

14 November 2024

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

PROPOSAL: Stone Ridge Quarry Project (SSD-10432)
PROPERTY: 150 Italia Road BALICKERA (LOT: 65 DP: 753200)

ATTN: Janett Milligan (Panel Chair)

Following a stakeholder consultation meeting between Port Stephens Council (Council) and the Independent Planning Commission (IPC) on 5 November 2024, this letter seeks to respond to the following matters which were questions taken on notice by Council:

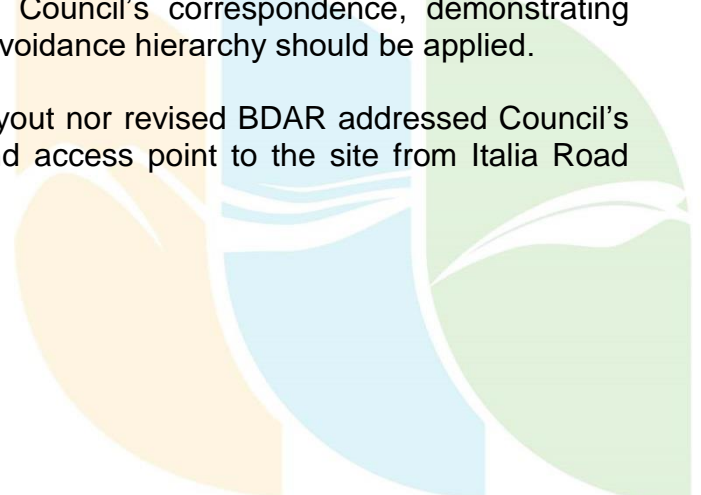
Council has reviewed the questions and make the following comments.

- 1. Please confirm any discussions or correspondence with the Applicant regarding the proposed access point to the site from Italia Road and provide any comments regarding Council's consideration of the suitability of the proposed access location.**

Council expressed in its previous correspondence with Department of Planning, Housing and Infrastructure (DPHI) dated 2 August 2023, that the proposed access point to the site from Italia Road to the site be relocated to avoid and minimise impacts on a number of high biodiversity values including Subtropical Coastal Floodplain Forest of the New South Wales North Coast Bioregion Endangered Ecological Community & River flat eucalypt forest Endangered Ecological Community.

Council recommended the access point to the site from Italia Road be moved further to the west to avoid and minimise impacts to this Threatened Ecological Community (TEC). A recommended project footprint and access road relocation (as indicated in bold red outline – see Figure 1) was included in Council's correspondence, demonstrating Council's interpretation of how the BC Act avoidance hierarchy should be applied.

Neither the amended conceptual project layout nor revised BDAR addressed Council's recommendations. The project footprint and access point to the site from Italia Road remains unsuitable for the project.



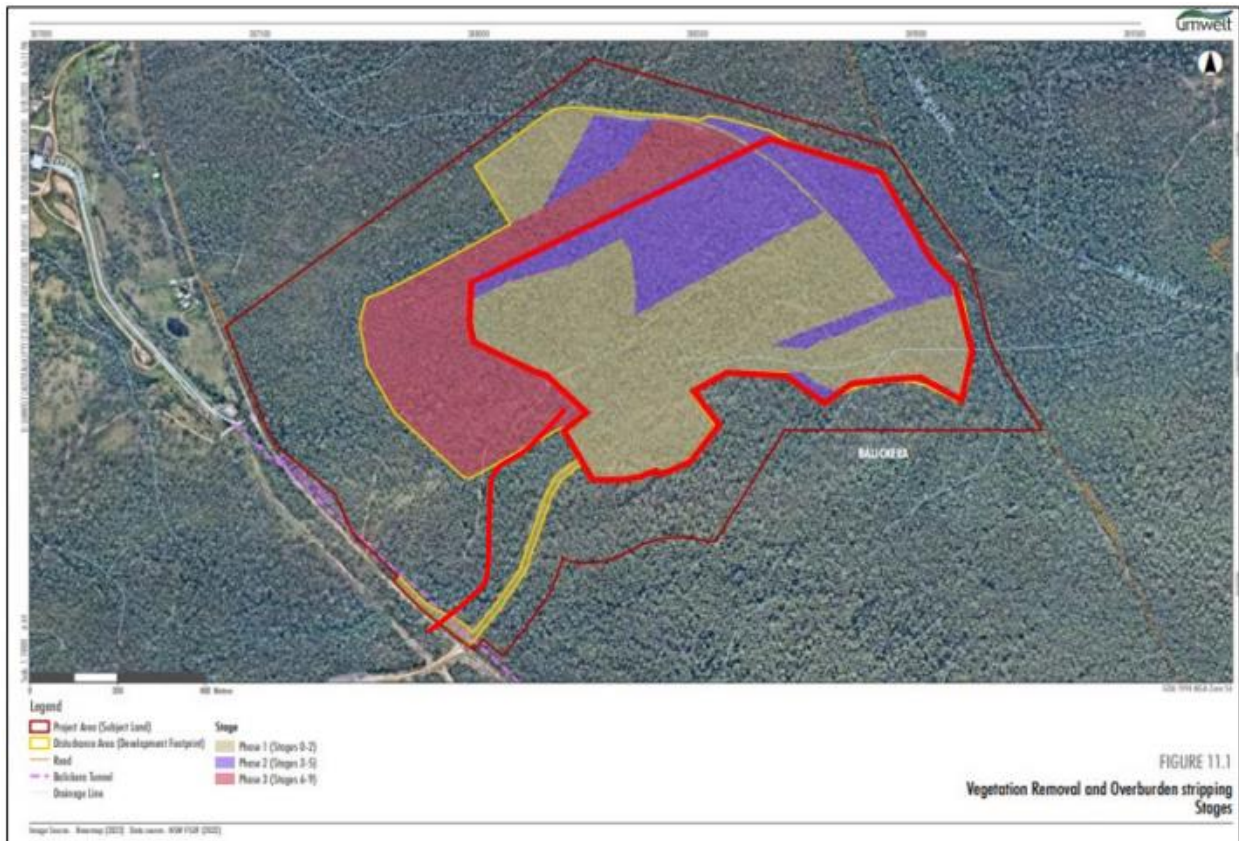


Figure 1: Recommended reduced project footprint and access road relocation (indicated in bold red outline), as provided in Council’s review of EIS comment, dated 2 August 2023.

2. The Commission seeks Council’s consideration of the ecological survey methodology undertaken by the Applicant.

Council acknowledges the applicant has provided a satisfactory ecological survey methodology for DPHI and IPC to make an informed assessment on the projects substantial ecological impacts. Council has no further comments or suggested conditions in this regard.

Thank you for the opportunity to respond to questions taken on notice by Council during the stakeholder consultation meeting between Council and the IPC. If you wish to discuss the matters raised above or have any questions, please contact Ryan Falkenmire on the below details.

Yours Sincerely,

**ISAAC LANCASTER
SENIOR DEVELOPMENT PLANNER**

Port Stephens Council

Please contact Ryan Falkenmire, Development and Compliance Section Manager, for any further queries.

Email: [REDACTED]

Web: www.portstephens.nsw.gov.au