

decisions. The NASF guidelines and principles inform state and local government planning decisions and ensure developments within the vicinity of airports are compatible with airport operations.

Information about the application of these Guidelines and the NASF can be found on the NASF Portal at <https://www.infrastructure.gov.au/infrastructure-transport-vehicles/aviation/aviation-safety/aviation-environmental-issues/national-airports-safeguarding-framework/national-airports-safeguarding-framework-principles-and-guidelines>

The potential NASF-related safety risks identified by the Department for this proposal include:

- Guideline F - blast flyrock, dust plumes and similar activities penetrating protected airspace;
- Guideline C - increased bird and wildlife activity associated with water ponding and retention basins;
- Guideline B - windshear/turbulence risk associated with mound heights and changes to the height of terrain; and
- Guideline E - pilot distraction from glare/lighting near the runway.

I understand the Proponent prepared an aviation *Safety Review Report* to assess the potential impacts of the proposed development on aviation safety and the relevant NASF guidelines. I note that while the exhibited document references the report, a copy was not available as part of this consultation process. It would be beneficial for this Report to be made available as it would demonstrate due regard has been given to the relevant principles and guidelines of the NASF as well as proposed measures to manage and mitigate any potential impacts to aviation safety are substantiated.

I note matters relating to the protection of airspace are recognised through the Tasmanian Planning Scheme *Safeguarding of Airports* Code. It is important for Council to continue to work with the Proponent and APAL to ensure the above mentioned aviation safety concerns are properly understood and addressed by the Proponent during this planning process. Council is also encouraged to continue its consideration of NASF issues when reviewing other planning and development proposals in the vicinity of local airports.

Recommendation

Should Council decide to approve the proposed development, the Department recommends conditions be included to mitigate and/or pro-actively manage any potential impacts on the safety of aircraft operations and long-term viability of the airport. The Department recommends these conditions be prepared in consultation and agreement with APAL, Airservices (including Launceston airport's Air Traffic Control), the Civil Aviation Safety Authority and any other relevant stakeholders.

I am informed that APAL has also made a submission to the current planning process. I would be grateful if you could notify the Department and APAL of Council's determination on the proposed development in due course.

If you require any further information, please contact me on 02 6274 6125 or via email at safeguarding@infrastructure.gov.au.

Yours sincerely



Grace Daniel
A/g Director
Airspace Protection & Airport Safeguarding
Airports Branch

13 April 2022

cc arun.kendall@stategrowth.tas.gov.au; llya.Brucksch@lst.com.au



P. O. BOX 1220
LAUNCESTON, TASMANIA 7250
PHONE: (03) 6391 6222
FAX: (03) 6391 8580

29 March 2022

Rosemary Jones
Administration Officer
Northern Midlands Council
13 Smith Street
LONGFORD TAS 7301

Dear Rosemary

RE: Planning Application PLN-20-0316 - Extension to Quarry - 8 Evandale Road, Western Junction TAS 7212

I write to you following the referral of the above development planning application.

Following a review of the details provided in the development application, Launceston Airport does not object to the proposed extension of the quarry based on the information provided.

Whilst Launceston Airport has no objections to the development application, we request the below items are implemented as part of the development of the quarry.

- That the quarry operator will continue to periodically monitor and review the impacts of high-risk quarry operations relating to explosive deployment. This would include the monitoring and management of flying debris and air motion impacts.
- That the quarry development does not increase the risks of wildlife to the airport site. This would include ensuring that the development does not increase standing water or animal attractants as the site is developed and expanded.
- That the airport safeguarding measures outlined in the previous 'Safety Review Report for Proposed Quarry Extension' prepared by Mott MacDonald will be implemented for the revised proposal.

I would also request that any subsequent development applications for the quarry site are referred to Launceston Airport for assessment against airspace, Australian Noise Exposure Forecast (ANEF), and wildlife risk.

If you or the applicant has any questions relating to the above comments, please don't hesitate in contacting me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ilya Brucksch', with a stylized flourish at the end.

Ilya Brucksch
Manager Planning and Development
Australia Pacific Airports (Launceston) Pty. Ltd.

