Design Response

- Move 50 meters green spine south and provide potential link to South Esk River

DKO ARCHITECTURE | PERTH TASMANIA 7300 | FEASIBILITY | 5 | 29/05/2020

Design Response

- Establish new retail centre and community facilities with South Perth area and strengthen retail along main road
- Preservation of existing matures trees along entrance to 35 Drummond Street

DKO ARCHITECTURE | PERTH TASMANIA 7300 | FEASIBILITY | 6 | 29/05/2020

Design Response

- Extend local road and pedestrian connections to integrate existing links into the new development areas

Design Response

- Establish a strong linear open space network within the South Perth area
- Create new shared path network through new open space spines

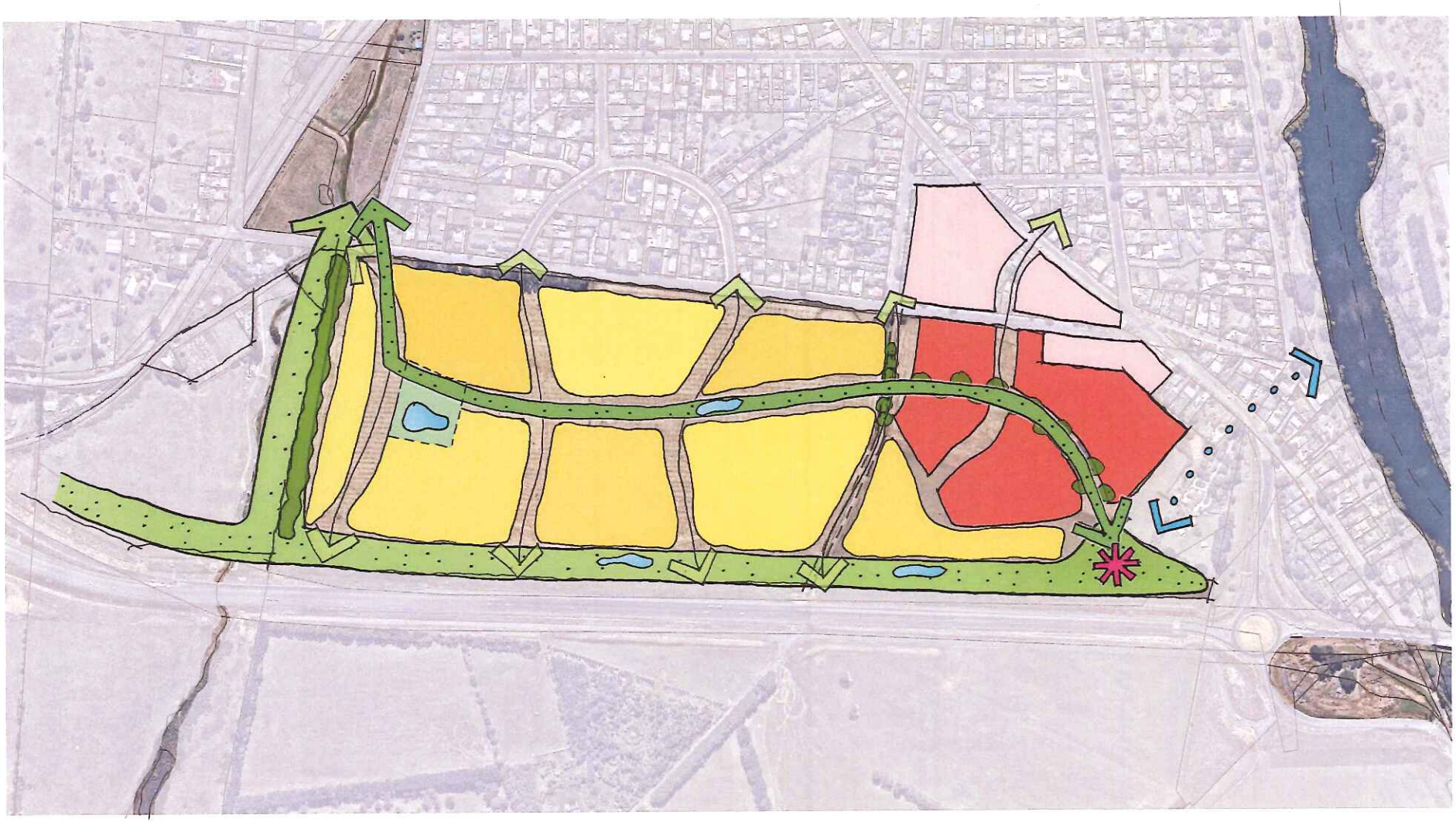
DKO ARCHITECTURE | PERTH TASMANIA 7300 | FEASIBILITY | 8 | 29/05/2020

Design Response

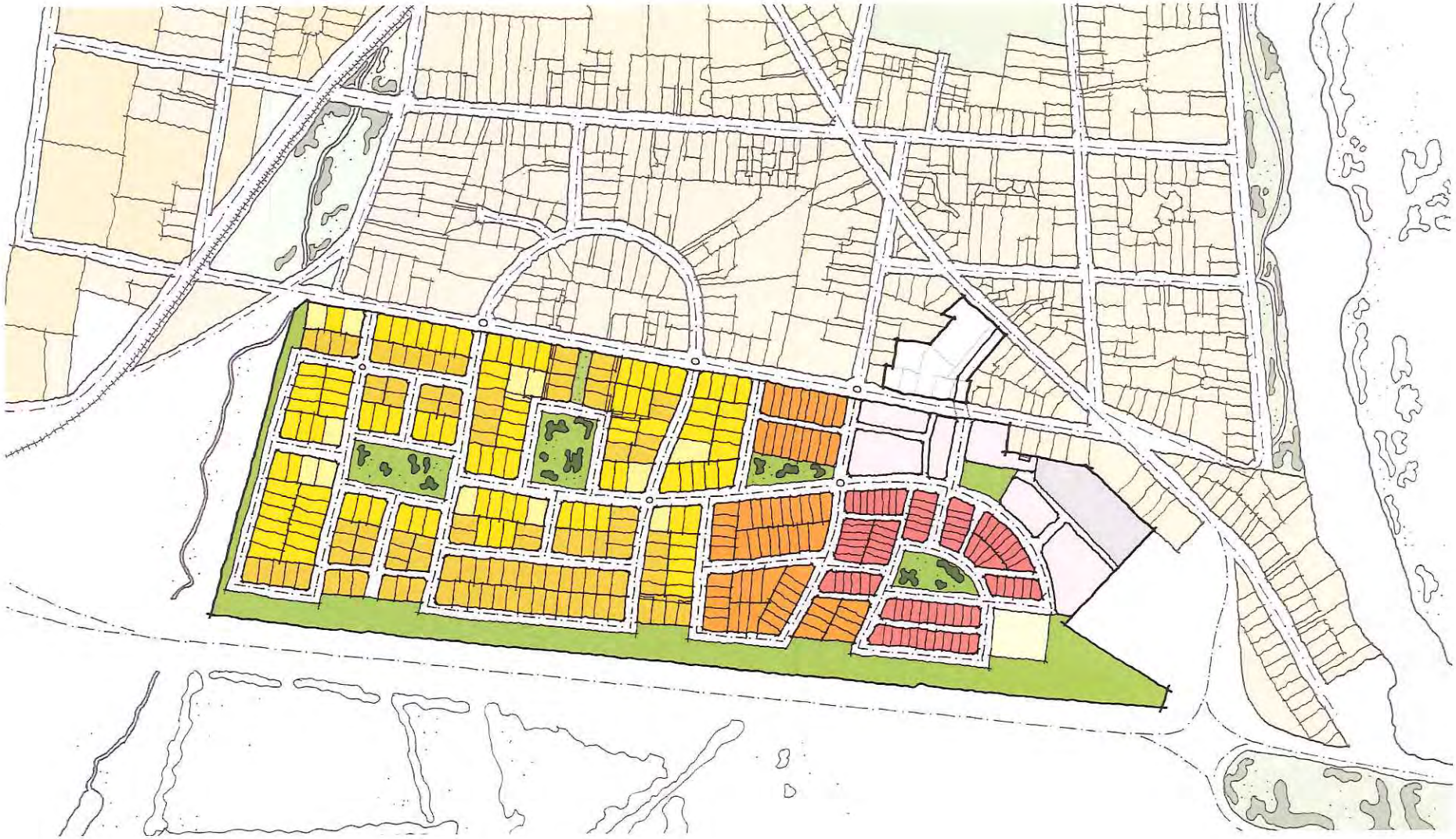
- Employ WSUD practices

Design Response

- Site grouped into villages with associated amenity and active uses



DKO ARCHITECTURE | PERTH TASMANIA 7300 | FEASIBILITY | 10 | 29/05/2020



Concept Development Plan

Rev. Date By Chd Description

DKO Architecture (Vic) Pty Ltd
600-3 Rickety Street
Collingwood, VIC 3066
T +61 3 8601 6000
info@DKO.com.au
www.DKO.com.au
ABN: 84617978958

DKO

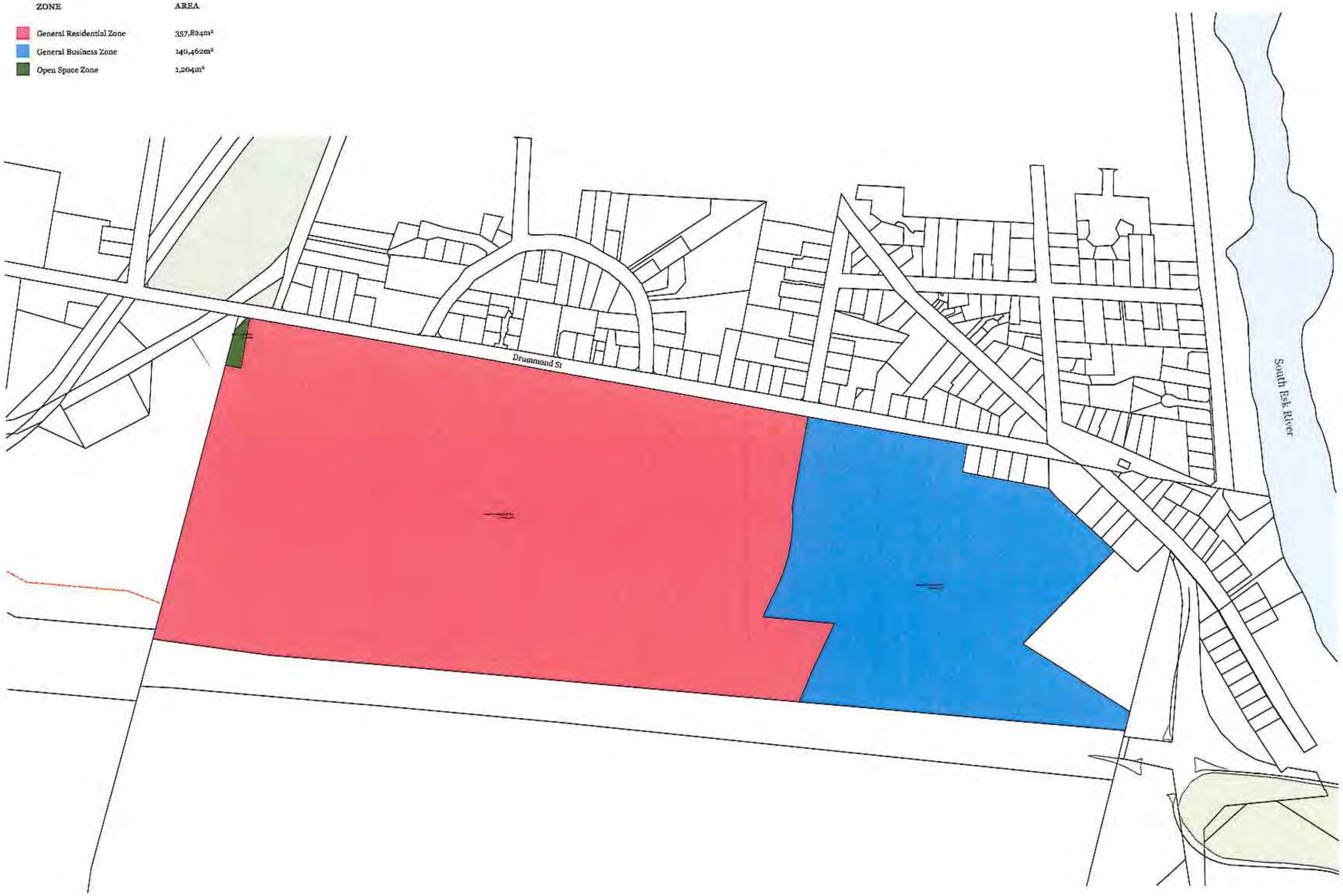
Project Name Perth Tasmania
Project Address •Site Address,
•Sun City, •Site State
•Zoo Postcode

Client •Client Company

Project Number 19329
Drawing Name Concept Development Plan
Scale
Date

Drawing Number A.08.1
Revision

ZONE	AREA
General Residential Zone	357,824m²
General Business Zone	140,462m²
Open Space Zone	1,204m²



Zoning Plan
1:2500

Rev. Date By Chk Description

DKO

Drawing Number A.08.2
Revision

Rev.	Date	By	Chd	Description

DKO Architecture (Vic) Pty Ltd
Level 1, 8 Exhibition Street,
Collingwood, VIC 3066
T +61 3 8620 6000
info@DKO.com.au
www.DKO.com.au
ABN: 61 615 783 656

DKO

Project Name
Project Address

Client

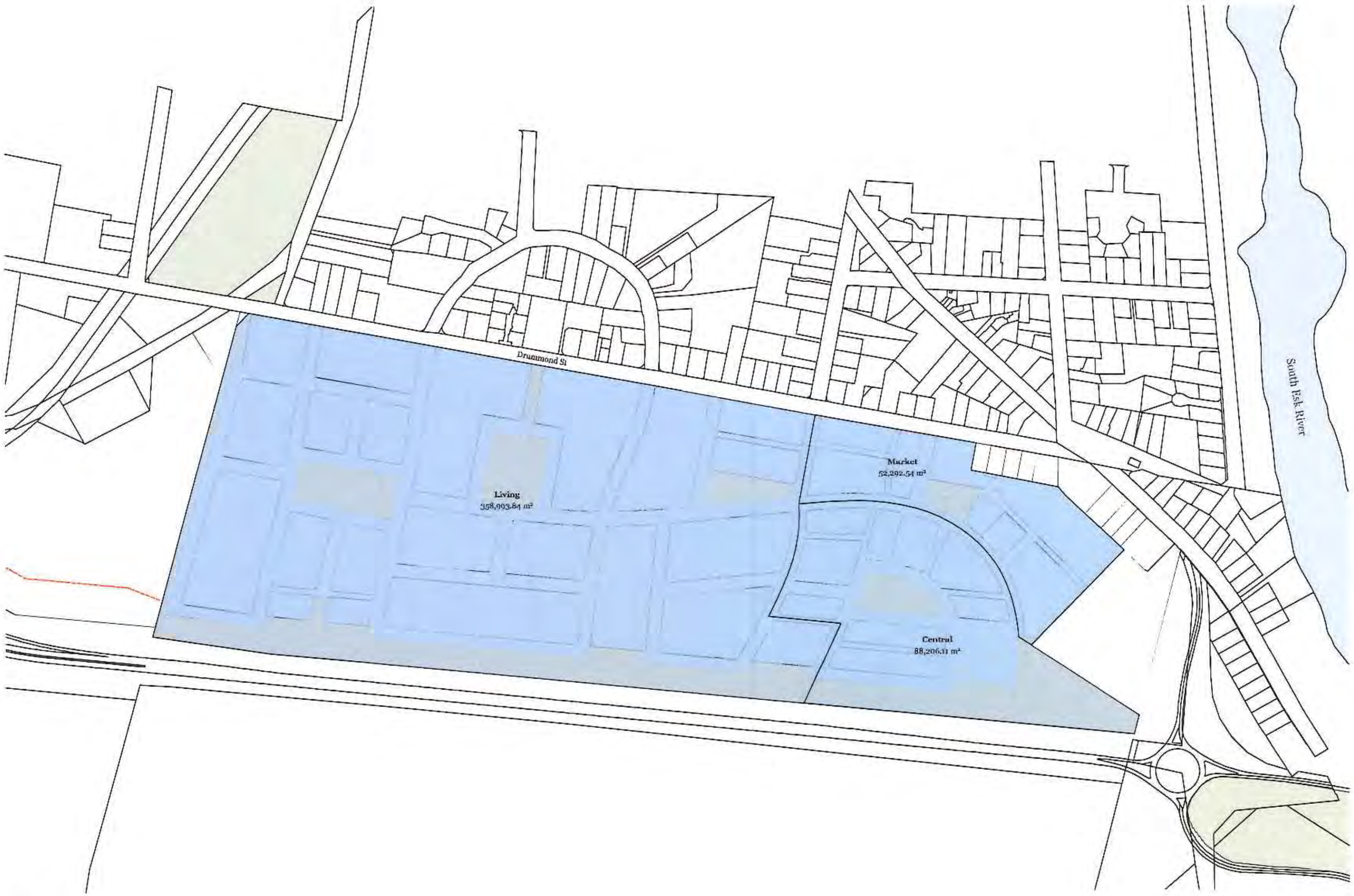
Perth Tasmania
•Site Address,
•Site City, •State Status
•Site Postcode

•Client Company

Project Number
Drawing Name
Scale
Date

1:2500
Road Hierarchy

Drawing Number A.08.3
Revision



Precinct Plan
1:2500

Rev. Date By Ckd Description

DKO

Drawing Number A.08.4
Revision

TYPE	AREA	LOT SIZE	QUANTITY	
Land Lots	1000m²	40×25	13	(3.5%)
Land Lots	700-800m²	40×18, 40×20	106	(28.7%)
Land Lots	600-700m²	35×18, 35×20, 30×20	122	(33.1%)
Land Lots	450-600m²	46×12.5, 40×14	50	(13.6%)
Townhouse Lots	300-450m²	35×10, 25×18	79	(21.4%)
			370	

AREA SCHEDULE	
Total Site Area	499,490m²
Total Open Space	92,140
Total Commercial Area	43,870m²
Total Residential Developable Area	238,584m²
Total Road Area	124,896m²

Lot Sizes
1:2500

Rev.	Date	By	Chk	Description

DKO Architecture (Vic) Pty Ltd
60-64 Ricketts Street
Collingwood, VIC 3066
T +61 3 8601 6000
mail@DKO.com.au
www.DKO.com.au
ABN: 94 142 780 908

