



New South Wales Government
Independent Planning Commission

ipcn.nsw.gov.au

Liverpool Range Quarry

SSD-68063715

Statement of Reasons for Decision

Terry Bailey (Chair)
Sarah Dinning

25 November 2025

Contents

1.	Introduction	1
2.	The Application	1
2.1	Site	1
2.2	Project	3
3.	Material Considered by the Commission	5
4.	Reasons for the Decision	5
4.1	Traffic and Transport	6
4.2	Biodiversity	9
4.3	Water	11
4.4	Cumulative impacts	13
4.5	Other Issues	14
	Appendix A – Community Consultation Report	17
	Appendix B – Commission’s Considerations	21
	Appendix C – Department’s Assessment Report	28
	Appendix D – Instrument of Consent	29

1. Introduction

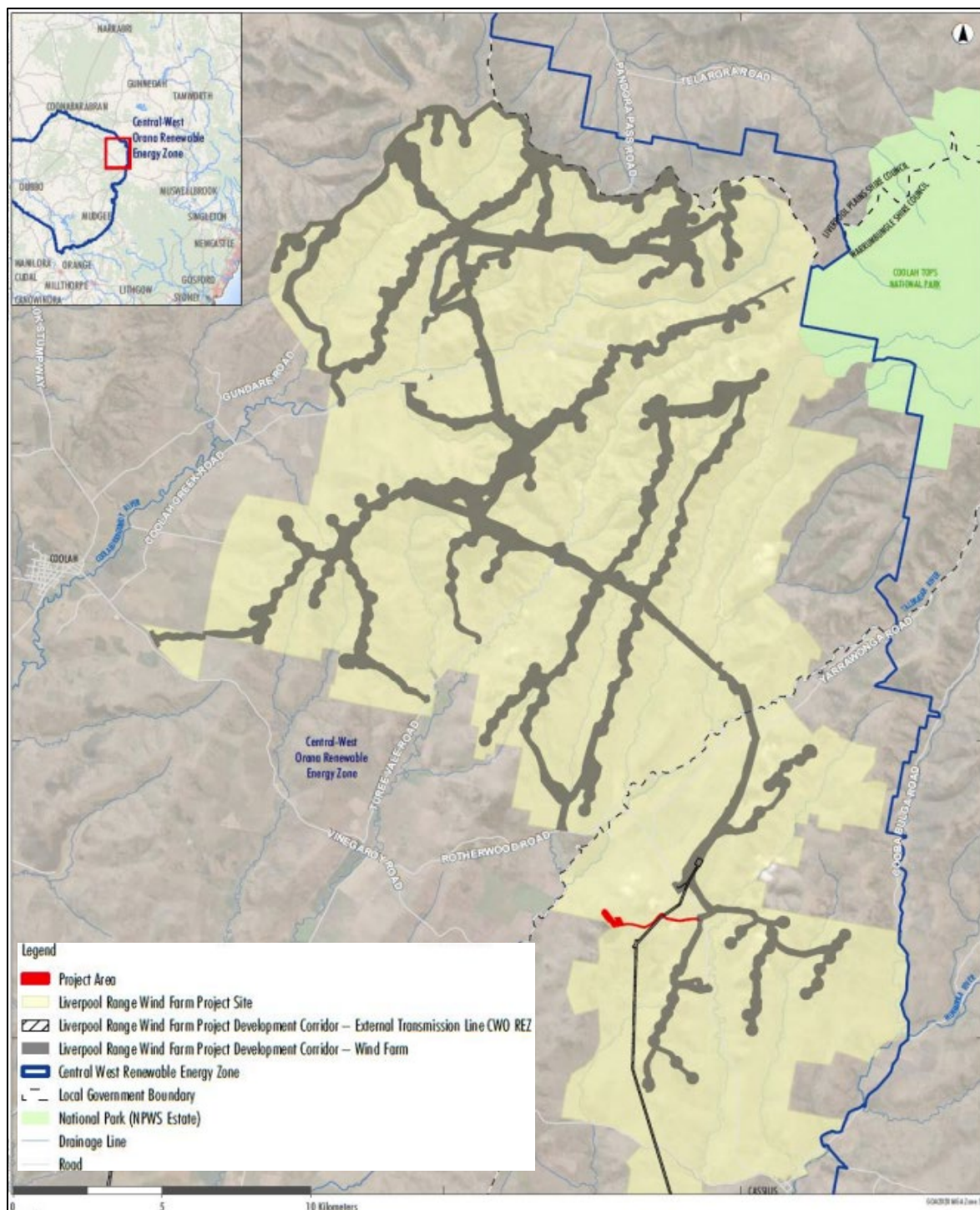
1. On 2 October 2025, the NSW Department of Planning, Housing and Infrastructure (**Department**) referred the State significant development (**SSD**) application SSD-68063715 (**Application**) from ARDG Deans Quarry Pty Limited (**Applicant**) to the NSW Independent Planning Commission (**Commission**) for determination.
2. The Application seeks approval for a hard rock quarry known as Liverpool Range Quarry (**Project**) located in the Upper Hunter Shire Council (**UHSC**) Local Government Area (**LGA**) under section 4.38 of the EP&A Act. The Application constitutes SSD under section 4.36 of the EP&A Act as it satisfies the criteria under section 2.6(1) of the *State Environmental Planning Policy (Planning Systems) 2021 (SEPP Planning Systems)*.
3. In accordance with section 4.5(a) of the EP&A Act and section 2.7 of the SEPP Planning Systems, the Commission is the consent authority as more than 50 public submissions were made by way of objection.
4. Janett Milligan, as nominee of the Chair of the Commission, determined that Terry Bailey (Chair) and Sarah Dinning would constitute the Commission for the purpose of exercising its functions with respect to the Application.
5. The Department concluded in its Assessment Report (**AR**) dated October 2025 that the Project is approvable, subject to its recommended conditions of development consent.

2. The Application

2.1 Site

6. The Project is proposed at Rotherwood Road, Cassilis, approximately 10 kilometres (**km**) north-west of the Cassilis village and 200 km north-west of Newcastle, within the Central-West Orana Renewable Energy Zone (**CWO REZ**). The Project area comprises 19.5 hectares (**ha**) across two privately owned allotments and part of a Crown Road (**Site**).
7. The Site sits within the Liverpool Range Wind Farm (**LRWF**) project area (**Figure 1**) and is proposed for the single purpose to provide quarry materials to the LRWF. The LRWF was approved via SSD application SSD-6696 in 2018 and has since been modified as follows:
 - SSD-6696 Mod-1 (23 October 2024) to “*[i]ncrease in maximum tip height to 215 m, decrease in maximum number of turbines from 267 to 185, amendments to infrastructure and the transport route and increase native vegetation clearing limits*” (NSW Major Projects Portal, 2025).
 - SSD-6696 Mod-2 (30 October 2025) for the “*[a]ddition of approximately 16 ha to the development corridor to accommodate micro-siting of access tracks and permanent meteorological monitoring masts*” (NSW Major Projects Portal, 2025).
8. The LRWF is located within the north-eastern corner of the CWO REZ across the UHSC and Warrumbungle Shire Council (**WSC**) LGAs. **Figure 1** shows the Site within the LRWF footprint and its regional context.