Rosemary Jones

From: Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
Sent: Tuesday, 8 March 2022 9:22 AM
To: NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-20-0316 – 81 Evandale Rd, Western Junction TAS 7212

Your Reference: PLN-20-0316
Our Reference: D22/53141

Dear Rosemary,
Thank you for your e-mail regarding the above matter.

Following a review of the related documents, the Department does not have any objections to the proposed development.

If you have any further queries regarding the above matter please let me know.

Regards,
Vili.

Vili Siale | Traffic Engineering Liaison Officer
Traffic Engineering | Network Performance
Infrastructure Tasmania | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0439 101 614
www.stategrowth.tas.gov.au



My current work pattern under COVID-19 arrangements:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 1 March 2022 12:21 PM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-20-0316 – 81 Evandale Rd, Western Junction TAS 7212

1/03/2022
Department of State Growth
via email to: Development@stategrowth.tas.gov.au
Referral to Department of State Growth of Planning Application PLN-20-0316 – 81 Evandale Rd, Western Junction TAS 7212

The following planning application has been received under the *Northern Midlands Interim Planning Scheme 2013*.

NMC ref no:	PLN-20-0316
Site:	81 Evandale Rd Western Junction 180211/1, 146280/1 & 121824/2
Proposal:	Southern Extension to Biz Quarry (Level 2 Activity)
Applicant:	D Hughes
Use class:	Extractive Industries
Zone:	RURAL RESOURCE ZONE
Development status:	Level 2 Activity
Notes:	The subject site is in a 80kph zone. No changes to access proposed.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7303 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Rosemary Jones



Administration Officer - Community & Development | Northern
Midlands Council
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Environment Protection Authority

GPO Box 1550 HOBART TAS 7001 Australia

Enquiries: Michael Gay
Phone: +61 3 6165 4526
Email: Michael.Gay@epa.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: D22-251146



6 June 2022

Mr David Hughes
'The Springs'
81 Evandale Road
WESTERN JUNCTION TAS 7212

Email: daviejane@hotmail.com

Dear Mr Hughes

ENVIRONMENTAL ASSESSMENT DECISION WESTERN JUNCTION QUARRY SOUTHERN EXPANSION, WESTERN JUNCTION

I refer to application number PLN-20-0316 to Northern Midlands Council for a permit under the *Land Use Planning and Approvals Act 1993* (the LUPA Act) for the above activity. The environmental impact assessment of the activity under the provisions of the *Environmental Management and Pollution Control Act 1994* (the EMPC Act) has been completed.

The Board of the Environment Protection Authority (the Board) has delegated to me its functions and powers in relation to section 25 of the EMPC Act in relation to this proposal.

In accordance with Section 25(5) of the EMPC Act, Northern Midlands Council has been notified of certain conditions and restrictions to be contained in any permit granted for the activity under the LUPA Act. Reasons for my decision are detailed in the Environmental Assessment Report (EAR), which is attached for your information. The Board's conditions and restrictions for the permit are at Appendix 3 of the EAR.

Northern Midlands Council will advise you of its determination on the above permit application, and of your appeal rights, in due course.

A once-off assessment fee is payable for the environmental assessment of the application. This fee has been determined in accordance with the *Environmental Management and Pollution Control (General) Regulations 2017* (the Fee Regulations). An invoice for this fee will be issued once a decision on the permit has been made by Northern Midlands Council.

In the event that Northern Midlands Council grants a permit, an annual fee is payable for the activity in accordance with the Fee Regulations. As the permit will be for the whole of the activity, only one regulatory fee under the Fee Regulations will apply to the activity going forward. Therefore, acting in accordance with Regulation 17 of the Regulations, I hereby advise that, if Northern Midlands Council grants a permit, D. N. Hughes is exempted from liability to pay the annual permit fee for existing Permit No. PLN-19-0071.

An invoice for this fee will be issued once the *Land Use Planning and Approvals Act 1993* permit comes into effect. The invoice will be for the additional amount you are required to pay for the 12 month period starting from if/when the Northern Midlands Council grants a permit, minus the amount you have already paid for the existing activity.

A partial remission of the annual fee may be available in certain circumstances. Requirements for fee remissions are described in the *Annual Fee Remission Guidelines* (<http://epa.tas.gov.au/regulation/fees/annual-fee-remissions>) or telephone (03) 6165 4599). New activities may apply for a fee remission in the second year following commencement of commercial operations.