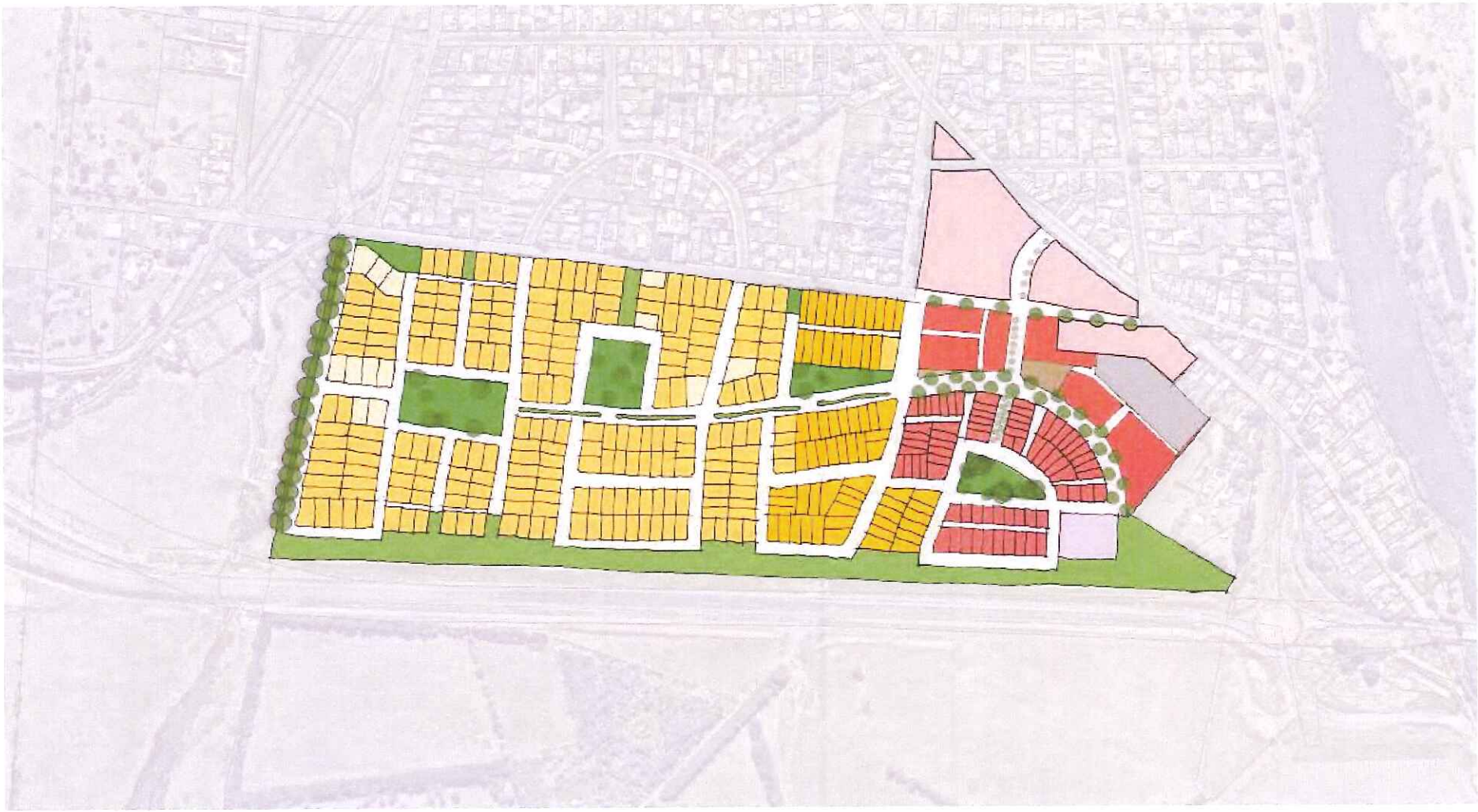
DKO

Project Name	Perth Tasmania	Project Number	15130
Project Address	• Site Address,	Drawing Name	Lot Sizes
	• Site City, +Site State	Scale	
	• Site Postcode	Date	
Client	• Client Company	Drawing Number	A.08.5
		Revision	


Market Cirque
Glebe
Mews
Vue

Masterplan

- 1:5000@A3



DKO ARCHITECTURE | PERTH TASMANIA 7300 | FEASIBILITY | 12 | 29/05/2020

Housing Lots

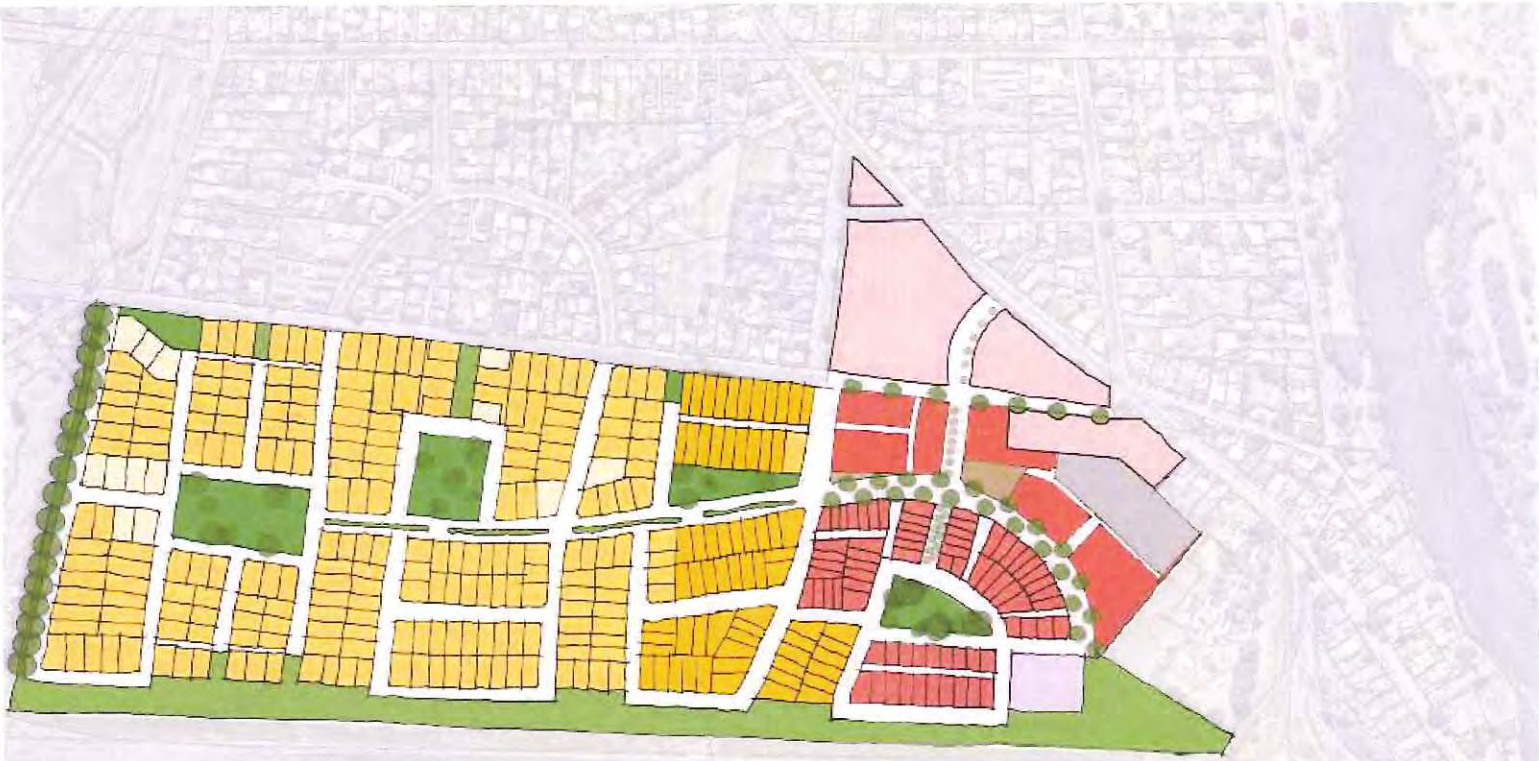
Up to 390 lots

Developable Area	A (1000 m²)	(%)
Residential Lots	214.5	42.9
Town Home Lots	31.5	6.3
Commercial Lots	37.5	7.5
Hotel	5	1
SUBTOTAL	288.5	57.7

Public Open Space	A (1000 m²)	(%)
Village Square	3	0.6
Village Green	4.5	0.9
Green Spine	57	11.4
Western Tree Reserve	4	0.8
Green Space 01	2.5	0.5
Green Space 02	10.5	2.1
Green Space 03	7.5	1.5
Green Space 04	4.5	0.9
SUBTOTAL	93.5	18.7

Roads	A (1000 m²)	(%)
Laneways	7.5	1.5
Roads	110.5	22.1
SUBTOTAL	118	23.6

SITE AREA	500



Current Housing Offering

Workers Cottage

Builder Stock

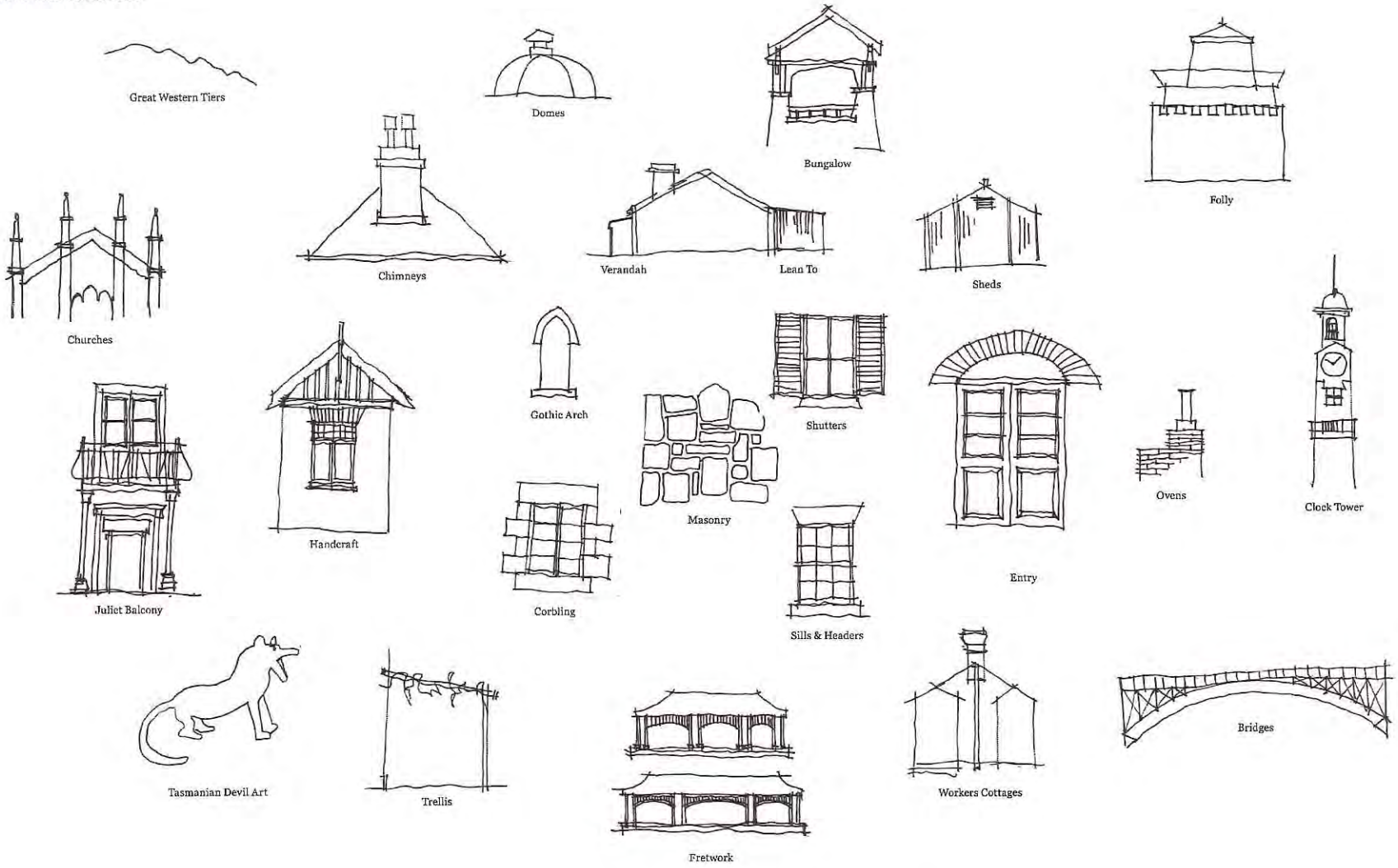
Prefab Contemporary

Longford

- Latour St, Longford

Residential

- Perth and and surrounds



Some Preliminary Inspirations

Contact

RED
PANDA PROPERTY

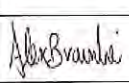
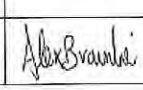
Andrew McCullagh
0418 122 333

GHD

23 Paterson Street
T: 61 3 6332 5500 F: 61 3 8732 7046 E: lstmail@ghd.com

12510470-55274-45/https://projectsportal.ghd.com/sites/pp16_01/drummondstreetrezoni/ProjectDocs/12510470-REP-A_ DRAFT_Planning Assessment.docx

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
DRAFT A	Jen Welch					05/05/2020
DRAFT B	Jen Welch	Alex Brownlie				07/12/2020
0	Jen Welch	Alex Brownlie		Alex Brownlie		11/12/2020

www.ghd.com

TASMANIAN PLANNING COMMISSION

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):	6ty° Pty Ltd
Email address	gwalker@6ty.com.au
Contact number:	0417 921 661

2. Site address:

Address:

'Glen Ireh' 5 Eskleigh Road, Perth

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Volume 177503 Folio 1 (PID: 9125532)

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : Bernard John Einoder

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Volume 177503 Folio 1

Position (if applicable): owner

Signature: [signature] Date: 12. March 2022

Registered owner (please print): Bernard John Einoder

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

177503 Folio 1

Position (if applicable):

Signature: X Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

2

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule[1]; or
- combined permits and amendments[2].

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,

ii. the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

[1] under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

[2] under section 43A of the former provisions or section 40T of the current provisions of the Act

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
177503	1
EDITION	DATE OF ISSUE
2	04-Aug-2021

SEARCH DATE : 17-Mar-2022
SEARCH TIME : 03.31 PM

DESCRIPTION OF LAND

Parish of PERTH Land District of CORNWALL
Lot 1 on Plan 177503
Being the land described in Conveyance No. 15/4662
Excepting thereout Lots 1 & 2 (SP 23295), Conveyance No. 59/7354 (Riparian Reserve), Conveyance No.33/1957 (68/32 D.O.), Lot 1 (P139741), Lot 10 (P173774) 8.218ha & Lot 1 (SP177502) 39.77ha
Derivation : Part of 523 Acres Gtd. to Frederick Augustus Ducroz and Part of 2240 Acres Gtd. to Thomas Ritchie
Prior CT 174679/1

SCHEDULE 1

A936702 TRANSFER to BERNARD JOHN EINODER

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: right of way (appurtenant to the land in Conveyance No. 12/3895) at all times and for all purposes with or without horses carts carriages or waggons laden or unladen to go pass and repass and to drive cattle sheep and other animals over and upon the Right of Way 10.06 wide on Plan 177503
SP177502 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 177502) over the land marked Right of Way & Services Easement (SP177502) on Plan 177503
SP177502 BURDENING EASEMENT: a services easement (appurtenant to Lot 1 on Sealed Plan 177502) over the land marked Right of Way & Services Easement (SP177502) on Plan 177503
SP177502 BURDENING EASEMENT: a services easement (appurtenant to Lot 1 on Sealed Plan 177502) over the land marked Services Easement 10.00 wide (SP177502) on Plan 177503
M823549 CAVEAT by Drummond Street Developments Pty Ltd affecting part of the said land within described as shown hatched on the plan annexed thereto Registered

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

29-May-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

176603	PLAN Lodged by L C MACKENZIE on 24-Jan-2019 BP: 176603
181904	Plan - Pending Lodged by TAS NETWORKS on 06-Sep-2021 BP: 181904
E278690	NOTICE to TREAT Pursuant to Section 11 of the Land Acquisition Act 1993. Lodged by CLARKE & GEE - DEV on 16-Sep-2021 BP: E278690
E288053	APPLICATION: THE NORTHERN MIDLANDS COUNCIL under the Land Acquisition Act 1993 of Section 126 Lodged by CLARKE & GEE - DEV on 17-Nov-2021 BP: E288053

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER
BERNARD JOHN EINODER
FOLIO REFERENCE
174679/1
GRANTEE
PART OF 523 ACRES GTD TO FREDERICK AUGUSTUS DUCROZ
PART OF 2240 ACRES GTD TO THOMAS RITCHIE

PLAN OF TITLE

LOCATION: LAND DISTRICT OF CORNWALL
PARISH OF PERTH

CONVERTED BY PLAN No: P 23505

COMPILED BY: COHEN & ASSOCIATES PTY LTD, LAUNCESTON

NOT TO SCALE LENGTHS IN METRES

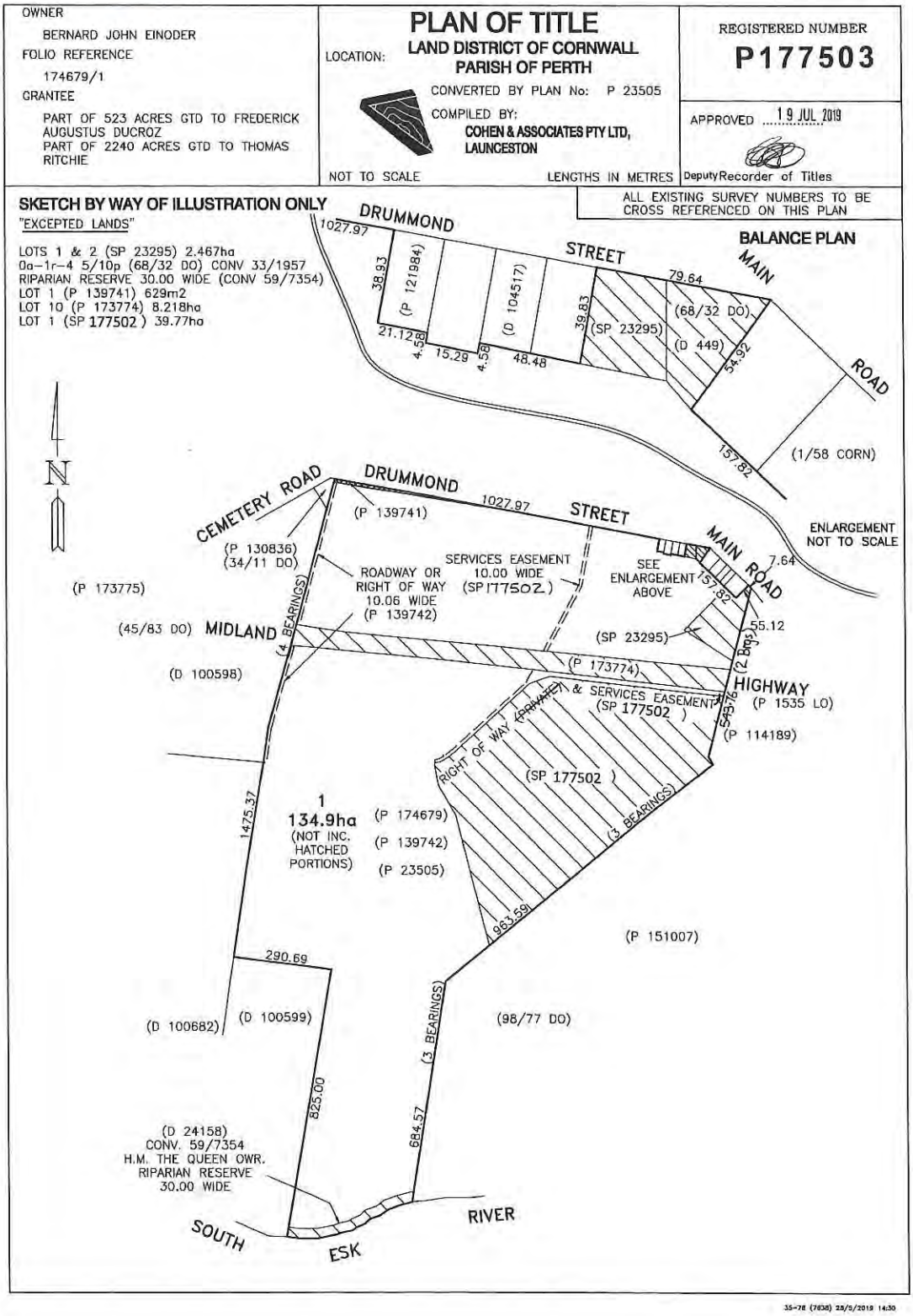
REGISTERED NUMBER
P177503

APPROVED 19 JUL 2019
Deputy Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"

LOTS 1 & 2 (SP 23295) 2.467ha
0a-1r-4 5/10p (68/32 DO) CONV 33/1957
RIPARIAN RESERVE 30.00 WIDE (CONV 59/7354)
LOT 1 (P 139741) 629m2
LOT 10 (P 173774) 8.218ha
LOT 1 (SP 177502) 39.77ha



35-78 (7838) 28/5/2019 14:30

Received
26.04.2022

Drummond Street Development Pty Limited

Drummond Street Rezoning
Proposed Amendment

December 2020

WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

Received
26.04.2022

Table of contents

Table index

Figure index

Received
26.04.2022

1. Introduction

This document forms the technical detail of the proposed amendment for the land at 35 Drummond Street, Perth. The drafting of the amendment has been prepared to respond to the current *Northern Midlands Interim Planning Scheme 2013* and to the incoming schemes and to the provisions of the *Land Use Planning and Approvals Act 1993*. It is requested that in considering whether to initiate Council recognise the potential for the scheme to transition during the assessment of the application and endorse the proposals for both schemes.

