



SITE INSPECTION NOTES

This meeting is part of the determination process

Project	Maxwell Underground Coal Mine project (SSD-9526)
Meeting Location	Mine site and surrounds - inspection maps included as Attachment A
Date	19 October 2020
Time	10.30am – 4.30pm

ATTENDANCE

Commission Members	Mary O’Kane John Hann	Panel Chair
Office of IPC	Stephen Barry Casey Joshua	
Applicant	Bill Dean Wayne Seabrook Donna McLoughlin James Johnson	Malabar Resources Malabar Resources Malabar Resources Malabar Resources
Community Representatives	Mike Kelly Hellen Georgopolous Niall Ronan Kirsty O’Connell Jennifer Lecky	Muswellbrook Chamber of Commerce & Industry Hunter Thoroughbred Breeders Association Coolmore Australia Friends of the Upper Hunter Chair - CCC
Invited, but did not attend	Fiona Plesman	Muswellbrook Shire council



LOCATIONS AND KEY OBSERVATIONS (photos included as **Attachment B**)

Part 1: Maxwell Underground Coal Mine site

1. Malabar Office

- Opening Statement and Introductions
- Safety induction and overview of the Site Inspection

2. & 3. Maxwell Infrastructure

- The Panel observed the existing coal handling and processing infrastructure.
- Observed the proposed stockpile extension area, including vegetation removal.
- Travelled along haul road – observed the East Void, rehabilitation areas and ash dam wall.

4. Rehabilitation site

- The Panel observed the rehabilitation site, including contouring, water management, seed planting and the exotic pasture and woodland rehabilitation.
- The Applicant advised that gypsum and biosolids had been applied to the exotic pasture rehabilitation.
- The Panel observed the site boundaries, as visible from this point.
- The location and extent of the solar farm site was identified by the Applicant.
- Panel query: whether Pine Donkey Orchids are present – Applicant advised orchids are not present at the rehabilitation site. They are present elsewhere on the site, but not at the mine areas.
- Travelling to Stop 5, the Panel observed the South Void.

5. Mine Entry Area – observation hill

- The Panel observed sections of the proposed Mine haul road/conveyor corridor en route to the proposed Mine Entry Area (**MEA**).
- The Panel observed the proposed MEA from the top of the hill, and Coolmore in the distance.
- The Panel was shown MEA peg markers and viewpoints, as identified in **Attachment C**.
- Series of hills and ridges surround the proposed MEA.
- The Panel observed locations of mines and power stations nearby, particularly the nearby Mt Arthur mining complex.

6. Mine Entry Area

- The Panel observed markers identifying the extent of the MEA (**Attachment C**).
- The Panel was also shown the surrounding ridges and informed that the built form of the MEA will be below the surrounding ridge heights and therefore not be observable from Coolmore and Godolphin Woodlands.

8. Edderton Road subsidence area

- The Panel observed the BSAL and predicted subsidence area along Edderton Road.



10. Wildlife Refuge – rehabilitation reference site

- Travelling between Edderton Road and Stop 10, the Panel observed the intersection of Thomas Mitchell Drive/Denman Road (proposed for upgrade) and lifestyle lots created on Malabar land.
- At the reference site, the Panel observed typical native vegetation in the local area. The Applicant provided further information to the Panel on the reference sites, which is included as **Attachment D**.

Conclusion of Part 1: Site Visit at 1.30pm

Part 2: Locality Tour – Coolmore and Godolphin

Following the Site Inspection, the Panel attended the Coolmore and Godolphin Woodlands operations.