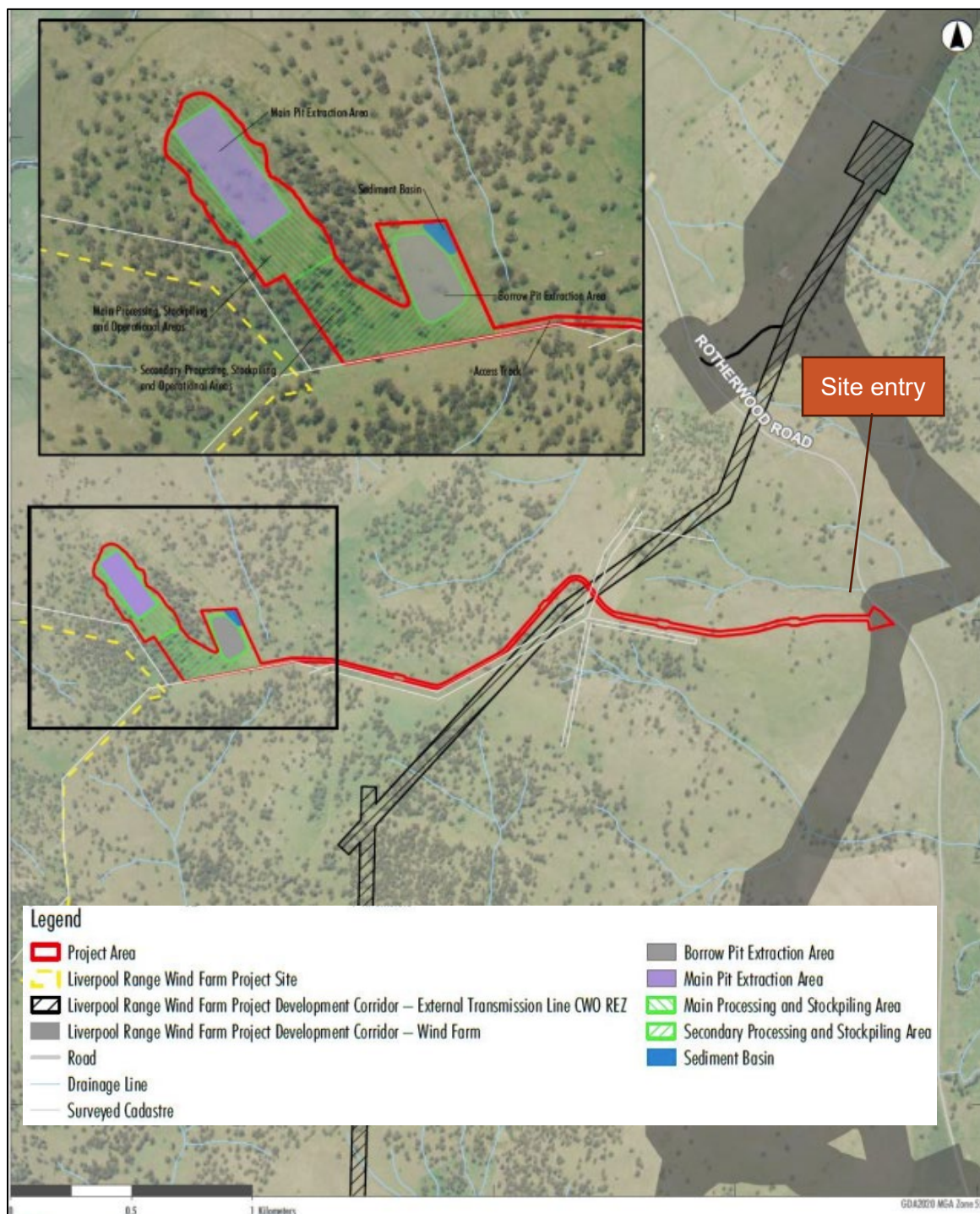
Figure 1 – The Site in its regional context (Source: AR, Figure 1)



2.2 Project

9. The Application proposes to extract, process and transport up to 700,000 tonnes per annum (**tpa**) of quarry products over a 5-year period exclusively to supply materials for the LRWF project (AR, para 3).
10. The Project's proposed works include Site preparation (vegetation clearing and earthworks), construction of an access road, equipment installation, extraction and processing of material and post-closure rehabilitation of the Site (AR, para 4). The Site and the Project layout can be seen in **Figure 2**. Further key aspects of the Project are detailed in Table 1 of the AR.
11. The Project is anticipated to generate a maximum of 118 haulage vehicle movements (one way) per day from the Site during the peak construction period for the LRWF and 80 haulage vehicle movements (one way) per day during other LRWF construction periods (AR, para 54).

Figure 2 – The Site and Project layout (Source: AR, Figure 3 – site entry mark up by Commission)



3. Material Considered by the Commission

12. In this determination, the Commission has given consideration to the:
- matters raised in public submissions received by the Commission as set out in [Appendix A – Community Consultation Report](#);
 - material and planning framework as set out in [Appendix B – Commission's Considerations](#); and
 - Department's whole-of-government assessment as set out in [Appendix C – Department's Assessment Report](#).

4. Reasons for the Decision

13. The Commission has determined to grant consent to the Application because, on balance, the predicted benefits of the Project outweigh its potential negative impacts.
14. The Commission finds that the Project represents an effective and compatible use of the land that would not cause significant adverse impacts to the continued operation of neighbouring agricultural land uses subject to conditions of development consent that suitability mitigate adverse impacts.
15. The Project would provide a dedicated on-site quarry that would reduce the overall haulage distance and vehicle fleet required to service the construction of the LRWF, providing a material benefit from reduced traffic/vehicle interactions and reduced vehicle emissions over the life of the Project.
16. The Project will operate for a period of five years, creating positive economic impacts within the locality during this period. Up to six full time and three part time jobs will be generated and the Applicant has committed to a voluntary planning agreement (VPA) that benefits UHSC with a contribution of \$50,000 for works to the village of Cassilis.
17. Vegetation to be impacted by the Project is of poor to low condition, with a portion of that vegetation exempt from requiring clearing approvals. Subject to the retirement of the calculated biodiversity credits and ongoing environmental management of the Site, potential biodiversity impacts are capable of being managed.
18. The Project's water management during construction and operation would not have a significant impact on the regional catchment. The Commission finds that the landowner benefits from an existing water access licence (WAL) and conditions of consent requiring compensatory water supply would mitigate potential unexpected impacts for adjoining landowners.
19. Potential amenity impacts to neighbouring residential receivers and land use conflicts with adjoining agricultural land uses have been adequately addressed by the imposed conditions of consent. These conditions require community consultation and independent review of noise, vibration, blasting and dust impacts.
20. The Site can be suitably rehabilitated to a productive agricultural capacity with the implementation of objective based conditions. The Commission's conditions of consent provide suitable mechanisms for community consultation as well as ongoing monitoring and reporting of impacts resulting from quarry operations.
21. A whole-of government assessment was undertaken by the Department, involving consultation with nine NSW government agencies. No objections to the Project were raised by agencies during this process. The Commission has considered the agency advice received during the Department's assessment of the application, USHC's comments, WSC's correspondence and public submissions received during the:

- Department's public exhibition period
 - Commission's local meeting; and
 - Commission's submission period.
22. The Commission's consideration of public submissions is set out in detail in **Appendix A** to this Statement of Reasons. With the Commission's imposed conditions of consent, the Commission is of the view that the concerns raised in public submissions are capable of being appropriately addressed.
23. The Commission acknowledges the State Government is currently undertaking cumulative impact studies for the CWO REZ and the Commission supports their finalisation as soon as possible. In the absence of any CWO REZ specific cumulative impacts studies, the Commission finds the Project's cumulative impacts to be acceptable. The Commission has considered the cumulative impacts of the Project with renewable energy developments within its proximity, both existing and approved. The Commission is satisfied the Project includes adequate measures to mitigate adverse cumulative impacts, with the Commission's imposed conditions of development consent providing further mitigation as appropriate. Cumulative impacts are discussed in further detail in this statement and at [Appendix B - Commission's Considerations](#).
24. Key assessment issues for the Project are set out in the sub-sections below, the Commission finds approval of the Project to not be prejudicial to the public interest.