This document should be read in conjunction with assessment undertaken in *Drummond Street Planning Scheme Amendment; Planning Assessment* (GHD, December 2020), and is consistent with the scope, limitations and assumptions within that document.

Received
26.04.2022

2. Mapping amendment

The following section proposes amendments to the planning scheme maps. Changes are generally consistent whether applied to the *Northern Midlands Interim Scheme 2013* or the *Tasmanian Planning Scheme.*

2.1 Change to zoning

Amendments to the interim scheme zone mapping are to apply to that part of the land at 35 Drummond Street, Perth (CT177503/1), that is located north of the Midlands Highway. The land is to be changed from the Rural Resource Zone to a combination of Open Space Zone, General Residential Zone, and General Business Zone as per the figure below.

Table 1 Areas of proposed zoning changes

Proposed Zone	Area (m^2)
General Residential Zone	357,824
General Business Zone	140,462
Open Space Zone	1,204

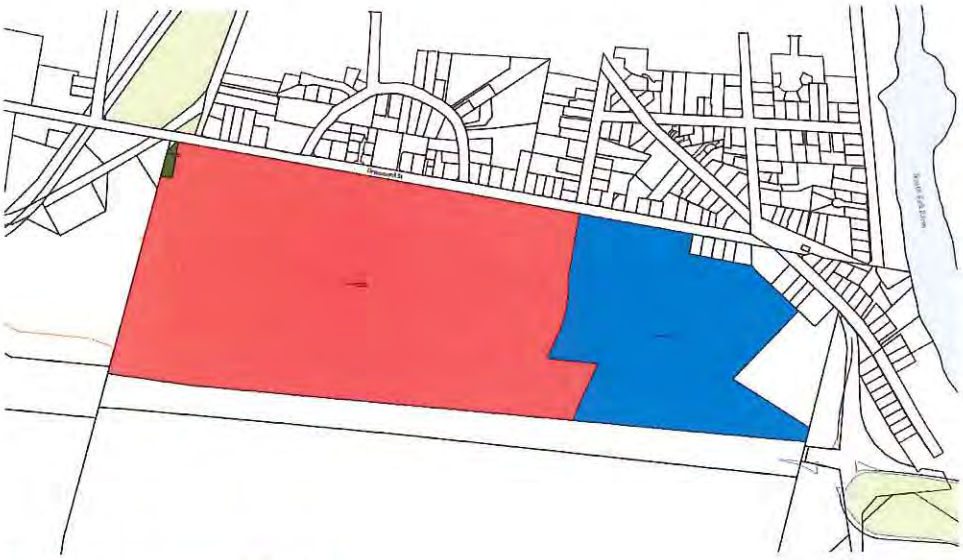


Figure 1 Proposed Zoning

Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

2.2 Application of Specific Area Plan

Amendments to the interim scheme overlay mapping are to apply to that part land at 35 Drummond Street, Perth CT177503/1, that is located north of the Midlands Highway. The land is to be mapped as a Specific Area Plan as per the figure below. SAP boundaries are to be consistent with the boundaries of this part of the title.

Figure 2 Boundaries of Specific Area Plan

Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

2.2.1 Removal of Perth Specific Area Plan

The Draft LPS boundaries for the Perth Specific Area Plan are to be modified to exclude the proposed Specific Area Plan.

Received
26.04.2022

3. Amendments to the ordinance

Standards to be applied are generally consistent between the existing applicable planning scheme and the Tasmanian Planning Scheme.

3.1 Interim Planning Scheme

The following section includes details of the proposed amendments to the ordinance of the *Northern Midlands Interim Planning Scheme 2013*.

Include an additional Specific Area plan in Part F "South Perth Specific Area Plan". The wording of the SAP is to be in accordance with the following section, with prefix numbering to be included to be consecutive with the numbering of existing SAP's.

3.1.1 Specific Area Plan

South Perth Specific Area Plan

1.1 Purpose of the Specific Area Plan

1.1.1 The purpose of the Specific Area Plan is to:

a) To enable development appropriate to the specific conditions of the site and allows for future infrastructure.

b) To allow for a density and variety of residential development.

c) To allow for commercial activity consistent with the retail hierarchy and activity on adjoining land

d) To enable subdivision and development with an integrated system of open space and recreation areas.

e) To guide subdivision and development to ensure an efficient road layout providing a high level of connectivity, safety and amenity

1.2 Application of the Specific Area Plan

This Plan applies to the area of land designated on the Planning Scheme Maps as the South Perth Specific Area Plan.

This Specific Area Plan overrides provisions 10.4.15.5 Integrated Urban Landscape, 10.4.15.6 Walking and Cycling Network, 10.4.15.7 Neighbourhood Road Network

1.3 Local Area Objectives - Not used

1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives

1.4 Definition of Terms – Not used

1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition

1.5 Use Table

Use Class	Qualification
Permitted	
Residential	In Central Precinct as shown in Map 2 Residential use is permitted at Ground level.
Prohibited	
Bulky Goods Store	In the Specific Area Plan

1.6 Use Standards

1.6.1 Retail Impact

Objective:	
That retail uses do not compromise or distort the activity centre hierarchy	
Acceptable Solution	**Performance Criteria**
A1 The gross floor area must be no more than for General Retail and Hire, 1,500m^2;	**P1** General Retail and Hire and/or Bulky Goods Sales uses must not compromise or distort the activity centre hierarchy, having regard to: a) the degree to which the proposed use improves and broadens the commercial or retail choice with the area; b) the extent that the proposed use impacts on other activity centres; and c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

1.7 Development Standards

1.7.1 Building Height – This clause replaces 21.4.1 A2 and P2

Objective:	
That building height: (a) is compatible with the surrounds; and (b) enables more intensive development in appropriate locations	
Acceptable Solution	**Performance Criteria**
A1 In the Central Precinct as shown in Map 2 building height must be no more than 15m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of existing buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places, or open spaces as identified in Map 1.

1.7.2 Buildings and Works

Objective:	
That buildings and works do not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solution	**Performance Criteria**
A1 Buildings and works must: a) be for construction of roads or open space in areas consistent with types shown in Map 1; or b) not be located in areas for roads and open space in Map 1.	**P1** Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to: a) the configuration of roads and open space as shown in Map 1;l b) the topography of the site; c) any existing access arrangements; d) location of any services; and e) the purpose, location and extent of any building and works.

1.8 Development Standards for Subdivision

1.8.1 Subdivision Layout in the Central Precinct – This clause replaces 21.4.2 Subdivision

Objective:	
That subdivision and each lot within it: a) facilitates an integrated system of open space and recreation areas. b) enables a road layout providing a high level of connectivity, safety and amenity c) has an area and dimensions appropriate for use and development in the zone; and d) is provided with appropriate frontage to a road.	
Acceptable Solution	**Performance Criteria**
A1 Each lot, or a lot in a plan of subdivision in the Central Precinct as shown in Map 2 must: a) Have an area of not less than 200m^2 and existing buildings are consistent with setback requirements; b) Be required for public use by the Crown, a council or a State authority; c) Be required for the provision of utilities; or d) Be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lot; b) existing buildings and the location of intended buildings on the lot; and **c)** any requirements necessary for the delivery of utilities.

1.8.2 Subdivision

These provisions override those of 10.4.15.5 Integrated Urban Landscape, 10.4.15.6 Walking and Cycling Network, 10.4.15.7 Neighbourhood Road Network

Objective:	
That subdivision within the South Perth Area a) facilitates an integrated system of open space and recreation areas. b) enables a road layout providing a high level of connectivity, safety and amenity; and c) delivers services, infrastructure and public open space that supports recreation and public connectivity.	
Acceptable Solution	**Performance Criteria**
A1 Subdivision; a) Does not involve the creation of new road lots, or	**P1** The subdivision layout provides an integrated road network with regard to; a) Future subdivision and development of lots,

b) Does not involve the creation of new lots that would prevent the road layout in Map 1; or c) Road layout accords with Map 1.	b) Any buildings included as part of the subdivision; c) street and pedestrian connectivity to adjoining land and to public open space, d) Maximises street frontages to lots created; and e) Requirements for utilities.
A2 Subdivision; a) Is for a minor boundary adjustment; or b) Does not involve the creation of new lots that would prevent public open space as shown in Map 1; or c) Public open space accords with Map 1.	**P2** The subdivision layout provides an open space network, with regard to: a) Future subdivision and development of lots; b) The needs of the community for Public Open Space; c) Interconnectivity of public open space, with cycling and pedestrian infrastructure; d) Requirements for utilities; and e) Any advice from Council.
A3 Subdivision is not staged.	**P3** A staging plan for subdivision shows that lots will be provided with appropriate public open space and utilities; with regard to; a) The number of proposed lots in each stage; b) future use and development; and c) the layout as shown in Map 1.

3.2 Tasmanian Planning Scheme – Local Provisions Schedule

The following section includes the details of the proposed amendments to the ordinance of the *Tasmanian Planning Scheme* (TPS) (19 March 2018), and the *Draft Northern Midlands Local Provision Schedule* (LPS) from the Ordinary Council meeting (21 October 2019). Any change to amendments to current provisions are capable of being reviewed by the Tasmanian Planning Commission and applicant and appropriate modifications to the proposed amendment if necessary.

3.2.1 Specific Area Plan

South Perth Specific Area Plan

1.1 Purpose of the Specific Area Plan

1.1.1 The purpose of the Specific Area Plan is to:

f) To enable development appropriate to the specific conditions of the site and allows for future infrastructure.

g) To allow for a density and variety of residential development.

h) To allow for commercial activity consistent with the retail hierarchy and activity on adjoining land

i) To enable subdivision and development with an integrated system of open space and recreation areas.

j) To guide subdivision and development to ensure an efficient road layout providing a high level of connectivity, safety and amenity

1.2 Application of the Specific Area Plan

This Plan applies to the area of land designated on the Planning Scheme Maps as the South Perth Specific Area Plan.

This Specific Area Plan overrides provisions 15.3.3 Retail Impact; 15.4.1 Building Height A1 and A2; and 15.5.1 Lot Design A1 and P1

1.3 Local Area Objectives - Not used

1.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives

1.4 Definition of Terms – Not used

1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition

1.5 Use Table

Use Class	Qualification
Permitted	
Residential	In Central Precinct as shown in Map 2 Residential use is permitted at Ground level.
Prohibited	
Bulky Goods Store	In the Specific Area Plan

1.6 Use Standards

1.6.1 Retail Impact

Objective:	
That retail uses do not compromise or distort the activity centre hierarchy	
Acceptable Solution	**Performance Criteria**
A1 The gross floor area must be no more than for General Retail and Hire, 1,500m^2;	**P1** General Retail and Hire and/or Bulky Goods Sales uses must not compromise or distort the activity centre hierarchy, having regard to: a) the degree to which the proposed use improves and broadens the commercial or retail choice with the area; b) the extent that the proposed use impacts on other activity centres; and c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

Received
26.04.2022

1.7 Development Standards

1.7.1 Building Height – This clause replaces 15.4.1 A2 and P2

Objective:	
That building height: (a) is compatible with the surrounds; and (b) enables more intensive development in appropriate locations	
Acceptable Solution	**Performance Criteria**
A1 In the Central Precinct as shown in Map 2 building height must be no more than 15m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of existing buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places, or open spaces as identified in Map 1.

1.7.2 Buildings and Works

Objective:	
That buildings and works do not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solution	**Performance Criteria**
A1 Buildings and works must: a) be for construction of roads or open space in areas consistent with types shown in Map 1; or b) not be located in areas for roads and open space in Map 1.	**P1** Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to: a) the configuration of roads and open space as shown in Map 1;l b) the topography of the site; c) any existing access arrangements; d) location of any services; and e) the purpose, location and extent of any building and works.

1.8 Development Standards for Subdivision

1.8.1 Subdivision Layout in the Central Precinct – This clause replaces 15.5.1 Lot Design.A1 and P1

Objective:	
That subdivision and each lot within it: a) facilitates an integrated system of open space and recreation areas. b) enables a road layout providing a high level of connectivity, safety and amenity c) has an area and dimensions appropriate for use and development in the zone; and d) is provided with appropriate frontage to a road.	
Acceptable Solution	**Performance Criteria**
A1 Each lot, or a lot in a plan of subdivision in the Central Precinct as shown in Map 2 must: a) Have an area of not less than 200m² and existing buildings are consistent with setback requirements; b) Be required for public use by the Crown, a council or a State authority; c) Be required for the provision of utilities; or d) Be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lot; b) existing buildings and the location of intended buildings on the lot; and **c)** any requirements necessary for the delivery of utilities.

1.8.2 Subdivision

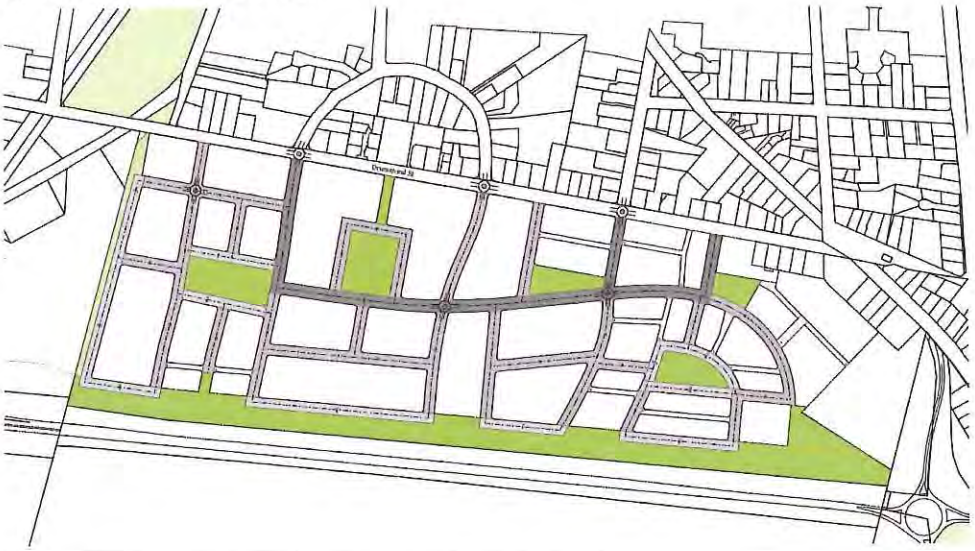
Objective:	
That subdivision within the South Perth Area a) facilitates an integrated system of open space and recreation areas. b) enables a road layout providing a high level of connectivity, safety and amenity; and c) delivers services, infrastructure and public open space supports recreation and public connectivity.	
Acceptable Solution	**Performance Criteria**
A1 Subdivision; a) Does not involve the creation of new road lots, or	**P1** The subdivision layout provides an integrated road network with regard to; a) Future subdivision and development of lots;

b) Does not involve the creation of new lots that would prevent the road layout in Map 1; or c) Road layout accords with Map 1.	b) Any buildings included as part of the subdivision; c) street and pedestrian connectivity to adjoining land and to public open space; d) Maximises street frontages to lots created; and e) Requirements for utilities.
A2 Subdivision; a) Is for a minor boundary adjustment; or b) Does not involve the creation of new lots that would prevent public open space as shown in Map 1; or c) Public open space accords with Map 1.	**P2** The subdivision layout provides an open space network, with regard to; a) Future subdivision and development of lots; b) The needs of the community for Public Open Space; **c)** Interconnectivity of public open space, with cycling and pedestrian infrastructure; d) Requirements for utilities; and e) Any advice from Council.
A3 Subdivision is not staged.	**P3** A staging plan for subdivision shows that lots will be provided with appropriate public open space and utilities; with regard to; a) The number of proposed lots in each stage; b) future use and development; and c) the layout as shown in Map 1.

3.3 Accompanying maps

The maps to be referred to in the South Perth Specific Area Plan are consistent with those on the following page.

ap 1 South Perth Layout Plan



Type	Width (metres)
Road	18
Reserve Road	16.5
Laneway	8
Boulevard	20
Open Space	-

Map 2 South Perth Precincts

GHD

23 Paterson Street
T: 61 3 6332 5500 F: 61 3 8732 7046 E: lstmail@ghd.com

12510470-19899-48/https://projectsportal.ghd.com/sites/pp16_01/drummondstreetrezoni/ProjectDocs/12510470-REP-A_Planning Scheme Amendment.docx

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft A	Jen Welch	Alex Brownlie		A Brownlie		07/12/2020
0	Jen Welch	Alex Brownlie	Alex Brownlie	A Brownlie	Alex Brownlie	11/12/2020

www.ghd.com

NORTHERN
MIDLANDS
COUNCIL

Our ref: PLN-22-0047

14 April 2022

Mr George Walker
6ty° Pty Ltd
P.O. Box 63
RIVERSIDE TAS 7250

By email: gwalker@6ty.com.au

Dear Mr Walker

Additional Information Required for Draft Amendment 02/2022 to the Northern Midlands Interim Planning Scheme 2013 to rezone part of 5 Eskleigh Road, Perth to General Residential, General Business and Open Space

I refer to the abovementioned application which includes a document titled *Drummond Street Developments Pty Ltd, Drummond Street Planning Scheme Amendment, Planning Assessment, GHD, December 2020* (**GHD Planning Assessment**).

Appendix G (**GHD Infrastructure Assessment**) includes Appendix C (**NMC South Perth Concept WSUD – Preliminary Options, Hydrodynamica, 15 July 2020**) which advises on page 3 that, 'The site is possibly going to present difficulties in fully servicing the roads with traditional underground piped drainage when considering the minimum cover requirements, the wetlands depths to develop treatment volumes, and the depth for hydraulic connection at Sheepwash Creek under AEP 1% flood levels'.

Before the application is considered the following information is required in accordance with section 33A (1) (former provisions) of the *Land Use Planning and Approvals Act 1993*:

1. An engineering demonstration to satisfy the statement on page 9 of Appendix G (GHD Infrastructure Assessment) that "stormwater can be drained to the South Esk River and to Sheepwash Creek".

   This must include long sections, gradients and diameters of required trunk mains, main channels and overland flow paths, necessary easements and/or land acquisition requirements, connection points to Sheepwash Creek, proposed extensions and/or upgrades to Council infrastructure to provide connectivity to the east and west, and likely cut/fill areas throughout the site to facilitate drainage.

2. The Specific Area Plan with accompanying precinct plan as referenced and relied upon in the GHD Planning Assessment; or an amended planning assessment report that does not rely upon or reference a Specific Area Plan to clarify the scope and terms of the proposed amendment.

In accordance with section 33A (former provisions) of the *Land Use Planning and Approvals Act 1993* the period referred to in section 33(3) or (3AA) does not run while the requirement has not been, in the opinion of the planning authority, satisfied.

Please contact me on 6397 7303 or email planning@nmc.tas.gov.au if you have any questions.

Yours sincerely

Paul Godier
Senior Planner

TASMANIAN PLANNING COMMISSION

Our ref: DOC/22/54390
Officer: Lauren O'Brien
Phone: 03 6165 6813
Email: tpc@planning.tas.gov.au

25 May 2022

Northern Midlands Council
Mr Des Jennings, General Manager
PO Box 156
LONGFORD TAS 7301

Attention: Mr Paul Godier, Senior Planner

By email: council@nmc.tas.gov.au; paul.godier@nmc.tas.gov.au

Dear Mr Jennings

Northern Midlands Interim Planning Scheme 2013
Draft amendment 02/2022
Rezone part of 5 Eskleigh Road, Perth from Rural Resource to General Residential, General Business and Open Space, and insert the South Perth Specific Area Plan
Section 33B request to review additional information

On 26 April 2022, the Tasmanian Planning Commission (the Commission) received a request from 6ty° Pty Ltd to review the requirement for additional information for draft amendment 02/2022 of the Northern Interim Planning Scheme 2013 under section 33B of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act).

The Commission has reviewed the request and advise the planning authority that under section 33B(4)(a) of the Act, item 1 of the planning authority's further information request dated 14 April 2022 relating to draft amendment 02/2022 must be reconsidered.

