



Jessie Evans
Director, Energy and Resource Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

4 November 2025

Via email:
CC:

Liverpool Range Quarry (SSD-68063715)
Request for Comment – Recommended Conditions of Consent

Dear Jessie,

I refer to the State significant development application for the Liverpool Range Quarry (SSD-68063715) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

The Commission is considering the imposition of the attached conditions of consent (**Attachment A**) should it determine to approve the Application. The Commission seeks the Department's advice on the workability, enforceability and any potential unintended consequences of the proposed conditions.

Could you please provide the Department's response by **5pm Tuesday, 11 November 2025**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Kendall Clydsdale or Isaac Clayton at [REDACTED] or [REDACTED] respectively, or phone [REDACTED] 0.

Yours sincerely,

Stephen Barry

Planning Director

Liverpool Range Quarry SSD-68063715

Changes to Conditions of Consent

Notes:

1. Not all conditions in the table below are replicated in full, only necessary parts of the conditions to demonstrate changes.
2. As a result of new conditions, re-numbering of conditions will be required/undertaken.
3. Minor grammatical, typographical and condition cross-reference corrections to conditions are not included in the table below.

Condition No.	Commission's Intended Outcome / Reason for Changes	Revised Condition (Additions in bold and underlined , deletions in strikethrough)	DPHI Comments
Applicant	Applicant updated as per Department's advice.	ARDG Deans Quarry Pty Limited Australian Resource Development Group Pty Limited	
Definitions	Applicant updated as per Department's advice.	ARDG Deans Quarry Pty Limited , Australian Resource Development Group Pty Limited or any person carrying out any development under this consent	
A9 (New condition)	To reiterate that the quarry must only supply materials to the Liverpool Range Wind Farm.	Products extracted from the quarry must only be used in association with the construction of the Liverpool Range Wind Farm, as approved by development consent SSD-6696 (as modified). Any other commercial sale of quarry products from the development is prohibited.	
A11 (to become A12)	Questions for the Department: - Is the intent of sub-condition (a) to allow activities only in emergency situations? Or is does the term 'public agencies' intend to refer to non-emergency service authorise such as the Department? The Commission Panel's interpretation is the former and amendments are proposed to reinforce this. - As the quarry is only for the purposes of the Liverpool Range Wind Farm, additional amendments are proposed to ensure activities outside of hours are only in association with the development itself, or the Liverpool Range Wind Farm. Could the Department please clarify if the intent of this condition in this regard? For example, if the NSW Police Force requested a delivery of material for emergency road works not associated with the development or the Liverpool Range Wind Farm, does the condition as drafted by the Department accommodate for such a situation? - A definition of <i>affected residents</i> has also been included so there is a definitive notification process and area.	The following activities may be carried out outside the hours and restrictions specified in Table 1 <u>only in association with the development or the Liverpool Range Wind Farm (SSD-6696, as amended):</u> (a) delivery or dispatch of materials as requested by Police or other public authorities <u>emergency service organisations as defined in the State Emergency Services Management Act 1989</u>; and (b) emergency work to avoid the loss of lives, property or to prevent environmental harm. In such circumstances, the Applicant must notify the Department and affected residents prior to undertaking the activities, or as soon as is practical thereafter. <u>For the purposes of this condition affected residents means any non-associated resident located within 5 km of the development.</u>	
A15 (to become A16)	The Commission Panel finds it prudent for condition A15 to be separated into two conditions so it is clear that should a merged CCC cease to operate, a new standalone CCC for the development must be established.	Within 6 months from the date of commencement of development, unless the Secretary agrees otherwise, a CCC must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (2023) <u>for the life of the development.</u> With the approval of the Secretary, and the agreement of the applicant for the Liverpool Range Wind Farm (SSD-6696), this CCC can be merged with the existing CCC for the Liverpool Range Windfarm (SSD-6696).	