If you have any questions regarding the above, please contact Michael Gay on (03) 6165 4526.

Yours sincerely



Wes Ford
DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY
Delegate for the Board of the Environment Protection Authority

Encl. Environmental Assessment Report (including Permit Part B No. 10888)

- cc. Mr Des Jennings, General Manager, Northern Midlands Council – Council@northernmidlands.tas.gov.au
and attention to Paul.Godier@nmc.tas.gov.au
Mr Grantly Hamilton, Site Manager – Tasmania, Bis Industries – Grantly.Hamilton@bisindustries.com
Mr John Miedecke, John Miedecke & Partners Pty Ltd – jmp@netspace.net.au

Environmental Assessment Report Western Junction Quarry Southern Expansion

81 Evandale Road, Western Junction
D.N. Hughes

June 2022





Environmental Assessment Report	
Proponent	D.N. Hughes
Operator	Bis Quarries Pty Ltd
Proposal	Western Junction Quarry Southern Expansion
Location	81 Evandale Road, Western Junction
NELMS no.	PCE No. 10888
Permit Application No.	PLN 20-0316 (Northern Midlands Council)
Electronic Folder No.	21/788
Document No.	D22-144818

Assessment Process Milestones	
18 December 2020	Referral received by the Board
15 April 2021	Guidelines Issued
3 March 2022	Start of public consultation period
1 April 2022	End of public consultation period
1 June 2022	Date draft conditions issued to proponent
7 June 2022	Statutory period for assessment ends



Glossary/Acronyms	
Board	Board of the Environment Protection Authority
DITCRD	Department of Infrastructure, Transport, Cities and Regional Development (Commonwealth)
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
NASF	National Airport Safety Framework
NC Act	<i>Nature Conservation Act 2002</i>
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
PFAS	Per- and poly-fluoroalkyl substances
QCP	<i>Quarry Code of Practice (EPA 2017)</i>
RMPS	Resource Management and Planning System of Tasmania
SD	Sustainable development
TSP Act	<i>Threatened Species Protection Act 1995</i>



Report Summary

This report provides an environmental assessment of D. N. Hughes' proposed quarry southern expansion. The Landowner and holder of Mining Leases 975P/M and 2045P/M is Mr Hughes, however, the quarry is operated by Bis Quarries Pty Ltd.

Planning approval (Permit PLN-19-0071), including EPA Permit Part B – Environmental 9667, was granted in November 2020 to increase production and allow the extraction and processing of up to 312,500 cubic metres per annum. The current proposal involves the extension of the existing mining lease in a southerly direction and a retraction of the currently approved extraction area closer to the Launceston Airport runway to the west. No changes to the current regulatory limits or methods of extraction are proposed. Material will be won by drilling and blasting and then transported to the existing crushing and screening plant for processing and stockpiling.

This report has been prepared based on information provided in the permit application, and the Environmental Effects Report (EER). Relevant government agencies and the public were consulted, and their relevant submissions and comments considered as part of the assessment.

Appendix 1 contains details of matters raised by the referral agencies during the consultation process.

Appendix 2 contains a table of the proponent's proposed management measures.

Appendix 3 contains the environmental permit conditions for the proposal.



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I Approval Process

An application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act) was submitted to Northern Midlands Council on 12 June 2020.

The proposal is defined as a 'level 2 activity' under clauses 5(a)(i) and 6(a)(ii), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act), being a quarry with materials handling.

Section 25(1) of the EMPC Act required Council to refer the application to the Board of the Environment Protection Authority (the Board) for assessment under the Act. The application was received by the Board on 18 December 2020.

The Board required that information to support the proposal be provided in the form of an Environmental Effects Report (EER) prepared in accordance with the Guidelines issued by the Board on 15 April 2021. Two drafts of the EER were submitted to EPA Tasmania for review against the guidelines prior to finalisation and acceptance on behalf of the Board on 17 February 2022.

The EER was released for public inspection for a 28-day period commencing on 3 March 2022. Advertisements were placed in *The Examiner* and on the EPA website. The EER was also referred to relevant government agencies for comment. No public representations were received.

The Director, Environment Protection Authority, has undertaken determination of the assessment under delegation from the Board.



