

Paul Godier

From: Paul Godier
Sent: Monday, 11 May 2020 9:30 AM
To: ECM Email Registration
Subject: Planning Permit P16-311 - request for relief from Condition 5 - correspondence to General Manager
Attachments: 1958PM - Mt Oriel Breadalbane Pty Ltd - Vegetation Clearance Approval.pdf; Figure1.pdf; Pages from 001 ECM_889097_v1_Endorsed plans for Planning Permit P16-311 pdf.pdf; PLANNING PERMIT P16-311 - Extractive Industry (rock-gravel quarry) (Level 2 Activity, 833 Hobart Road (part of Mining Lease 1958P-M), BREADALBANE.PDF; Fig1_Council.pdf; Letter Cocked Hat Hill Quarry Shelterbelt Removal 10022020.pdf

#ECMBody
 #QAPDefault
 #Silent

From: Richard Barnes <rbarnes73@gmail.com>
Sent: Thursday, 7 May 2020 7:23 PM
To: Paul Godier <paul.godier@nmc.tas.gov.au>
Cc: Des Jennings <des.jennings@nmc.tas.gov.au>; Cynthia Adams <cynthia.adams@adamsgroup.com.au>
Subject: Re: Planning Permit P16-311 - request for relief from Condition 5 - correspondence to General Manager

Hi Paul

Thanks for your email.

The shelterbelt to be removed is its entirety along the Mining Lease southern boundary where it adjoins the private road, it is necessary to make the road safe for all users.

MRT has already (in February) approved the removal of the vegetation areas on the southern side and north-eastern side of the Mining Lease. The Lease is a **greater** area than the Land to which P16-311 applies. I attach the Land map (from the DPEMP which is stamped by Council as forming part of the permit) showing the area to to which the permit applies, and note that the permit itself states -

'That land at 833 Hobart Road (part of Mining Lease 1958P/M), Breadalbane be approved to be developed and used for extractive Industry (rock/gravel quarry) (Level 2 Activity) accessed over 827 & 831 Hobart Road., within ANEF contours in accordance with application P16-311, and subject to the following conditions:'

Condition 5 specifies the quarry footprint (ie The hedge along the southern boundary of the quarry footprint), which is an even smaller area of shelterbelt than the Mining Lease and the Land, and is spatially defined in Fig 1_Council attached.

It is only the section of the shelterbelt that is identified in 'Figure 1_Council' that we need any approval from Council to remove. That is what was applied for in my letter of 10 February 2020 (attached). The remainder, shown fully in Figure 1, sits outside the Council permit conditions so we don't need Council approval to remove that.

I trust this clarifies the request made. Please let me know if you have any further questions.

regards
Richard

On Thu, May 7, 2020 at 3:29 PM Paul Godier <paul.godier@nmc.tas.gov.au> wrote:

Dear Richard, your letter indicates that the hedge is to be removed along the southern boundary of the mining lease.

The video of the hedge you sent indicates it is to be removed along the entire southern boundary of the property.

Would you please confirm:

- The amount of hedge requested for removal;
- Whether the poplars in the line of the hedge also requested for removal.

Thanks, Paul.

Due to the ongoing COVID-19 pandemic, our offices will be temporarily closed to the public effective from 5pm on the 26th March 2020 until further notice.

Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au

Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Paul Godier

Senior Planner | Northern Midlands Council

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T: (03) 6397 7303 | F: (03) 6397 7331

E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



NORTHERN
MIDLANDS
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Tasmania's Historic Heart

Department of State Growth

MINERAL RESOURCES TASMANIA

30 Gordons Hill Road, Rosny, TAS 7018 Australia
 GPO Box 536, Hobart TAS 7001 Australia
 Ph 1800 030 688 Fax (03) 6173 0222
 Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
 Your D20/23066/3 / Our Ref

5TH February 2019

Dr Richard Barnes
 Van Diemen Consulting Pty Ltd
 On behalf of Mt Oriel Breadalbane Pty Ltd
 Level 3, 302-320 Burwood Road
 HAWTHORN VIC 3122

Dear Dr Barnes,

REMOVAL OF HAWTHORN HEDGE – MINING LEASE 1958P/M AT BREADALBANE

Mining Lease ML 1958P/M is owned by Mt Oriel Breadalbane Pty Ltd and operated by Van Diemen Quarries Pty Ltd, and located on private property owned by Mt Oriel Breadalbane Pty Ltd on Mc Graths Road, Breadalbane.