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A17 (New condition separated from B16)		With the approval of the Secretary, and the agreement of the applicant for the Liverpool Range Wind Farm (SSD-6696, <u>as modified</u>), the is CCC <u>required by condition A16</u> can be merged with the existing CCC for the Liverpool Range Windfarm (SSD 6696, <u>as modified</u>). <u>If any subsequent merged CCC established via this condition dissolves or discontinues the during the life of the development, a standalone CCC must be established as per the requirements of condition A16.</u>	
A20 (to become A22)	To update to the latest version of the standard.	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2025</i> 04 The Demolition of Structures (or its latest version in force Standards Australia, 2004).	
A21 (to become A23)	Minor amendment	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCANCC.	
B6	As the lifespan of the quarry is only 5 years, the Commission Panel finds this condition to not be required.	The blasting criteria in Table 3 do not apply if the Applicant has an agreement with the owner/s of the relevant residence to exceed the blasting criteria, and the Applicant has advised the Department in writing of the terms of this agreement.	
B27 (New condition)	Considered critical by the Commission Panel to ensure required road works occur prior to the transportation of quarry products.	<u>Prior to the transportation of quarry products for the construction of the Liverpool Range Wind Farm, road upgrades required by condition 28 of SSD-6696 (as in force on the date this consent for SSD-68063715 was originally granted), must be completed. This condition does not prevent the haulage of quarry products for the purpose of providing materials for the road upgrades.</u>	
B29	Minor amendments.	The Applicant must only transport quarry products from the site in accordance with the relevant restrictions in the Liverpool Range Wind farm (SSD-6696, <u>as modified</u>) development consent, unless otherwise agreed by the Planning Secretary.	
B30 (New condition)	To ensure the road only utilises the haulage route applicable to the development and does not use the section of Vinegaroy Road as detailed. This further prevents conflict with a school bus stop on Vinegaroy Road.	<u>Quarry product haulage associated with the construction of the Liverpool Range Wind Farm must adhere to the heavy vehicle transport routes approved via SSD-6696 (as modified) as applicable to the development. Heavy vehicles associated with the development must not use Vinegaroy Road from the Golden Highway to the intersection of Rotherwood Road. This condition does not prevent use of the Vinegaroy Road for the mobilisation and demobilisation of quarry plant and equipment, nor does it prevent the haulage of quarry products for the purposes of providing materials for road upgrades under condition B27.</u>	
B31 (to become B32)	Modification to sub-clause (c)(ii) included at the request of the community. Commission agrees it should be included to assist in local road network safety and minimising disruption.	(c) prepare and implement a Drivers' Code of Conduct that includes procedures to ensure that drivers: (ii) minimise traffic safety issues and disruption to local road users, including minimising potential for conflict with school bus operations, <u>and do not queue on Rotherwood Road;</u>	
B39 (to become B40)	To update to the latest version of the guidelines.	The Applicant must ensure that riparian corridors are maintained on either side of watercourses within the site, outside of the	

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		approved extraction area in accordance with the <u>Fact Sheet: Controlled activities – Guidelines for riparian corridors on waterfront land (DCCEEW 2025)</u> . Guidelines for controlled Activities on Waterfront Land (DPI Water 2012).	
B50 (to become B51)	To update to the latest version of the standard.	(b) ensure that all external lighting associated with the development complies with relevant Australian Standards including <i>Australian Standard AS4282:2023</i> (AS/NZS 1997) – <i>Control of Obtrusive Effects of Outdoor Lighting</i> <u>(or its latest version in force)</u> ;	
B54 (to become B55)	To reference the latest version of the standard.	The Applicant must ensure that the storage, handling, and transport of dangerous goods is done in accordance with the latest version of the Australian Standards, particularly AS 1940:2017-2004 <i>The storage and handling of flammable and combustible liquids</i> (Standards Australia, 2004) and AS/NZS 1596:2014 <i>The storage and handling of LP Gas</i> (Standards Australia, 2014) , and the <i>Australian Dangerous Goods Code</i> .	
C2	To update to the latest version.	For any exceedance of any air quality criterion in PART B of this consent, the Applicant must also provide to any affected landowners and tenants a copy of the fact sheet entitled "Mine Dust and You" (NSW Health Minerals Council, 2023) <u>(NSW Health, 2024)</u> .	
C3	The Commission Panel considers this amendment is needed to ensure any potential impacts on the agricultural use of surrounding land is also clearly captured.	If a landowner considers the development to be exceeding any noise, blasting or air quality criterion in PART B of this development consent, they may ask the Planning Secretary in writing for an independent review of the impacts of the development on their land <u>and any use of the land for agriculture.</u>	
C6 (New condition)	The Commission Panel heard from the owners of the property mentioned in this condition who had significant concerns about their existing cattle feedlot operations. The property adjoins the development site, this condition will provide a safeguard for the owners and their land use.	<u>Prior to the commencement of construction, the Applicant must give written notice to the owners of the property known as 'Cooinda', 121 Coodina Road, Cassilis (Lots 90 and 91 DP750749) of their ability to ask for an independent review in accordance with conditions C3, C4 and C5 of this development consent. The notice must include a copy of this development consent, evidence of the notice must be provided to Planning Secretary.</u>	
Appendix 1: Schedule of Land	Updated as per Department's advice.	Lot 23 DP1315388 747190 Lot 89 DP750749 Small section of Crown Road within the Development Layout	