Specifically, the reconsideration should involve reviewing the level of detail requested on stormwater design at this stage of the draft amendment process. Consideration should be given to whether some of the information requested could be provided at the stage of a development application should the draft amendment be approved.

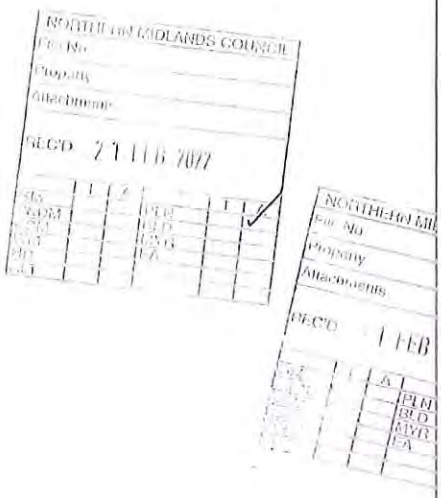
If you require further information please contact the Commission on 03 6165 6828.

Yours sincerely

Dan Ford
Senior Planning Consultant

Level 3, 144 Macquarie Street Hobart Tasmania GPO Box 1691 Hobart TAS 7001
Ph: 03 6165 6828 Email: tpc@planning.tas.gov.au
www.planning.tas.gov.au

NORTHERN MIDLANDS COUNCIL



13 Smith Street / PO Box 156
Longford Tas 7301

PLANNING APPLICATION

Phone: 6397 7303
E-mail: planning@nmc.tas.gov.au

PLANNING APPLICATION
Proposal

Description of proposal: Western Junction Quarry Southern Extension - See attached report

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 81 Evandale Road, Western Junction, Tas 7212

CT no: ID 2551287 Title Ref 180211/1 and 146280/1 and Property ID 1776740, Title 121824/2

Estimated cost of project $N/A

(include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? ~~Yes~~ / *No*
If yes – main building is used as .....

If variation to Planning Scheme provisions requested, justification to be provided:

(attach additional sheets if necessary)

Is any signage required? No

(if yes, provide details)

PLANNING APPLICATION

Applicant / owner details

Applicant: D. Hughes

Signature of Applicant: D. Hughes Date: 21-02-22

Applicant's Details:

Postal address: 81 Evandale Road, Western Junction, Tas 7212

Phone: 03 6398918134 Mobile: 0439918134

E-mail: daviejane@hotmail.com @

☑ I agree to receive communication regarding this application via email (please tick)

Name of Owner/s of subject site: D. Hughes
(as per certificate of title)

*(If the subject site is Crown land, owned by the Council or administered by the Council or the Crown, the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council, **and** must be accompanied by written permission of that Minister or general manger to the making of the application.)*

*If the proposal involves works to an existing access or a new access the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council **and** must be accompanied by the written permission of that Minister or general manager to the making of the application.*

Owner's postal address: 81 Evandale Road, Western Junction, Tas 7212

Owner's email address: daviejane@hotmail.com

As the owner of the land, I consent to the application being submitted,

Signed: D. Hughes Date: 21-02-22

OR

As the applicant, I declare that I have notified the owner of the application

Signed: Date:

Right of Way:

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Name of Owner/s of ROW:

ROW Owner's Postal Address:

As the applicant, I have notified the owner of the ROW of the application

Signed: Date:

(attach extra page if required)

Office use only:

Paid $..... Date: ..... Receipt No: ..... (Code 01)

Ref: P1...../ ..... Discretionary / Permitted / No Permit Required

Attachments:

- ☐ **Site plan** *(A4 or A3) showing:*
  - new buildings, works and alterations
  - north point, relative site and floor levels
  - lot boundaries, contours, road frontages, rights of way, easements and any services over the land
  - location of any existing buildings or structures on the land or adjoining lots
  - existing natural features such as trees, watercourses etc
  - items to be demolished, areas to be cut and filled
  - vehicle access points to roads and provisions for car parking & manoeuvring
  - provision of open space, including gradients, dimensions, access and adjoining open spaces
  - provisions for drainage
  - a completed environmental supplement for commercial or industrial developments
- ☐ **Adequate information to fully explain proposal, its intent, compatibility with environs & justification for any variation of Scheme provisions**
- ☐ **Locality plan showing:**
  - nearby streets
  - nearby buildings & features
- ☐ **Landscape plans & elevations** *(A4 or A3) showing:*
  - existing vegetation
  - proposed plantings
  - trees to be removed or land clearing and measures to prevent site soil erosion / pollution
- ☐ **Proposal plans/drawings** *(A4 or A3) showing:*
  - floor plan (inc area in m^2)
  - building elevations (inc heights of building)
  - external materials and proposed colour scheme
  - type and colour and construction materials on all external surfaces
  - details of external lighting including the location, direction and strengths of external lights and proposed baffle devices
  - details of signage required
- ☐ **Consent of the property owner;**
- ☐ **Copy of title plan & easements** (available from Service Tas)
- ☐ **Other reports** (eg engineering)
- ☐ **Fees**

  Application fees are based on estimates provided by the applicant when the planning application is made – an adjustment may be levied when a project cost is provided at building application stage.

Applications may be emailed to Planning@nmc.tas.gov.au, and application fees may be paid over the phone to Council's receptionist.

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
121824	2
EDITION	DATE OF ISSUE
7	19-Jun-2021

SEARCH DATE : 01-Mar-2022
SEARCH TIME : 11.41 AM

DESCRIPTION OF LAND

Parish of BREADALBANE, Land District of CORNWALL
Lot 2 on Sealed Plan 121824
Derivation : Part of 582A-3R-0Ps. Gtd. to J. Sinclair.
Prior CTs 113409/1 and 41433/1

SCHEDULE 1

M890836 TRANSFER to DAVID NICHOLAS HUGHES Registered 19-Jun-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP121824 EASEMENTS in Schedule of Easements
SP121824 FENCING COVENANT in Schedule of Easements
SP121824 WATER SUPPLY RESTRICTION
SP121824 SEWERAGE AND/OR DRAINAGE RESTRICTION
C108260 BURDENING EASEMENTS as defined therein for the benefit of FEDERAL AIRPORTS CORPORATION in the following manner: (i) a right of carriageway, a service easement and an aviation facility easement each with ancillary rights over the land marked LIGHT EASEMENT & RIGHT OF WAY `Q' on P.129149 Registered 07-Aug-1998 at 12.01 PM
C108262 BENEFITING EASEMENT: A right of carriageway over the land marked RIGHT OF WAY `P' and RIGHT OF WAY `R' on P.129149 Registered 07-Aug-1998 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: DAVID NICHOLAS HUGHES FOLIO REFERENCE: FR.129905/1 GRANTEE: Part of 324 Acres Gld. to Thomas Gee.	**PLAN OF TITLE** LOCATION: LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE FIRST SURVEY PLAN No: SP.21957 COMPILED BY: VERIS AUSTRALIA PTY LTD SCALE 1: 7,500 LENGTHS IN METRES	REGISTERED NUMBER **P180211** APPROVED 1 DEC 2021 Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
146280	1
EDITION	DATE OF ISSUE
1	20-Mar-2006

SEARCH DATE : 01-Mar-2022
SEARCH TIME : 11.40 AM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL
Lot 1 on Plan 146280
Being the land described in conveyance No. 64/6213
Derivation : Part of 280 Acres Granted to John Atkinson & Henry Jennings
Derived from A20912

SCHEDULE 1

DAVID NICHOLAS HUGHES

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
180211	1
EDITION	DATE OF ISSUE
1	21-Jan-2022

SEARCH DATE : 01-Mar-2022
SEARCH TIME : 11.38 AM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL
Lot 1 on Plan 180211
Derivation : Part of 324 Acres Granted to Thomas Gee
Prior CT 129905/1

SCHEDULE 1

A938778 TRANSFER to DAVID NICHOLAS HUGHES

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B685814 BURDENING EASEMENT: right of carriageway and pipeline rights (appurtenant to Lot 1 on Plan 107909) over the Rights of Way 9.00 wide marked AB & NP and Right of Way 9.14 wide marked MN on Plan 180211 and over the land marked Pipeline Easement 4.00 wide on Plan 180211 (respectively)
SP 21957 BURDENING EASEMENT: right for the Commonwealth of Australia (appurtenant to the land marked CDEFGHJK on Sealed Plan 21957, previously part of the land in Folio of Register 2442/95) to go pass & repass over the Right of Way 9.14 wide marked MN on Plan 180211 and with the right to erect use & maintain overhead power transmission lines through over & along the said strip of land & to lay use & maintain underground cables through under & along the said strip of land together with rights of entry
SP 21957 BURDENING EASEMENT: right of carriageway (appurtenant to the land comprised in Conveyance 35/4440) over the Right of Way 9.00 wide marked NP on Plan 180211
SP 21957 BURDENING EASEMENT: right of carriageway (appurtenant to the land comprised and described in Conveyance 35/4440) over the Right of Way 9.14 wide marked MN on Plan 180211

UNREGISTERED DEALINGS AND NOTATIONS

the List

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

179652 PLAN Lodged by STATE GROWTH on 12-Aug-2020 BP: 179652

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER. *The Equity Trustees Company of Tasmania, John Lacey Barton & Hugh Cathcart Cameron.*
FOLIO REFERENCE
c.t. 113409-1, c.t. 41233-1.

GRANTEE
Part of 582a 3r 0p Gtd to John Sinclair.

PLAN OF SURVEY

BY SURVEYOR M.R. ROSE. — G. J. WALKEM & CO. P/L LAUNCESTON

LOCATION
LAND DISTRICT OF CORNWALL.
PARISH OF BREADALBANE.

SCALE 1:5000. LENGTHS IN METRES

REGISTERED NUMBER
SP 121824

APPROVED
EFFECTIVE FROM 20 FEB 1997
Director of Titles

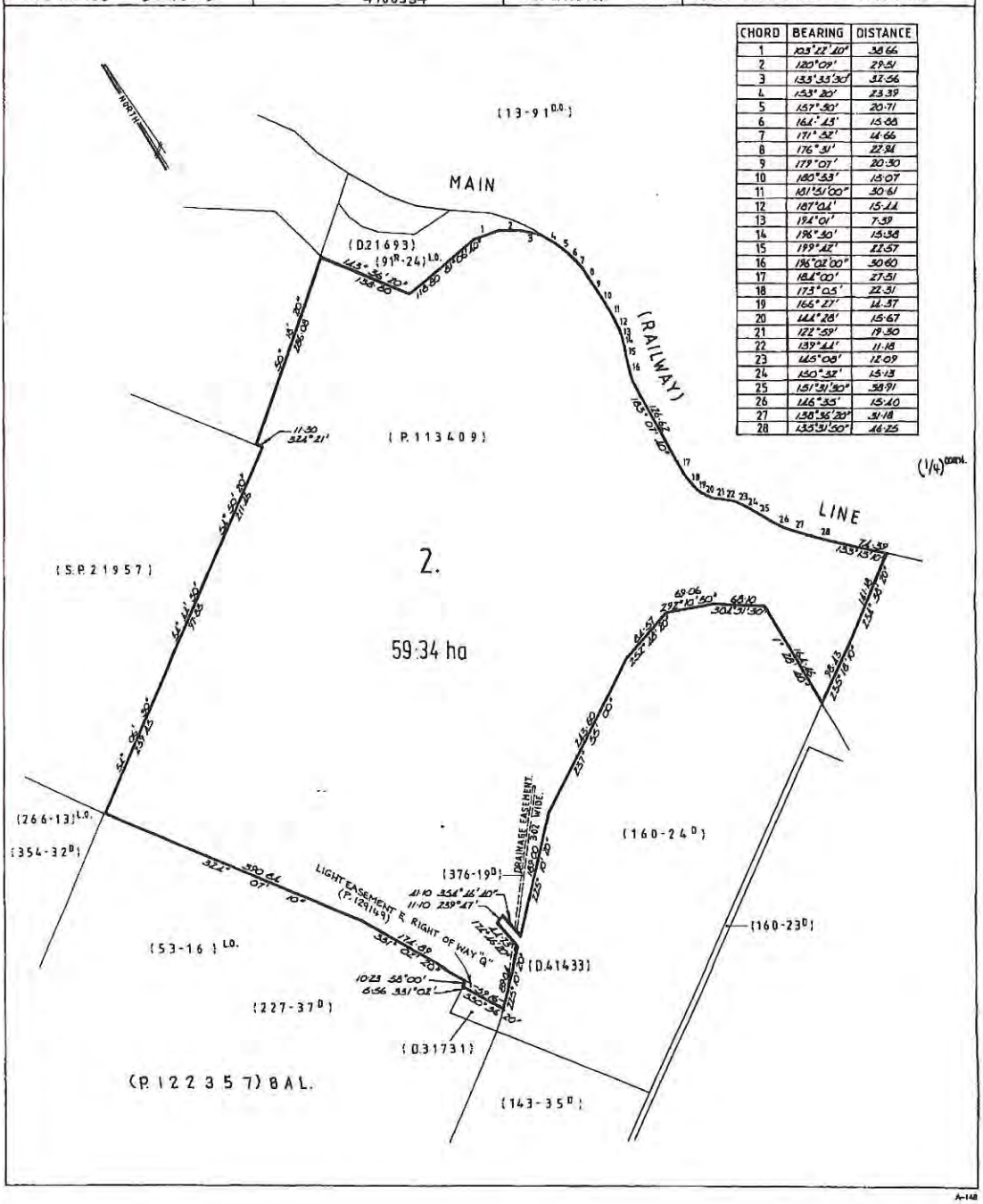
MAPSHEET MUNICIPAL CODE No. 123 5040 55

LAST UPI No. 4744288 4700534

LAST PLAN No. P.113409

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

CHORD	BEARING	DISTANCE
1	103°22'40"	38.66
2	120°09'	29.51
3	133°33'30"	37.56
4	153°20'	23.39
5	157°50'	20.71
6	164°45'	15.68
7	171°52'	14.66
8	176°31'	22.84
9	179°07'	20.30
10	180°53'	15.07
11	181°51'00"	30.61
12	187°04'	15.11
13	194°01'	7.39
14	196°30'	15.38
15	199°42'	22.57
16	196°02'00"	30.60
17	184°00'	27.51
18	173°05'	22.31
19	166°27'	14.37
20	144°28'	15.67
21	122°59'	19.30
22	139°44'	11.18
23	145°09'	12.09
24	150°32'	13.13
25	151°39'30"	38.91
26	146°35'	15.10
27	130°35'20"	31.18
28	135°31'50"	16.25



FOLIO PLAN

RECORDER OF TITLES

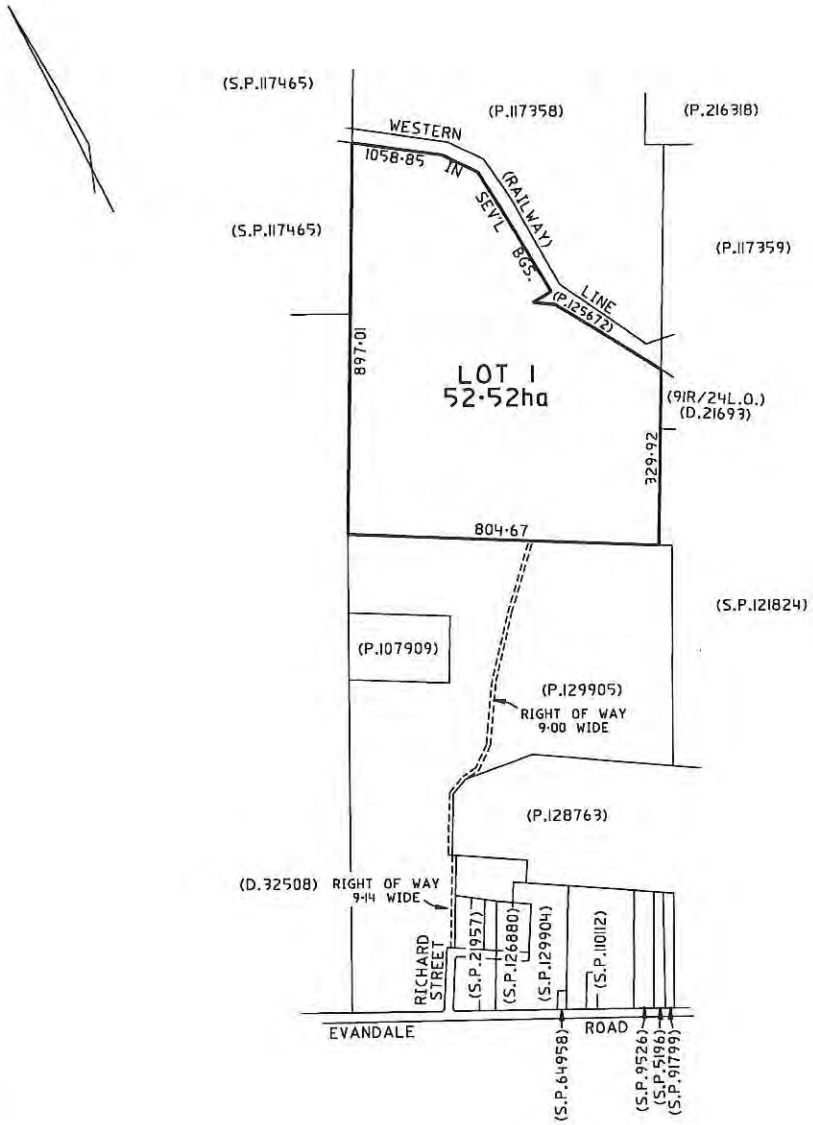
Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

FILE NUMBER A.20912 GRANTEE PART OF 280ac GTD. TO JOHN ATKINSON & HENRY JENNINGS	CONVERSION PLAN LOCATION CORNWALL - BREADALBANE CONVERTED FROM 60/3504 NOT TO SCALE LENGTHS IN METRES	Registered Number P.146280 APPROVED 24 FEB 2006 Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123(5040)	LAST UPI No. 4700039	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN — DRAWN L.H.

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



D.N.Hughes

WESTERN JUNCTION QUARRY SOUTHERN EXTENSION

EVIRONMENTAL EFFECTS REPORT

Final

JOHN MIEDECKE & PARTNERS PL • February 2022

TABLE OF CONTENTS

TABLE OF CONTENTS

LIST OF FIGURES AND TABLES

PART A – Proponent and Background

A.1 Proponent – D. N Hughes

The proponent for the Quarry is the landowner, Mr David Hughes. Under an agreement, Bis is the operator.

The contacts for the project are shown in **Table 1**.

TABLE 1: PROPONENT

Name of proponent (entity and trading name)	David N Hughes
Registered address of proponent	RSD 619 Evandale Road, Breadalbane TAS 7258
Postal address of proponent	As above
ABN	79421242311
Contact person's details	David Hughes Tel 0438918134 Email : daviejane@hotmail.com
Consultant engaged to prepare EER (as relevant)	John Miedecke and Partners Pty Ltd Telephone number 0418130672 Email : John@johnmiedecke.com

The operator is Bis Industries. Contact details are:

Bis Industries Grantly Hamilton – Site Manager - Tasmania

Western Junction Quarry, 1A Richard Street, Western Junction , TAS 7212

T +61 3 6398 9004 M 0457 546935

www.bisindustries.com

Email: Grantly.Hamilton@bisindustries.com

Bis Industries is a leading provider of specialised logistics and materials handling solutions to the world's biggest mining and resources companies. In Tasmania, operating under the wholly owned Bis Quarries Pty Ltd, they operate a number of major quarries and sand pits supplying the construction industry, State and Local Government.

A.2 Background

The existing Western Junction Quarry at near Breadalbane in Northern Tasmania produces a wide range of construction materials. (**Figure 1**).

