



13 February 2014

Sally Munk
Team Leader – Industry, Key Sites and Social Projects
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Emailed: kim.johnston@planning.nsw.gov.au

Your Reference: MP06_0135
Our Reference (TRIM): OUT14/5272

Dear Ms Munk

Re: Response to Submissions and Preferred Project Report for Integrated Residential and Tourist Development, Comberton Grange, South Nowra

Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Trade & Investment (DTIRIS) – Mineral Resources Branch (MRB).

As noted in previous correspondence the subject site includes the Comberton Grange Quarry, a regionally significant dolerite and sandstone resource. The dolerite in particular is a potentially valuable source of high grade aggregate and access to the resource should be maintained to allow further geological assessment and possible future extraction.

The quarry site (Comberton Grange Identified Resource Area) and its associated transition area, was included in the recently completed, state-wide Mineral Resource Audit (MRA). Mapping data for the Shoalhaven LGA was sent to council in February 2013. The MRA was conducted in accordance with Section 117(2) Direction 1.3 – Mining, Petroleum and Extractive Industries under the *Environmental Planning and Assessment Act 1979*.

Transition areas (formerly referred to as 'buffer' zones) are an indicative area surrounding an identified resource (or operating mine or quarry). They indicate an area that may possibly be impacted by potential activities associated with mining or quarrying operations such as noise, vibration, dust, traffic etc. Transition areas were designed for use as a tool for planners to assist them when considering potential impacts and to minimise (avoid if possible) potential land use incompatibility and/or conflict. Transition areas were intended to 'flag' the possibility of not only potential impacts from active operations but conversely potential impacts from proposed development close to (and possibly encroaching on) identified resource areas. Apart from their association with identified resource areas, transition areas have no legislative context or direct statutory authority.

As noted in previous correspondence some parts of the development (including the Chinese Garden Precinct) occur within the identified resource area and the quarry transition area. Development within these areas may possibly be subject to impacts from quarrying if it were to recommence in the future.

MRB now notes that Response to Submissions Report has suggested a possible *E4 – Environmental Living* zone for land on the eastern side of the subject site (including part of the quarry transition area). MRB would not support any development within the identified resource and transition areas that could potentially sterilise or restrict access to the resource.

Please refer to Figure 1 which illustrates the project and quarry sites overlaid with proposed zoning from Response to Submission Report.

Geoscience Information Services

MRB has a range of online data available on line through the following website address:
<http://www.resources.nsw.gov.au/geological/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:
<http://www.resources.nsw.gov.au/geological/online-services/minview>
2. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at
landuse.minerals@industry.nsw.gov.au.

Yours sincerely



Simon Francis
A/Team Leader Land Use



Figure 1. Comberton Grange Development Site, Quarry and Proposed Zones

Legend

- Comberton Grange Project Site
- Cadastral Parcels
- Comberton Grange Identified Resource Area
- Comberton Grange Transition Area

0 0.5 1
Kilometers



Date: 13/02/2014



Trade & Investment
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