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14/12/2012

Sally Munk Senior Environmental Planner
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Ms Munk

Re: Exhibition of Environmental Assessment for Integrated Residential and Tourist Development, Comberton Grange, Nowra (06_0135)

Thank you for your letter of 23 October 2012 inviting DTIRIS to provide comment in relation to the above project. This is a response from NSW Trade & Investment – Mineral Resources Branch (MRB). DPI - Agriculture, Fisheries and Forests NSW may provide advice in separate correspondence.

One of the roles of the MRB is to ensure that access to areas containing identified resources, or are considered to have high potential for the discovery of economic mineral deposits, is maintained. In previous advice the Branch has raised the issue of the quarry on the subject land and the dolerite and sandstone resources associated with the quarry, which are considered to be regionally significant. The dolerite in particular is a potentially valuable source of high grade coarse aggregate because of its extent, strategic location with respect to local and regional markets, and the scarcity of potential sources of hard rock aggregate in the Nowra region. However, the economic viability of extracting the dolerite remains uncertain due to the limited geological assessment undertaken to date.

The EA refers to the 1000m buffer zone that protects the extractive resource under the Shoalhaven LEP 1985 and Draft Shoalhaven LEP 2009. It should be noted that the buffer area for the resource reflected in the Draft Shoalhaven LEP 2009 is shown below in Figure 1. This figure shows Figure 8.21 from the EA overlaid with the current buffer for the quarry shown in blue. This reflects updated advice to Council on the extent of the identified resource on site surrounded by a buffer of 1000m (underlying pink and yellow areas have been modified). The red hatched line is simply a 1000m buffer around the existing quarry, **not** from boundary of the extent of the identified resource which would potentially be available for extraction in the future and subject to blasting. The red line was **not** produced by the MRB. As a result, whilst much of the development area is not located within the buffer zone (which is somewhat reduced in size), there are some areas on the eastern side of the development area envelope that the red circle does not capture, (refer to Figure 2) which may be subject to impacts from future quarrying, as well as the Chinese Garden Precinct.

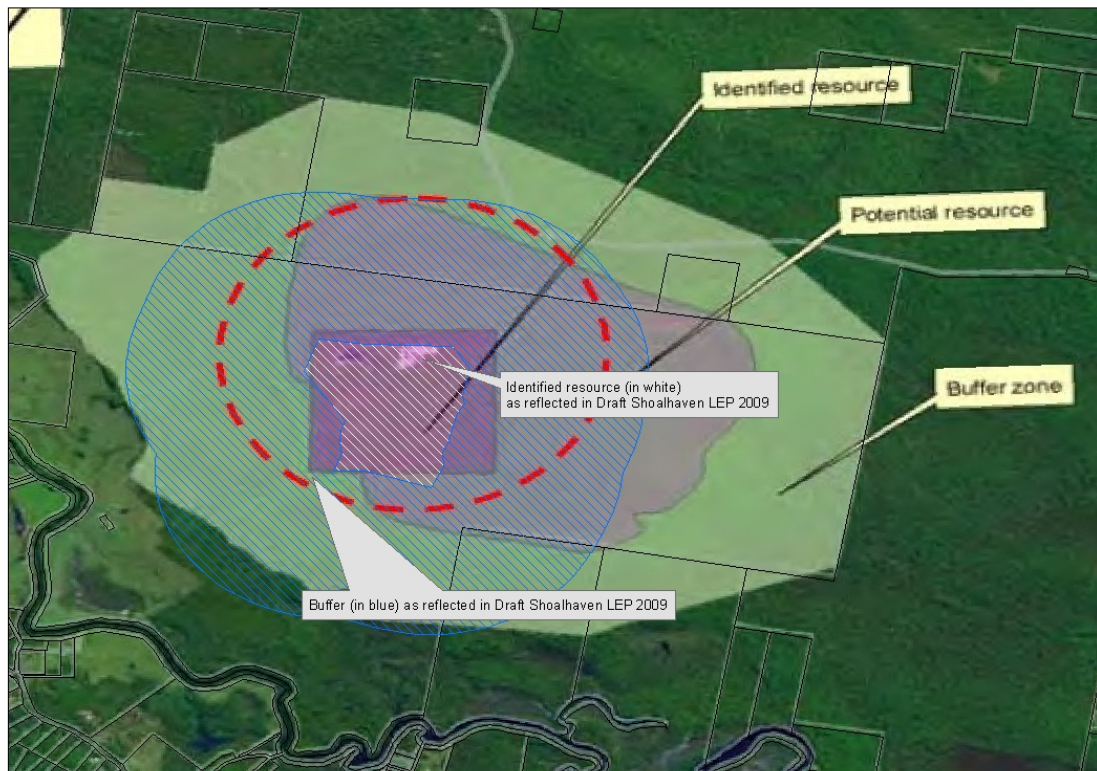


Figure 1 - Figure 8.21 from EA with buffer reflected in Draft Shoalhaven LEP 2009 shown in blue (pink and yellow areas are superseded by updated mapping in white and blue)