1. Coolmore Locality Tour:

Attendance:

Commission Members Mary O’Kane Panel Chair
John Hann

Office of IPC Stephen Barry
Casey Joshua

Coolmore Reps Tom Magnier
Tom Moore
Des Hernon
John Borg
John Freestone
Niall Ronan
Hellen Georgopolous

- Opening Statement and Introductions – the Panel confirmed that the purpose of this locality tour was for the Panel to look at various matters it wished to inspect as part of its assessment of the Maxwell proposal, noting that the opportunity to comment on the merit of the proposed development is at the public hearing in November or via written submissions.
- The Panel was provided with an overview of farm operations while being driven in a minibus by Coolmore:
 - o Coolmore was established at this location in 1996;
 - o The Hunter River runs through the property, fed by Glenbawn Dam;
 - o The alluvial flats are beneficial to lactating mares;
 - o 3 Foaling Units;
 - o Breeding occurs for 6 months of the year;
 - o 150 people work on the farm, with approximately 90-100 people living there;
 - o The Panel observed the progression of operations at Coolmore, from breeding to foaling to weaning and growing the horses;



- The Panel heard how:
 - water impacts are likely to jeopardise the growth of grass feed;
 - unobstructed access to the Scone Equine Hospital via Edderton Rd is vital to operations;
 - vibration from the mine operations is likely to cause the horses to panic, similar to equine reactions during storm events with thunder and lightning.
- From the observation hill, the Panel observed the following:
 - Hollydene vineyard;
 - Saddlers Creek which runs into the Hunter River;
 - The majority of the view is rural, but a portion of the Bayswater power plant and some mining operations (eg communications towers) are visible;
 - The Coolmore representatives discussed the summer of 2019/2020 and the issues associated with the bushfires (low visibility, particulate matter, smoke, frequent lightning) and how they affected the horses.

2. Godolphin Locality Tour:

Attendance:

Commission Members	Mary O’Kane Panel Chair John Hann
Office of IPC	Stephen Barry Casey Joshua
Godolphin Reps	Ross Cole John Sunderland Hellen Georgopolous
Scone Equine Hospital	Cameron Collins

- Opening Statement and Introductions – the Panel confirmed that the purpose of this locality tour was for the Panel to look at various matters it wished to inspect as part of its assessment of the Maxwell proposal, noting that the opportunity to comment on the merit of the proposed development is at the public hearing in November or via written submissions.
- The Panel was provided with an overview of farm operations while being driven in a minibus by Godolphin:
 - Godolphin has operated here since 2008;
 - Mares are homed at this property and stallions stand at another Godolphin operation in the Hunter Valley - the Kelvinside Stud;
 - Transport along Edderton Road is important to provide a connection between the Woodlands and Kelvinside studs and access to the Scone Equine Hospital;
 - The topography of the fields, access to water and clean air are important for raising strong horses;