4.1 Traffic and Transport

25. Several submissions raised concerns about road infrastructure impacts, the suitability of the local road network for heavy vehicles and the potential for haulage vehicles to impact existing local road users. The Department states in its assessment report (para 48) that haulage of quarry material from the Project to the LRWF was assessed as part of SSD-6696 Mod-1 (discussed below). As such, the Department's traffic assessment places emphasis on the shift in origin of heavy vehicles and the Project's additional traffic generation (AR, para 48). In reaching its decision on the present Application, the Commission has considered all of the likely impacts of the Project as they relate to traffic and transport, including those impacts that were also previously considered in the grant of consent to the LRWF (as modified).
26. A Traffic Impact Assessment (**TIA**) forming part of the EIS considers the potential impacts of the Project on the local and regional road networks (AR, para 49). The TIA utilises traffic modelling and findings of the traffic impact assessments undertaken as part of the assessment of the LRWF (SSD-6696 Mod-1). As such, it includes the modelling and assessment of heavy vehicle movements associated with the Project (i.e. quarry product haulage), the additional traffic generation via commissioning and decommissioning activities, and movements from maintenance and employee vehicles.
27. The TIA confirms the haulage route modelling prepared in support of SSD-6696 (as modified) provided for two (2) traffic scenarios:
- **Scenario 1** – materials for the LRWF sourced from a local quarry, located off Rotherwood Road (the Project), with 160 one-way heavy vehicle movements per day at peak construction; and
 - **Scenario 2** – materials for the LRWF sourced from outside the LRWF project boundary at a location in the vicinity of Dubbo (not utilised by the Project).

28. The Project's TIA modelling has reviewed heavy vehicle moments required for the haulage of quarry materials from the Site to the LRWF. The 700,000 tpa of quarry material required to be hauled over a 5-year period would peak at 118 one-way movements per day (average of 20 per hour), well within the scope of the traffic impacts assessed via SSD-6696 (as modified) (AR, paras 52-54). Further to this conservative approach, the conditions of development consent imposed by the Commission limit laden heavy vehicle movements to the reviewed (lower) figures modelled for the Project (Condition A10).
29. During the Commission's stakeholder meeting with the Applicant, held on 14 October 2025, the Applicant discussed the haulage routes proposed by the Project, presenting information to the Commission highlighting that the quarry's intended haulage route would not differ from Scenario 1 discussed above in paragraph 25 – i.e. one of the two scenarios assessed and approved for the LRWF via SSD-6696 (as modified).
30. In its meeting with the Commission held on 14 October 2025, WSC acknowledged that the Project is not within its LGA but outlined that its primary concern related to the redistribution of haulage vehicles associated with SSD-6696 (as modified), particularly the redistribution of vehicle movement from Vinegaroy Road to Rotherwood Road.
31. The Department's assessment report (para 56) acknowledges the Project's identified haulage route (Scenario 1) would result in the redistribution of traffic on these roads compared to Scenario 2. However, the Department identifies that both scenarios were approved under the conditions of development consent imposed on the LRWF (SSD-6696 as modified). These conditions require road and intersection upgrades to the heavy vehicle haulage route which are adequate to manage impacts to the local road network. Additionally, the TIA confirms the Rotherwood Road and Vinegaroy Road intersection upgrades required to be completed via the LRWF development consent will be adequate for the traffic generated by the Project (AR, paras 56-57).
32. Following the Commission's stakeholder meeting with the Department on 14 October 2025, the Commission requested a written response to questions taken on notice, including whether upgrades to Rotherwood Road required via conditions of development consent for the Liverpool Range Wind Farm (SSD-6696, as modified) are adequate to accommodate the volume and gross vehicle mass of haulage trucks and other heavy vehicles associated with the Project.
33. In its response, the Department noted it considers the LRWF conditions of consent are appropriate to accommodate the vehicle movements associated with the Project, due to:
- *“Timing - the roads must be upgraded prior to the Wind Farm commencing construction;*
 - *Flexibility, which allows the pavement and widening to be upgraded 'as necessary' to a standard for future anticipated use of the road; and*
 - *Requiring completion of the upgrade to the satisfaction of the relevant council (see Department's Assessment Report, paragraph 57 and Section 6.1.2 paragraphs 60-62).”*
34. The Commission agrees with the Department's assessment that road upgrades can be undertaken to a standard that appropriately accommodates the volumes and mass of heavy vehicles associated with the Project.

35. In response to concerns raised by WSC in its stakeholder meeting with the Commission, held on 14 October 2025, the Commission has included condition of consent B27 (Road Upgrades) to ensure road upgrades are undertaken at the appropriate time and to the standard required by the LRWF conditions of consent, noting that all road works must be completed in accordance with the local road authority's requirements (i.e. those of the relevant councils). In conjunction with the requirements of B28 (Monitoring of Product Transport), the Commission considers its imposed conditions of development consent are suitable for accommodating and managing the anticipated use of local roads by laden quarry haulage vehicles.
36. To ensure the Applicant's obligations in relation to the timing of road upgrade works are consistent with the proposed quarry operations and minimise transport impacts, the Commission has imposed a condition of development consent prohibiting haulage of quarry products along Vinegaroy Road from the Golden Highway to the intersection of Rotherwood Road (Condition B30). Conditions also specify the Applicant must only transport quarry products in accordance with the parameters of the LRWF consent (Condition B29).
37. The Commission notes that the TIA also assessed the potential impacts arising from additional generation of traffic via the Project's commissioning, decommissioning and maintenance/employee vehicles.
38. In terms of commissioning and decommissioning, the Commission noted during its site inspection that the intersection of the Golden Highway and Vinegaroy Road is currently being upgraded as part of the broader road upgrades within the CWO REZ by the NSW Energy Corporation (**EnergyCo**). The Department's AR (para 65) notes that TfNSW raised concerns with the timing of vehicle movements through this intersection during commissioning of the Site, prior to the intersection upgrade works taking place. In response, the Applicant prepared additional information and proposed a suite of mitigation measures, which TfNSW accepted (AR, para 66-67). With these intersection works now underway, the Commission finds that these concerns are no longer relevant.
39. Regarding traffic generated from maintenance/employee vehicles, the TIA assesses that the minor number of additional vehicle movements generated will create negligible impact and can be accommodated by the local road network (AR, para 68).
40. The Project's proposed access point to the Site from Rotherwood Road has been analysed by the TIA which UHSC has accepted. The imposed conditions of development consent require the access point to be constructed in consultation with UHSC and to the latest relevant Austroads Standards (AR, paras 69-70)
41. Overall, the Commission is satisfied that the Project's additional traffic generation in the locality – noting heavy vehicle movements will be below those modelled as part of the LRWF development – would not create significant cumulative traffic or transport impacts within the CWO REZ. The Commission is satisfied that all of the potential traffic and transport impacts associated with the Project have been suitably considered and assessed. Road upgrades required to accommodate laden heavy vehicles will be implemented prior to quarry product haulage occurring, and subject to the imposed conditions of development consent, any traffic and transport impacts and disruption to local road users will be minimised.
42. The Commission agrees with the Department (AR, para 78) that the traffic and transport impacts arising from the Project can be managed by conditions of development consent.

4.2 Biodiversity

43. The Project has, through site selection and detailed design, minimised biodiversity impacts and would result in a relatively small development footprint in an area of disturbed and predominately cleared land (AR, executive summary).
44. As required by the *Biodiversity Conservation Act 2016* (**BC Act**) a Biodiversity Development Assessment Report (**BDAR**) accompanied the Application (AR, para 20). The BDAR was amended on 13 March 2025 following the completion of additional surveys for the pink-tailed legless lizard and striped legless lizard, confirming these species are not present at the Site.
45. A further addendum dated 12 June 2025 was submitted to the Department by the Applicant in response to comments made by the Conservation Programs, Heritage and Regulation (**CPHR**) division of NSW Department of Climate Change, Energy, the Environment and Water (**DCCEEW**). These comments raised concerns about the characterisation of vegetation communities, consideration of serious and irreversible impact (**SAII**) and the overall impact area considered for a single threatened species (see **sections 4.2.1 – 4.2.3** for further discussion).
46. The Project was declared to be a 'controlled action' under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) by the Commonwealth DCCEEW on 30 August 2024 due to potential impacts on critically endangered ecological communities. The Commonwealth agreed that the Project could be assessed by the NSW Government in accordance with the bilateral agreement between the NSW and Commonwealth governments (AR, Paras 23-24). The Project will be referred to the Commonwealth DCCEEW for determination under the relevant provisions of the EPBC Act after the Commission's determination.
47. The Commission's consideration of biodiversity matters is detailed in the sub-sections below.