2 SD Objectives and EIA Principles

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and the Environmental Management and Pollution Control System (EMPCS). Both sets of objectives are specified in Schedule 1 of the EMPC Act.

The functions of the Board are to administer and enforce the provisions of the EMPC Act, and to use its best endeavours to further the RMPS and EMPCS objectives. The Board must assess the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.



3 The Proposal

The main characteristics of the proposal are summarised in Table I. A detailed description of the proposal is provided in Part B of the EER.

Table I: Summary of the proposal's main characteristics

Activity	
Extraction, crushing and screening of a maximum of 312,500 cubic metres of basalt rock per year. The existing quarry pit will be gradually expanded in a southerly direction and the existing mining lease boundaries changed (refer to Figure 2 below). There is no change to the existing production quantities proposed.	
Location and planning context	
Location	Access is from 'The Springs' 81 Evandale Road, Western Junction, 7212. The mining lease also lies on the property 'Marananga', Daveys Lane, Western Junction. Refer to Figure 1 below.
Land zoning	Rural resource
Land tenure	Private freehold Certificates of Title: 180211/1, 146280/1 and 121824/2 Property ID Numbers: 2551287 and 1776740
Mining lease	2045P/M (currently under application) and 975P/M
Lease area	2045 P/M is 36 hectares in area 975 P/M is 54 hectares
Bond	MRT hold the following bond: <ul style="list-style-type: none"> • Mining Lease: 975P/M - \$200,000 (Pending renewal) • Mining Lease 2045P/M – This Mining Lease is still in application and MRT will calculate the bond on approval.
Activity site	
Land Use	The site is an existing quarry expanding onto agricultural land.
Topography	The proposed quarry is located on the eastern side of a moderately high escarpment, rising above the valley formed by the Rose Rivulet.
Geology	Late Eocene Basalt overlies older Eocene and Palaeocene mudstone, siltstone and sandstone with minor lignite and conglomerate deposited in a graben or half-graben structure.
Soils	Breadalbane Soil Association – Brown clayey soils on Tertiary Basalt.
Hydrology	No permanent waterbodies on the site. The site drains towards a dam on Briarly Creek, which flows east to drain into Kelley's Creek, Rose Rivulet and eventually into the North Esk River.
Natural Values	None identified. Land has been previously cleared for grazing.



Local region	
Climate	Rainfall approximately 675mm per annum. Wind direction predominantly from the north and northwest.
Surrounding land zoning, tenure and uses	Three other quarries operate adjacent to and north of the site. Launceston Airport (Commonwealth land) is located adjacent to the east and south. Agricultural land exists to the south, east and northeast. A vineyard is adjacent to the northern part of the existing quarry. A railway line runs adjacent to the existing quarry's eastern boundary. There are two sewage treatment ponds (TasWater) located adjacent to mining lease 2045P/M. The ponds and airport are both zoned utilities, with the rest of the surrounding land being predominantly rural resource and an area of general industrial zoning to the west of the airport.
Species of conservation significance	None identified.
Proposed infrastructure	
Major equipment	<ul style="list-style-type: none"> • Crushing plant with jaw crusher, secondary cone crusher and tertiary crushing and screens • Pre-coat plant with liquid tank, collection pond and conveyor • PUG Mill QME Twin Shaft (350t/hr) • Mobile screening plant • Conveyors • Drill rig • Trucks - various • Rubber tired front-end loader • Excavators (75t and 30t) • Cat rigid dump truck (45t)
Other infrastructure	<ul style="list-style-type: none"> • Stockpiles • Settling ponds, also used for water supply • Offices • Weighbridge • Workshops • Stores
Inputs	
Water	Reticulated water supplied by TasWater connection. Water for crushing and screening plant supplied from Briarly Creek settlement pond.
Energy	Mains power, plus diesel fuel to power vehicles.
Other raw materials	Pre-coat fluid, lubricants, oil, grease and oxyacetylene are stored onsite.