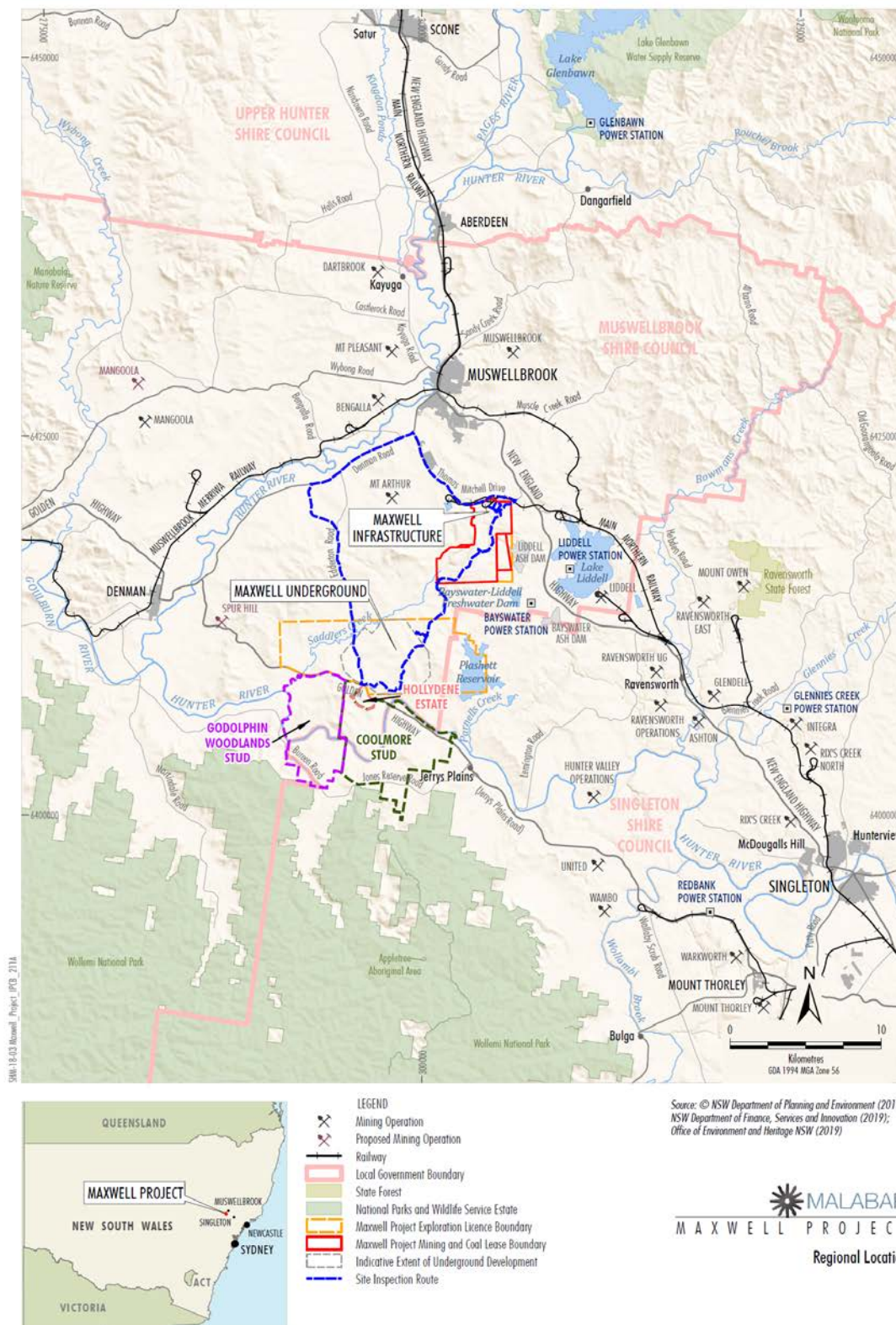
- The property includes 33 houses, and approximately 40 people reside on the farm;
- Water is extracted from the Hunter River;
- The Panel was shown the progression of mares and foals through the breeding, birthing and weaning stages, largely in an east to west direction, utilising changes in the natural topography;
- Blasting noise and low frequency vibrations will potentially impact on the horses – blasting vibrations are different to thunder and lightning associated with storm events, where the horses can sense weather changes and behave accordingly to prepare themselves, rather than an unexpected blast. The Panel queried whether Mt Arthur or other existing mining operations had resulted in any issues and was told that this had not been a problem because those operations are further away than the proposed Maxwell development.