4.2.1 Native vegetation and fauna impacts

48. The Department's AR (para 90) states that the Project will result in the disturbance of 19.5 ha of native vegetation, of which:
 - 3.2 ha is low condition woodland (vegetation zone 1);
 - 15.6 ha is poor condition derived native grassland (**DNG**) (vegetation zone 2); and
 - 0.5 ha is identified as 'category 1 vegetation' under the *Local Land Services Act 2013* (**LLS Act**) and is exempt from the need to obtain approval for its removal.
49. The 3.2 ha of low condition woodland (vegetation zone 1) is a threatened ecological community (**TEC**) comprising plant community type (**PCT**) 483 Grey Box x White Box grassy open woodland which conforms to the critically endangered ecological community (**CEEC**) White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland (**Box Gum Woodland**), identified under the BC Act and EPBC Act. Box Gum Woodland impacts are discussed in **section 4.2.2 – 4.2.3**.
50. The Commission notes CPHR's comments to the Department that the DNG in vegetation zone 2 is characteristic of Box Gum Woodland. However, the Commission agrees with the Department (AR, para 94-95) that the Applicant's field survey data adequately demonstrates that vegetation zone 2 does not conform to a CEEC. The Commission accepts the Applicant's BDAR (and subsequent addendum) has assessed the DNG in vegetation zone 2 in accordance with the required biodiversity assessment method (**BAM**) and therefore considers the impacts to vegetation zone acceptable due to the poor condition of the vegetation and the vegetation not conforming to the Box Gum Woodland CEEC.

51. One vulnerable fauna species (*Ninox connivens* (Barking Owl)) was detected in the vicinity of the Project and the Applicant's BDAR confirmed that two hollow bearing trees providing suitable habitat for the species are located within the Project area. The identified hollow bearing trees would be retained (AR, para 96) as part of the Project and the Commission agrees with the Department's assessment (AR, para 102) that the Project is unlikely to significantly affect this species.
52. The Commission is satisfied that the Project's proposed native vegetation removal and associated impacts will be suitably addressed via conditions of development consent requiring retiring of relevant ecosystem and species credits (Condition B38) and ongoing biodiversity management requirements (Condition B41).

4.2.2 Serious and irreversible impacts (SAIL)

53. The BC Act requires a consent authority to consider whether a project is likely to have SAIL on biodiversity values and if so, whether there are any additional and appropriate measures that will minimise those impacts. The Applicant's BDAR and subsequent addendums identify that the Project has the potential to impact on Box Gum Woodland, an entity at risk of SAIL. Box Gum Woodland is potentially at risk of SAIL based on Principle 1 (rapid rate of decline) and Principle 2 (very small population size).
54. In accordance with the *Biodiversity and Conservation Regulation 2017 (BC Regulation)* an impact is regarded to be serious and irreversible if it is "*likely to contribute significantly to the risk of an ecological community or species becoming extinct*" (AR, para 105).
55. As advised by CPHR (AR, para 104), the Department's consideration of SAIL to the Box Gum Woodland included the cumulative loss resulting from the approved LRWF and its associated transmission line which impacted 300.5 ha of Box Gum Woodland CEEC (AR, para 106 to 112). The AR and additional information provided to the Commission by the Department dated 21 October 2025 outlined that although differing sources of information were referenced in relation to the extent of the Box Gum Woodland entity in NSW, the Department's final consideration of SAIL was based on the more conservative Threatened Species Scientific Community (TSSC) estimate.
56. The Department's assessment against the SAIL principles outlined the disturbance of 300.5 ha of Box Gum Woodland associated with the LRWF was assessed as not causing SAIL. Subsequently, the Department found it unlikely that the disturbance of an additional 3.2 ha of low condition Box Gum Woodland by the Project would contribute significantly to the risk of extinction for the entity.
57. The Department's assessment identified that the impacts to 303.7 ha of Box Gum Woodland across both the Project and the approved LRWF would only affect 0.13% of the entity's remaining NSW population (based on the TSSC estimate of 250,729ha). The assessment by the Department acknowledged both the Project and the approved LRWF include avoidance and mitigation measures.
58. The Department found that the cumulative impact from the Project and the LRWF is unlikely to affect geographical range or cause substantial environmental degradation that would lead to SAIL for Box Gum Woodland (AR, para 111). In reaching this conclusion, the Department identified that the conditions of consent included avoidance and mitigation measures and noted that the retiring of biodiversity credits would likely cause the Project's offset to exceed the extent of physical impact.

59. The Commission heard community concerns regarding the potential biodiversity impacts of the Project, however the Commission agrees that the Department's assessment of the Project's potential biodiversity impacts addresses relevant biodiversity matters for consideration. The Commission finds that the Project's impacts would not contribute significantly to the risk of extinction for the Box Gum Woodland and would therefore not constitute SAI. Even if the Project's impacts did constitute SAI, the conditions imposed by the Commission, requiring biodiversity management (Condition B41) and satisfaction of rehabilitation objectives (Condition B42) adopt additional and appropriate measures to minimise those impacts.

4.2.3 Biodiversity management

60. The Applicant's biodiversity offset strategy assumes complete disturbance of vegetation zones within the Project area. The Commission supports the proposed avoidance minimisation and management strategies, established via Condition B41 and the associated rehabilitation objectives of Condition B42. Subject to the implementation of these conditions, the Commission is satisfied that direct impacts to threatened entities would be minimised.
61. With consideration given to the low condition of the Box Gum Woodland and with the understanding that the DNG vegetation of zone 2 is demonstrated to not conform with the CEEC, the Commission is satisfied that the impacts to native vegetation resulting from the Project will be suitably mitigated via the progressive rehabilitation requirements of Condition B43 and the implementation of the rehabilitation management plan (Conditions B43 and B44).
62. The Commission is satisfied that the application has assessed the prescribed impacts relating to the proposal in accordance with the BC Regulation. The Commission agrees with the Department (AR, para 118, 128) that biodiversity impacts have been avoided where practicable and with mitigation and operational management measures implemented, the credit offset obligations are an overestimate.
63. Consequently, the Commission finds that residual biodiversity impacts can be addressed through the Applicant's biodiversity offset obligations and agrees with the Department (AR, para 132) that the Project's impacts on biodiversity are acceptable

4.3 Water

4.3.1 Ground water

64. The Commission notes submissions made to the Department during the Application's exhibition period raised concerns over the Project's impact on ground water and the potential disruption of the existing water table.
65. The Commission is satisfied that the EIS and supporting geotechnical investigation has adequately demonstrated that the Project's extraction pits are above the average groundwater level. With the borrow pit and main pit floors being positioned 25 and 10 metre respectively above the water table, the Commission agrees with the Department (AR, Table 9) that the Project is unlikely to intercept any groundwater. Accordingly, the Commission agrees with the Department's assessment and is satisfied that conditions B21 to B24 would address any unexpected impacts to the water table and provide a suitable compensatory water supply safeguard for affected landowners.

66. The Applicant's Surface Water Impact Assessment (**SWIA**) notes that quarry operations will require between 6 and 13 ML of water per annum. During the site visit with the Commission, the Applicant confirmed they consulted with WaterNSW regarding the commercial use of the existing irrigation bore located on the landowner's property. The Applicant confirmed that a new water access licence (WAL) is not required to use the bore and its associated entitlement (Water Supply Work 80CA706124 and WAL 27888 – 320 ML) in association with quarry operations.