On 9 January 2020, Mineral Resources Tasmania (MRT) received a letter on behalf of Mt Oriel Breadalbane Pty Ltd, requesting permission to remove a hawthorn and poplar hedge that runs parallel to the quarry access road. MRT subsequently inspected the site to determine the visual impact of the removal of the hedge.

It is understood that the vegetation in question is stopping a quarry access road expansion that will lead to an increase in safe travel to and from the quarries, located at the end of McGraths Road Breadalbane. Specifically Mining Lease ML 1874P/M and ML 1958P/M.

As per Schedule 3 of Mining Lease ML 1958P/M, the Special Provisions state:

1. To maintain existing vegetation screening to the satisfaction of the Director of Mines. This screening may be accomplished by:
 - a. The use of existing trees and other vegetation which shall not be removed without the written consent of the Director of Mines.
 - b. Planting and maintaining trees and other vegetation for this purpose.
2. To construct and maintain an earthen bund in accordance with the approved mine plan and as shown in the lease plan document. Unless otherwise approved by the Director of Mines.

In accordance with Schedule 3 of Mining Lease ML 1958P/M, as the Director of Mines, I hereby provide written approval authorising the removal of vegetation as requested.

Yours sincerely

Kevin Robinson
DIRECTOR OF MINES
MINERAL RESOURCES TASMANIA

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516500

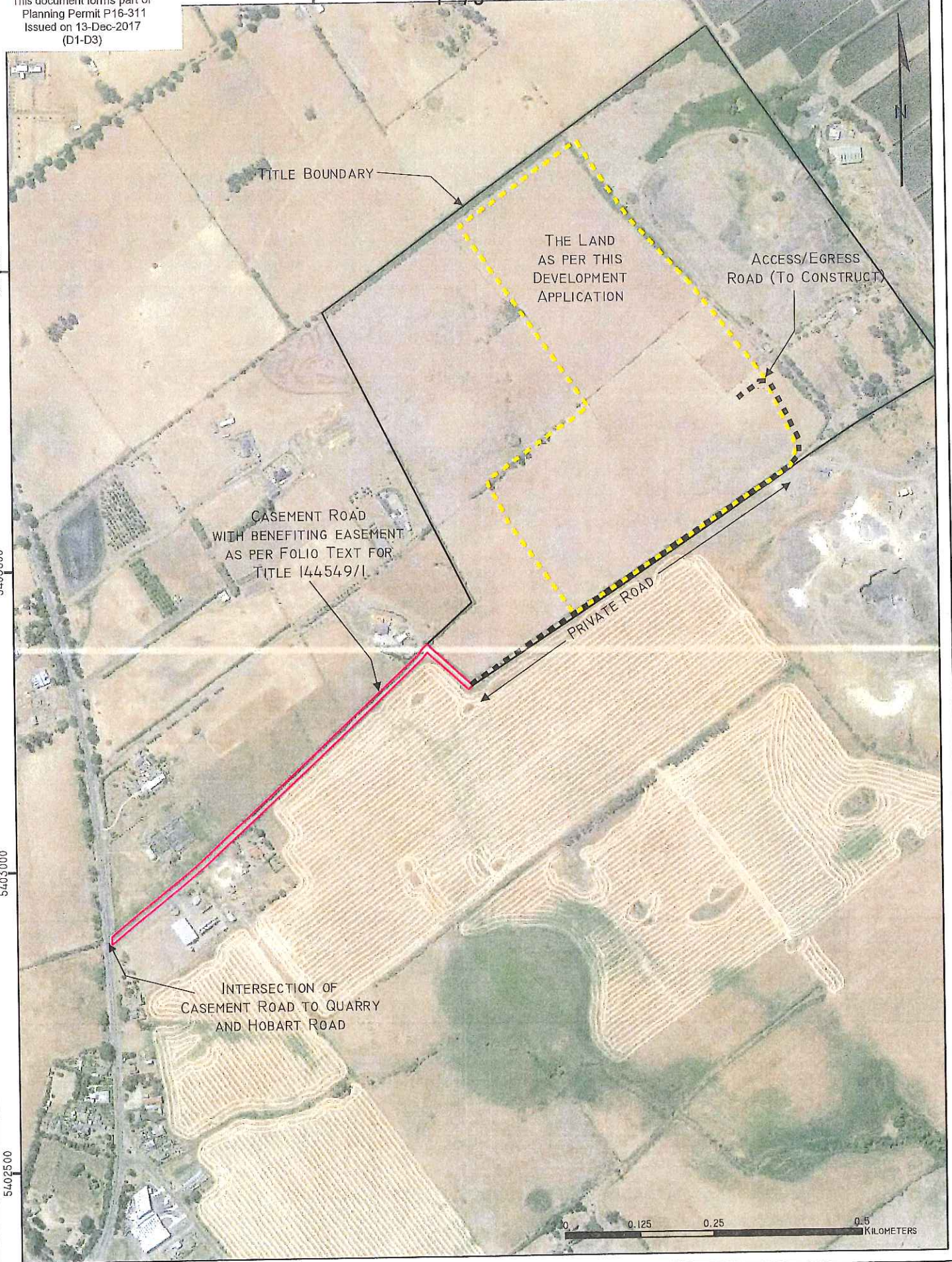
517000

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5403000

5402500



COCKED HAT HILL QUARRY - DEVELOPMENT APPLICATION

FIGURE 3: EXISTING/PROPOSED ACCESS TO COCKED HAT HILL QUARRY



PO BOX 1 HILP TOWN TAS 7205

BASE DATA BY TASCAP, © STATE OF TASMANIA
 BASE IMAGE © GOOGLE EARTH



DATUM: GDA94
 GRID: MGA ZONE 55

TASMAP: PROSPECT
 CLIENT: ADAMS GROUP

DATE: 24TH OCTOBER 2016



MT ORIEL
BREADALBANE
PTY LTD