Conclusion of Part 2: Locality Tour at 4.30pm

Meeting notes taken by Casey Joshua

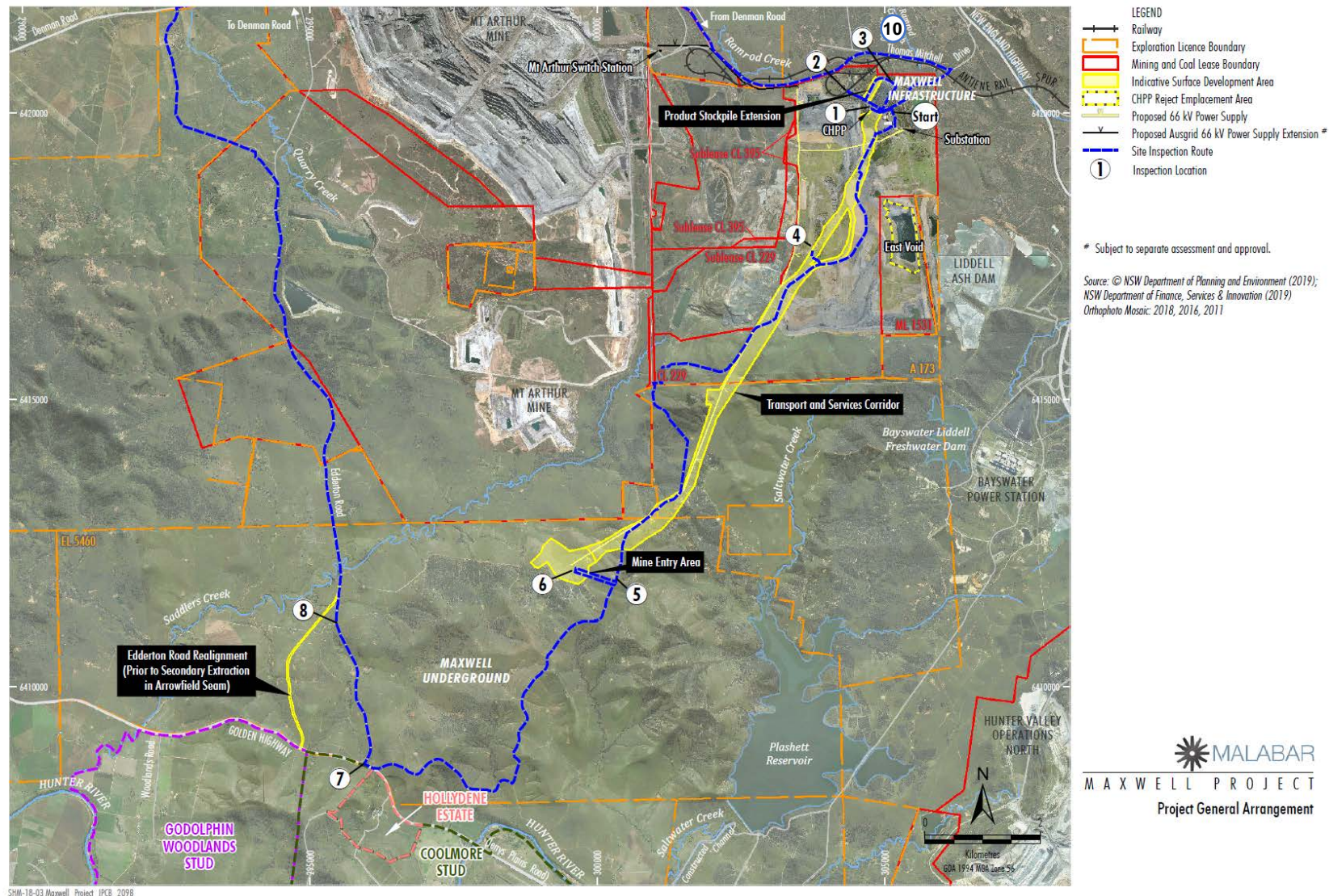


Attachment A – Site Inspection and Locality Tour maps (source: Applicant)





RECORD OF SITE INSPECTION



SHW-18-03 Maxwell_Project_IPCB_2098



Attachment B – Site Inspection and Locality Tour photographs (source: Office of the Independent Planning Commission)