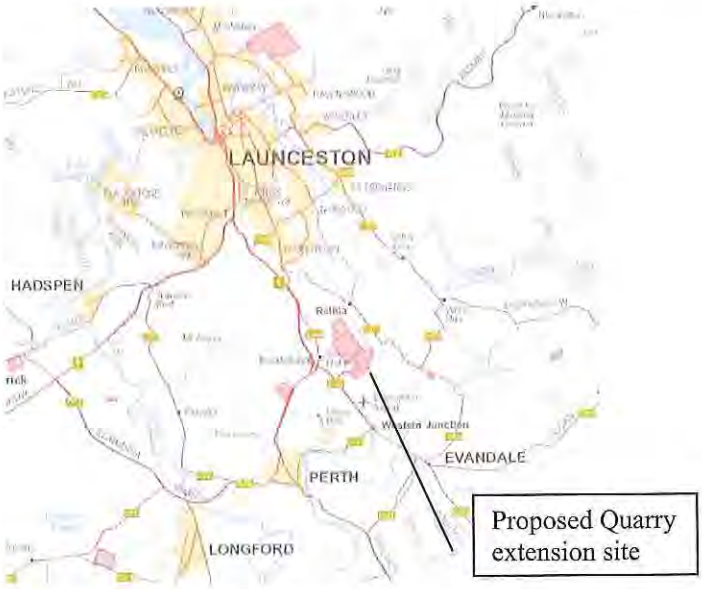


FIGURE 1: MINING LEASE 2045 P/M LOCATION – Western Junction Tasmania

The quarry has been in operation for almost 40 years and provides a wide selection of construction and building materials. It well located being situated in close proximity to a major road network, close to Launceston, in an isolated area of private land well screened from residences and local views. It is an important supplier to the civil construction industry in Northern Tasmania and has supplied to both the North-West and East Coasts. The area currently has three operating quarries.

Mr D Hughes is a local landowner who has owned a quarry on his land since 1980. Since 1982 the quarry has been operated by Brambles (now Bis Quarries Pty Ltd) under an agreement between Brambles (now Bis) and Mr Hughes.

In March 2019, as basalt rock reserves were being depleted in the existing mining lease, Mr Hughes applied for planning approvals and additional mining lease (MLA 2045P/M (**Figure 2**) and planning approval to allow the continuation of the quarry activities to the west of the existing operations. These were closer to the Launceston Airport on land owned by Mr Hughes.

Planning approval (Planning Permit PLN-19-0071), including the EPA Permit Part B No. 9667 was granted on 20 November 2020. The Environmental Assessment Report (EAR) for that proposal prepared by the EPA is attached in **Appendix A**. The planning approval is for 500,000 tonnes per annum

During the application process the landowner to the south of the quarry, indicated that they were interested in selling part of the property to the immediate south of the quarry operations and Mr Hughes is purchasing the land. As this land has better rock reserves and also provides a greater separation distance from the Launceston Airport and residences to the North, Mr Hughes is now making a new planning application for the revised quarry location and revised Mining Lease Application (2045P/M).

FIGURE 2 MINING LEASE APPLICATION ML 2045P/M – Source The List

Mr Hughes is applying for a level 2 quarry at the same production levels of 312,500 cubic metres of product per annum (500,000 tonnes per annum (at a SG of 1.6t/m3)) as the existing Permit, with the only change the movement of the quarry operations to include the different property title. The guidelines for this Environmental Effects Report are contained in **Appendix B**.

The quarry plan provides for a limited advance to the west and towards the airport and expansion to the South. This will provide future long term production within the new area proposed and be at a greater distance from the Launceston Airport and residences, with better rock reserves and quarry lifespan.

PART B – Proposal Description

B.1 Project Overview

A summary of the project is attached in **Table 2** (next page).

B.2 Site layout and development

The existing quarry is near Western Junction, NE of the Launceston Airport (**Figures 1 and 2**).

A more detailed location map (Google earth image) is shown in **Figure 3**. Bis propose to complete the existing quarry operations north of Briarly Creek, with rock production transferred gradually to the new site (ML 2045 P/M), as shown in **Figure 3.**

TABLE 2 PROJECT OVERVIEW 1

Proposed activity	
New activity or intensification of existing activity	Replacement of an existing activity. A planning application has been lodged over a different land title.
Material to be extracted	Crushed basalt over an approximate 20+ year period.
Maximum extraction quantity	312,500 cubic metres and 500,00 tonnes per year The current extraction limit at the current approved quarry is the same.
Material extraction and processing	Typical quarry operations, rock is blasted carted to the existing processing plant and crushed and screened.
Transport	Product is carted from the site via weighbridge to the Midland Highway and markets. Traffic volumes will remain the same as the approved operations. The average daily loaded truck movements from the site will be approximately 182 truck trips (two-way movements).
Stockpiling	Crushed rock products. • Pavement materials • Concrete Aggregates • Road Sealing Aggregates • Road Sheeting Materials • General Construction and drainage materials
Area of disturbance	The area of the site disturbed will vary from 4 to 33 ha. As the quarry floor is to be developed as commercial use the site will be hard surfaced and not be rehabilitated, except for the perimeter walls. Total area of land to be disturbed over the life of the proposal is estimated at 33 hectares.

TABLE 2 PROJECT OVERVIEW

Major equipment	MOBILE PLANT	Number
	Excavator 75t	1
	Excavator 30t	1
	Cat Rigid Dump Truck 45t	1
	Rubber Tired Front End Loader	2
	Mobile Screening Plant	1
	Drill Rig	Various as required
	Trucks	Various as required
	FIXED CRUSHING PLANT	
	Jaw crusher size 42x 30	1
	Screen 20 x 8	1
	Cone crusher J50	1
	Screen 20 x 8	1
	Tertiary crusher	1
	Auspactor VS200	1
	Screen 20 x8	1
	Screen 16 x 6	1
	PUG MILL	
	QME Twin Shaft 350t/hr.	1
	PRECOAT PLANT	
	Screen 10 x 5	1
	Additive Precoat Fluid	
	Bins Feed	
Infrastructure	All infrastructure is existing and the only new infrastructure will be diversion drainage, settling ponds, overburden and topsoil stockpiles as required. The existing infrastructure consists of : • Access roads and hardstand areas • Stockpiles • Settling ponds, diversion drains also used for water supply • Office • Cribroom • Weighbridge • Workshops • Stores • Fuel, lubricant and oxyacetylene • Mains power supply	

TABLE 2 PROJECT OVERVIEW

Proposal timeline	The new quarry area will be progressively developed as the existing reserves are exhausted over a period of 2 years
Operating hours	Operating hours will the same as currently permitted and are typically: • 6.00 am to 5.30 pm Monday to Friday, and • 7.00 am to 3.00 pm on Saturday. No works are conducted on Sundays or public holidays. Any works outside (ie to fulfill special contracts) will be subject to approval by the EPA/ Council. No operations or transportation of products are conducted on Sundays or public holidays (except maintenance). Public holidays are holidays that are observed State wide (Easter Tuesday excepted)
Rationale for proposal and alternatives	
Rationale	The new quarry will replace the existing approved quarry extension and will be developed to the South, rather the to the NW as currently planned. This will move the quarry further from existing residences
Alternatives	There are no feasible alternatives as the quarry area is restricted because of the airport and railway line. This application is an improved alternative on the previously approved location and moved the quarry operations further away from the nearest residences and the Launceston Airport
Location and planning context	
Location	The propose quarry is located on Mining Leases ML 975P/M and ML 2045P/M. 'THE SPRINGS' - 81 EVANDALE RD WESTERN JUNCTION TAS 7212 *Property ID 2551287 Title Refs 180211/1, 146280/1; and Property ID 1776740, Title 121824/2*
129905/1	The land is zoned Rural Resource. The land tenure is private land
Use Class and Permissibility	A permit is required under the LUPA Act, under the Use Class of Extractive Industry. This use is discretionary under the Planning Scheme.
Mining lease (ML)	MLA 2045 P/M. Mining Lease Application and ML 975P/M Mining Lease

TABLE 2 PROJECT OVERVIEW

Description of existing site and surrounds	
Land Use	The site is located in a rural area, with farmland to the south and north. Immediately to the north -west and west is the Launceston Airport. To the east is a rail line and corridor. All nearest residences are nearly 1 km away (refer Figure 3).
Topography	The topography is rolling hills, with an escarpment to the east and south
Climate	Annual rainfall is approximately 675 mm per year and winds from the North-West and West.
Geology	The quarry site is on a basalt flow overlying tertiary sediments
Soils	The soils are mapped as Breadalbane Soil Association(Brown Clayey soils on Tertiary Basalt. They have moderate erodibility and dispersibility. There is no potential to encounter acid sulphate soils and or contaminated soil as the proposed site is elevated and has only been used for sheep grazing. There is a remote chance of PFAS in the quarry groundwater in the future.
Hydrology	There are no permanent waterbodies on the site and it drains to ephemeral streams. The nearest water body is a dam constructed on Briarly Creek to the north about 500m away. This will receive drainage from the quarry and also serves as the water supply
Natural Values	The site has no natural vegetation as it has been cleared and used as grazing land. It is classified as "Grazing modified pastures" in the list

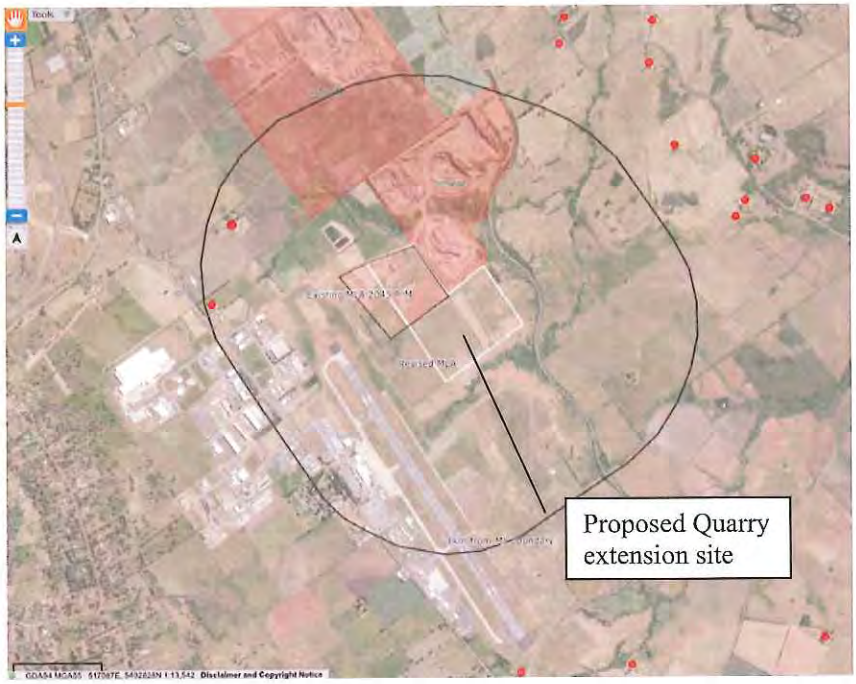


FIGURE 3: LOCATION – Western Junction Tasmania Google Earth Nearest residences – red dot

The pit will be developed in a southerly direction from the current old Main Pit floor (the site of the processing plant) in approximately 14 metre deep benches. As the depth to the expected basement at RL 130 will be greater than 14m in height, the quarry face will advance in multiple benches as shown in **Figure 4,** a computer generated perspective of a typical multi bench quarry pit.

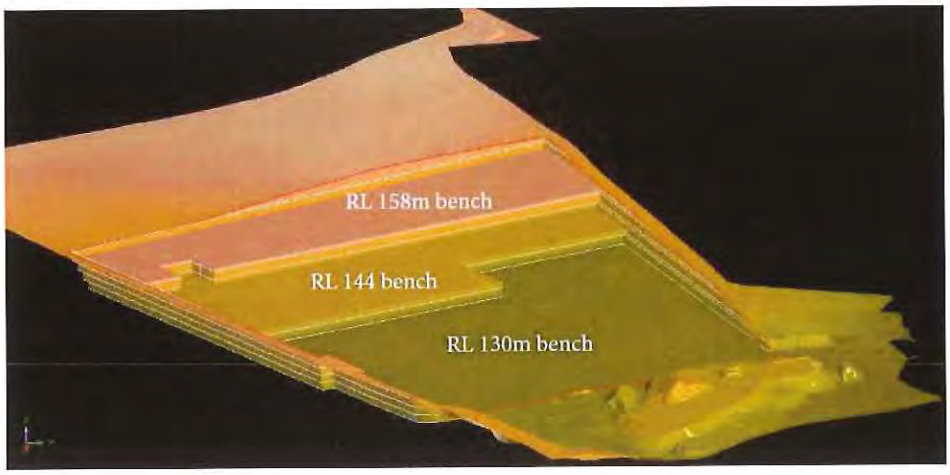


FIGURE 4: TYPICAL QUARRY 3 D VIEW SHOWING MULTIPLE BENCH OPERATION

Quarry plans have been designed using SURPAC resource modeling and mining planning software to allow for an expected 20 years of operation (based on reserves and annual production at the Permit limits of 312,500 m3/year). Therefore, it is expected that the quarry will continue for well over 20 years. These plans are shown in **Figures 5, 6 and 7. Figures 8** shows progressive rehabilitation of the quarry benches. **Figures 9** shows a final plan after all rock is quarried. These are all simplified plans based on the modeling but will vary depending on the rock characteristics and thickness.

The plans have been designed for the maximum extraction of the basalt resource in accordance with the Mining Lease conditions, the Quarry Code of Practice and best practice environmental management.

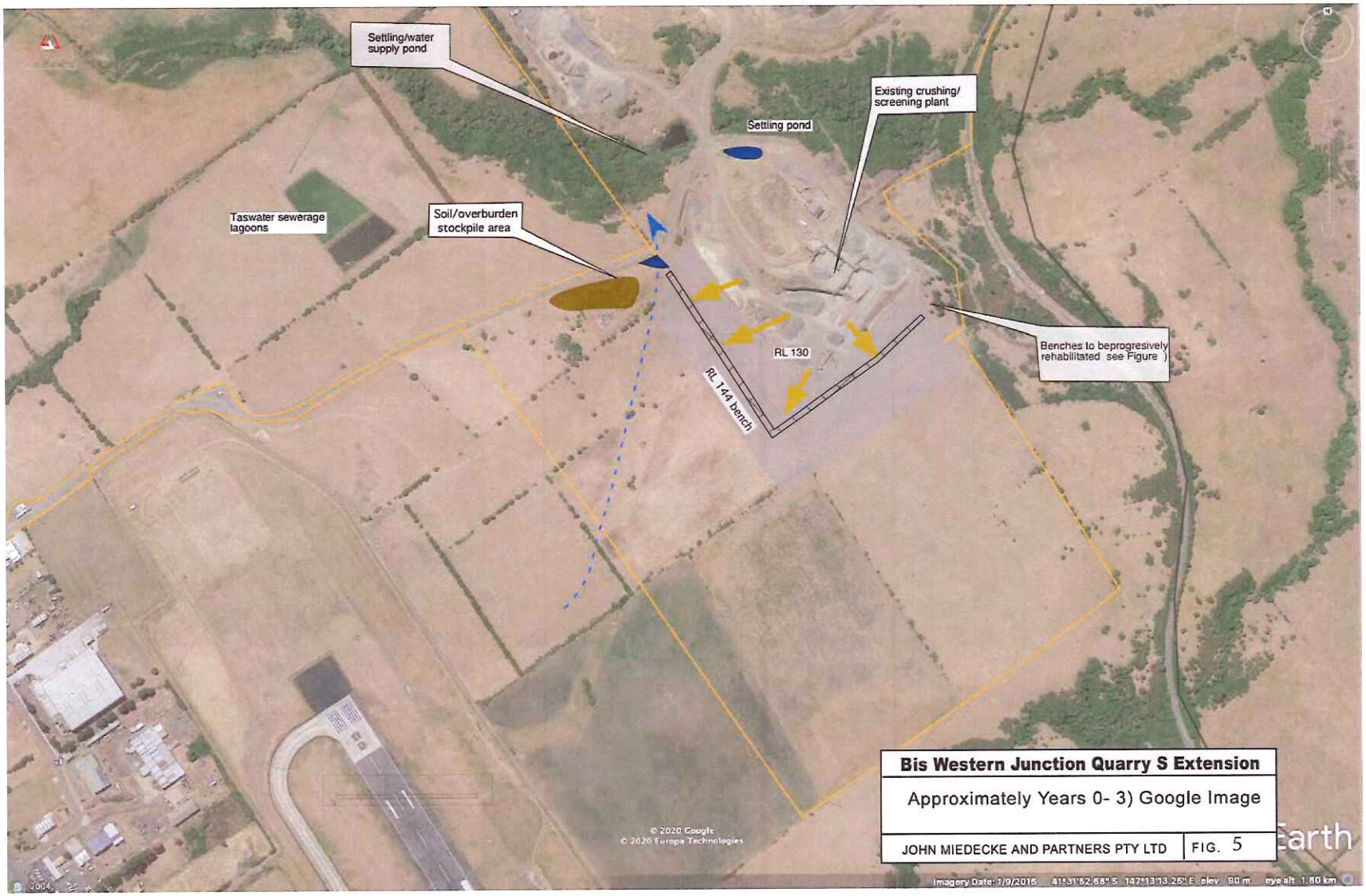
Quarrying will commence on the western face of the existing pit (processing plant location) with the relocation of existing topsoil and overburden stockpiles. These will be relocated to the northern side and also the proposed buffer /stockpile area between the quarry and the aerodrome. The pit will then be developed in nominal 14 m benches and progress to the South in stages, with topsoil and overburden removed in advance of the quarry activities of drilling and blasting, blasted rock removal by excavators and transport by truck (Cat rigid mine truck) to the existing processing plant.

Photograph 1 shows an example of existing quarry benches.

Photograph 1: Typical quarry bench operation. Quarry advances to the left

Rainfall falling on disturbed areas will be directed to a series of retention ponds prior to discharge to the water supply pond in Briarly Creek.