Wastes and emissions	
Liquid	Stormwater runoff from extraction and stockpile areas. Sewage from the staff amenities will be collected by the existing septic tank.
Atmospheric	Dust from internal and external traffic, blow-off from stockpiles, dust generated from the crushing plant. Combustion engine emissions from machinery and truck exhausts.
Solid	General refuse including food scraps, paper and packaging. Solid wastes associated with machinery and processing plant maintenance.
Controlled wastes	Waste oil
Noise	<ul style="list-style-type: none"> • Primary jaw crusher – Teres Jaques 42x30 • Secondary cone crusher – Jaques J 50 • Tertiary cone crusher – CME Auspactor 300 • Tracked excavator – CAT 375 • Wheeled loader at crushing plant – CAT 980H • 2 Wheeled loaders for sales / per-coat – CAT 966 • Haul truck – CAT 769D • Drill rig – BP 1100 • Rock breaker – on 30t excavator • Screening • Blasting • Pre-coat plant • PUG Mill
Greenhouse gases	Greenhouse gases will be generated by combustion of fuels by mobile plant, equipment and onsite vehicles. The processing plant requires electrical power to operate. Explosives will be used for blasting.
Construction, commissioning and operations	
Proposal timetable	Gradually transition to the new quarrying area once resources are exhausted in the current quarry pit over a period of two years. The quarrying plan is for approximately 20 years. Figure 3 below shows the current/existing quarry layout and expansion to Year 3. Figure 4 below shows the final quarry layout.
Operating hours (ongoing)	0600 to 1730 hours Monday to Friday 0700 to 1500 hours Saturday No works conducted on Sundays or public holidays observed State wide. These are the same operating hours as are currently approved for the existing operation.

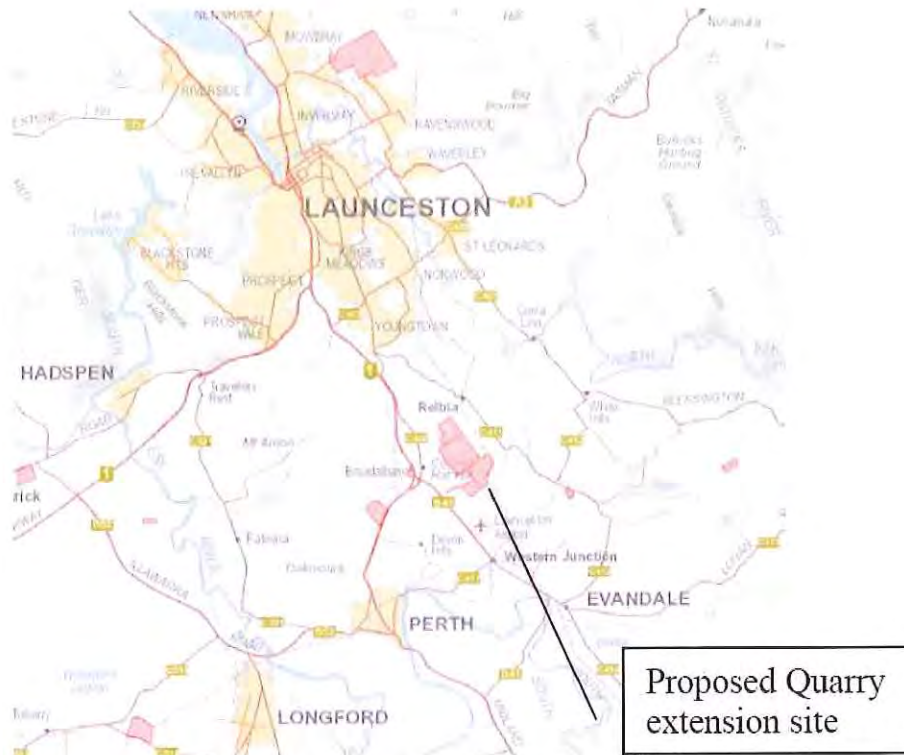


Figure 1: Proposed location (Figure 1 of the EER)