4.3.2 Surface water

67. The Applicant's SWIA confirms the Project has the potential to adversely affect surface water and downstream receiving waters during all phases of the Project. Accordingly, the SWIA has assessed:
- The reduction in runoff to the surrounding catchment as a result of the quarry's Water Management System (**WMS**); and
 - Adverse water quality impacts from:
 - Erosion of sediment from exposed surfaces in stormwater discharges
 - Potential for pollutants to be discharged into surrounding environment
 - Residual nitrate concentrations from blasting activities
68. In response to agency feedback, the Applicant's submissions report clarified that water for quarry operations would be supplied from an existing bore on Lot 89 DP 750749 and in response DCCEEW confirmed water supply requirements had been adequately addressed. No other specific concerns regarding water quality or access were made by other agency stakeholders.
69. The EPA identified any water discharge off site would be subject to a separate approval via the quarry's Environment Protection Licence (**EPL**). However, the Applicant's SWIA confirms a discharge point is not required and the WMS will capture and reuse water onsite for dust suppression.
70. The Department's assessment of surface water impacts included consideration of the Project's impacts on surface water quality, potential reduction in water availability and potential for sediment run off to adjoining landowners. The Department concluded (AR, Table 9):
- The Project would reduce the dam catchment area for unrelated farm dams by less than 1% and would have negligible impact on adjoining landowners;
 - Erosion and sediment controls would be established prior to initial earthworks commencing; and
 - Water for the Project would utilise an existing licensed irrigation bore.
71. The Commission has imposed conditions of consent require monitoring, reporting and review of the Project's WMS during all phases of quarry operations.
72. Adverse impacts to surface water quality were the most frequently raised concern by submitters to the Department. In its assessment of the potential for the Project to adversely affect surface water quality, the Commission has given consideration to the relative size of the Project area within the Macquarie-Bogan River and Hunter catchments, the Applicant's proposed mitigation measures and the Department's conditions of consent.
73. The Department's assessment (AR, Table 9) and the Applicant's SWIA identify that the reduction in the catchment surface area would have negligible impact on water availability for adjoining landowners. The Commission agrees with this assessment and Conditions B21 to B24 for Compensatory Water Supply provide appropriate mitigation in the event that non associated landowners are directly affected.

74. The Applicant has modelled the WMS with parameters derived from the Project's operational characteristics. The resulting water balance model (**WBM**) demonstrates that the design of the Project's sediment basin exceeds the standards required by the NSW government's Managing Urban Stormwater: Soils and Construction handbook (**Blue Book**).
75. Potential adverse off-site impacts from sediment run off can be managed via the conditions of consent which require progressive rehabilitation (Condition B43) and ongoing monitoring and reporting for the proposed WMS (Condition B26).

4.4 Cumulative impacts

76. The Commission heard community concerns regarding the cumulative impact of renewable energy projects within the CWO REZ, and the cumulative effects of multiple largescale projects throughout the broader region. The Project serves to facilitate a wind farm development and the Commission has taken this into account as part of its consideration on cumulative impacts.
77. The combined incremental effects of energy generation and transmission projects throughout the region requires that project-level decisions contribute to sustainable outcomes at the regional scale. The Commission does not consider that the Project will create any significant adverse or long-term impacts. In forming its view, the Commission has considered the combined incremental impact of land clearing from the Project and the approved LRWF and has reviewed the Department's Assessment Report, the Applicant's EIS, public submissions made during the public meetings and to the Commission, and the Department's Assessment reports for SSD-6696 and its subsequent modifications.
78. In relation to cumulative biodiversity impacts from land clearing, while the Commission acknowledges that the Project does not include any works associated with the approved LRWF, the vehicle movements approved by SSD-6696 (as modified) will be utilised to supply the wind farm with product extracted from the Project area. Due to this, the Commission has considered the relationship between the two proposals, the extent of CEEC vegetation to be removed for the Project and the amount of vegetation approved for removal by SSD-6696 (as modified).
79. Based on a conservative estimate, the Project and LRWF would result in 0.13% or a combined 303.7 ha disturbance/removal of the remaining Box Gum Woodland CEEC's NSW population. Of this disturbed area, the Project would account for 3.2 ha of low condition vegetation. The Commission considers that due to the condition of the vegetation within the Project area and the relatively small disturbance area, the proposed avoidance and mitigation measures in conjunction with the Project's biodiversity credit obligations would suitably mitigate residual biodiversity impacts and not result in any significant cumulative impacts.
80. The Commission has also considered the potential for cumulative impacts throughout the construction and operation of the quarry. In forming a position on the Project's impact, the Commission notes the comparatively short operational timeframe of the Project (when compared to the operational life of the LRWF) and the effectiveness of the imposed conditions of consent and is satisfied that the Project includes adequate measures to mitigate significant adverse cumulative impacts.
81. The Commission has undertaken a more detailed consideration of cumulative impacts in [Appendix B - Commission's Considerations](#).

4.5 Other Issues

82. The Commission's findings on other issues are summarised in **Table 1**.

Table 1: Other issues

Issues	Commission's consideration
Blasting	Blasting impacts were raised in public submissions to the Department and in submissions made to the Commission. Blast impacts from the Project were assessed via a blast impact assessment (BIA) accompanying the EIS. The BIA included a range of mitigation measures including a blast methodology that reduces fly rock impacts for adjoining landowners and construction of a protective bund. To minimise potential impacts of blasting for adjoining properties, several conditions of development consent are imposed that limit blasting vibration and overpressure (Condition B5), limit blasting frequency (Conditions B6 and B7), manage the potential for dilapidation and physical impacts (Conditions B9 to B12), and minimising impacts to adjoining land uses (Condition B13). The impacts of the Project's ground vibration and air blast overpressure would, as assessed in the Applicant's BIA, be below the recommended guideline limits for human comfort. To further mitigate the potential for adverse impacts from blasting on surrounding land and land uses, the Commission has included conditions of consent that allow for independent reviews to be undertaken (Conditions C3 to C6).
Land use compatibility and conflict	The Site does not contain BSAL and is mapped as Land Soil Capability Class 6 which has significant production limitations and is generally only suitable for grazing activities. The Project would not compromise the long-term use of the land for agricultural purposes as it can be decommissioned and the Site appropriately rehabilitated. Perceived or actual land use conflict from quarry operations on agricultural land uses as a result of noise, blasting and dust generation would be subject to independent review at the request of the affected landowner (conditions of consent B8 to B18 and C3 to C6). Subject to the Applicant adhering to the monitoring and reporting criteria specified by the conditions of consent, the Commission is satisfied that the independent review process would adequately mitigate the risk of land use conflict with adjoining landowners.
Visual impact	The Applicant provided a visual impact assessment (VIA) which recommended tree retention and revegetation of disturbed areas to minimise visual impact and concluded the Project would have negligible visual impact. Recommended conditions provided by the Department include general principles for site establishment and quarry operations that would reduce the visual impact of proposed structures and lighting (Condition B51). The rehabilitation objectives of Condition B42 require the quarry's final landform to integrate with surrounding landforms and the Commission finds that these measures in conjunction with the Project's tree retention provides suitable mitigation for visual impact.

Air quality	Air quality impacts of the Project would be minimal and can be suitably managed by conditions of consent (AR, Table 9). The Applicant's modelling for post blast emissions is consistent with relevant EPA Guidelines and recommended condition B15 (Air Quality Criteria) provides appropriate criteria for the implementation and monitoring of the Project's air quality management system as required by Condition B17 (Air Quality and Greenhouse Gas Operating Conditions).
Rehabilitation and decommissioning	The Applicant is required to prepare and implement a rehabilitation management plan in accordance with the conceptual rehabilitation plan (forming Appendix 3 of the development consent). The Commission has also imposed Condition B42 which sets specific rehabilitation objectives. These objectives are further supported by Condition B43 which defines criteria for interim and progressive rehabilitation of the Site during quarry operations. The Applicant is required to prepare a rehabilitation management plan within six months of the commencement of the development (Condition B44) which, among other requirements, must describe the short, medium, and long-term measures that will be undertaken to ensure compliance with the Project's rehabilitation objectives. The Commission considers that the rehabilitation management plan provides suitable criteria for evaluating the performance of rehabilitation and that the Rehabilitation Bond Conditions (B46 to B50) mitigate risk associated with non-compliance. Subject to the Applicant adhering to these requirements, the Commission is satisfied the Project is capable of being decommissioned and the Site appropriately rehabilitated.
Social and economic impacts	The Department's AR (Table 9) provides that the Project would mitigate potential adverse social impacts through conditions of consent and would provide direct community benefit through a reduction in vehicle movements associated with the LRWF (relative to a quarry site outside the LRWF footprint). The Project would include direct community investment via agreed community enhancement contributions and would provide a suitable platform for community consultation through the operation of the Community Consultative Committee (CCC) (Condition A16). The Department's assessment in Table 9 identifies that the Project's economic benefits outweigh its impacts, and the Commission agrees with the Department's assessment of social and economic benefits of the Project.
All other issues	The Commission has considered other issues including noise, Aboriginal cultural heritage, landform capability and Greenhouse Gas emissions. The Commission agrees with the Department's assessment of these matters and is satisfied that these impacts are capable of being managed through the imposed conditions of consent and do not outweigh the public interest served by granting consent to the Application.

