



RECORD OF SITE INSPECTION

| SITE INSPECTION NOTES | | |
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| Project: | Eagleton Quarry Project (SSD-7332) | |
| Meeting Location: | The Project Site and surrounding area | |
| Date: | 30 May 2024 | |
| Time: | 2pm – 5pm | |
| ATTENDEES | | |
| Commissioners: | Adrian Pilton Juliet Grant Alison McCabe | Panel Chair |
| Office of the IPC: | Bradley James Tahlia Hutchinson | Principal Case Manager Senior Planning Officer |
| Applicant: <i>Location 1 to 7 only</i> | Tim Ward Darren Williams Murray Towndrow | Director, Ethos Urban Development Manager, Eagleton Rock Syndicate Eagleton Rock Syndicate |
| Port Stephens Council Representative: <i>Location 1 to 7 only</i> | Evert Grobbelaar | Development and Compliance Section Manager |
| Local landowner: <i>Location 11 only</i> | Vince Furlonger | Owner, Eagleton Ridge Disability Services |
| LOCATIONS AND KEY OBSERVATIONS | | |
| 1) Meeting point - intersection of Italia Road and existing Right of Way <ul style="list-style-type: none">Opening statement by Panel ChairThe Commission observed project site location, Italia Road and neighbouring land usesThe Applicant outlined the location and details of the existing Right of Way and the proposed new RoW | | |
| 2) Proposed quarry's access way <ul style="list-style-type: none">The Commission observed proposed location of access roadThe Applicant outlined the proposed roadwork footprint and the proposed arrangement for access to the quarry and its relation to the access for the existing paintball facility | | |
| 3) Existing landscape facility location <ul style="list-style-type: none">The Commission observed the existing landscaping supplies facilities and remnant productsThe Applicant outlined the previous uses of the Site including the Site being previously loggedThe Applicant outlined the location and details of the adjoining boundary of the existing Boral Seaham Quarry | | |
| 4) Proposed processing and sales office area <ul style="list-style-type: none">The Commission observed the proposed base of the quarry and proposed location of equipment and processing areaThe Applicant described the rock strata of the Site and the hard rock being close to the surfaceThe Applicant outlined the minimal amount of overburden on site and the proposed reuse of topsoil on or off site | | |
| 5) Proposed quarry level 1 <ul style="list-style-type: none">The Commission observed sample holesThe Applicant outlined the results of the sample holes, with rhyolite found 1.5m deep | | |
| 6) Proposed quarry level 2 and northern ridgeline <ul style="list-style-type: none">The Commission observed the elevation of the northern ridgelineThe Applicant discussed the proposed retention of the northern ridgeline | | |
| 7) Proposed biodiversity stewardship site <ul style="list-style-type: none">The Commission observed proposed biodiversity stewardship siteThe Applicant described the proximity of the closest residential receivers to the southern boundary of the Site | | |

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as being approximately 1km south of the Site

- Commission observed highway noise

8) Italia Road/Pacific Highway Intersection

- The Commission observed the location of the proposed (under separate DA) intersection upgrade

9) Tarean Road Interchange

- The Commission completed the proposed haul route from Italia Road through the Tarean Road interchange and continued southbound on the Pacific Highway

10) Six Mile Road and Winston Road

- The Commission observed the land uses and landscape character of the area
- The Commission observed the ridgeline to the north of Six Mile Road

11) Eagleton Ridge Respite Centre

- The Commission visited this property and observed its location on Six Mile Road and its context
- The Commission observed the ridgeline to the north of the property
- Landowner outlined the uses and residents of the property

12) Italia Road

- The Commission observed Italia Road and its context
- The Commission observed the existing access point for the Boral Seaham Quarry
- The Commission observed location of residences along Italia Road from the Site to the Italia Road/ E Seaham Road intersection

Meeting closed at: 5pm



SITE INSPECTION MAP





SITE INSPECTION PHOTOS

Figure 1 – Site Office Location



Figure 2 – Quarry Level 2



Figure 2 – Biodiversity stewardship site viewing area



Figure 4 – Main building at Eagleton Ridge Respite Centre