COCKED HAT HILL QUARRY
BREADALBANE

FIGURE 1: SHELTERBELT
REMOVAL AREA

TASMAP: PROSPECT 5040	LGA: NORTHERN MIDLANDS
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BASE DATA BY TASMAP © STATE OF TASMANIA
BASE IMAGE © GOOGLE EARTH



an Diemen CONSULTING
PO BOX 1 NEW TOWN TAS 7008

DATUM: GDA94
GRID: MGA ZONE 55
SCALE: @A4 - NA

CLIENT:
ADAMS
GROUP



DATE: 9 FEB 2020

516200

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COCKED HAT HILL QUARRY - BREADALBANE
VEGETATION REMOVAL AREAS
FIGURE I: VEGETATION RMOVAL AREAS



PO Box 1 NEW TOWN TAS 7006

BASE DATA BY TASMAR: © STATE OF TASMANIA
DATE ISSUED: 26 NOV 2008 08:55:00



DATUM: GDA94
GRID: MGA ZONE 55

TASMAR: PROSPECT
CLIENT: ADAMS GROUP

DATE: 11TH DEC 2019

Northern Midlands Interim
Planning Scheme 2013



NORTHERN
MIDLANDS
COUNCIL

Planning Permit P16-311

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

833 HOBART ROAD (PART OF MINING LEASE 1958P/M),
BREADALBANE

P/N: 203300.08
CT 144549/1

THIS PERMIT ALLOWS FOR:

That land at 833 Hobart Road (part of Mining Lease 1958P/M), Breadalbane be approved to be developed and used for extractive Industry (rock/gravel quarry) (Level 2 Activity) accessed over 827 & 831 Hobart Road., within ANEF contours in accordance with application P16-311, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed document numbered D1 (Amended Development Application – Supporting information - Cocked Hat Hill Quarry, prepared by Van Diemen Consulting Pty Ltd, dated: 23.02.2017) & D2 (Development Proposal & Environmental Management Plan, Cocked Hat Hill, Breadalbane, prepared by Van Diemen Consulting Pty Ltd, dated: 20.07.2017).

2 Environmental Management & Pollution Control Act 1994

The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of Environmental Protection Authority (EPA) has required the planning authority to include in this permit, pursuant to section 25(5) of the Environmental Management & Pollution Control Act 1994 (D3).