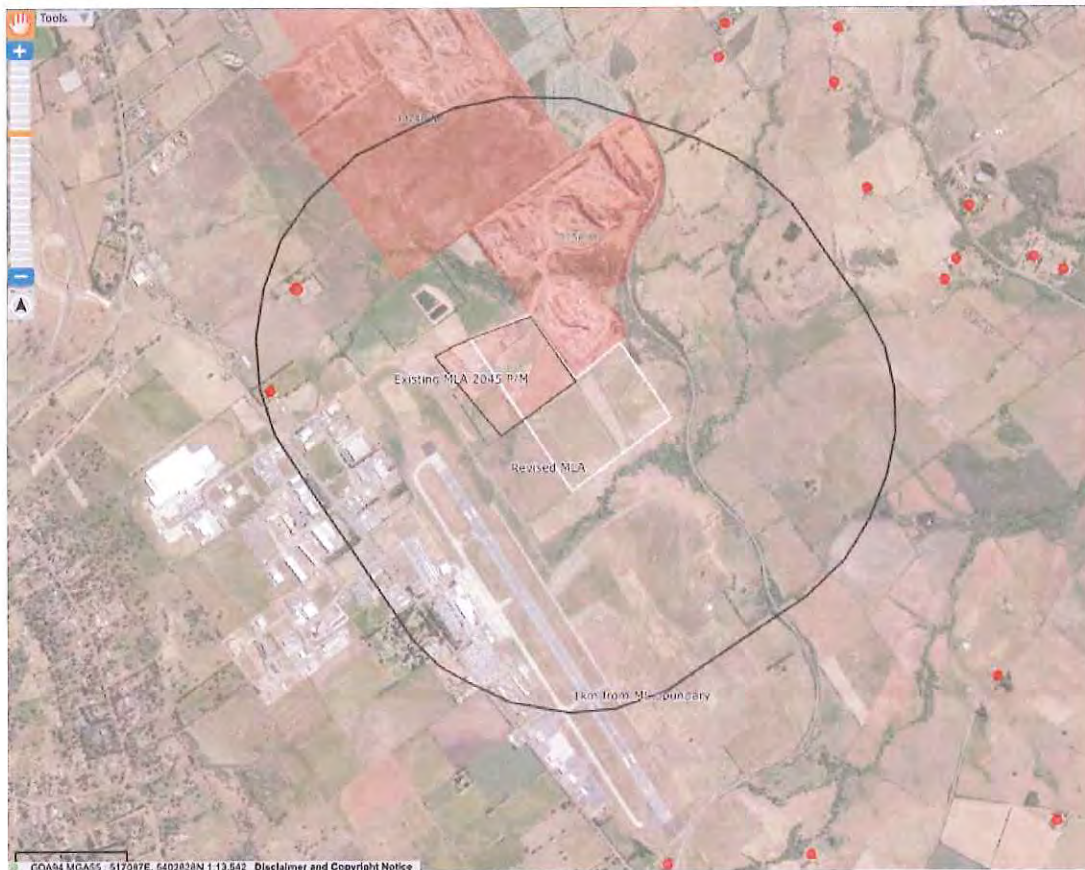


Figure 2: Change in land area of activity (existing area black outline, proposed new area as white outline) (Figure 3 of the EER)

