



31 October 2024

Jessie Evans
Director, Resource Assessments
NSW Department of Planning, Housing and Infrastructure

via email: [REDACTED]

Dear Jessie,

**Sancrox Quarry Expansion
Request for Information**

I refer to the State significant development application for the Sancrox Quarry Expansion (SSD 7293) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

Thank you for your response dated 22 October 2024 regarding the Commission's request for the Department to prepare draft conditions of consent to ensure Koala access to habitat areas north and south of the Site is maintained in the event that the Commission determines to approve the Application.

To assist the Commission with its deliberations, the Department is requested to comment on the draft conditions of consent identified in Attachment A. These are based on the draft conditions provided in your 22 October 2024 response. Please consult with the Applicant and BCS, and others as you consider necessary, regarding the feasibility and practicality of implementing any such conditions.

The Commission requests that the Department provide a response by **5pm on Friday, 8 November 2024**. Should you require clarification or additional time to respond to the queries above, please contact Brad James at [REDACTED] or [REDACTED].

Yours sincerely,

Stephen Barry
Planning Director

- B42. The Applicant must revegetate the cleared areas of the site as identified in Appendix 8 in accordance with the Plant Community Types and planting densities described in the documents listed in condition A2(c), and the performance and completion criteria identified in Table 5.

[The Commission proposes the changes to Table 5 identified in red]

Table 5: Koala habitat revegetation performance and completion criteria

Area	Performance and completion criteria
Northern-most cleared area within Lot 2 DP574308	<ul style="list-style-type: none"> Revegetation must conform to adjacent Plant Community Types and incorporate Broad-leaved paperbark and Swamp mahogany species; Swamp mahogany must occur be retained at a density of between 96 to 188 plants per hectare; Evidence that the revegetation area has functional capacity as Koala habitat: <ul style="list-style-type: none"> the presence of a minimum density of 25 Swamp mahogany (each of $\geq 100\text{mm}$ diameter at breast height) per hectare averaged across the northern-most revegetation area; and no barriers to koala movement across the allotment; Evidence of Koala use of the revegetation area must be identified using the NSW Koala Biodiversity Assessment Method Survey Guide. or evidence identified that the revegetation area has functional capacity¹ as Koala habitat
Western-most cleared area within Lot 2 DP574308	<ul style="list-style-type: none"> Revegetation must conform to adjacent Plant Community Types 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; Swamp mahogany, Tallowwood, Small-fruited grey gum and Forest red gum must collectively occur be retained at a density of between 96 to 188 plants per hectare; Evidence that the revegetation area has functional capacity as Koala habitat: <ul style="list-style-type: none"> the presence a minimum density of 25 Tallowwood, Small-fruited grey gum and Forest red gum (each of $\geq 300\text{mm}$ diameter at breast height) per hectare averaged across the western-most revegetation area; and no barriers to koala movement across the allotment; Evidence of Koala use of the revegetation area must be identified using the NSW Koala Biodiversity Assessment Method Survey Guide. or evidence identified that the revegetation area has functional capacity² as Koala habitat

*Notes: ¹ functional capacity must be demonstrated by the presence of Swamp mahogany $\geq 100\text{mm}$ diameter at breast height
² functional capacity must be demonstrated by the presence of Tallowwood, Small-fruited grey gum and Forest red gum $\geq 300\text{mm}$ diameter at breast height*

[In the absence of any identified evidence as to an appropriate semi-mature tree density for viable Koala habitat, the Commission has selected a density of 25 trees/ha on the basis that this gives a spacing of 20m on average if gridded. This equates to between 26% and 13% of the required planting density (96 to 188/ha) which the Commission understands would be reasonable and achievable.]

- B43. The Applicant must commence revegetation of the existing cleared areas of the site as identified in Appendix 8 prior to the commencement of ~~remnant~~ native vegetation clearing.
- B44. The Applicant must not commence vegetation clearing within the areas of significant Koala activity identified in ~~Appendix 9, or clear more than 12 hectares of remnant native vegetation on the site, existing data collected by Biolink in 2020 and 2023~~ until the cleared areas of the site identified in Appendix 8 are revegetated in accordance with the performance and completion criteria established in Condition B42, to the satisfaction of the Planning Secretary.

[The intent of this changes is to address recommendation 6 from BCS' response dated 16 October 2024]

Deletion of condition

Given the performance and completion criteria would be established under Condition B42 (above), the Department also recommends the deletion of Condition B52(f)(ii), which relates to such criteria being established as a component of the Biodiversity and Rehabilitation Management Plan.

[The Commission preliminary view is that the proposed deletion of draft condition B52(f)(ii) could be appropriate, subject to the Commission's proposed redrafting of Table 5 under condition B42]

END