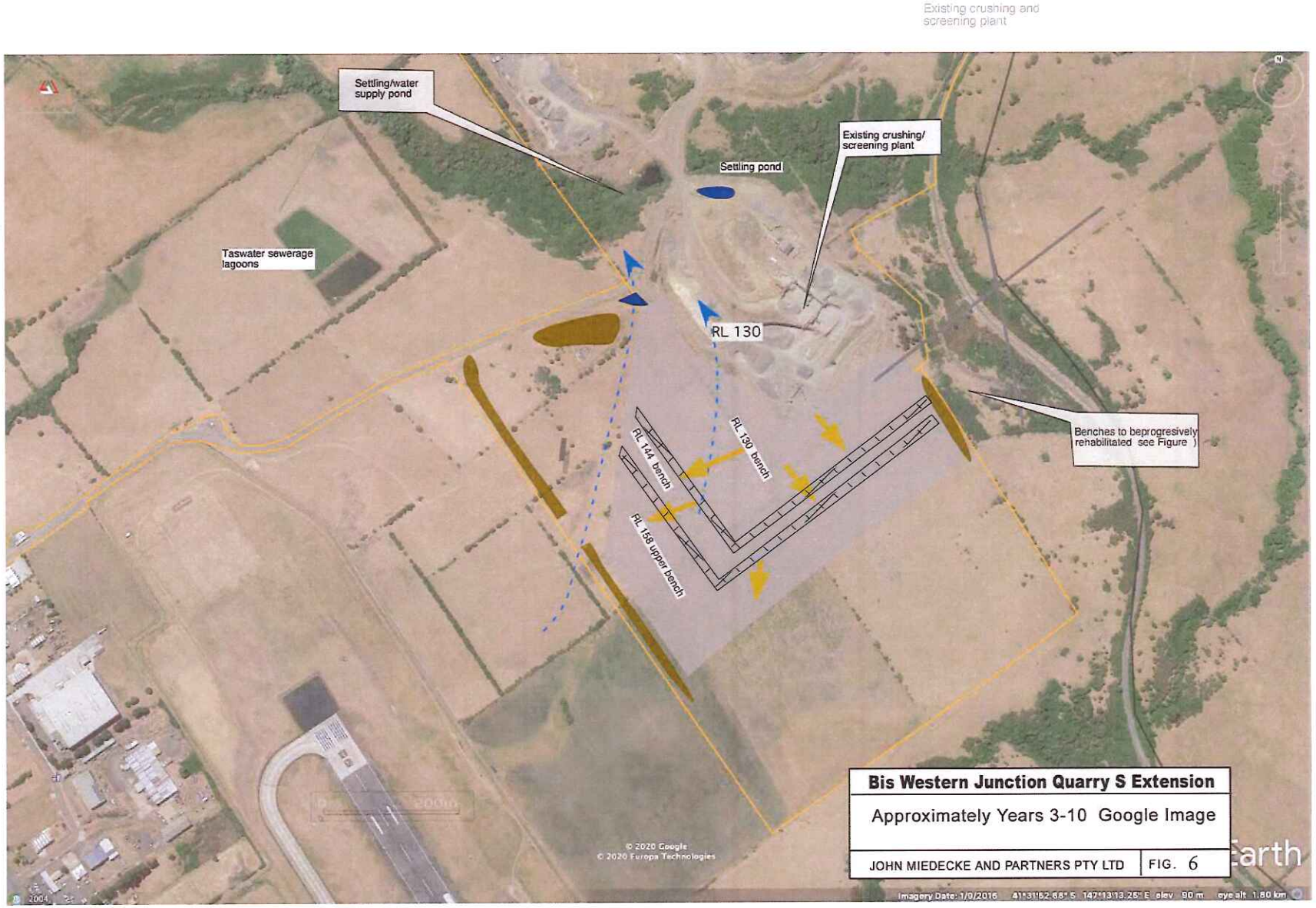
Existing crushing and screening plant

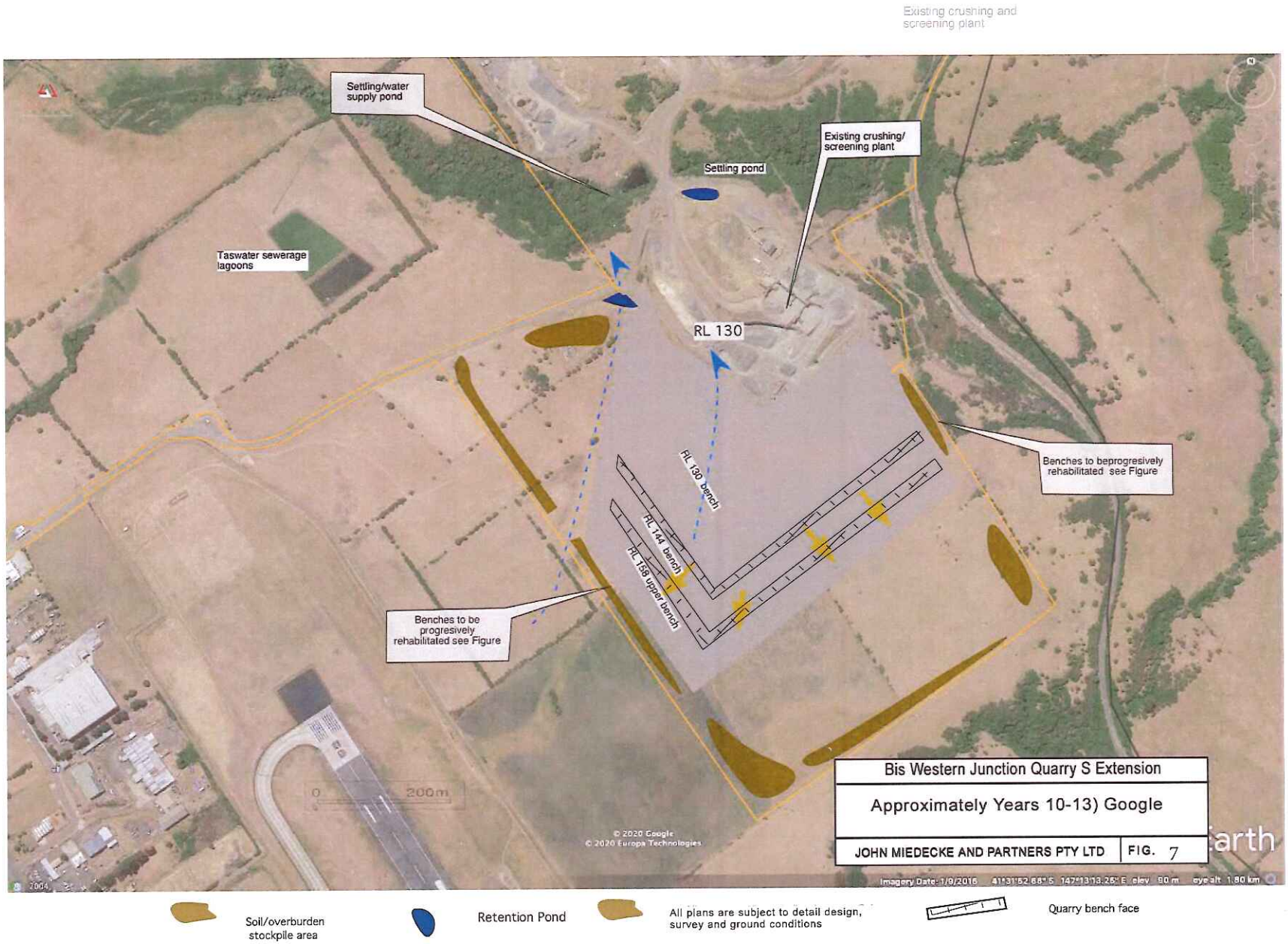


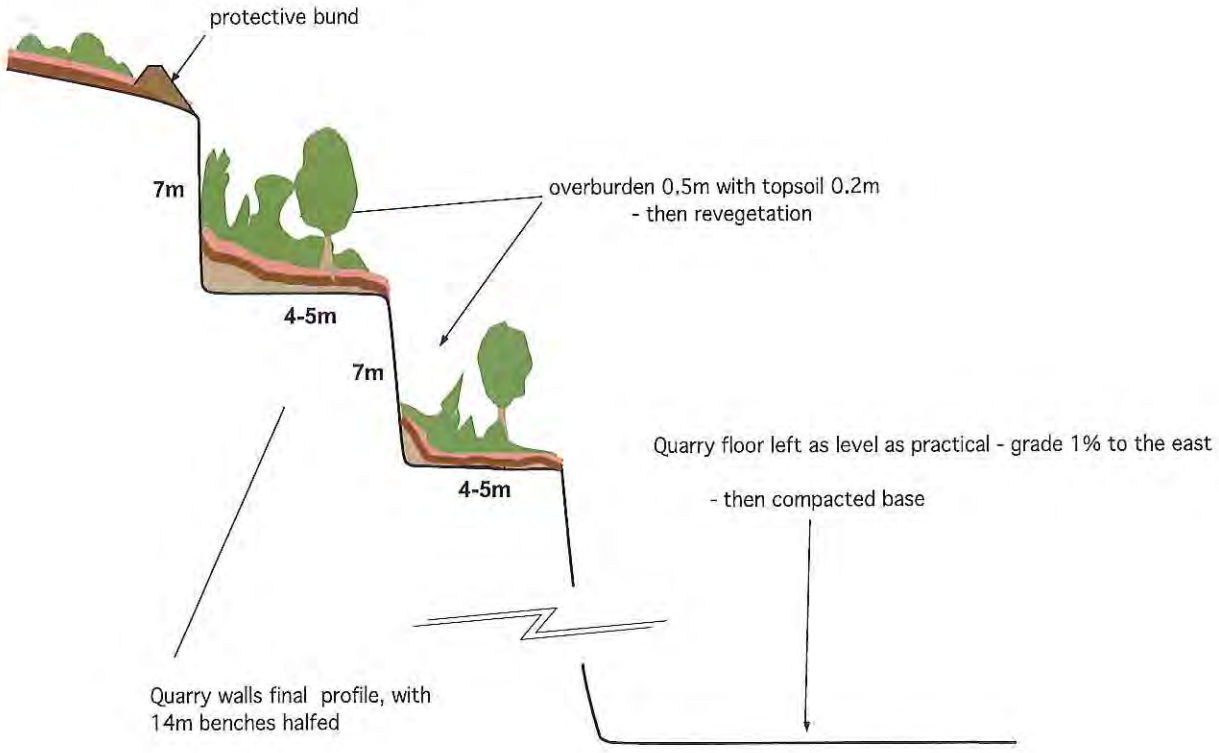
Retention Pond

All plans are subject to detail design, survey and ground conditions

Quarry bench face


Existing crushing and screening plant
Settling/water supply pond
Existing crushing/ screening plant
Settling pond
Taswater sewerage lagoons
RL 130
RL 144 bench
RL 130 bench
RL 158 upper bench
Benches to beprogresively rehabilitated see Figure)
Bis Western Junction Quarry S Extension
Approximately Years 3-10 Google Image
JOHN MIEDECKE AND PARTNERS PTY LTD
FIG. 6
© 2020 Google
© 2020 Europa Technologies
Soil/overburden stockpile area
Retention Pond
All plans are subject to detail design, survey and ground conditions
Quarry bench face

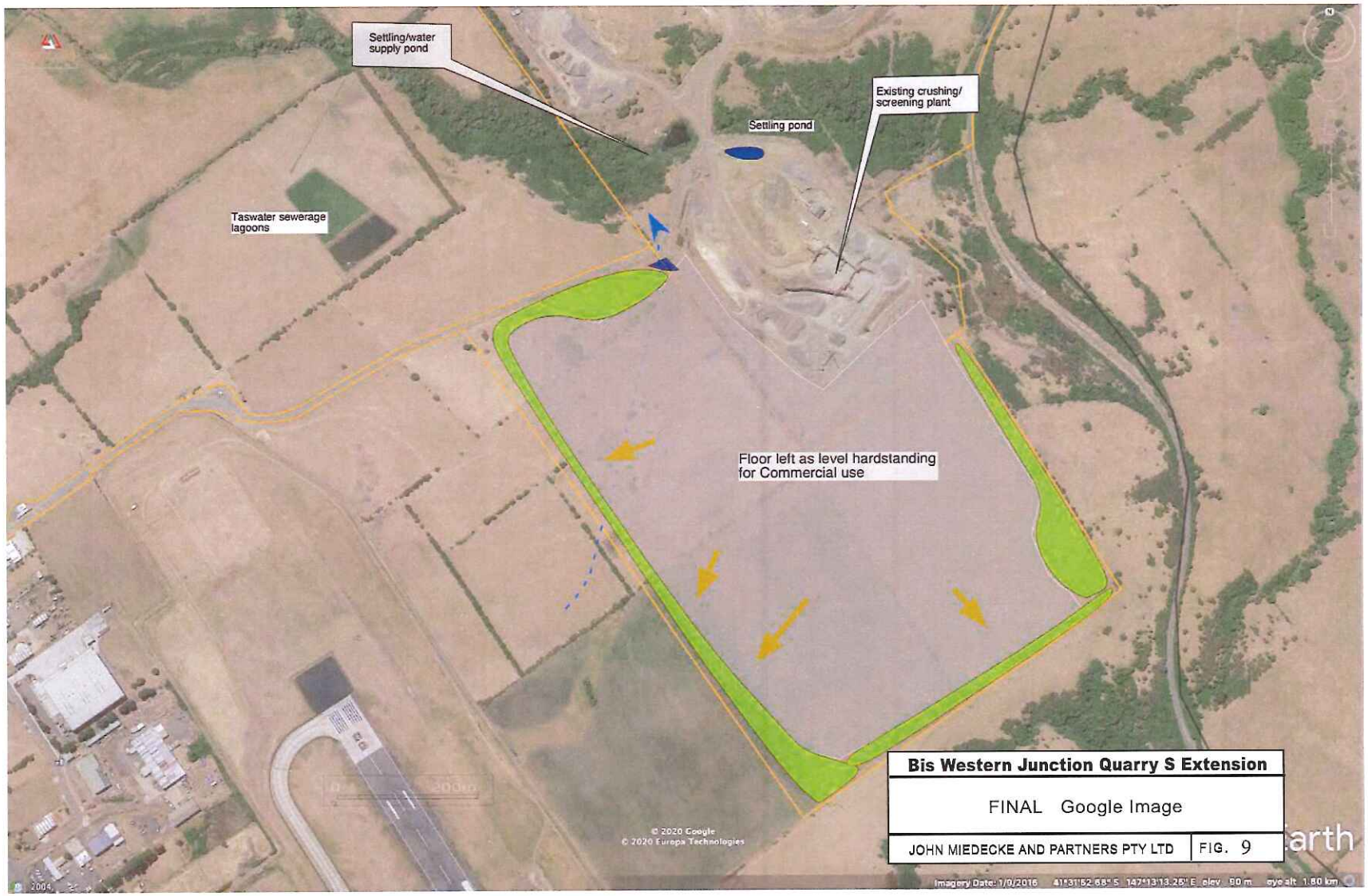

Existing crushing and screening plant
Settling/water supply pond
Settling pond
Existing crushing/ screening plant
Taswater sewerage lagoons
RL 130
RL 130 bench
RL 144 bench
RL 158 upper bench
Benches to beprogresively rehabilitated see Figure
Benches to be progresively rehabilitated see Figure
0 200m
© 2020 Google
© 2020 Europa Technologies
Bis Western Junction Quarry S Extension
Approximately Years 10-13) Google
JOHN MIEDECKE AND PARTNERS PTY LTD
FIG. 7
Soil/overburden stockpile area
Retention Pond
All plans are subject to detail design, survey and ground conditions
Quarry bench face



Diagramatic Only

Bis Western Junction Quarry Extension	
Typical Rehabilitation Profile - Quarry Walls	
JOHN MIEDECKE AND PARTNERS PTY LTD	FIG. 8

Existing crushing and screening plant



The existing crushing plant will continue to be used and there are no plans for additional equipment. The proposal merely represents a new location for the rock source for ongoing quarry operations to the new ML.

All product transport from the site will be as currently approved which is via Richard Street Western Junction (see Section C.11).. There will be no increase in traffic

B.3 Definition of the land

For the purposes of the planning permit and the EPA requirements, the land is defined as ML 2045P/M and ML 975P/M, which is located on three titles, are shown in **Table 2**. **Figure 10** shows the Land, as defined in the mining leases.

The propose quarry is located at 'THE SPRINGS' - 81 EVANDALE RD WESTERN JUNCTION TAS 7212
Property ID 2551287 Title Refs 180211/1, 146280/1; and Property ID 1776740, Title 121824/2

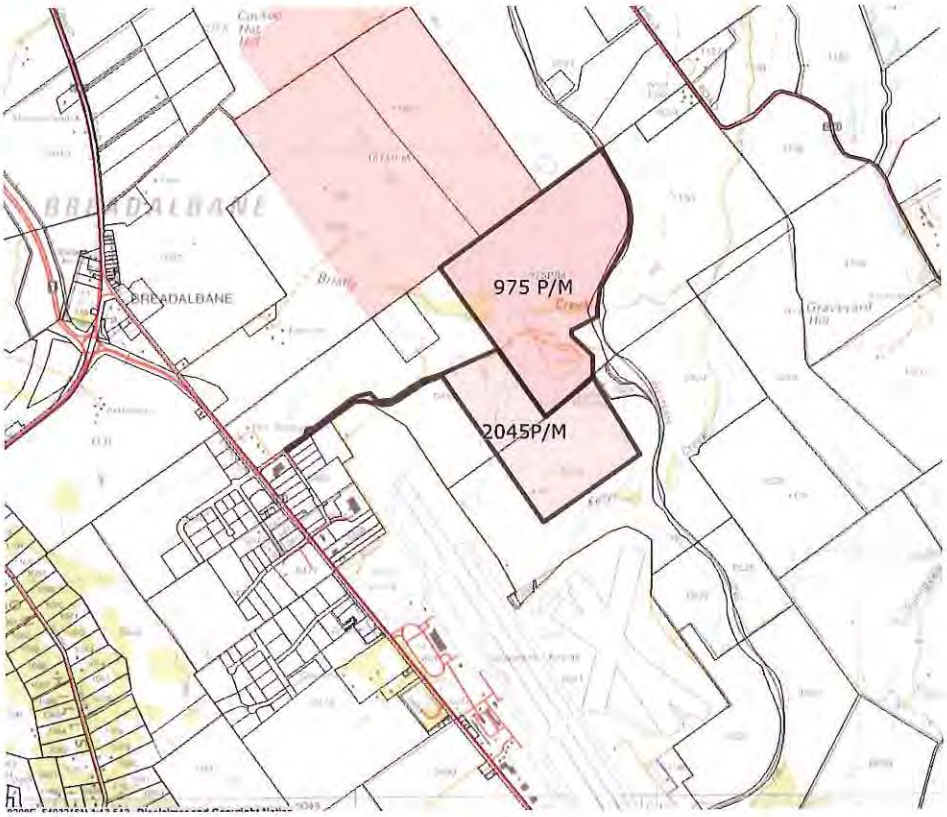


FIGURE 10: THE LAND (ML 2045 P/M and 975 P/M)

B.4 Existing operations

The existing Mining Lease (ML 975 P/M), mining lease application (2045 P/M), the original permit (Licence to Operate Scheduled Premises 3374) and the new Permit PLN-

19-0071 and Permit Conditions - Environmental No. 9667 are all held by Mr D Hughes the landowner.

The recently granted Permit PLN-19-0071, has approved a quarry operation in Mr Hughes property immediately to the south east of the existing plant site (**Figure 10**) on CT 129905/1.

This revised application proposes a modification to both the Mining Lease Application (MLA 2045 P/M) and the quarry footprint to include the new property title (CT 121824/2 for the same quantities (500,000 tpa).

This revised quarry extension will extend the quarry initially to the west then southwards (see Section B.2).

FIGURE 11: EXISTING APPROVED QUARRY AREA. SOURCE ; Google Earth.

B.5 Environmental Monitoring, Complaints and Breaches of Conditions

B.5.1 Environmental Monitoring,

Bis regularly monitors the following:

- Air quality - dust (OH&S) and general area.
- Noise – as required, regular OH&S, occupational noise, change in operations
- Rock blasting -every blast at a number of locations around the existing quarry for ground vibration and air vibration (airblast).
- Water quality- continual monitoring of sediment basins, drainage lines etc for offsite sediment transport. Periodic water quality in receiving waters, surface water will be sampled and monitored within 2 months in both wet and dry atmospheric conditions of starting operation on the 2045P/M lease or any other major operational change.
- Weeds and plant diseases with quarterly weed surveys and treatment.

The results of this monitoring is discussed in Section C under the relevant Section.

B.5.2 Complaints and Breaches of Conditions

Bis maintains a complaints register to record any complaints received

Bis has only recorded one complaint (noise and vibration from blasting) in the last 10 years

A neighboring property to the site made an enquiry to the EPA about the sites monitoring of their property during blasting activities, the EPA made a request to Bis for information pertaining to any airblast and vibration monitoring since the 3rd of June 2021 conducted at the neighboring property. Site management has met with the concerned landowner and a monitoring program has been commenced with the results shared with the EPA and the landowner.

There have been no breaches of conditions of current regulatory approvals or of environmental law.

PART C POTENTIAL ENVIRONMENTAL IMPACTS

C.1 Introduction

The quarry has been in operation continuously since 1982 and has been one of the largest operating in Tasmania, with few significant impacts on the surrounding environment and community.

It is well located for an operating quarry having few nearby residences and a transport route that provides close access to the major road networks and avoids residential areas. It has also been an important and reliable supplier to the market for construction materials needed by the community and this has been recognized as strategically important by the Tasmanian Planning Commission (TPC then RPDC) in hearings into local planning scheme amendments and permit application for a residential development in the area. Over the life of the existing quarry, the EPA and the Company have few records of complaints from local residents regarding blasting effects, the majority over 10 years ago. These have decreased significantly with improved blasting techniques and the last complaint was this year. This was from the resident closest to the quarry on the northern side. With the relocation of the quarry, any effects will be minimized.

The potential impacts from ongoing operations are well understood and are expected to be similar in nature to those experienced in the past 39 years. They will result in direct physical impacts on the proposed new quarry location and limited off site effects. The approximately 20 year plan presented in Section B.2 will disturb a total of approximately 33 ha over this period.

The following sections detail the likely environmental effects and their management. The most significant impacts will be those that are perceived to affect residential amenity in proximity of the quarry, in particular residences to the north-west of the quarry.