83. The Commission finds that the Application is consistent with NSW Government policies and its approval is not prejudicial to the public interest. The Commission has therefore determined to approve the Application subject to the conditions of consent in [Appendix D - Instrument of consent](#) requiring the Applicant to:
- prevent, minimise and/or offset adverse social and environmental impacts;
 - set standards and performance measures for acceptable environmental performance;
 - require regular monitoring and reporting; and
 - provide for the ongoing environmental management of the development.
84. The reasons for the Decision are given in the Statement of Reasons for Decision dated 25 November 2025.



Terry Bailey (Chair)
Member of the Commission



Sarah Dinning
Member of the Commission

Appendix A – Community Consultation Report

Public consultation overview

A summary of the SSD application timeline and key engagement milestones are outlined below.

Appendix A – Figure 1: Engagement timeline



Department's public exhibition of the Project

During its assessment of the Project the Department exhibited the Application and received 83 submissions, comprised of 78 objections, four in support and one comment. The Department also consulted with key government agencies, UHSC and WSC. Chapter 5 of the Department's Assessment Report outlines how these submissions were considered in its assessment.

The Commission's public consultation

The Commission's meetings

The Commission held meetings with the Department, the Applicant, UHSC and WSC (refer to *Appendix B – Material Considered by the Commission*). Transcripts from these meetings were made publicly available on the Commission's website.

Site inspection and locality tour

The Commission carried out a site inspection and locality tour on 21 October 2025. Notes from this visit, including photographs and location details, were made publicly available on the Commission's website.

Individual stakeholder meetings

The Commission initially scheduled a public meeting for the project, proposed to be held in Cassilis on 22 October 2025. Due to low speaker registrations, the Commission decided to cancel the public meeting and invite those who did register to participate in individual meetings with the Commission Panel in accordance with the Commission's Public Meeting Guidelines (**Guidelines**).

The Guidelines provide that a public meeting will generally be cancelled in circumstances where there are fewer registered speakers than initially anticipated. There is no statutory requirement for the Commission to hold a public meeting prior to the determination of an SSD application.

The Commission held individual stakeholder meetings with community members who registered interest in presenting to the Commission at the Casillis Community Centre on 22 October 2025. The Commission also met virtually with two community members on 31 October 2025. Transcripts of these meetings were made available on the Commission's website.

Written submissions

The community was offered the opportunity to make written submissions to the Commission from 3 October 2025 to 29 October 2025. The Commission received a total of 13 written submissions, comprised of nine objections and four submissions in support.

Consideration of submissions

The Commission appreciates the time and effort the community put into their submissions. Submissions, whether shared verbally at the individual stakeholder meetings or provided in writing, were reviewed carefully by the Commission. Although submissions are just one of the materials that the Commission considers, they play a key role in the Commission's decision-making process.

The Commission acknowledges that a number of submissions raised broader concerns relating to other renewable energy projects, and renewable energy policy more generally. In accordance with its statutory role, the Commission has undertaken a detailed evaluation of the specific impacts associated with the Project that is the subject of this Application. Consideration has been given to all submissions that raised concerns about project-specific matters, and these have informed the Commission's findings and conclusions throughout this Statement of Reasons.

Table 1 below reflects the major themes of submissions and provides a summary of the main concerns people raised and how the Commission has considered them in its decision. To view all submissions, please see the submissions tab on the Commission's website:

<https://www.ipcn.nsw.gov.au/cases/liverpool-range-quarry>

Appendix A – Table 1: Key matters raised in submissions

Themes raised in submissions from the community	Commission's consideration
Blasting impacts – noise, vibration, structural - The noise and vibration generated by the blasting will cause distress to local residents and livestock. Livestock could be within 20m of the quarry, on an adjoining property, and the impact of blasting to livestock has the potential to be significant. - Vibration from the blasting will cause structural damage to local homes and outbuildings.	- The Commission acknowledges that although there are noise and vibration impacts from blasting activities, these will not result in harm to surrounding residents. Potential adverse impacts from blasting overpressure on livestock and impacts from vibration to structures on adjoining properties are capable of being mitigated through the imposed conditions of consent. - The blasting activities associated with the quarry have been designed to comply with relevant human comfort guidelines and are limited to: - Construction: 2 blasts per day, max 4 blasts per week - Operation: 1 blast per day, max 2 blasts per fortnight - Subject to the implementation of the recommended conditions of consent, there is sufficient opportunity for independent review and community engagement should any unexpected impacts associated with blasting activities occur.

-
- With feedback and monitoring requirements included in the development consent conditions, the Commission finds that impacts from blasting activities can be effectively managed and would not result in significant harm to the environment, surrounding receivers or neighbouring land uses.

Refer to conditions B5 to B13

Air quality

- Dust generated from blasting, crushing, and truck movements will impact the air quality. Fine particulate matter generated by these activities can enter homes, water sources, and livestock feed.
- The Project has been designed to ensure compliance with relevant environmental standards relating to particulate matter and total suspended particulate.
- Subject to the implementation of the recommended conditions of consent, these impacts can be managed and would not result in significant harm to the environment or surrounding receivers.

Refer to Conditions B14 to B18

Water

- The alteration of landform and drainage patterns cause by the quarrying activities could damage local waterways. Changes to runoff could impact flooding, sediment buildup and contamination of creeks and dams.
- The Commission is satisfied that changes to the existing landform would not result in adverse impacts to overland flow or have a material effect on the flood regime of local waterways.
- The Project has been designed in accordance with the relevant provisions of the NSW 'Blue Book' and, subject to the implementation of the recommended conditions of consent and the drainage and sediment control practices associated with the WMS, can effectively manage the risk of off-site contamination from sedimentation.

Refer to Conditions B19 to B26

Traffic

- There will be an increase in heavy truck movements on local rural roads that are not designed to accommodate this.
- Heavy truck movements will cause a safety hazard for local residents, farm machinery, and school buses. The Coolah school bus collection and turning point is a safety aspect that has been overlooked.
- The local roads are not suitable for the proposed additional traffic.
- The Project will transport quarry material along approved transport routes, in accordance with the limitations imposed by SSD-6696 (as modified), which require:
 - Road and intersection upgrades (Condition 28, Schedule 3)
 - Road maintenance, including dilapidation survey (Condition 29, Schedule 3)
 - Implementation of a Traffic Management Plan, prior to commencing road upgrades (Condition 31, Schedule 3)
- To ensure the road upgrade works required by SSD-6696 (as modified) are implemented prior to the transportation of quarry products and to reduce conflict with the identified school bus stop, the Commission has imposed conditions of consent (Condition 27 and 30) on the Project.
- Subject to the implementation of the conditions of consent the transport routes used for quarry materials will be upgraded to the standard required by the Roads Authority, prior to haulage commencing.