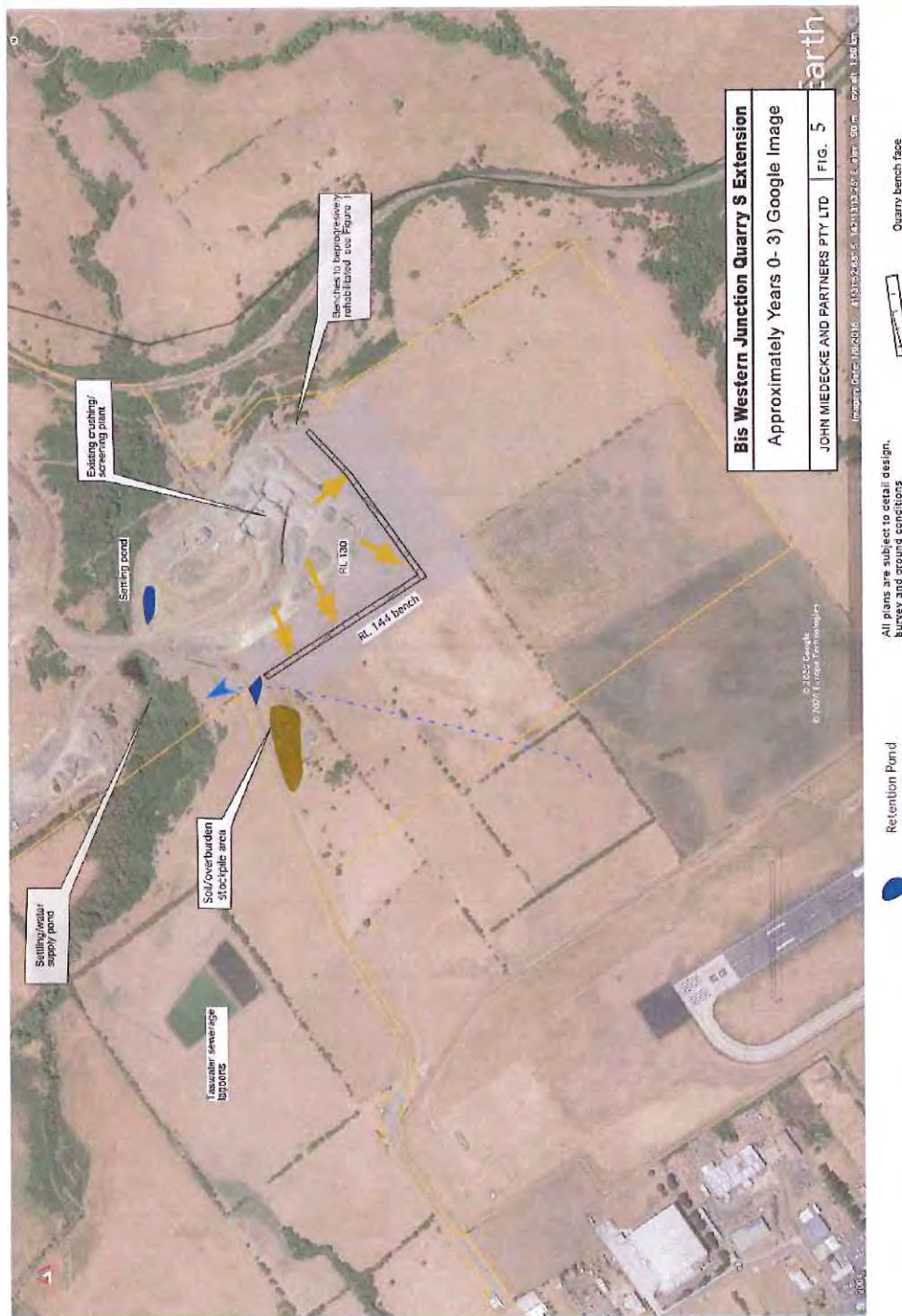


Figure 3: Current quarry layout and expansion to year 3 (Figure 5 of the EER)



Figure 4: Proposed final quarry layout (Figure 9 of the EER)



4 Project Rationale and Alternatives

The EER states that the quarry has been in operation continuously since 1982 and 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.

The Proponent also states in the EER that the quarry has been an important and reliable supplier to the market for construction materials needed by the community which has been recognised as strategically important by the then Resource Planning and Development Commission in hearings into local planning scheme amendments and permit application for a residential development in the area.

The EER advises that it is preferable to change the area of the activity to include the land to the south where there are better rock reserves and has the added benefit of being further away from Launceston Airport.



5 Public and Agency Consultation

No public submissions/representations were received during the public consultation period.

The EER was also referred to several government agencies with an interest in the proposal. Submissions were received from the following:

- Department of Infrastructure, Transport, Regional Development and Communications (DITRDC) (Commonwealth);
- Australia Pacific Airports (Launceston) (APAL);
- Civil Aviation Safety Authority (CASA); and
- TasRail.

The following individuals also provided specialist advice on the EER:

- Regulatory Officer, Environment Protection Authority;
- Scientific Officer (Air), Environment Protection Authority;
- Scientific Officer (Water), Environment Protection Authority; and
- Scientific Officer (Noise), Environment Protection Authority.

Appendix I of this report contains a summary of the government agency submissions received.