In the last Permit Application, a draft and final Development Proposal and Environmental Management Plan was prepared and publicly advertised. The EPA had issued site specific guidelines for the preparation of the DPEMP, following a site visit by EPA officers and Northern Midlands Council.

An Environmental Management Plan was prepared to accompany the Planning Application was also reviewed by the EPA and matters raised are addressed in this Environmental Effects Report. **Appendix C** contains information as requested by Air Services Australia and CASA.

C.2 Air Quality

C.2.1 Issues

The main issue with air quality is dust, as the area is remote from residences and the only other air emission is machinery exhausts (mainly diesel). Dust is more conventionally referred to as 'particulates' or 'airborne particulates'. Airborne particulates are generated during quarrying mainly by mechanical disturbances (such as drilling, blasting, earthmoving and movement of road traffic on unsealed surfaces). In dry and windy conditions, particles can be lifted from open or disturbed areas,

resulting in visible dust emissions. Most airborne particles that originate from these sources are larger than 10 µm (PM_{10}) and are associated more with nuisance than with public health problems. The larger particles tend to settle back to the ground within a short distance (<300 m) from the source.

The Quarry Code recommends that generally, the emission of visible dust should be confined within the boundary of the premises, except in remote areas. Dust produced by the operation of the quarry or by transport, crushing and screening plant must be effectively controlled to the satisfaction of the EPA.

The degree of dust generation is a factor of the rock type when crushed (fines generated), abrasion resistance and the degree of fines generated in handling, in stockpiles and when transported. Some materials (silica) are well known for their ability to generate dust.

C.2.2 Quarry Emissions

The quarry operations will be similar to what has been happening in the past. They consist of drilling and blasting of rock, loading and haulage to processing facilities, crushing and screening, stockpiling, and loading for offsite transport.

All these phases of the operation will produce dust.

The generation of dust from quarrying and processing operations will depend on:

- the frequency at which dust generating activities take place,
- meteorological conditions, such as wind speed,
- composition of dust, including particle size distribution (particle density and moisture content), and
- the condition of the source.

Wind directions for summer are mostly from the north / north-west quadrant (40%in the morning to 60% in the afternoon.

Therefore, when winds are strongest and in dry periods when dust generation is most likely, wind directions are to the south -east and away from the closest residences and over agricultural land.

Dust deposition from the current or future operations at nearby residences is regarded as unlikely given the distance between the operation and nearby residences and the rapid fall off in dust levels with distance. The access road is sealed from the boundary of the Lease and there are no residences adjoining the access road..

Dust emissions from the above mentioned sources would exhibit a marked seasonal trend as ground cover and soil moisture content change (i.e. low soil moisture and reduced vegetation cover [i.e grass cover] in the summer months would contribute to higher levels of dust being generated).

The main land uses surrounding the quarry area are agriculture, and ground preparation and crop harvesting. These will also have the potential to contribute to airborne dust and affect ambient air quality.

No house residents have ever raised dust emissions as an issue of concern in over 35 years of operations, although at the last permit application an adjoining property owner made

representations about dust deposition on grazing land. This property has been purchased and is planned for future quarry development

C.2.3 Quarry Dust Management

The existing Permit conditions have various requirements. These include covering or dampening dust producing loads, controlling fugitive emissions (roads, stockpiles etc), and controls on dust emissions from plant. The crushing and screening plant is fitted with water sprays and dust extraction equipment. All truck-loads which may generate dust will be covered or wetted down prior to transport. Roads and working areas will be watered with a water truck if required.

The effectiveness of current dust suppression will continue to be monitored by a complaint mechanism and specific dust monitoring will be conducted if complaints are received and can be verified and review of the causes will be examined and changes made to reduce further events of this nature.

A complaints register is maintained by Bis which will record any dust complaints and the action taken in response. These will be monitored by the EPA.

Dust generated from the quarry in the past has not been a problem due to the separation distance and the prevailing wind directions and the property that did have concerns has been purchased and forms part of the ongoing operations.

Future operations are not expected to generate significant nuisance dust. Other dust sources from agricultural activities are likely to be the major source.

C.3 Water Quality (surface, discharge and groundwater)

C.3.1 Issues

The risk to water quality from activities at the site is predominantly associated with surface water runoff, entrained particulate matter and possibly spilt fuels and oils. The existing quarry operations have been operating for over 30 years with no known water quality issues or discharges from site. Bis periodically sample waters around the quarry. Water quality is generally good, although the drainage (Briarly Creek) is ephemeral and the creek receives discharges from the Taswater sewage lagoons and on occasions E Coli (gut bacteria) levels have been elevated. As Briarly Creek is ephemeral the Anzecc water quality criteria are not applicable (ie. Aquatic life etc). The waters (as noted above) are not suitable for drinking or recreation. The waters meet the Quarry Code of Practice guidelines for total suspended solids and oil and grease. The main issue will continue to be suspended solids draining from disturbed areas after heavy rainfall.

Based on the groundwater assessment (**Appendix D**), it is possible that groundwater may appear in the future quarry floor. This may just be as damp patches, or possibly as seepage and surface flows.

EPA have raised the issue of potential contamination of fire fighting foams (PFAS chemicals). Airservices Australia has completed a Preliminary Site Investigation (PSI) for PFAS contamination across Launceston Airport to better understand potential impacts which may be directly related to the legacy use of aviation fire fighting operations. The PSI found historic PFAS contamination on airport in close proximity to where firefighting

activities were carried out at the airport. This was expected given the previous use of fire fighting foams containing PFAS at Airservices sites at the airport.

The PSI investigation detected PFAS on airport in soil, sediment and groundwater at the Former Fire Training Ground (FFTG). This site is directly to the south of the proposed quarry expansion (approximately 1km).

C.3.2 Surface Water management

The existing water management in the current quarry operations is to direct surface drainage from active work areas, after passage through settling ponds, to the Briarly Creek supply pond (except the plant area). This pond overflows via a culvert under the haul road and flows continue down Briarly Creek. This pond also acts as a water supply for quarry and the crushing plant operations. Photograph 2 shows the pond.

In the active quarry areas, surface drainage is contained in the pit floors where it gradually infiltrates the basalt fractures and joints and reports to the groundwater table. On occasions water is pumped from the Centre Pit to the pond, as required.

Settling ponds are in place for drainage from the Precoat Plant area, and a new settling pond has been constructed for the Processing plant area. This is located near the existing wash bay and has been sized to retain a 1 in 20 year, 12 hr duration rain event falling on the catchment. There are no known beneficial usage in receiving waters, which are ephemeral except for possibly stock.

Photograph 2: Water Supply pond in Briarly Creek

The topography in the quarry extension areas is shown in **Figure 12**. Existing drainage from the grassed paddocks is via a drainage depression to the North. (see **Figure 5** and quarry plans). The new quarry operations will be on existing grazing pasture where the quarry will be progressively developed in areal extent and at depth. The quarry has been designed to avoid the drainage depression to the North (see quarry plans).

FIGURE 12: TOPOGRAPHY LIDAR (Source-The List)

The measures to be adopted to prevent any sediment or pollution leaving the quarry and flowing offsite can be summarized as follows. These are essentially those that have been effective for the past quarry operations.

- The quarry perimeter will be graded such that all surface drainage is directed into the pit itself and not off site, uncontrolled.
- Upslope water flows will be progressively diverted around the quarry boundary by a bund with settling basins if required
- The pit floor will be graded to direct surface drainage to settling basins prior to discharge under the haul road to the Briarly Creek pond (this will also provide storm surge capacity and reduce flow rates).
- All maintenance and refueling areas in the quarry will be risk assessed for potential environmental harm. Oil spill kits are maintained on site.

For sediment retention facilities a 1 in 20 year reoccurrence interval storm (12hr), will be used to determine pond sizes. **Table 3** shows indicative sediment pond sizing.

Table 3 Retention/Sediment Pond Sizes#

Pond No	Catchment area (ha) (this will vary)	Required pond size m3
W1	5	750
W2	10	1500
W3	7.5	2200

preliminary only. To be verified by site experience.

There is no onsite storage of chemicals, other than a diesel/pre-coat fluid storage

tanks, lubricants etc and the latter are stored undercover. There is vehicle and machinery maintenance and refueling on site in contained areas

C.3.3 Groundwater management

The floor RL of the quarry extension is expected to be at RL 130, the existing quarry floor. As discussed above, the groundwater study by W.C Cromer has advised that as the quarry advances to the south there is a possibility that the quarry floor may intersect the groundwater table as it approaches Kellys Creek some time in the future . There is therefore the possibility that this groundwater may contain some groundwater contaminated groundwater sometime in the future. Figures 13 and 14 shows the possible groundwater flows

This has been discussed with Airservices who are shortly to appoint consultants to conduct the monitoring.. It is proposed that 1 or 2 monitoring bores will be installed between the quarry and the possible contamination site and PFAS will be monitored periodically and the results made avaibale for Bis. Any groundwater inflows into the pit will also be monitored for PFAS.

Depending on monitoring results, it may be appropriate to manage the depth to the water table ahead of quarrying. This may be done in a series of injection wells or trenches ("horizontal bores") with the aim of maintaining the water table above the level of Kellys Creek. The volume of water required to do this would be determined by pump testing the monitoring bores. This will be investigated after the results of the monitoring bores are reviewed

C.3.4 Water supplies

Water for plant use will be sourced from the existing pond in Briarly Creek for quarry and plant use. Any external water sources can continue to be supplied from the Taswater supply.

C.4 Noise Emissions

C.4.1 Issues

Noise Vibration Consultants (NVC) were engaged in 2017 to monitor noise from quarry operations under normal operating conditions and assess likely effects. Their final report was encluded in the DPEMP. NVC were engaged in July 2021 to reassess the revised quarry plans and their report is attached in **Appendix E**.

A number of noise surveys were conducted around the quarry and modeling was undertaken to determine the effects of extending quarry operations. The nearest residences are to the north –west and west. **Figure 15** shows the site, surrounding area and the monitoring locations (at residences).

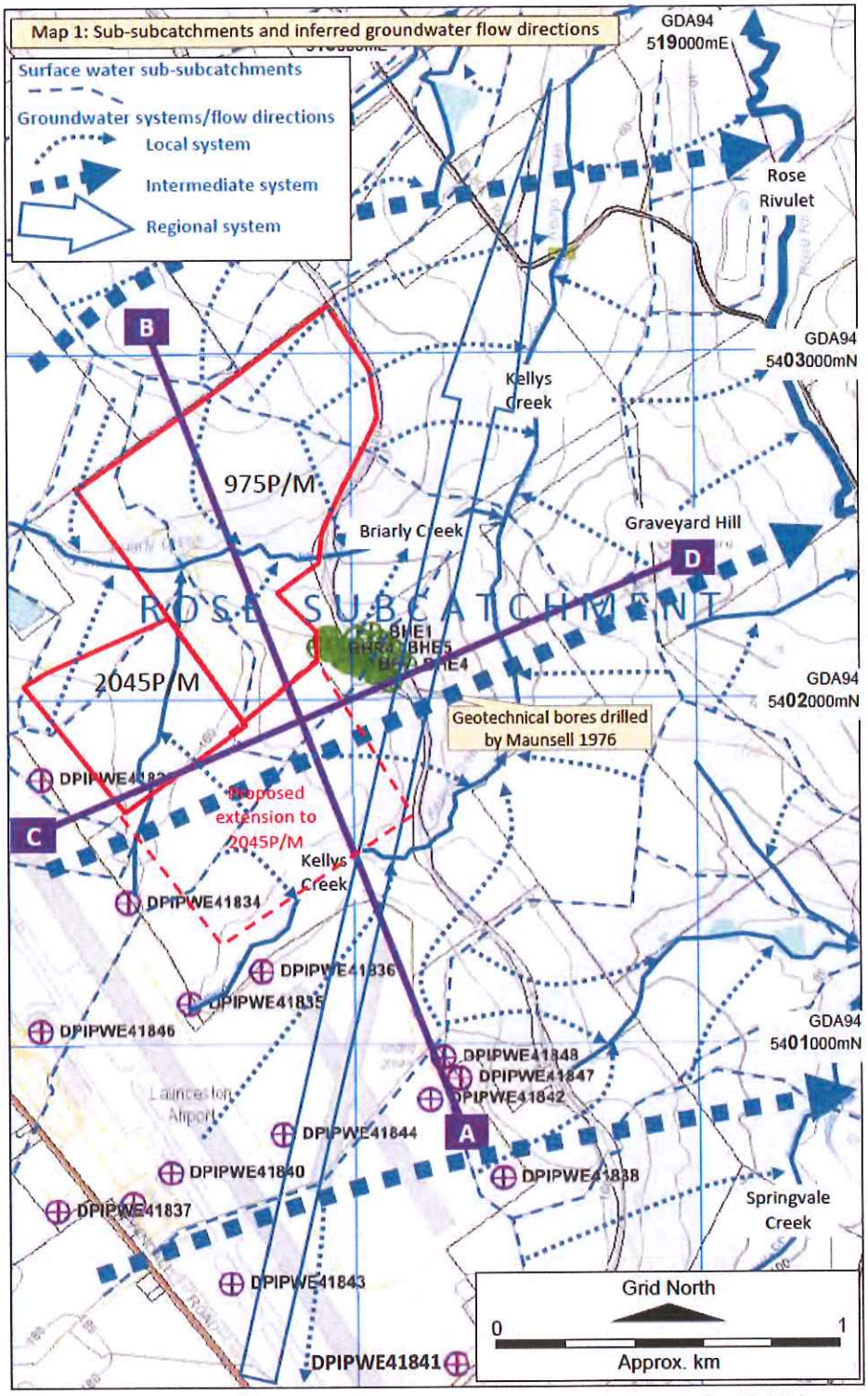


FIGURE 13 GROUNDWATER FLOW - PLAN (Source-W.C. CROMER)

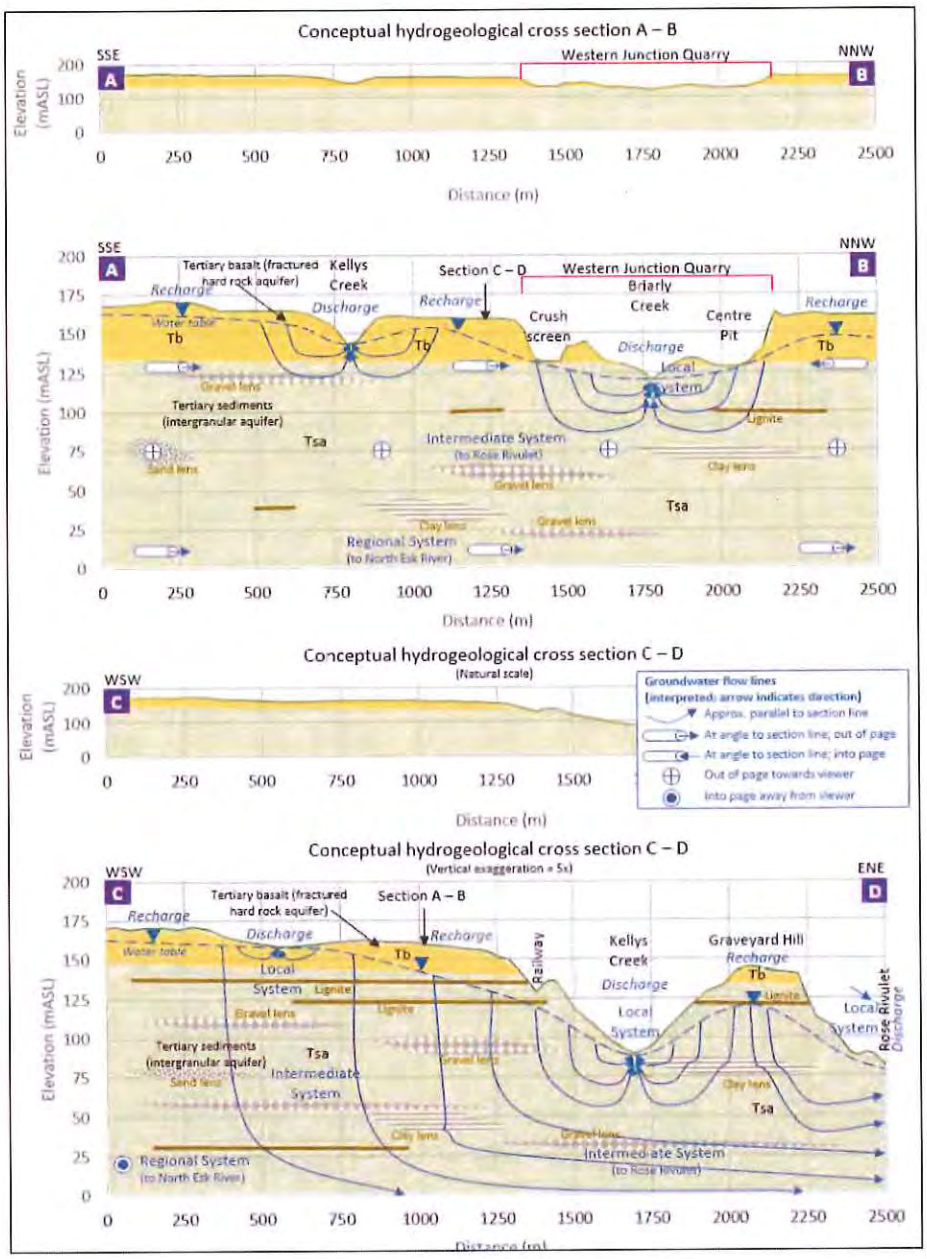


FIGURE 14 GROUNDWATER FLOW - SECTIONS (Source-W.C. CROMER)

FIGURE 15: NOISE MONITORING LOCATIONS (A, B, C)

C.4.2 Quarry Emissions

Figure 16 shows the predicted noise contours (from NVC report)

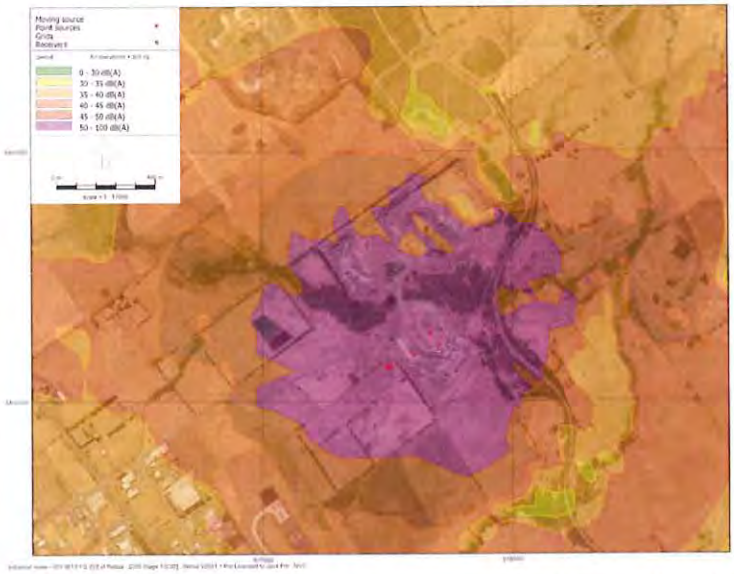


FIGURE 16: PROCESSING PLANT & DRILL RIG - NOISE CONTOURS

The study concluded:

"*The current and predicted worst-case noise levels at the residences and the relevant criteria are summarised in Table 4. The assessment shows that the quarry noise emissions, both for normal operations only, and for normal operations and drilling simultaneously,*

meet the QCoP (Quarry Code of Practice) and current permit criterion during all stages of the expansion. This is further demonstrated in the noise contour plots (figures 7 to 9), where all sensitive receivers in the area are seen to be well outside the 50dBA contour.It is noted that the predicted noise emissions are strongest at the beginning of the expansion, when the drill rig is operating on existing ground level at the northern end of the proposed expansion. It is further noted that these predictions assume no overburden bund between the drill rig and the residences at location B, C and D.

The implementation of this bund, which is already part of the quarry plan, will further reduce the predicted noise levels at these locations. As the proposed quarry operations will be relocated to the south and further from the nearest residences, it is predicted that the noise impacts will be acceptable and in fact reduced."

