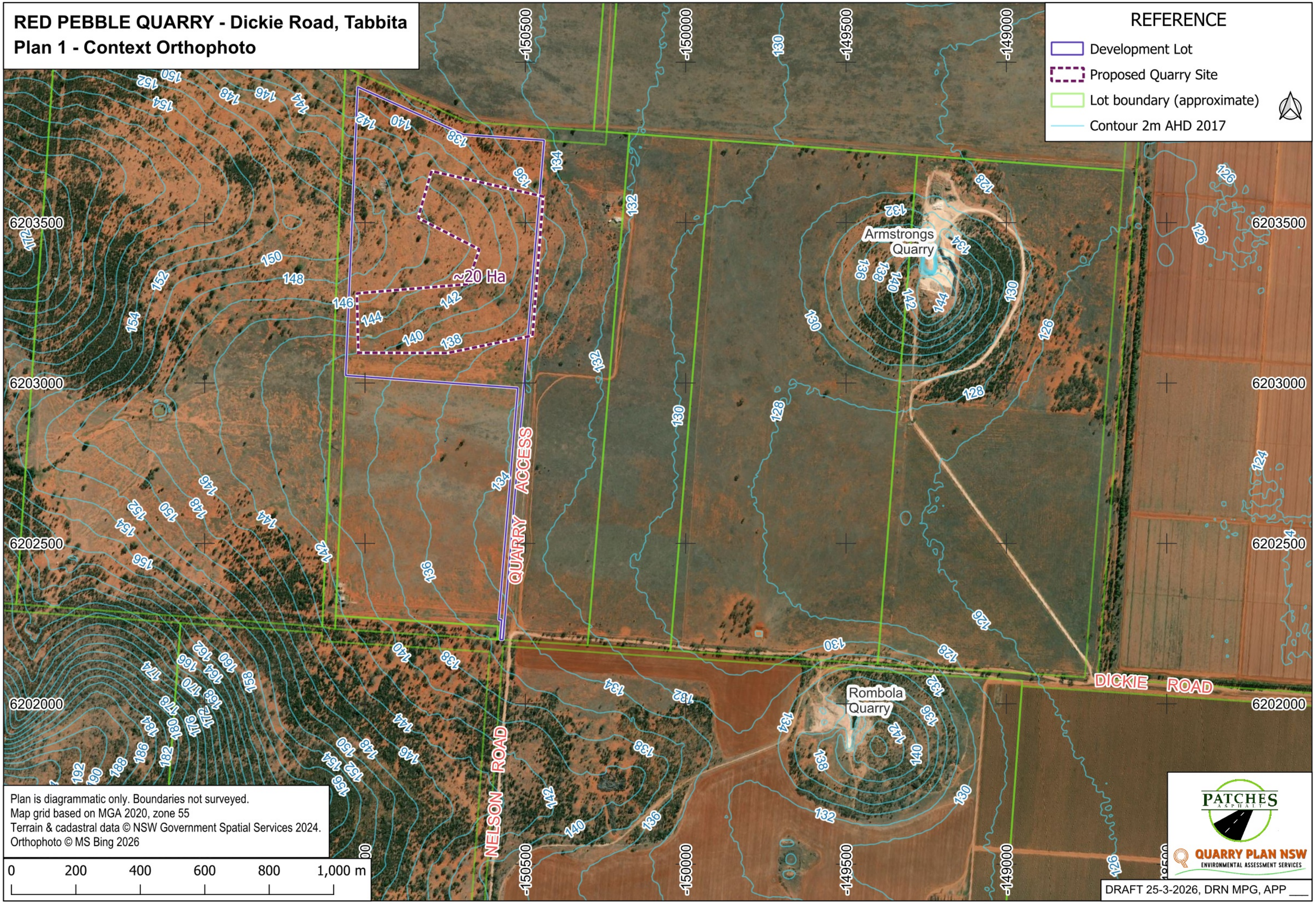
8 ATTACHMENTS

The following attachments are additional components of the Scoping Report:

1. Plan 1 – Context Orthophoto.

2. Plan 2 – Context Topography.
3. Plan 3 – Site Orthophoto.
4. Plan 4 – Site Topography.
5. Impact Assessment Scoping Worksheets.