3 Road works

3.1 Prior to the commencement of development authorised by this permit, the proponent must design and provide plans for a BAR treatment to Hobart Road for northbound traffic, as specified in the Traffic Impact Assessment by Milan Prodanovic (Jan 2017) which forms part of endorsed document D1, to the satisfaction of the General Manager. Once approved, these plans shall then be endorsed and form part of this permit.

3.2 Prior to the commencement of carting material authorised by this permit, the works as per the plan/s required by condition 3.1 shall be completed, to the satisfaction of the General Manager.

3.3 Works in Council's Road Reserve

- a) Works must not be undertaken within the public road reserve without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works Department to inspect works within road reserve, and before placement of concrete or seal.

Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

4 Launceston Airport

The proponent must contact the Launceston Airport prior to using any machinery which has the potential to breach the Obstacle Limitation Surfaces, to advise them of the intended use of this machinery.

5 Retention of vegetation

The hedge along the southern boundary of the quarry footprint must be retained for the duration of the quarry life to assist with the screening of quarry operations and retention of rural views, unless the prior approval of the General Manager has been granted for its removal.

6 Access & Parking

All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.



DES JENNINGS

GENERAL MANAGER

Date of Decision: 11-Dec-2017

Date of Permit: 13-Dec-2017

THIS IS NOT A BUILDING PERMIT

Notes:

- A This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- B The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation.



Van Diemen Consulting
PO Box 1
New Town TAS 7008
Mob: 0438 588 695
Email: rwbarnes73@gmail.com

Monday, February 10, 2020

Mr Des Jennings
General Manager
Northern Midlands Council

CONDITION 5 - PLANNING PERMIT P16-311

Dear Sir

I write on behalf of Mt Oriel Breadalbane Pty Ltd in relation to Condition 5 of Planning Permit P16-311.

Condition 5 of the permit is reproduced below -

5. Retention of vegetation. The hedge along the southern boundary of the quarry footprint must be retained for the duration of the quarry life to assist with the screening of quarry operations and retention of rural views, unless the prior approval of the General Manager has been granted for its removal.

The shelterbelt the subject of Condition 5 is depicted in Figure 1.

As you may be aware, the access road services two quarries on the Mt Oriel property in addition to the Raeburn Quarry (located on adjacent land) which utilises a Right of Way over the Mt Oriel property. Relief is sought from Condition 5 so that Mt Oriel Breadalbane Pty Ltd (the landowner and Mining Lease Lessee) can repair and widen the access road to make it safe for all road users.

I look forward to your earliest reply approving relief from Condition 5 so the road can be repaired, widened and appropriately surfaced prior to the onset of winter weather conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Barnes'.

Dr Richard Barnes B.Sc.(Hons). Ph.D. GDURP MESA MPIA
Director, Principal Regional/Urban Planner, Environmental Specialist, and Ecologist
Obo Mt Oriel Breadalbane Pty Ltd



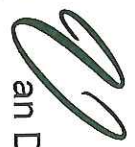
MT ORIEL
BREADALBANE
PTY LTD

COCKED HAT HILL QUARRY
BREADALBANE

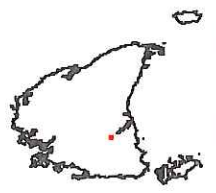
FIGURE 1: SHELTERBELT
REMOVAL AREA

TASMAP: PROSPECT 5040	LGA: NORTHERN MIDLANDS
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BASE DATA BY TASMAP © STATE OF TASMANIA
BASE IMAGE © GOOGLE EARTH



