

Proposed Quarry Rehabilitation and Recreational Facility Development

251 Adelaide Street, Raymond Terrace

About the Development

Liondari & Skubithia Pty Ltd are currently seeking community-based organisational partners who will benefit from rehabilitation works for a disused sand quarry and remaining flooded void at 251 Adelaide Street, Raymond Terrace (the Proposal). Community partners will be able to collaborate with Liondari and Skubithia on the design of a range of potential recreational and environmental facilities that can best serve the Port Stephens community.

The Proposal will seek consent for the rehabilitation of the quarry void in two stages, with Stage 1 involving backfilling of the void over a period of approximately 8 years with clean soils including Potential Acid Sulfate Soils (PASS) from construction projects in the Port Stephens, Newcastle, Central Coast and Sydney areas. Other soils defined as Excavated Natural Material (ENM) and Virgin Excavated Natural Material (VENM) will also be used to support the rehabilitation process.

Stage 1 rehabilitation works will require the construction of site infrastructure, including receipt, handling and management of soil materials; equipment storage and maintenance; staff offices and amenities; vehicle parking; and surface and pit water management structures. A deceleration and acceleration lane on Adelaide Street is proposed to support the safe entry of vehicles into and out of the site. All Stage 1 equipment and structures will be removed following the completion of rehabilitation works.

Following the completion of the Stage 1 rehabilitation process, work will commence on Stage 2 which will involve the construction of recreational and environmental facilities on the site. The recreational and environmental facilities created will support the goals of the Port Stephens Local Environmental Plan 2013, the Raymond Terrace and Heatherbrae Strategy 2015-2031 and the Hunter Regional Plan 2041.

The proposed recreational and environmental facilities to be established on the rehabilitated site will include:

- 2 standard soccer fields, 105m long by 68m wide;
- 3 standard rugby fields, 116m long by 68m wide;
- 2 standard netball courts, 30.5m long by 15.25m wide;
- Sporting facility hub including changerooms and open canteen area for sporting group use;
- 340 car park spaces including disabled access and EV charging points;
- 9 electric BBQ pavilions with seating;
- 9 picnic bench seating areas spread throughout the site;
- Large open play area;
- 2 public amenity blocks;
- Approximately 2.8km of nature walking trail across the site area;
- Bushfire access trail;
- Internal one-way loop road; and
- Extensive landscaping with local species to expand existing on-site biodiversity.



Benefits of strategic partnership for community organisations

Community partners being sought include sporting teams, local schools and wildlife groups to provide valuable insight into the site features most needed in the local community. At the completion of Stage 2 works, the rehabilitated site can be released to Council or partnered community organisations for the ongoing use and management of sporting fields and established biodiversity areas.

Partnering with community organisations such as rugby teams, schools and nature conservation groups including local koala and native wildlife hospitals provides opportunities such as:

- 🌿 Influencing final site design features;
- 🌿 Naming and use of sporting fields;
- 🌿 Hosting of training and competition games for local rugby, soccer and netball teams;
- 🌿 Use of the recreational facilities for local schools;
- 🌿 Use of open green space to host events such as farmers markets and festivals;
- 🌿 Supply of koala feed from preferred tree species to local koala hospitals;
- 🌿 Expanding bird habitat through the installation of nesting boxes and planting of native feed species;
- 🌿 Hosting nature learning walks through the walking trail area; and
- 🌿 Supporting local fitness groups such as ParkRun.

Once rehabilitated, the site will provide a significant area of land (approximately 336,738m²) for both public recreational use as

well as increased biodiversity for endangered ecological communities. There will be improved access to the area with a structured entry from Adelaide Street into parking areas designed to accommodate sporting teams, community events, picnics and bushwalking.

The project has the potential to generate 30 local jobs during the two stages of rehabilitation.

Why is the rehabilitation needed?

The current site has been left disused and contains invasive weeds following the release of the sand quarry mining licence, with previous site owners not undertaking required remediation works. While the large waterbody is familiar to the community given its age, it is not a natural landform and should be rehabilitated to provide an area more similar to its pre-development state.

Community partnerships at this early planning stage are intended to ensure the delivery of a valuable area of significant size to the local community for mixed recreational use and expand local biodiversity to support native species including koalas following rehabilitation works.

Current status of the Project

Liondari & Skubithia Pty Ltd are currently seeking community-based organisational partners who will benefit from the future recreational and environmental facilities and help to provide input that will assist in designing the site to best suit the needs of the local community. Current concept plans for the layout of the site following the rehabilitation works include the installation of sporting fields, picnic areas, BBQ facilities, walking trails, car parking and areas for the expansion of existing site biodiversity. Local sporting groups, wildlife groups and community groups are invited to partner with Liondari & Skubithia to assist in the design the final site and ensure it best addresses the needs of the local community.

All feedback will be included in the development application and form part of the development consent and final site design, with the potential for formal agreements with suitable community organisational partners.