Refer to Conditions B27 to B32

Loss of rural amenity

- The Project has been designed and conditioned to ensure compliance with relevant environmental standards, including the NSW Noise Policy for Industry and incorporates measures such as dust suppression, community consultation and
-

-
- Noise generated from blasting, crushing, machinery, and truck movements will destroy the peaceful rural character of the area.
 - The visual impact of the quarry (open excavation, dust, industrial equipment) will impact upon the scenic and rural quality of the surrounding landscape.
 - “The intrusion will have lasting effects on our lifestyle, mental health, and overall well-being.”*
- independent review protocol, progressive rehabilitation, restrictive blasting schedules and defined construction hours.
- The Project’s visual impact would be negligible and the Commission agrees with the outcomes of the Applicant’s VIA. The Project’s rehabilitation and tree retention obligations in conjunction with the quarry’s operational mitigation measures would address residual visual impacts once quarry operations have ceased.
- Refer to Conditions B1 to B18, B38 to B51*
-

Property value

- The operation of a quarry will impact the amenity of adjoining residential properties, with buyers being unlikely to purchase land adjacent to the quarry due to the associated environmental, health, and lifestyle impacts. This will make it extremely difficult to sell or refinance during the quarry’s construction and operation phase, as well as after it ceases operation.
- The Commission does not consider that the Project would result in significant or widespread reduction in land values in areas adjoining and surrounding the site. The Project involves a land use that is permitted at the site, is for a limited period (5 years), and the potential impacts to property values is not a relevant consideration under the EP&A Act for the Commission.
 - The Project will not cause significant and widespread adverse economic impacts. In this instance the impact of the Project does not warrant refusal of the Application
-

Economic impacts

- Approval of the quarry will have positive flow on economic impacts for other local businesses who can provide services to the quarry, ensuring job security for local people.
- The Commission agrees that the Project would have positive economic impacts. The Project would create up to six full time and 3 part time jobs over a five-year period and would provide \$50,000 funding for the village of Cassilis. The material extracted from the Site would be used in the construction of the approved LRWF.
-

Appendix B – Commission’s Considerations

Material considered by the Commission

Appendix B – Table 1: Material considered by the Commission

Document	Date
Applicant’s Environmental Impact Statement and its accompanying appendices	30 August 2024
Government agency advice to the Department	Various
Public submissions made to the Department during exhibition	Various
Applicant’s Response to Submissions Report and its accompanying appendices	6 February 2025
Department’s Assessment Report and recommended conditions of consent	2 October 2025
Comments and presentation material from meetings with: - Applicant - Council - Department	14 October 2025 14 October 2025 14 October 2025
Observations made at the Site Inspection	21-22 October 2025
Individual stakeholder meetings with community members who registered interest.	22 and 31 October 2025
Correspondence from: - Council (WSC): - Applicant:	13 October 2025 15 October 2025, 17 October 2025 and 29 October 2025
Responses to questions taken on notice from: - Applicant - Department	17 October 2025 21 October 2025
All written submissions made to the Commission up until 29 October 2025	-
Department’s response to the Commission’s requests for information	9 October 2025, 23 October 2025 and 13 November 2025
Department’s advice to the Commission regarding the imposition of conditions	10 November 2025

Planning Framework

Appendix B – Table 2: Strategic and Statutory context

Strategic context	Commission’s consideration
Hunter Regional Plan 2041	The <i>Hunter Regional Plan 2041</i> (the Plan) is a 20-year plan, setting out the NSW Government’s strategic vision for the Hunter region. It aims to strengthen the region’s economic resilience, maintain its well-established economic and employment bases, and build on its existing strengths to foster greater market and industry diversification (AR para 10). The Plan includes objectives which favour the diversification of the region’s energy and industrial capacity and the protection of areas high in environmental value. The Commission agrees with the Department’s assessment in Paragraph 10 of the AR and considers the Project to be consistent with the Plan’s objectives.
Upper Hunter Local Strategic Planning Statement 2020 (LSPS)	Council’s LSPS plans for their community’s social, environmental and economic land use needs up to 2040. The following planning priorities of the LSPS are of relevance to the Project: <i>The development of land and infrastructure is orderly and economical.</i>

	○ The Project is not considered to create adverse impacts on local infrastructure. The Applicant will be responsible for implementing road infrastructure upgrades and will be required to monitor any potential dilapidation of haulage routes and undertake road maintenance throughout all stages of the Project. • <i>Protect agricultural land.</i> ○ Whilst the Project will impact a 19.5 Ha of existing agricultural land, it will not preclude the on-going use of the locality for agricultural purposes or fragment existing rural holdings. • <i>Encourage economic diversification.</i> ○ The Project supports the diversification of the energy sector within the Upper Hunter, a critical economic action for the region as jobs losses associated with coal mine and coal fired power station closures arising from the State's energy transition. • <i>Facilitate the use of renewable energy.</i> ○ The Project directly aligns with the LSPS policy positions of 'Encourage wind energy farms and other renewable energy projects in the Upper Hunter' and 'Support renewable energy facilities in appropriate locations.'
Upper Hunter Economic Diversification Action Plan (Diversification Action Plan)	The Upper Hunter Economic Diversification Action Plan, released in March 2022, is a strategic plan that support the transition of the Upper Hunter region's economy beyond its traditional coal mining base. The Diversification Action Plan focuses on identifying and leveraging new opportunities to diversify the region's economy while also supporting workers and businesses affected by industry changes. The Project is generally consistent with the Diversification Action Plan's goals.
Hunter Regional Economic Development Strategy – 2023 Update (HREDS)	In 2018 the NSW Government developed Regional Economic Development Strategies (REDS) for the Hunter region which were updated in 2023 in response to the opportunities for growth in regional NSW presented by broader state-wide trends towards increased remote working, digital transformation and the shift towards net zero. The Hunter REDS includes the following strategy relevant to the Project: • <i>Diversify the region's economy to build resilience while leveraging opportunities presented by transformative change in the mining and energy sectors.</i> The Project supports this strategy and is consistent with the Hunter REDS's recognition of a broader shift towards renewable energy generation in the medium to longer term.
Demand for Construction Materials	Infrastructure Australia's Market Capacity Report (report) is issued annually and assesses the supply and demand for the resources needed to deliver Australia's public infrastructure projects. In the latest report (December 2024) rock/bluestone is shown as being in high demand from major public infrastructure projects, with 30.6 million tonnes of material required during this timeframe (p 29-30). The report notes that building/construction businesses surveyed as part of the Infrastructure Australia Industry Confidence Survey in 2024, rated the capacity risk for quarry products as high and considered this a threat to project delivery.

	The <i>State Infrastructure Strategy 2022-2042: Staying ahead</i> (NSW Government, 2022) identifies that the NSW Government committed over \$108 billion in infrastructure up to 2025, including road and rail projects in the Sydney metropolitan area and several major infrastructure projects within the Hunter region. The strategy also highlights the challenges faced by projects within the REZ regarding the risks associated with shortages in material. The Commission finds the Project will positively contribute to construction material supply and will ensure material availability for projects within the Hunter Region are not impacted by the demands of the LRWF.
Statutory context	Commission's consideration
State significant development	The Project is an 'extractive industry' that would extract up to 700,000 tpa from a total identified resource of approximately 2 million tonnes (AR, Table 2) over 5 years. The Project is SSD pursuant to section 4.36(2) of the EP&A Act, as it is declared to be SSD pursuant to section 2.6(1) of SEPP Planning Systems.
Consent authority	In accordance with section 4.5(a) of the EP&A Act and section 2.7 of SEPP Planning Systems, the Commission is the consent authority as more than 50 unique public submissions were made by way of objection to the Department during its exhibition period.
Permissibility	The Site is located within the RU1 zone under the LEP, extractive industries are permitted with consent within the zone.
Objects of the EP&A Act and Ecologically Sustainable Development	In its determination, the Commission has reviewed the Department's assessment of the Objects of the EP&A Act, as outlined in Appendix B of the Department's AR. The Commission agrees with this assessment and is satisfied that the Project aligns with the Objects of the EP&A Act, with impacts effectively managed or mitigated through the conditions of consent imposed by the Commission. The Commission finds the proposed development to be an orderly and economic use of the land. The Commission further finds that the Project is consistent with ESD principles and would achieve an acceptable balance between environmental, economic and social considerations.
Commonwealth matters	On 30 August 2024 the delegate Commonwealth DCCEEW determined that the Project was a controlled action under the EPBC Act due to its potential impact on a critically endangered ecological community (AR, para 23). Under Section 45 of the EPBC Act, the Project was assessed in accordance with the bilateral agreement between the NSW and Commonwealth Government, addressing matters of national environmental significance (MNES). The Commission agrees with the Department's assessment of MNES provided in Section 6 and Appendix C of the AR, the Project will be referred to the Commonwealth DEECCW for assessment under the relevant provisions of the EPBC Act.
Other approvals and authorisations	Pursuant to section 4.41 of the EP&A Act, several approvals are integrated into the SSD process and therefore are not required to be separately obtained for the Project (AR para 14). Pursuant to section 4.42 of the EP&A Act, some other approvals that may be required cannot be refused and must be substantially consistent with the development consent for the Project (AR para 15).
Mandatory considerations	Commission's consideration
Relevant environmental planning instruments (EPIs)	Appendix B – Statutory Considerations of the AR identifies relevant EPIs for consideration. The key EPIs include: • <i>State Environmental Planning Policy (Planning Systems) 2021</i>;

- *State Environmental Planning Policy (Resilience and Hazards) 2021;*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*
- *State Environmental Planning Policy (Resources and Energy) 2021;*
- *Upper Hunter Local Environmental Plan 2013 (LEP).*

The Commission has considered these EPIs as part of its determination.