an Diemen CONSULTING
PO BOX 1 NEW TOWN TAS 7008



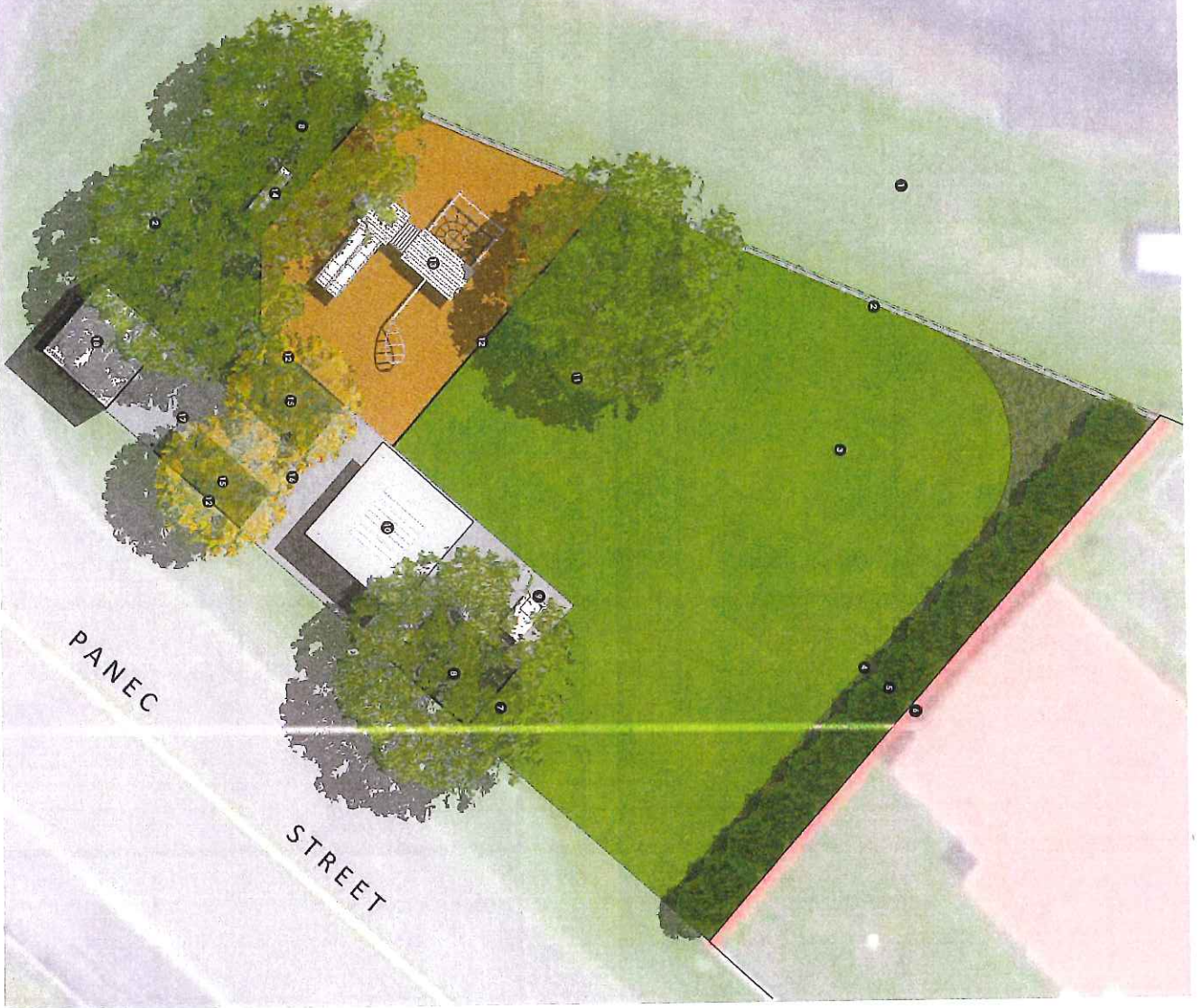
DATUM: GDA94,
GRID: MGA ZONE 55
SCALE: @A4 - NA
CLIENT:
ADAMS
GROUP

DATE: 9 FEB 2020

C+D 3

1-82

FINGAL RAIL LINE



PANEC

STREET



NUMBER LEGEND

- 1 Existing grassed 'track' reserve to be fenced off from proposed park area.
- 2 1200 mm (h) black pool fence with a 150mm (w) concrete edging underneath to provide a durable barrier and to limit maintenance requirements, the post.
- 3 Open lawn area with portland grass species sown into existing pasture grass.
- 4 Mown edge between the lawn area and the planting area.
- 5 Screen planting along the existing fence line to add a backdrop to the park, this consist of durable shrubs and groundcovers.
- 6 Existing timber paling fence to be retained.
- 7 Existing shelter to be fully removed, allowing for a central point of access into the park.
- 8 Large shade tree with an understory of durable groundcovers and small shrubs adds greenery, colour and texture to the overall plan.
- 9 Accessible, single burner electric BBQ with over a plain concrete slab.
- 10 Picnic shelter (4 x 4m), with an accessible picnic table, provides a place for picnics as well as a waiting area for people catching the bus.
- 11 A large shade tree placed within the grassed area to provide additional shade over the play area and an informal place to sit during the summer months.
- 12 75 x 200mm Sierra timber sleeper edging (a general finish 100mm above adjoining grass level).
- 13 Multi-play structure to cater for a variety of age groups and provide a place for play equipment.
- 14 Plain coloured concrete pavement providing a durable all-weather surface between the picnic shelter and the table.
- 17 Unless all qualities single cubicle public toilet with baby change table and sink.