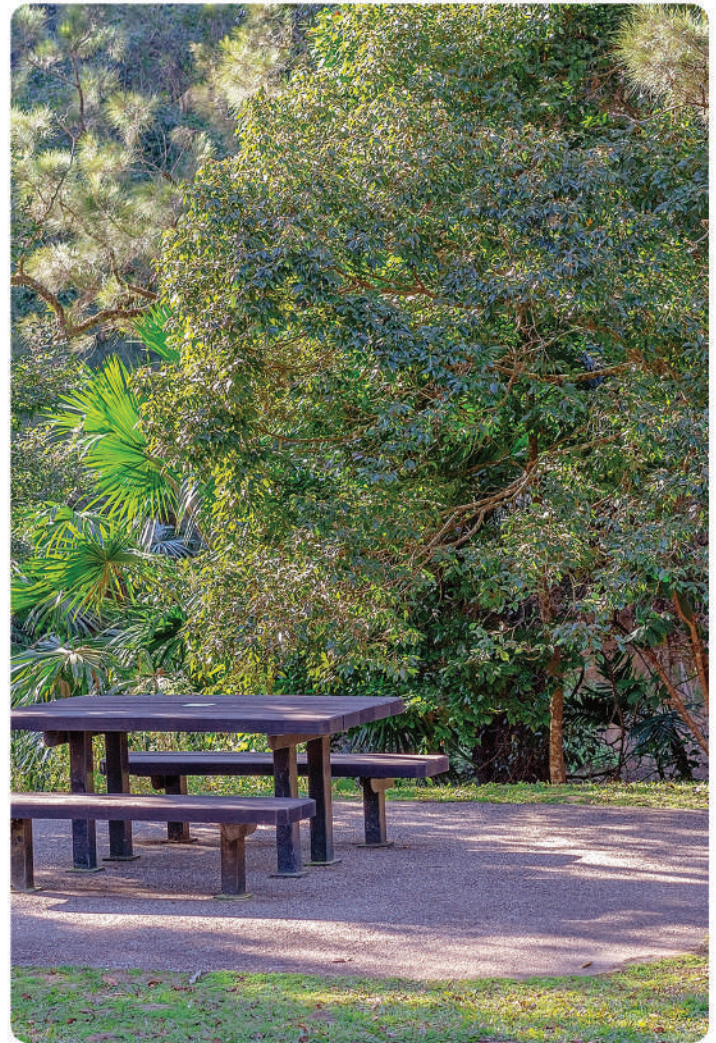
What will the project look like?

Concept master plans are available for viewing on our website at www.jacksonenvironment.com.au, with feedback from partner community organisations being sought to help design the final site appearance and recreational amenities.

Stage 1 of the project will have a small site office, staff parking, machinery for the filling of the void and storage areas for equipment. During rehabilitation, the site will be fenced and gated for security, and trucks entering (with the largest vehicle being a 19m semi-trailer) via a new sealed road linking to Adelaide Street. A deceleration lane from Adelaide Street and an acceleration lane on Adelaide Street will enable the safe entry of trucks (left in) and out (left out) from the site.

The Site appearance at the end of Stage 1 will be a large open field with no remaining surface water, partially vegetated with mixed native grasses to protect storm water quality and reduce erosion during ongoing site operations and in preparation for Stage 2. The estimated time frame for the completion of Stage 1 is approximately 8 years from the granting of planning approval.

Stage 2 of the project will involve the construction of access roads, sporting fields and facilities, walking trails, toilet facilities, BBQ areas, picnic seating, carparks and extensive re-vegetation works. Prior to completion, inspection of the sports fields and support facilities can be undertaken by members of relevant sporting representatives to ensure that facilities meet the requirements for game use. Community organisation partner input to the final design and long-term management of completed Stage 2 works is being sought at this time.





How will the community be affected?

The equipment for the proposed emplacement of soil fill materials is located approximately 180m from the nearest resident to the northwest of the Site, across Adelaide Street. Given the distance, there are minimal expected disturbances in regard to noise or heavy vehicle traffic from the proposed rehabilitation. Proposed operational hours for the site are within standard business hours, with no operations on the weekend. Soil materials to be used in the rehabilitation and filling of the void are environmentally safe and non-odorous. An air quality and noise assessment will be undertaken to recommend strategies to ensure the prevention of dust, noise or vibration while rehabilitation operations are underway.

There is a small potential for short-term disturbance to road users of Adelaide Street during road works to install an updated site entrance with deceleration and acceleration lanes for left vehicle entry and left vehicle exit from the site. This updated vehicle entrance will provide safe entry and exit for all vehicles during Stage 1 and Stage 2, as well as ongoing access for recreation and facility maintenance following completion.






How will the project protect the local environment?

The design of the project stages proposes several sustainability strategies to protect and enhance the local environment, including:

Stage 1:

-  Fencing and security gating of the site during rehabilitation works to ensure no illegal waste dumping can contaminate the local environment;
-  Quality control testing of every delivery of soil before emplacement into the quarry void during the filling process;
-  Ongoing water quality testing and controlled release of quarry water as required to the Hunter River (via Windeyers Creek);
-  Construction of temporary site facilities in existing cleared areas to prevent unnecessary native vegetation clearing;
-  Solar panels and battery storage to supply power to the temporary site offices and equipment during rehabilitation; and
-  Air quality and noise controls to be designed and implemented to reduce potential impacts to neighbours or the local community.

Stage 2:

-  Removal of invasive weed species present on site;
-  Extensive landscaping and revegetation works to minimise soil erosion and support improved biodiversity in the area;
-  Establishment of walking trails to encourage the community connection to nature;
-  Restoration of existing endangered ecological communities present on site, with planting of new seedlings to support the ongoing biodiversity of the site; and
-  Planting of preferred koala feed trees to support local koala populations and supply feed to koala sanctuaries or hospitals on an as needed basis.

How Can I Provide Feedback?

You can provide feedback to the project team via the following ways:



admin@jacksonenvironment.com.au



02 8056 1849

We greatly appreciate your feedback on this Proposal which will benefit both the environment and the local community.

Want More Information?

A detailed scoping report is available from the JEP Environment & Planning website,

<http://www.jacksonenvironment.com.au>.