There are provisions of the LEP which the commission must consider before granting consent, the Commission's consideration of these provisions is set out below:

5.10 Heritage conservation

The Commission finds that the Application is consistent with clause 5.10 as the Project:

- would not affect any land that comprises a heritage item or be undertaken on in the vicinity of a heritage item
- would not affect any known areas of Aboriginal cultural heritage significance
- area contains a low potential for unknown sites and relics to be present within the Project area
- includes suitable policies and procedures in the event that unexpected finds of Aboriginal cultural heritage significance are found during quarry operations.

6.1 Earthworks

The Commission finds that the Application is consistent with clause 6.1 for the following reasons:

- Development consent has been sought, prior to earthworks occurring
- The Project is unlikely to have a detrimental effect soil stability or drainage patterns in the locality
- The Project would not adversely affect the future use of the site
- The material extracted from the quarry is of a quality suitable to its intended uses
- Potential amenity impacts on neighbouring properties as a result of excavation can be mitigated via conditions of development consent
- Excavation is unlikely to disturb any relics and is not in proximity to waterways, drinking water catchment or any environmentally sensitive areas
- Appropriate rehabilitation measures have been included in the Project to minimise and mitigate potential adverse impacts

6.3 Terrestrial biodiversity

The Commission finds that the Application is consistent with clause 6.3 for the following reasons:

- The Project provides for the conservation and recovery of native fauna and flora and their habitats
- The Project would not have significant adverse impacts on fauna and flora and would not fragment, disturb or diminish the biodiversity structure of the affected land
- Appropriate mitigation measures have been included in the Project to minimise or mitigate the impacts of the development

6.4 Groundwater vulnerability

	The Commission finds that the Application is consistent with clause 6.4 for the following reasons: • The Project is unlikely to contaminate ground water sources or affect ground water ecosystems • The Project's extraction area sits above the water table and utilise an existing WAL for Quarry operations • The Project includes appropriate measures that avoid, minimise or mitigate the impacts of the development
Relevant DCPs	Pursuant to section 2.10 of the SEPP Planning Systems, DCPs do not apply to SSD.
Any planning agreement or draft planning agreement	Key terms of the offer are as follows: • Community enhancement contribution of \$50,000, which is slightly greater than 1.5 % of the Estimated Development Cost (EDC) of \$3.27 million as reported in the EIS; and • Confirmation in writing from Council that this contribution will be spent in the Cassilis area in consultation with the Cassilis District Development Group. Council, at its meeting held on 31 March 2025, considered the Applicant's and resolved the following: <i>"That Council accept the offer from Australian Resource Development Group Pty Ltd (ARDG) to enter into a planning agreement in respect of the Liverpool Range Quarry Project (SSD-68063715), the terms of which require ARDG to make a one-off community enhancement contribution of \$50,000."</i> Council confirmed acceptance of the offer with the Applicant in accordance with the above resolution in writing on 3 April 2025. The correspondence also confirmed the contribution will be spent in the Cassilis area in consultation with the Cassilis District Development Group.
Likely impacts of the development	The Commission has given consideration to the likely impacts of the Project and finds has set out its reasons for the decision in section 4 of the statement of reasons for the decision.
Suitability of the Site for development	The Site is considered suitable by the Commission for the following reasons: • the proposed land use is permissible with consent; • the Site has hard rock resources suitable for use in the construction of the LRWF; • the Site is in proximity to the approved LRWF; • potential adverse impacts and land use conflicts with sensitive receivers within the locality have been minimised as far as practicable and can be further managed and mitigated via conditions of development consent; • the Site's proximity to the LRWF significantly reduces the overall haulage distance for vehicles transporting quarry products by an estimated approximately 7 million km over a five (5) year period, when compared to the use of an alternative off site option, also contributing to the minimisation of greenhouse gas emission impacts within the locality; • the use of the Site as an appropriately regulated and development specific hard rock quarry, is an orderly and economic use of the land; and • the Site is capable of being rehabilitated to a stable, safe and non-polluting landform.

The public interest	The Commission has considered whether the grant of consent to the Application is in the public interest. In doing so, the Commission has weighed the predicted benefits of the Application against its predicted negative impacts. The Commission's consideration of the public interest has also been informed by consideration of the principles of ESD. The Commission finds that, on balance, the likely benefits of the Project warrant the conclusion that an appropriately conditioned approval is in the public interest.
---------------------	---

Additional matters

Cumulative impacts

In forming its view on the cumulative impacts of the Project and other development in the region (including renewable energy developments), the Commission has given regard to a range of materials. This includes the Department's Assessment Report, the Applicant's Cumulative Impact Assessment, WSC's stakeholder meeting, individual stakeholder meetings and public submissions made to the Commission. The Application has considered the potential cumulative impacts arising from the Project with other nearby renewable energy projects (see section 4.4).

Community concerns about cumulative impacts are a valid planning consideration and the Commission notes that the NSW Government has committed to undertake cumulative impact studies for the CWO REZ to identify the appropriate levels of support for host communities of multiple renewable energy projects. These studies have not been released at the time of writing. The Commission supports their finalisation as soon as possible to give the community greater certainty about how cumulative impacts will be managed as the CWO REZ continues its rollout.

In the absence of a specific NSW Government position, policy or plan on cumulative impacts within the CWO REZ, the Commission is satisfied that the impacts of this Project will not overwhelm key regional infrastructure (including roads, housing, and social services) and that appropriate upgrades and augmentations are, or will be, undertaken in a timely manner. The Commission is also satisfied that there are no other unacceptable cumulative impacts, including impacts to biodiversity. When combined with existing and approved projects in the REZ, impacts are considered manageable and do not warrant refusal of this specific Application. The Commission's position is further informed by the relative short life of the Project (5 years), and that it is a dedicated quarry for the LRWF within its approved footprint.

Further, consideration of an all-encompassing future scenario for the CWO REZ (i.e. if the CWO REZ was to be developed to full capacity) is not required in order to approve this Project as there are many factors which contribute to whether approval for future development proposals will be sought and/or whether such developments would proceed.

Accordingly, comprehensively foreshadowing these potential future cumulative impacts would be outside the Commission's role in deciding the present Application. As such, the Commission has considered the key cumulative impacts of the Project and other existing and approved and imminently developable renewable energy developments within its proximity, with any additional development proposals proceeding within the CWO REZ subsequently being required to do the same.

While the Commission does not require the CWO REZ-wide cumulative impact study to be completed prior to the determination of this Application, the Commission strongly encourages the completion of this work as the broader strategic context would greatly assist the Commission when making determinations.

Appendix C – Department's Assessment Report

[Link to Department's Assessment Report, dated October 2025](#)

Appendix D – Instrument of Consent

[Link to instrument of consent - SSD-68063715](#)



New South Wales Government
Independent Planning Commission

ipcn.nsw.gov.au

Phone (02) 9383 2100

Email ipcn@ipcn.nsw.gov.au

Mail Level 15 135 King Street Sydney NSW 2001

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

The Independent Planning Commission NSW advises that the maps included in the report are intended to give visual support to the discussion presented within the report. Hence information presented on the maps should be seen as indicative, rather than definite or accurate. The State of New South Wales will not accept responsibility for anything, or the consequences of anything, done or omitted to be done in reliance upon the mapped information.

ABN 38 755 709 681