Location 4 – Rehabilitation Site



Location 5 – Mine Entry Area observation hill





Location 6 – Mine Entry Area



Location 8 – Edderton Road subsidence area





New South Wales Government
Independent Planning Commission

RECORD OF SITE INSPECTION

Location 10 – Wildlife Refuge reference site



Coolmore





New South Wales Government
Independent Planning Commission

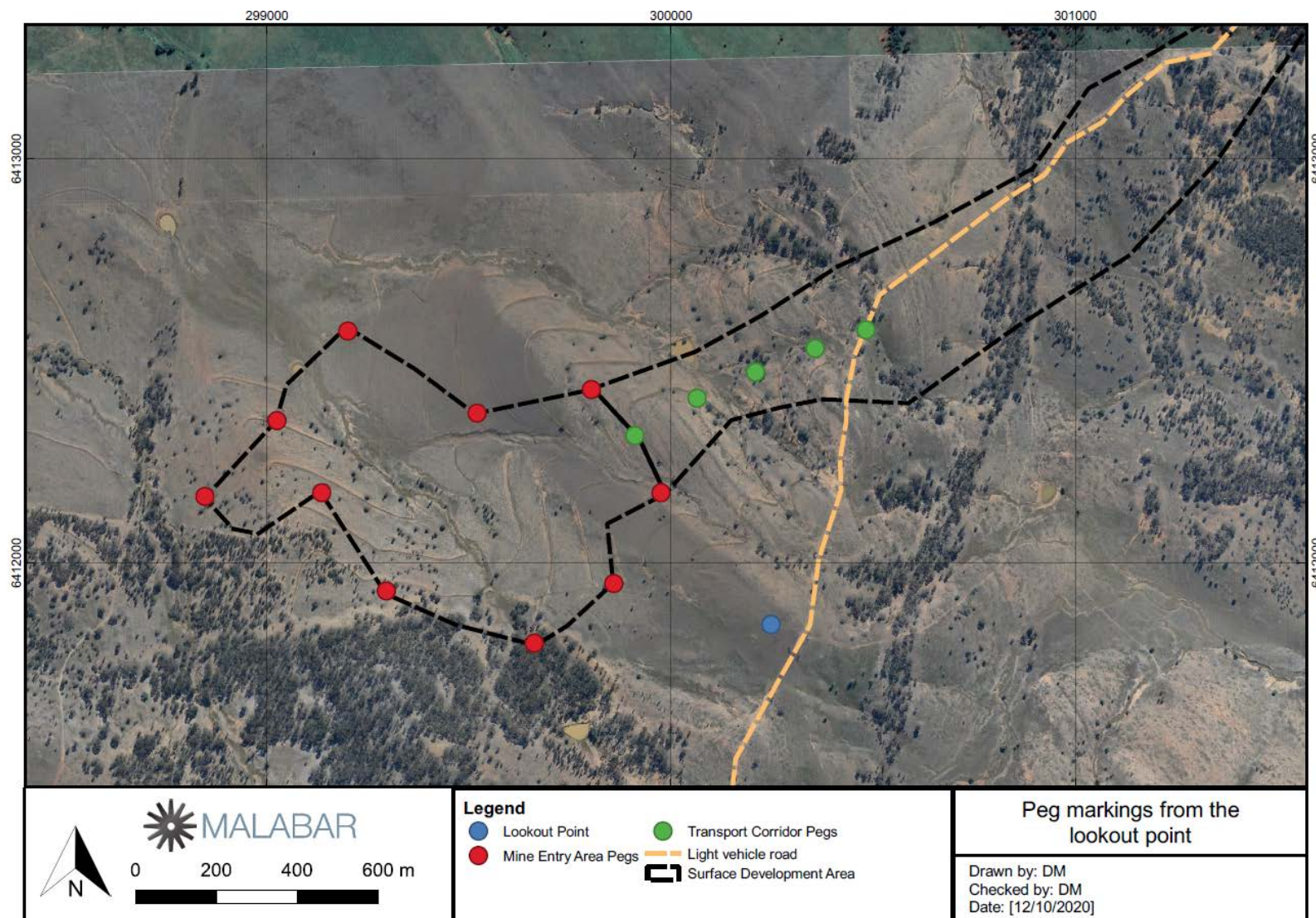
RECORD OF SITE INSPECTION

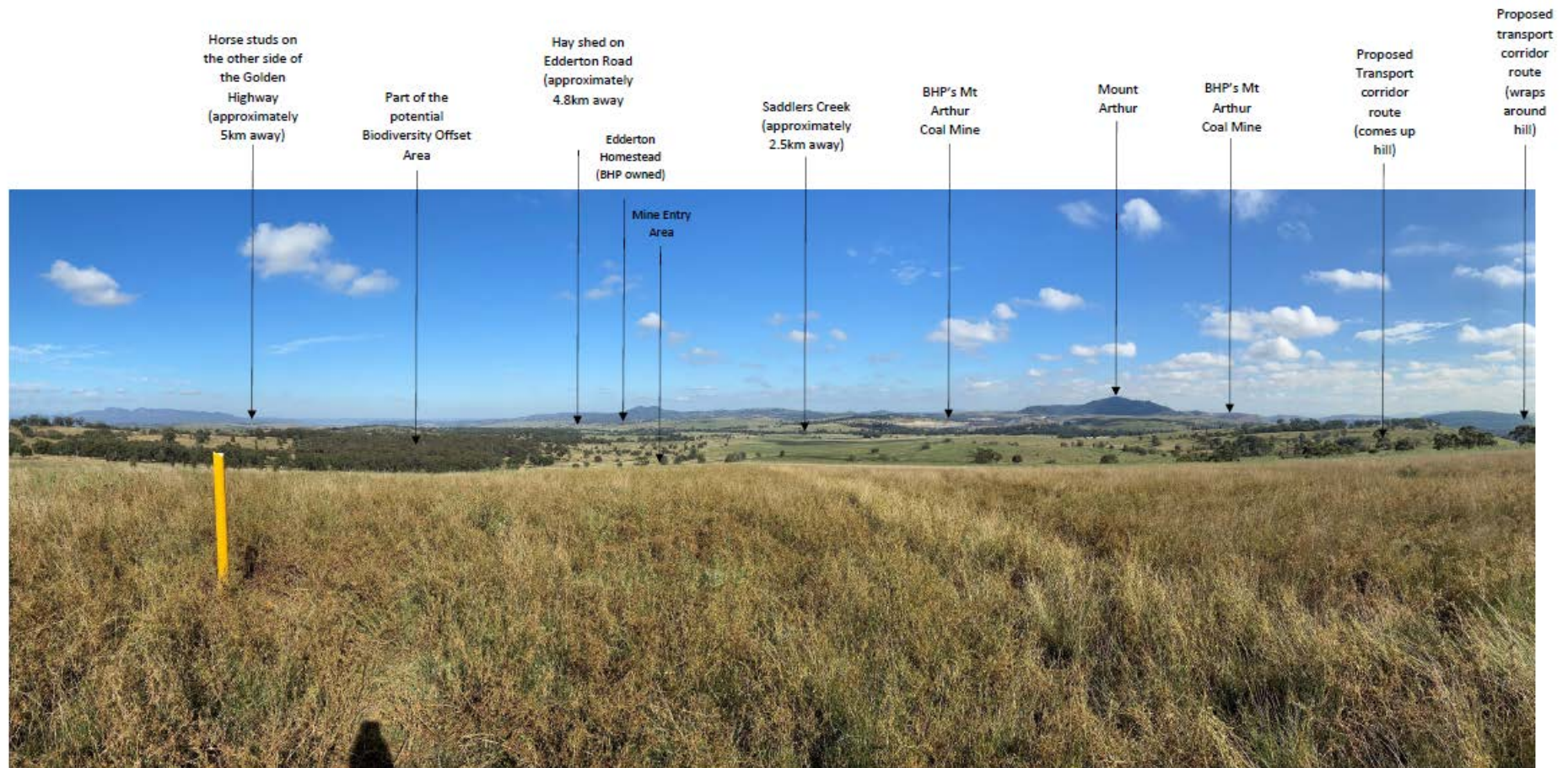
Godolphin Woodlands





Attachment C – Mine Entry Area peg markings and view points (source: Applicant)










Attachment D – Reference sites (source: Applicant)





Site Name	Monitoring Type	Vegetation Community	Site photo (taken 19/10/20)
1A	Flora	Ironbark-Spotted Gum-Grey Box Woodland	
1B-F	Flora and Fauna	Ironbark-Spotted Gum-Grey Box Woodland	



Site Name	Monitoring Type	Vegetation Community	Site photo (taken 19/10/20)
3A-F	Flora and Fauna	Forest Red Gum Woodland	
3B	Flora	Forest Red Gum Woodland	