



HI QUALITY ENVIRONMENTAL SERVICES PTY LTD

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17 November 2015

Department of Planning and Environment
Housing Land Release
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

**Greater Macarthur Preliminary Land Release Strategy
Hi-Quality Group – Menangle Quarry**

We refer to the Greater Macarthur Preliminary Land Release Strategy (GMPLRS) prepared by the NSW Department of Planning & Environment and on public exhibition until 18 November 2015.

We have reviewed the GMPLRS and the supporting technical reports and provide the following comments for your consideration:

Hi-Quality Group's Menangle Quarry

The Hi-Quality Menangle Quarry has development consent for a sandstone quarry that extracts, processes and markets a range of sandstone products, such as roadbase, rip rap, armour rock and select fill. The quarry also processes the sandstone raw feed to produce a medium to coarse grained construction sand.

The Hi-Quality Menangle operation also has development consent and an EPA License for resource recovery and recycling, where building and demolition waste (concrete and bricks) are received and processed to produce a range of recycled aggregate and roadbase products.

The Hi-Quality Menangle Quarry is located on an adjoining lot to the AGL Gas Plant, off Medhurst Road.

Our Menangle Quarry services the local Campbelltown and broader markets within South West Sydney with construction materials used for urban development and roads.

Unique and particularly important for the region is the Menangle Quarry production of construction sand from sandstone. This allows construction sand, with supply within Sydney becoming scarce, to be supplied to the region on a cost effective basis, compared to more expensive supply from further and remote sources more distant from Sydney.

Hi-Quality operates the Menangle Quarry under leasehold tenure and the quarry resource is significant with remaining reserves available to support future quarry operations in excess of 20 years.

Specific Comments on the GMPLRS

Whilst we note that the Hi-Quality Menangle Quarry has been identified within the GMPLRS, we feel that the potential impacts of the GMPLRS on the future operation of the Menangle Quarry needs to be given equal consideration as the potential impacts and constraints posed by coal mining and coal seam gas extraction/processing.

The Menangle Quarry has been successfully operated and servicing the region since the early 1970's and we would like to ensure that appropriate buffer zones are incorporated within the GMPLRS to ensure that the Menangle Quarry can continue to operate into the future, without constraints or restrictions that could be imposed from residential encroachment.

Quarry operations, through the nature of their operations, involve many activities not normally compatible with residential development, such as, drilling & blasting, excavation & extraction using heavy off road plant and machinery, crushing and screening and transport to market using large road trucks. These activities can present issues for closely located residential development, with typical issues being experienced from truck traffic, noise and vibration, air quality and visual amenity.

The majority of these potential impacts can be prevented by separating extractive operations and residential development with well planned buffer zones. A minimum buffer zone distance of between 250 to 500 metres from a quarry extractive boundary is generally required to ensure that there are minimal long term amenity issues experienced by the occupiers with new residential development or the introduction of more restrictive environmental performance pressures on the quarry operation.

We request that the GMPLRS constraints assessment recognise the existing and future operation of the Menangle Quarry and incorporate an appropriate quarry buffer zone, as proposed on the attached plan.

It is recommended that residential development be excluded from within this quarry buffer zone.

Whilst residential development is considered inappropriate development within the quarry buffer zone, we recognise that other urban development can successfully be sited within quarry buffer zones, such as employment uses like industrial development, and urban services, such as utility infrastructure.

Please contact me on 0417 793 713 or rbush@hiquality.com.au if you wish to discuss our submission in further detail or require any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ron Bush', with a long horizontal flourish extending to the right.

Ron Bush
Environment and Planning Manager

Menangle Quarry – Proposed Quarry Buffer Zone



Menangle Quarry

**AGL
Gas
Plant**