



**ANTHONY THORNE**

Submission No: 197610

Organisation:	<i>Expressway Spares Pty Ltd being the landowner adjoining the eastern and northern cadastral boundaries of the Sancrox Quarry Expansion Project</i>	Key issues: <i>Blasting impacts</i>
Location:	<i>New South Wales 2444</i>	
Submitter Type:	<i>a representative of a community group, non- government organisation, business or industry group</i>	
Attachment:	<i>5809_322 IPC submission_SSD 7293_.pdf</i>	

Submission date: 9/10/2024 4:16:30 PM

*Submission made on behalf of Expressway Spares Pty Ltd being the landowner adjoining the northern and eastern boundaries of the Sancrox Quarry Expansion Project. The submission confirms that the Landowner Agreement to establish blast exclusion zones on the Expressway Spares Land and referenced in the Assessment Report is still being negotiated. The Assessment Report has indicated the Agreement is already in place. It is anticipated that the Landowner Agreement will be achieved and the submission suggests an amendment to Environmental Condition B15 to confirm that the Landowner Agreement is required to be in place prior to Stage 1 blasting that relies on the blast exclusion zone referenced in the Flyrock Exclusion Zone Analysis by Orica (May 2022) and the DPHI Assessment Report.*

5809 AJT

10 September 2024

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NSW Government Independent Planning Commission  
Suite 15.02,  
135 King Street  
SYDNEY NSW 2000

Attention: Commissioners Janett Milligan, Michael Chilcott & Terry Bailey

Dear Commissioners,

RE: Hanson Sancrox Quarry Expansion Project SSD Application No. 7293  
Submission on Quarry Blasting Aspects of the Assessment Report and the draft  
Conditions of Development Consent

This submission has been prepared on behalf of Expressway Spares Pty Ltd (ES) with respect to the Sancrox Quarry Expansion Project Assessment Report and the draft Conditions of Development Consent currently on public exhibition on DPHI's page for the Project.

1. Sancrox Quarry Expansion Project - SSD – 70 293 State Significant Development Assessment Report August 2024. (Assessment Report)

**Temporary Blast Exclusion Zone**

The Executive Summary (pp. (vii) – (viii)), & the Assessment Report (pp. 46-49 & pp.70,71) consider the potential impacts of blasting on the approved industrial subdivision adjoining the northern and eastern boundaries of the Sancrox Quarry.

The potential impacts of blasting including overpressure, vibration and flyrock on the adjoining approved industrial subdivision and the need for a blast exclusion zone were previously raised by ES in submissions dated 11 December 2019, 20 July 2021 and 23 December 2021.

The Response to Further Request for Information (Flyrock Assessment) prepared by Ethos Urban and dated 17 October 2022 (Ethos 2022) included the Flyrock Exclusion Zone Analysis prepared by Orca and dated 22 May 2022.

The Orca Analysis included the figure below demonstrating the exclusion zone required for recommended blasting controls (89 mm blastholes) and recommended that agreement be reached with ES to extend the exclusion zone as far as practicable into the neighbouring land as poor blast results are likely due to increased scale of burial required. (Orca, 2022, p.11).

ORICA FLYROCK EXCLUSION ZONE ANALYSIS



Figure 11 - Exclusion zone distance illustration for recommended controls (89mm blastholes)

- urban design
- civil engineering
- architecture
- town planning
- landscape architecture
- surveying
- interior design

**directors**

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The Ethos 2022 correspondence indicated that:

Hanson has committed to applying all of the controls and recommendations documented in the Orica Flyrock Exclusion Zone analysis and has negotiated an agreed management approach with the neighbour in relation to the 90 m buffer zone. Details of the agreement include that Expressway Spares will accept temporary blast exclusion zones as described below and illustrated on the attached plan:

- For approved lots 41 and 42 for 5 years from the date of approval of SSD 7293 shown blue in the plan.
- For approved Lots 43 and 44 for 10 years from the date of approval of SSD 7293, shown in red on the plan.

ES wish to confirm that ES has made an offer to Hanson to negotiate a Landowner Agreement to establish a temporary blast exclusion zone as described in the Ethos 2022 correspondence and is currently preparing a Landowner Agreement for execution by Expressway Spares and Hanson.

While it is expected that a Landowner Agreement will ultimately be achieved to establish the temporary blast exclusion zone, it is premature to state in the Ethos 2022 correspondence that the negotiated agreement exists.

It is also premature to state in the DPHI Assessment Report that:

Hanson has also reached agreement with the most affected landowner (adjacent landowner to the north) to establish an exclusion zone on the property during the early stages of the Project to ensure the safety of people and property during blast events. (DPHI Assessment Report p, vii, and similar references at pp.47-48 and pp.70-71).

The Landowner Agreement is currently being negotiated and while a positive outcome is anticipated the final agreement has not yet been reached.

As outlined below, Expressway Spares Pty Ltd seek modification to the appropriate conditions of development consent to acknowledge that the Landowner Agreement is required to enable establishment of the blast exclusion zones recommended in the Flyrock Exclusion Zone Analysis prepared by Orica and referenced at p.48 of the DPHI Assessment Report as shown below.



**Figure 9** | Flyrock management buffer zones

Excerpt DPHI Assessment Report, p.48

It is intended that the Landowner Agreement currently being negotiated will replace the existing tripartite Sancrox Employment Land & Quarry Planning Agreement established on 15 April 2014 between the owners of the Sancrox Employment Precinct, Port Macquarie Hastings Council and Hanson as the owners of the Sancrox Quarry.

The Planning Agreement originally placed restrictions on the development of the Sancrox Employment Precinct to create a 90m buffer on the adjoining northern property for periods of time that expired in 2018.

Once the replacement Landowner Agreement has been negotiated and executed, it will, as outlined in the Ethos 2022 Correspondence, re-establish the temporary blast exclusion zones adjoining the northern boundary of Sancrox Quarry for 5-10 years from the date the SSD Project is approved and the existing Planning Agreement is extinguished.

2. Draft Development Consent SSD 7293 - Schedule 2 – Part B Specific Environmental Condition B15.

The text in red below provides suggested amendments for consideration by the Independent Planning Commission which recognise the need for a Landowner Agreement to be in place to establish the blast exclusion zones recommended in the Flyrock Exclusion Zone Analysis prepared by Orica and referenced at p.48 of the DPHI Assessment Report.

The suggested amendments recognise that the Landowner Agreement between Hanson and Expressway Spares is essential to enable the early stages of the Project as assessed in the DPHI Assessment Report to proceed. The DPHI Assessment Report has relied on advice that the Landowner Agreement is in place. The suggested amendments to Environmental Condition B15 ensure that will be the case prior to blasting being undertaken that relies on the Flyrock Management Buffer Areas referenced in Figure 9 of the DPHI Assessment Report

Blast Operating Conditions

B15 **Prior to undertaking blasting operations within 90m of the northern boundary of Stage 1, the Applicant is to provide DPHI a copy of the Landowner Agreement between the Applicant and the adjoining northern landowner establishing the temporary blast exclusion zone recommended in the Flyrock Exclusion Zone Analysis (Orica, 23 May 2022).**

During blasting operations, the Applicant must:

- a) take all reasonable steps to:
  - i. ensure the safety of people and livestock from blasting impacts of the development; ...

Thank you for the opportunity to submit this further information prior to the approval of SSD 7293.

Should you have any queries regarding this matter please do not hesitate to contact the writer.

Yours faithfully

King & Campbell Pty Ltd



Anthony Thorne

cc Expressway Spares Pty Ltd