C.4.3 Management

The major noise sources in the quarry are the mobile earthmoving equipment and the screening and crushing plants. These will all be located on the pit floor and below the natural surface. This will provide adequate screening to the nearest residences. All equipment will be maintained according to the equipment specifications.

The planning scheme gives protection to existing uses (such as the quarry) with its provisions for "attenuation areas" under the planning scheme provisions. Bis will cooperate with Council in determining appropriate buffer zones.

A complaints register will be maintained by Bis, which will record any noise complaints and the action taken in response. This will be monitored by the EPA.

C.5 Noise and Vibration from Quarry Blasting

C.5.1. Issues

Blasting is required to fracture the rock to allow its removal, after recoverable materials are removed by an excavator. This will continue to be required approximately once every month. Blasting will result in noise (called "airblast" or "air vibration" which typically may result in rattling windows) and ground vibration effects. There are established limits for both of these parameters which are internationally and nationally accepted and the EPA has set similar limits.

C.5.2 Emissions

Blasting at the quarry has been extensively monitored both by Bis (and contractors) to ensure that quarry operations meet the appropriate airblast (noise) and ground vibration standards. **Table 4** shows the monitoring results from November 2019 to the last blast in August 2021. Earlier results were reported in the last DA application. All monitoring results are below the Permit levels.

Terrock Consulting Engineers were engaged to advise on blast design and to ensure that quarry operations meet the appropriate airblast (noise) and ground vibration standards in the previous Permit Application and the DPEMP. They concluded that blasting can be carried out in the proposed quarry extension safely and in conformance with standards and limits.

Terrock reviewed the new extension (**Appendix F**) and **Figures 17** and **18** show the ground vibration and airblast contours.

TABLE 4 BLAST MONITORING RESULTS 14 NOV 2019 TO 27/8/2011

Blast Number	Date	Monitor #	Location	Peak Vector Velocity Result Max. 5mm/sec	Air Peak Overpressure Result Max. 115
BIS 110	14/11/19	1	Neighbour 1	1.13	98.3
		2	Neighbour 2	0.61	99.6
		3	Neighbour 3	0.37	113.6
BIS 111	16/01/20	1	Neighbour 1	Below trigger levels	
		2	Neighbour 2	Below trigger levels	
		3	Neighbour 3	Below trigger levels	
BIS 112	04/02/20	1	Neighbour 1	2.71	110.4
		2	Neighbour 2	1.91	113.1
BIS 114	18/05/20	1	Neighbour 1	1.4	108.3
		2	Neighbour 2	1.35	106.9
BIS 115	04/08/20	1	Neighbour 1	0.53	107.3
		2	Neighbour 2	0.55	104.5
		3	Neighbour 3	Below trigger levels	
BIS 116	11/08/20	1	Neighbour 1	1.28	98.1
		2	Neighbour 2	1.73	100.1
		3	Neighbour 3	0.59	96.9
BIS 117	26/08/20	1	Neighbour 1	1.32	100.0
		2	Neighbour 2	1.51	98.1
		3	Neighbour 3	0.59	100.1
BIS 118	11/09/20	1	Neighbour 1	0.89	105.3
		2	Neighbour 2	0.15	111
		3	Neighbour 3	Below trigger level	
BIS 119	07/10/20	1	Neighbour 1	2.22	105.3
		2	Neighbour 2	1.82	107
BIS 120	28/10/20	1	Neighbour 1	1.09	106.4
		2	Neighbour 2	0.78	105.3
		3	Neighbour 3	Below trigger level	
BIS 113	28/10/20	1	Neighbour 1	1.09	106.4
		2	Neighbour 2	0.78	105.3
		3	Neighbour 3	Below trigger level	
BIS 121	13/01/21	1	Neighbour 1	2.05	110.3
		2	Neighbour 2	1.64	107.0
		3	Neighbour 3	Below trigger level	
BIS 122	05/02/21	1	Neighbour 1	1.24	103.1
		2	Neighbour 2	0.81	108.1
		3	Neighbour 3	Below trigger level	
BIS 123	26/04/21	1	Neighbour 1	Below trigger level	
		2	Neighbour 2	Below trigger level	
BIS 124	03/06/21	1	Neighbour 1	1.64	108.4
		2	Neighbour 2	1.55	108.1
		3	Airport Boundary	Below trigger level	
BIS 125	27/08/21	1	Raeburn Rd House	Below trigger level	
		2	Neighbour 2	1.46	110.8
		3	Neighbour 3	0.56	108.9
		4	Airport Boundary	Below trigger level	

Note; blast monitors have a set trigger level of 0.5mm/sec for peak velocity and 100dBl for Air Overpressure

Results below this show as "Below trigger level"

Terrock also calculated the maximum height and extent that flyrock may reach and these are shown in **Table 5**. These distances do not intrude into the Launceston Airport airspace.

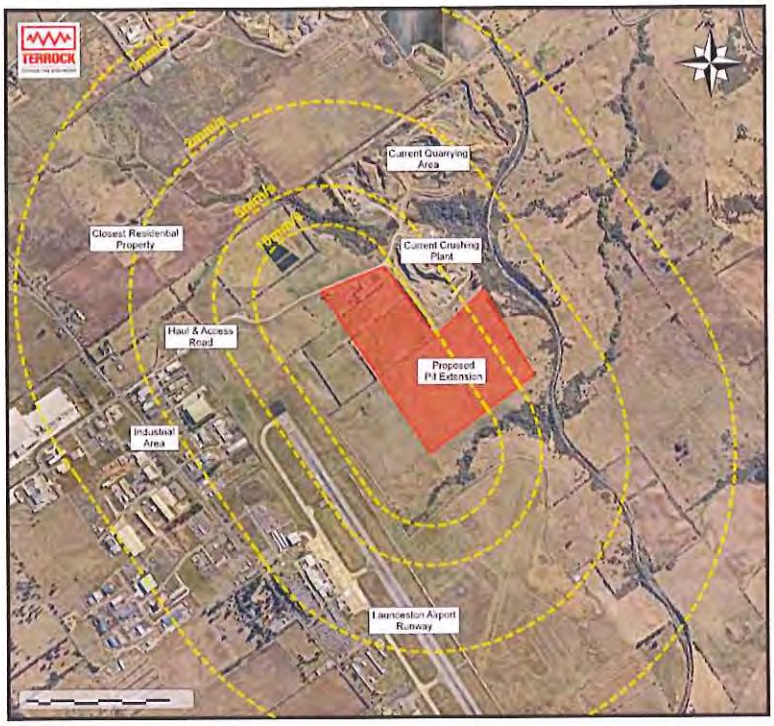


FIGURE 17: GROUND VIBRATION OVERPRESSURE CONTOUR OVERLAY

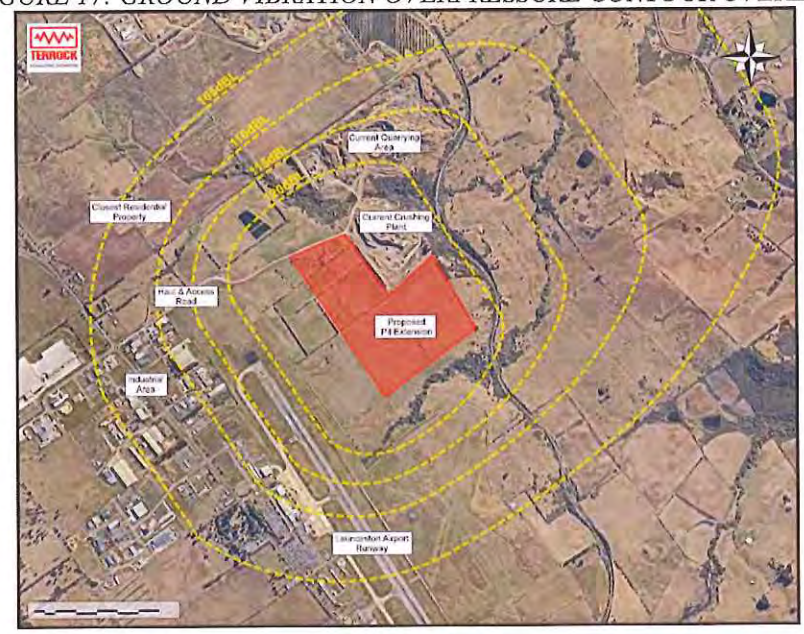


*FIGURE 18:AIRBLAST OVERPRESSURE CONTOUR OVERLAY**

TABLE 5: FLY ROCK TRAJECTORIES

	Front of face	Behind/Side of blast
Max Horizontal Throw Distance m	65	42
Max Vertical Throw Distance m	21	28

C.5.3 Impacts

Blasting at the quarry has been extensively monitored both by Bis (and contractors).

Terrock concluded that for residences:

"Blasting can be carried out in the proposed quarry extension safely and in conformance with the Explosives Regulations 2012 of Tasmania and planning permit vibration limits, subject to compliance with the specifications and recommendations given in this report". Both ground and air vibration (airblast) are predicted to be less than the Permit limits.

Blast vibration levels resulting at the Launceston Airport runway will be less than 10 mm/s and at the exclusion distance of 400m, the levels are predicted to be 6.40 mm/s when blasting is at its closest to the runway.

A maximum PPV level of 31mm/s is predicted as the worst case for the railway line on the eastern side of the quarry. This is below the recommended safe level of 100mm/s (Appendix F - Table 1 - Australian Standard 2187.2-2006 - Table J4.5(B)).

C.5.4 Management

Blasting will only be carried out in accordance with the approved Blast Management Plan (**Appendix G**) and the applicable Explosives Use Regulations.

Compliance with vibration limits will be checked by the continuation of the monitoring regime conducted around the current working pit, modified as required to adequately monitor levels in the industrial area and airport terminal.

All blasts will be monitored to ensure compliance with the blast vibration limits and it is noted that the future quarry operations will be further away from residences and sensitive uses.

Blasting will be only conducted between the hours of 11am and 4spm and effected residents in the area are notified preceding each blast.

Both State Rail and Launceston Airport will be notified 24 hours ahead of the planned blast time and the airport advising of avaibable suitable times on that day.

In addition, Bis will notify Tasrail as follows :

- A minimum of 10 business days' preliminary notice is to be provided to Tasrail prior to a blasting event.

- TasRail Train Control will be contacted by phone one (1) hour before the blast for authorisation to proceed. If the time of the blast coincides with a train movement, then the blasting will be deferred.
- TasRail Train Control will be contacted when the blast has concluded to confirm the 'all clear'

It is noted that Bis has operated a quarry for over 30 years which has been similar distances from the rail line with no reported effects.

C.6 Visual Effects

The visibility of existing and planned future quarry activities has been a major part of the environmental management planning for the ongoing quarry operations and have been a major factor in the design of the quarry extension.

The visibility of the quarry extension will be very limited, as it will progress in a South - Westerly direction as a "pit". The only open views will be from the east, where the topography shields the workings, which in addition are located behind the crusher and screening plant.

C.7 Waste Management

C.7.1 Liquid

There will be no additional liquid wastes associated with ongoing quarry activities.

The existing septic tank is adequate and all used oils etc are stored and taken offsite for appropriate disposal. Oil spill kits are maintained on site.

C.7.2 Solid Wastes

The wastes generated at the site are those typically associated with machinery and processing plants. Wastes are managed in accordance with the following hierarchy of waste management:

- waste avoidance;
- waste recycling;
- waste re-use;
- waste treatment; and
- waste disposal.

All wastes will be disposed of in animal proof containers (in the quarry area) and the contents disposed of to a licensed waste disposal facility on a weekly basis.

C.8 Environmentally Hazardous Substances

The quarry is licensed for a 20,000L and a 14,000L pre-coat fluid above ground bunded tank. There is no storage of explosives on site. The workshop, equipment etc are all provided with oil spill kits.

Other materials are:

- Lubricants - stored in a separate storage shed near the crib room in the Main Pit on bunded pallets.

- Oil -stored in four 200litre drums on top of bunded pallets.
- Grease is stored in one 200litre drum on top of a bunded pallet. Grease is pumped through a direct line to site vehicles for maintenance.
- Waste oil is stored in disused 200litre drums and is pumped out by Collex who then remove the waste oil from site.
- Oxy-acteylene is separately stored. Truck wash is stored in a 44 gallon drum (bunded).

All these materials are stored and transported in accordance with the *Australian Code for the Transport of Dangerous Goods by Road and Rail*, the *Dangerous Goods Act 1998* and associated regulations.

C.9 Natural Values

The mining lease area is mapped as Agricultural Land by LIST and no endangered species were identified in the area. Therefore, no specific flora and fauna surveys were commissioned. Bis undertake regular weed surveys and these are regularly treated.

C.10 Weeds, pests and pathogens

A Weed and Disease Management Plan is a requirement under the conditions of the sites EPA Permit 9667 (Condition OP1).

Bis has an approved Western Junction Weed and Disease Management Plan and this is attached as **Appendix H**.

Bis has contracted Woodlands Corporation (Aust) Pty Ltd to control weeds on the Lease. Quarterly site inspections are made (including pathogens). Gorse, blackberries, thistles, flat-weeds and rice grass occur on the lease and are being treated.

Vehicles and machinery are washed according to the weed and hygiene guidelines when transferring to and from susceptible or risky sites.

C.11 Traffic impacts

Access to the site is via Richard Street, Western Junction. Richard Street is an existing access street servicing Industrial / Commercial frontage business with major heavy vehicle freight service depots in proximity to the quarry access. Traffic from the quarry travels 175m to a round-about on Evandale Road and most turn right toward Launceston and the Midland Highway.

There are no residences on the access road or on Richard Street, which is zoned industrial so there will be no impacts on sensitive uses (ie residential) .

C.12 Monitoring

The program has been designed to meet the following objectives;

- Monitoring compliance with emission standards and other performance requirements.
- Assessing the effectiveness of the performance requirements and environmental safeguards in achieving environmental quality objectives.

- Assessing the extent to which the predictions of environmental effects in the EMP have eventuated.
- The EMP is usually reviewed every five years.

The monitoring plan is shown in **Table 6**.

Table 6: Monitoring Program

Item	Objective	Program	Timetable
General	Complaints monitoring	Maintain complaints records	Continuous
Blasting	Comply with ANZEEC limits and Blast Management Plan	Ground and airblast monitoring at site and other residences Advise residents , State Rail and airport prior to blasting	Each blast event
Noise	Comply with Permit Conditions	Monitor complaints.	Continuous
Dust	Comply with Permit Conditions	Visual monitoring and complaint response. OH&S monitoring	Continuous
Water	Comply with Permit Conditions	Monitor settling ponds, outlets, any sediment movement. PFAS in GW bore (3yearly)	Continuous
Greenhouse gases.	Minimise emissions	Implement BIS's commitments as part of the Greenhouse Challenge Program.	Continuous
Visual amenity	Minimise visual impacts on the landscape	Conduct quarry operations in accordance with EMP. Prompt revegetation of evident areas.	Continuous
Rehabilitation and closure	Return land to light industrial land use.	Progressively rehabilitate soil and overburden stockpiles. Implement EMP.	Closure
Weed Control	Comply with Weed Management Plan Eliminate declared and non declared weeds	Regular inspection and treatment.	Quarterly

C.13 Decommissioning and rehabilitation

C 12.1 Existing quarry operations

There has been little rehabilitation to date, as the past quarry activities were not designed for progressive rehabilitation and the existing pits are still active. The formal agreement between the operator and landowner has a requirement on timeframes for rehabilitation of the 975 P/M Far Pit on commencement of operating on 2045 P/M.

Large volumes of topsoils and overburden materials from quarry operations have been stockpiled in areas surrounding the pits and these are available for rehabilitation and revegetation. These are in excess to requirements.

The quarry plan is intended to progressively complete basalt extraction and rehabilitate the currently operating and operated quarries. These are the western pit and the current operating (Eastern Pit). The pit which is the site of the crushing plant and stockpile area is currently not planned for closure as it will remain in operation.. The existing operations are conducted in accordance with the Environmental Management Plan – Operations 2010 (Miedecke, 2012).

Bis have provided the EPA a Decommissioning and Rehabilitation Plan Western Junction and this is attached as **Appendix I.**

The approved closure and rehabilitation plan for the existing quarry is shown in **Figure 19**. The rehabilitation plan is as follows (in accordance with the Quarry Code Of Practice):

- Salvage and recycling of redundant plant and equipment;
- Profile and contour ripping;
- Coverage with previously stockpiled materials from the stockpiles, and
- Planting of tree seedling, seed and fertilizer application.

C 12.2 Quarry extension

C 12.2.1 Land form and use

Because of the quarry design is a pit, with all quarry activities including material transport confined within the pit perimeters, there is little potential for alternative land use activities to be practiced until the quarry pit is completed. Areas ahead of the quarry operations will remain as grazing land until disturbed.

The pit walls will be progressively rehabilitated and after pit completion, the floor will be available for light industrial use.

The quarry extension area is in the form of a pit, with a relatively level base. The Quarry Plans discussed in Section B2 show an advancing face with final benches formed on both the north and south edges being established. These are approx 6m high by 4-5m wide to allow effective rehabilitation and these can be progressively revegetated (**Figure 8**). These can be a mix of pasture and/or native vegetation. Guidelines are set out below.

Rehabilitation will not be possible on the pit floor until closure. It is planned that the


North East pit
Level, graded and compacted surface
Area 48000m2.
Visual Bund or remnant surface
Revegetated with tress/ grass
Centre pit
Level, graded and compacted surface
Area 57000m2.
LEASE BOUN
FENCE
Western pit
Level, graded and compacted surface
Area 28000m2.
Existing Plant Area
Level, graded and compacted surface
Area 73,000m2.
Water body
Rehabilitated area
trees/ shrubs/ grassess
MAIN ENTRANCE
Possible Future Development Post 2015
MAIN PIT
0 50 100 150 200 250
Metres
Subject to detail assessment and design following completion.
November 2015
BIS Industrial Logistics/ D.N. Hughes
Western Junction Quarry
Existing Closure Plan
JOHN MIEDECKE AND PARTNERS PTY LTD
FIG. 19

quarry floor would be left as a level compacted surface suitable for industrial and/or commercial use. **Figure 20** shows a conceptual closure plan for the Pit

In the event of cessation of the quarry, the quarry would be rehabilitated as described above, with the floor developed for industrial and/or commercial use.

C 12.2.2 Pasture revegetation

Parts of the site (level or gently sloping) will be revegetated to pasture. Once the topsoil has been re-spread it will need to be cultivated preferably with agricultural tines. Cultivation will occur in autumn, (two weeks following knock-down herbicide application) and immediately prior to sowing. Rocks will be present and seed application will be completed using an agricultural spinner (also used for fertilizer application).

Basalt soils, particularly sub-soils are acidic and Ag-Lime application will be required at the rate of 10 tonne /ha. Ag-Lime is best applied by spreader trucks . Once the lime, seed and fertilizer have been applied, the surface will be harrowed and follow up weed control in the pasture will be required.

The proposed pasture species to cope with freer draining basalt topsoil and subsoils mix is as follows:

- Cover Crop of Cereal Rye (ryecorn) 40 kg/ha
- Ryegrass var Victorian 12 kg/ha
- Ryegrass var Tama 08 kg/ha
- Cocksfoot var Porto 05 kg/ha
- White Clover var Huia 03 kg/ha
- Sub-Clover var Trikkala 02 kg/ha

The recommended fertilizer is 14:16:11 at 500 kg/ha initially. The fertilizer should be applied by tractor and spinner.

Follow-up maintenance lime and fertilizer requirements should be based on future soil analysis.

C 12.2.3 Tree and Grass Species suitable for planting

The following species are able to cope with the conditions created following quarry development and final landform creation and will establish a self-sustaining stable community that will encourage a succession towards pre-disturbance vegetation. The method of establishment will be by direct planting of native seedlings.

The recommended seedling species is from the list below:

- *Acacia dealbata* Seedling
- *Acacia mearnsii* Seedling
- *Allocasuarina verticillata* Seedling
- *Bursaria spinosa* Seedling
- *Dodonea viscosa* Seedling
- *Eucalyptus amygdalina* Seedling
- *Eucalyptus globulus* Seedling
- *Eucalyptus viminalis* Seedling