PROPOSED PLANTING SCHEDULE

Botanical Name	Common Name	H x W
Trees		
<i>Ulmus parvifolia</i> var. 'cedr'	Tcedr	12 x 8m
<i>Banksia marginata</i>	Honeyyuckie	5 x 3m
Shrubs		
<i>Callistemon species</i>	Bottlebrush	3 x 2m
<i>Westringia species</i>	Coastal Rosemary	1 x 1m
Tussocks & Groundcovers		
<i>Native Fox Lily</i>		4 x 1m
<i>Dialelia brookeri</i>	Sponshy fit	1 x 1m
<i>Grewia species</i>	Grewilla	5 x 1m
<i>Lomandra species</i>	Sagg	1 x 1m

CONARA PARK

Panec Street Conara Tasmania

Landscape Concept Plan

0 1 2m
11 March 2019
Issue B

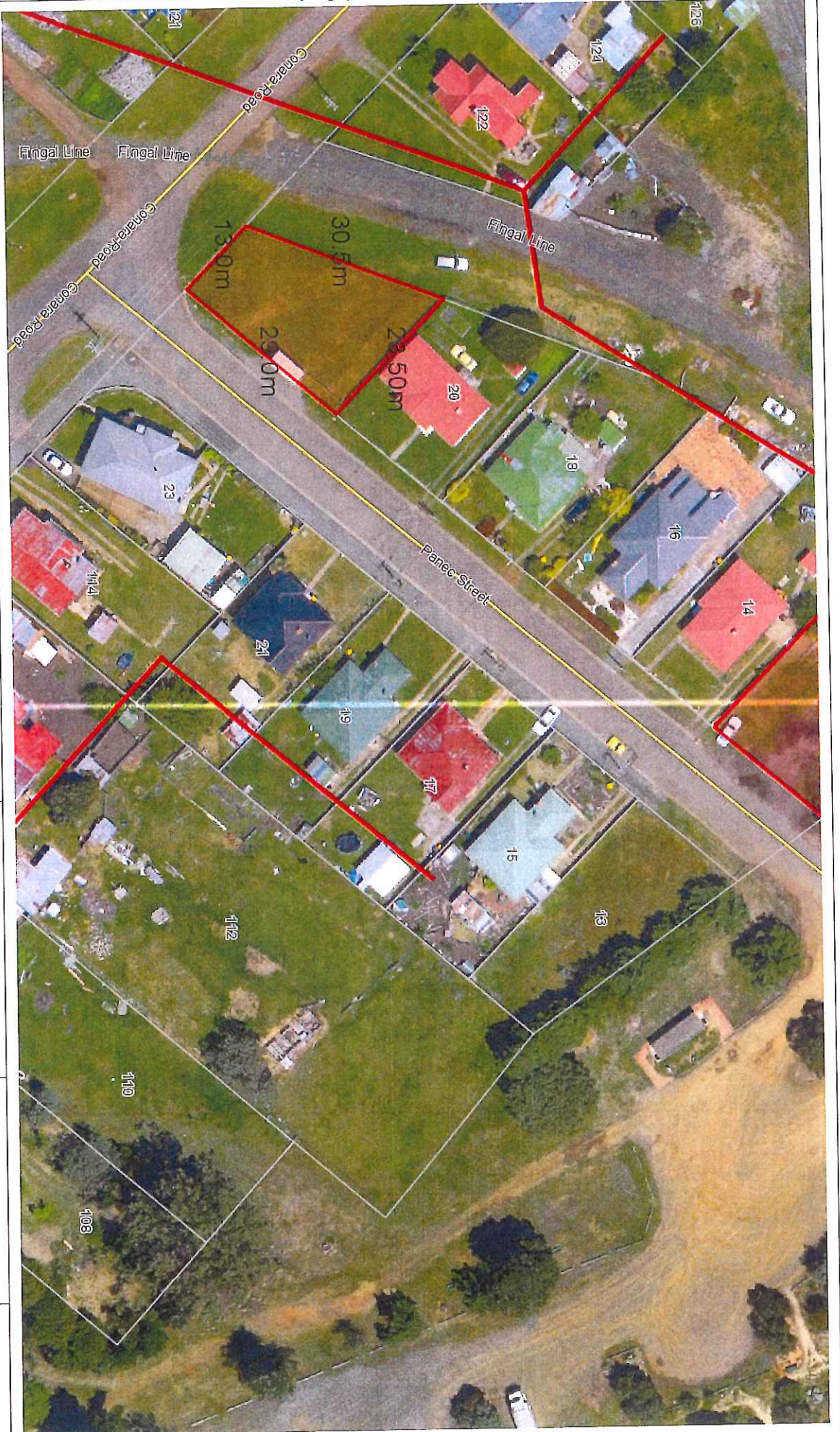


LANGE
design
landscape architecture

1-83

15m x 19m





PO Box 156
 13 Smith Street
 Longford TAS 7301
 Email: council@nmc.tas.gov.au
 Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303
 FAX: 03 6397 7331

Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
