



Professor Mary O'Kane AC
Chairperson
Planning Assessment Commission
GPO Box 3415
Sydney NSW 2001



Dear Professor O'Kane

Mary

Cabbage Tree Road Sand Quarry (SSD 6125)

The Department has received a development application from Williamtown Sand Syndicate (WSS) to construct and operate the Cabbage Tree Road Sand Quarry, located at Williamtown in the Port Stephens Local Government Area. The proposed quarry site lies about 2 kilometres to the south-west of the Williamtown Airport and RAAF Base.

During exhibition of this application, the Department received 125 public objections, all but one of which objected to the project. Consequently, the Department requests that the Planning Assessment Commission determine this application in accordance with the Minister's delegation of 14 September 2011. The Department's assessment of the development application and its recommendations are attached.

The key assessment issue for the proposed quarry relates to its reasonable proximity to the plume of PFAS-contaminated groundwater emanating from the nearby Williamtown RAAF Base. Other issues include impacts of the proposed quarry on biodiversity, especially Koalas, and also noise, air quality and traffic impacts.

This is a complex assessment, undertaken in an environment of an evolving knowledge base concerning the nature and extent of PFAS contamination and its associated risks and exposure pathways. The Department has carefully considered all publicly available information, sought advice from expert bodies and agencies, and consulted closely with members of the Williamtown community during its assessment.

In this regard, the Department held back the finalisation of its assessment until it had time to consider updated PFAS Management Zones produced by the NSW EPA in November 2017 and PFAS Risk Zones produced by the Department of Defence in December 2017.

Should you have any further questions in relation to this matter, please contact Mr Howard Reed, Director, Resource Assessments, at the Department on 9274 6308.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

07/02/2018