RED PEBBLE QUARRY - Dickie Road, Tabbita
Plan 1 - Context Orthophoto



Plan is diagrammatic only. Boundaries not surveyed.
Map grid based on MGA 2020, zone 55
Terrain & cadastral data © NSW Government Spatial Services 2024.
Orthophoto © MS Bing 2026

0 200 400 600 800 1,000 m

PATCHES ASPHALT
QUARRY PLAN NSW
ENVIRONMENTAL ASSESSMENT SERVICES

DRAFT 25-3-2026, DRN MPG, APP ___

RED PEBBLE QUARRY - Dickie Road, Tabbita
Plan 2 - Context Topography

REFERENCE

- Development Lot
- Proposed Quarry Site
- Distance from quarry site
- Nearby quarry disturbance
- Lot boundary (approximate)
- Dwelling
- Contour 2m AHD 2017
- Watercouse
- Dam

~20 Ha

Armstrongs Quarry
~3.8 Ha

Rombola Quarry
~1.8 Ha

672

500m

1,000m

QUARRY ACCESS

DICKIE ROAD

NELSON ROAD

-150500 -150000 -149500 -149000

6203500 6203000 6202500 6202000

Plan is diagrammatic only. Boundaries not surveyed.
Map grid based on MGA 2020, zone 55

0 200 400 600 800 1,000 m

PATCHES ASPHALT

QUARRY PLAN NSW
ENVIRONMENTAL ASSESSMENT SERVICES

DRAFT 25-3-2026, DRN MPG, APP ___

RED PEBBLE QUARRY - Dickie Road, Tabbita
Plan 3 - Site Orthophoto

PATCHES ASPHALT

QUARRY PLAN NSW
ENVIRONMENTAL ASSESSMENT SERVICES

-150750

-150500

Lot 13
DP 756061

6203750

6203500

6203250

6203000

0.71 Ha

QUARRY ACCESS

Lot 8
DP 1077068

~20 Ha

2.56 Ha

2.28 Ha

Lot 1
DP 116203250

DRAFT 25-3-2026, DRN MPG, APP ___

0 50 100 150 200 250 300 m

Plan is diagrammatic only. Boundaries not surveyed.
Map grid based on MGA 2020, zone 55
Orthophoto & terrain data derived from aerial drone LiDAR data and imagery using a dual-frequency multi-mode GNSS enabled drone with RTK corrections.
Ground control & check points logged with an Emlid Reach RS2+ multi band GNSS receiver.
Elevation calibrated to NSW Government Spatial Services 2017 DTM AHD data.

REFERENCE

- Development Lot
- Proposed Quarry Site
- Test trench
- Previous extraction area 2026-03-17
- Contour 2026-03-17 AHD 1m
- Lot boundary (approximate)

RED PEBBLE QUARRY - Dickie Road, Tabbita
Plan 4 - Site Topography

PATCHES ASPHALT

QUARRY PLAN NSW
ENVIRONMENTAL ASSESSMENT SERVICES

-150750
-150500
6203750
6203500
6203250
6203000

0.71 Ha
2.56 Ha
2.28 Ha
~20 Ha
QUARRY ACCESS

DRAFT 25-3-2026, DRN MPG, APP ___

0 50 100 150 200 250 300 m

Plan is diagrammatic only. Boundaries not surveyed.
Map grid based on MGA 2020, zone 55
Terrain data derived from aerial drone LiDAR data and imagery using a dual-frequency multi-mode GNSS enabled drone with RTK corrections.
Ground control & check points logged with an Emlid Reach RS2+ multi band GNSS receiver.
Elevation calibrated to NSW Government Spatial Services 2017 DTM AHD data.

REFERENCE

- Development Lot
- Proposed Quarry Site
- Test trench
- Previous extraction area 2026-03-17
- Contour 2026-03-17 AHD 1m
- Lot boundary (approximate)