 Base image by TASMAR, © State of Tasmania
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

28/08/2017

1:772





Gail Eacher

Subject: FW: Crown land at Conara

From: Griggs, Hugh <Hugh.Griggs@stategrowth.tas.gov.au>

Sent: Tuesday, 12 May 2020 3:10 PM

To: Des Jennings <des.jennings@nmc.tas.gov.au>

Cc: Gail Eacher <gail.eacher@nmc.tas.gov.au>; Lucie Copas <lucie.copas@nmc.tas.gov.au>; Leigh McCullagh <leigh.mccullagh@nmc.tas.gov.au>; Paul Godier <paul.godier@nmc.tas.gov.au>; OShannassy, Justin <Justin.OShannassy@stategrowth.tas.gov.au>

Subject: RE: Crown land at Conara

Hi Des

Sorry for delay in responding to you on the above matter.

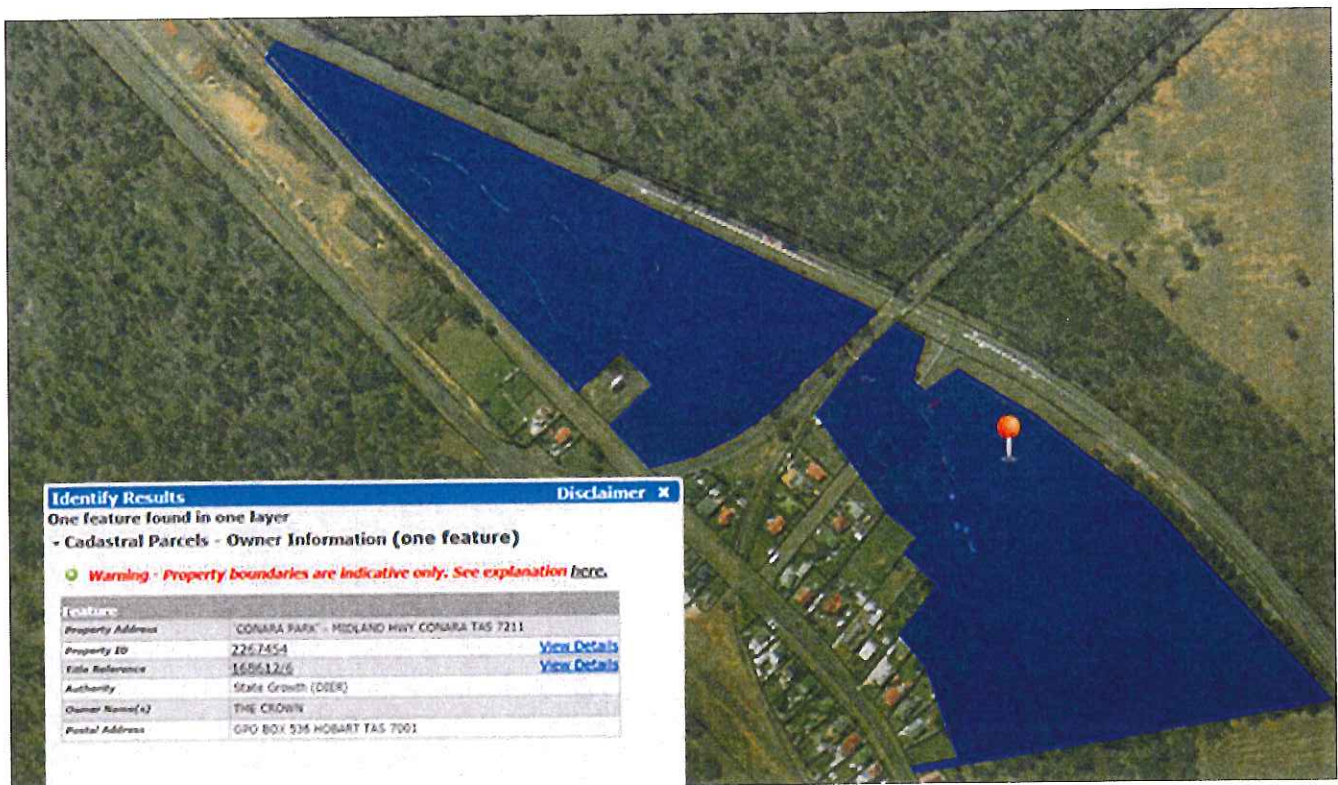
The scenario you put forward of Council accepting ownership/control of the total/portion of the Conara Park for community purpose is of interest to State Growth.