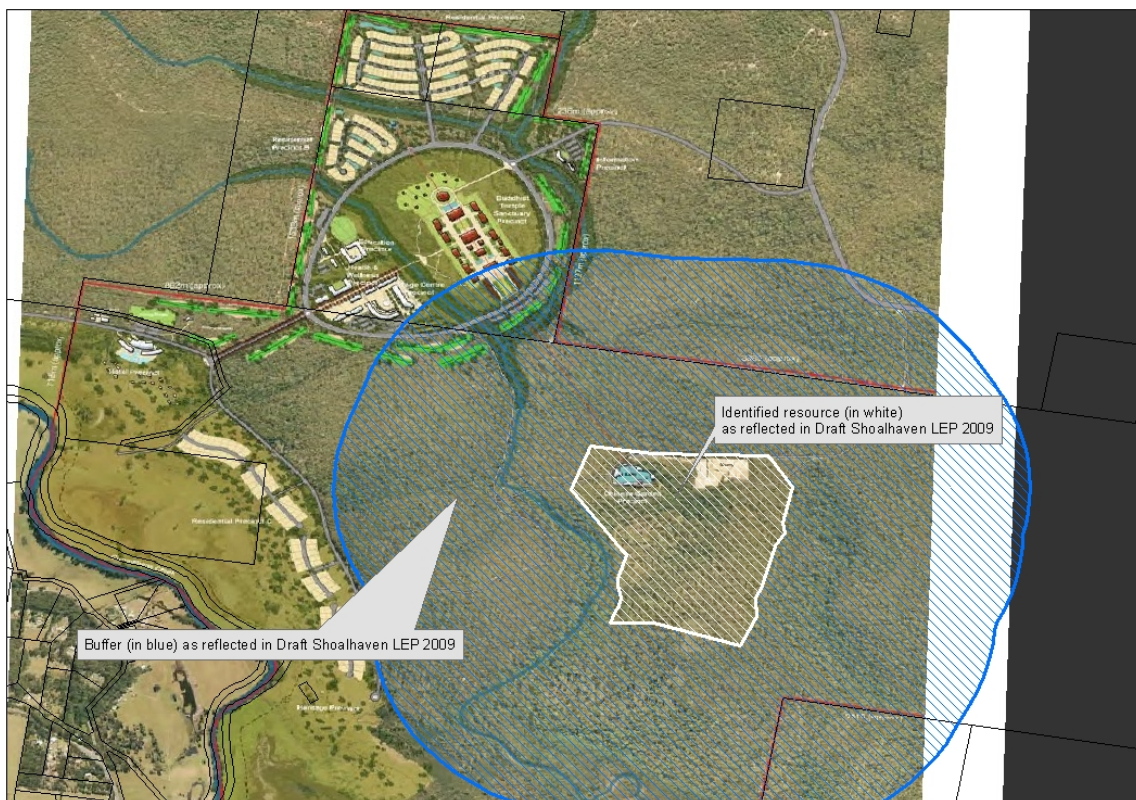


Figure 2 – Buffer zone overlaid on proposed development.

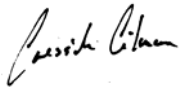
The quarry is well placed to supply construction materials for use in the proposed development which is acknowledged on page xiii of the Executive Summary F15 - Mineral Resources. It is not clear how much of the resource may remain once roads associated with the development have been constructed. It is important that access to resources remaining at the site is maintained for the benefit of the local and regional community.

On page ii of the Executive Summary there is a figure conveying *recommendations of the south Coast Sensitive Urban Lands Review's for development in Comberton Grange* (source:SCSULR, p.42). The figure indicates that areas to the east of the development envelope will be '*dedicated for National Park, subject to Panel's recommendations*'. This area includes both the existing quarry and the surrounding area of undeveloped but significant dolerite and sand resources. The MRB is greatly concerned that dedication of this area to the National Parks Reserve Estate would preclude future extraction of these resources, resulting in permanent loss of access to remaining dolerite and sandstone resources on the site.

The Branch considers that the resource area should remain available for further assessment and possible future extraction.

Should you have any queries relating to issues raised above please contact Cressida Gilmore on 02 49316537 or email cressida.gilmore@industry.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cressida Gilmore', written in a cursive style.

Cressida Gilmore

Team Leader Land Use