

**From:** [Driver Andrew \(Parramatta\) AUS](#)  
**To:** [Bradley James](#)  
**Cc:** [Callum Firth](#); [Margaret Mason](#); [Pignone Belinda \(Parramatta\) AUS](#); [Tim Ward](#); [Jagger Jeremy \(Parramatta\) AUS](#)  
**Subject:** RE: Sancrox Quarry Expansion Project Site Inspection  
**Date:** Tuesday, 10 September 2024 3:53:33 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
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[image015.png](#)  
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[image017.png](#)  
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[image019.png](#)  
[Sancrox IPC Presentation\\_public.pdf](#)

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Hi Brad,

See our responses below.

1. The Scar Tree was originally on the edge of the pit. OEH asked that the pit be adjusted to ensure the Scar Tree could be retained. In the RTS the western edge of the pit was adjusted so that the Scar Tree was outside of the pit works area – by about 10m – and Hanson committed to ensuring its protection through signage and fencing. OEH confirmed that this was acceptable and had no further comments on the project. Following the RTS, through further negotiation with DPPI and BCD about biodiversity corridor, the western pit edge was further pulled towards the east, taking it significantly further away from the Scar Tree – such that now it is c. 70m away. No specific advice has been taken on the appropriate setback to the Scar Tree, only that it should be retained in-situ, which has been achieved.
2. Below is an extract from the Sancrox Employment Precinct Structure Plan which addresses the quarry buffer area to the east. This is the only information we have from the developer at this stage. We have requested more information and will be able to provide this at that time.

*Quarry Buffers*

Assessment of noise, blasting and vibration from the existing quarry recommended the buffers shown, to ensure the long term life of the quarry would not be compromised by development of industrial sites on adjoining land.

To achieve the buffers, an agreement between the landowners ensures that development of the land affected to the north of the quarry does not develop for 7 years. Land affected by noise to the east of the quarry is required to provide noise amelioration by building location and design.

The preferred subdivision design provides for lots backing onto the quarry boundaries to provide screening and noise attenuation by future industrial buildings. Combined with preferred lot depth requirements, proposed roads are recommended to be 100m from the eastern and northern quarry boundaries.

3. Recommendations are set out in the BAR / BioLink report. In summary the density and tree size criteria are as follows:
  - Re-vegetation of the northern-most cleared area (Lot 2 DP 574308) should conform to adjacent PCTs and incorporate Broad-leaved paperbark and Swamp mahogany. Swamp mahogany should be planted at a minimum density  $\geq 96$  / ha up to 188 / ha if PCT conformity allows it.
  - Re-vegetation of the western-most cleared area (Lot 353 DP754434) should conform to adjacent PCTs and include Broad-leaved paperbark and Swamp mahogany in low-lying wetter areas and in more elevated areas the tallest stratum should include a mix of Tallowwood, Small-fruited grey gum and Forest red gum. These PKFT species should be planted at a minimum density  $\geq 96$  / ha up to 188 / ha if PCT conformity allows it.
  - Ecologically relevant benchmarks should include the survival of PKFTs at the required density (see previous points) and evidence that the habitat is being utilised by koalas.
  - To account for the possibility of koala population attrition leading to a lack of recruitment into re-vegetated areas (ie. no evidence of habitat utilisation), habitat must be shown to have functional capacity by way of the presence of Swamp mahogany  $\geq 100$ mm DBH and / or Tallowwood, Small-fruited grey gum and Forest red gum  $\geq 300$ mm DBH.

Also attached is the slide deck which was the basis of our public hearing presentation that was cancelled for Tuesday last week. Please confirm if the IPC happy to accept this submission via this email or also through the website.

If you have any questions, please ask.

Thanks.

Regards,

**Andrew Driver**  
Regional Development Manager

[Redacted signature block]



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**From:** Driver, Andrew (Parramatta) AUS  
**Sent:** Thursday, September 5, 2024 11:22 AM  
**To:** Bradley James [Redacted]

Cc: Callum Firth [REDACTED]; Margaret Mason [REDACTED]; Pignone, Belinda (Parramatta) AUS

[REDACTED]; Tim Ward [REDACTED]

**Subject:** RE: Sancrox Quarry Expansion Project Site Inspection

Hi Brad,

We will revert to you by 5pm, Tuesday 10 October 2024.

Regards,

**Andrew Driver**  
Regional Development Manager

[REDACTED]  
[REDACTED]



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**From:** Bradley James [REDACTED]

**Sent:** Thursday, September 5, 2024 9:41 AM

**To:** Driver, Andrew (Parramatta) AUS [REDACTED]

**Cc:** Callum Firth [REDACTED]; Margaret Mason [REDACTED]; Pignone, Belinda (Parramatta) AUS

[REDACTED]; Tim Ward [REDACTED]

**Subject:** RE: Sancrox Quarry Expansion Project Site Inspection

Hi Andrew,

Thank you for organising the site inspection on Monday.

Questions on notice from the site inspection below:

1. What advice informed the setback between the aboriginal scar tree and the proposed extraction area?
2. Can you provide details of the proposed revegetation at the interface between the existing extraction area and industrial area to the east of the site?
3. How will the performance and completion criteria, including benchmarks be set for the proposed revegetation areas? What will inform this criteria?

If you provide a response by 5pm, Tuesday 10 October 2024, that'd be great.

Regards,

**Brad James | Principal Case Manager**  
Office of the Independent Planning Commission NSW  
Suite 15.02 Level 15 135 King Street Sydney NSW 2001

[REDACTED]



**New South Wales Government**  
Independent Planning Commission

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