State Growth's initial thoughts are its preference would be for a land transfer to Council, not a lease or licence.

To get the ball rolling, it would be useful if Council can indicate its preferences or options.

FYI, I understand 'Conara Park' to comprise multiple parcels of land as per purple area in below screen shot. If for instance Council was interested in certain portions please state this.

Hope you are happy to liaise via email for the moment while we get a clearer picture of a way forward.



Regards

Hugh

Hugh Griggs
Contractor
Department State Growth
Hugh.Griggs@stategrowth.tas.gov.au
0438 252 388

From: Des Jennings <des.jennings@nmc.tas.gov.au>
Sent: Thursday, 23 April 2020 11:59 AM
To: Griggs, Hugh <Hugh.Griggs@stategrowth.tas.gov.au>
Cc: Gail Eacher <gail.eacher@nmc.tas.gov.au>; Lucie Copas <lucie.copas@nmc.tas.gov.au>; Leigh McCullagh <leigh.mccullagh@nmc.tas.gov.au>; Paul Godier <paul.godier@nmc.tas.gov.au>; OShannassy, Justin <Justin.OShannassy@stategrowth.tas.gov.au>
Subject: Crown land at Conara

Hi Hugh,

Thank you for the response and look forward to your further advice. Regards Des

Due to the ongoing COVID-19 pandemic, our offices will be temporarily closed to the public effective from 5pm on the 26th March 2020 until further notice.
Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Des Jennings



General Manager | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
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E: des.jennings@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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of choice**

From: Griggs, Hugh <Hugh.Griggs@stategrowth.tas.gov.au>
Sent: Thursday, 23 April 2020 11:56 AM
To: Des Jennings <des.jennings@nmc.tas.gov.au>
Cc: Gail Eacher <gail.eacher@nmc.tas.gov.au>; Lucie Copas <lucie.copas@nmc.tas.gov.au>; Leigh McCullagh <leigh.mccullagh@nmc.tas.gov.au>; Paul Godier <paul.godier@nmc.tas.gov.au>; OShannassy, Justin <Justin.OShannassy@stategrowth.tas.gov.au>
Subject: RE: Crown land at Conara

Hi Des

Thanks for getting in touch and providing an update on Council's thinking.

The potential scenario you put forward of Council accepting ownership/control of the total/portion of the parcel for community purpose is potentially of interest to State Growth – I believe this is in-line with the original thinking from a few years ago.

Some issues to consider are:

- whether Council took over the whole parcel or part of it.
- if council inherited the assets on site, it may wish to not remove them (I believe while State Growth manages the land its position is to remove them, but if it were no longer manager I suppose it would be Council's decision).

I will get some advice internally and look to update you shortly.

Regards
Hugh

Hugh Griggs
Contractor
Department State Growth
Hugh.Griggs@stategrowth.tas.gov.au
0438 252 388

use of the information contained in this transmission.