6 Evaluation of Environmental Issues

The following environmental issues are considered relevant to the proposal and have been evaluated in this section:

1. Noise emissions
2. Blasting
3. Air quality
4. Surface water quality
5. Groundwater
6. Waste management, dangerous goods and environmentally hazardous substances
7. Natural values and weed and disease management
8. Decommissioning and rehabilitation

General conditions

The following general conditions will be imposed on the activity:

- G1** Access to and awareness of conditions and associated documents
- G2** Incident response
- G3** No changes without approval
- G4** Change of responsibility
- G5** Change of ownership
- G6** Complaints register
- G7** Annual Environmental Review
- G8** Environmental Management Plan and review thereof
- G9** Quarry Code of Practice



Issue 1: Noise emissions
<p>Potential impacts</p> <p>Western Junction Quarry is comprised of four separate pits. The EER advises that operations will transfer to the proposed southern area in the next 1-2 years once the resource in the operating pits has depleted. The crushing and screening plant are located in the main pit, which has ceased extraction. Part B of the EER outlines the current operation of the activity and describes the proposed development of the southern pit.</p> <p>The proposal maintains the previously approved maximum allowable extraction and processing limit of 312,500 cubic metres per annum but is seeking approval to move the quarrying operations to the land acquired to the south.</p> <p>Noise emissions will be generated from mobile earthmoving equipment (excavators, front wheel loaders, dump trucks, drill rig, haul trucks), blasting and the crushing and screening plant. If not managed appropriately the activity has the potential to cause environmental nuisance to nearby sensitive receptors. The nearest residences are 1280 – 1420m to the north and north-west of the crusher location and 1200 – 1400m from the proposed working face of the quarry expansion.</p> <p>The EER notes that noise emissions from the current operations were monitored and used to estimate future noise levels as a consequence of the proposal. Predicted noise emissions are determined to be in compliance with the day-time noise criteria of 45 dB(A) adopted from the <i>Quarry Code of Practice 2017</i> and the current permit limit of 50 dB(A) during all stages of the proposed quarry expansion.</p> <p>This section does not consider the impacts from blasting, except for noise generated by the drill rig. Blasting impacts are further discussed and evaluated in Issue 2.</p>
<p>Management measures proposed in EER</p> <p>The following management measures (MM) are proposed in the EER to mitigate noise:</p> <p>MM1: Maintain a complaint register to record any complaints from the public and the actions taken to address the complaint.</p> <p>MM3: Maintain attenuation distances to neighbours and monitoring any complaints.</p> <p>MM4: Hours of operation will comply with permit requirements including that no transportation will occur on Sundays or gazetted public holidays. Transport trucks will be maintained in condition.</p> <p>The EER also states that an overburden bund between the drill rig and the residences will further reduce the predicted noise levels at those residences.</p>
<p>Public and agency comment</p> <p>No public or agency representations were received in relation to noise emissions.</p>



Evaluation

A Noise Assessment was undertaken for the site based on measurements from the current operation to predict future noise impacts with the intensification and extension of the quarry under the previous approval for the increased production of the quarry. A revised report was produced for this proposal to assess the impact of moving the extractive operations to the southern site (Appendix E of the EER).

It is noted the crushing plant will remain in its current location for the duration of the quarry life.

Appendix E advises that noise levels at the sensitive receptors will be most significant in the early stages of the proposed quarry face development when it is at the northern edge of the development. Quarrying operations will only occur during daytime hours and Appendix E indicates that for all operations, including haulage, crushing, screening and blasting, noise levels at the nearest sensitive receptors (as detailed in Figure 1 of the Noise Assessment) are below the criteria for the entire life of the quarry.

Condition **N1** sets the noise limits that must be met by the activity. These are consistent with the existing noise limits in place for the quarry and associated operations. Condition **N2** requires a noise survey to be undertaken within 6 months of operations commencing in the proposed southern expansion area on Mining Lease 2045P/M. This is supported by Condition **N3** which specifies the requirements for the noise survey method and reporting.

Condition **N4** stipulates operating hours to reduce the risk of noise emissions causing an environmental nuisance to sensitive receptors. There is no change in the existing operating hours for the expanded quarry.

Condition **N5** requires that in the event a noise complaint is received, the Director must be notified within 24 hours. The Complaints register required under Condition **G6** must also record all complaints received.

The conclusions and recommendations of the Noise Assessment are supported. The Commitments made and the conditions imposed are considered appropriate to mitigate the potential for causing environmental nuisance at sensitive receptors.

Conditions

The proponent will be required to comply with the following conditions:

- N1** Noise emission limits
- N2** Noise survey requirements
- N3** Noise survey method and reporting
- N4** Operating hours
- N5** Noise complaints



Issue 2: Blasting
<p>Potential impacts</p> <p>Blasting is required to fracture the rock so it can be removed for processing at the crushing and screening plant. The maximum depth of rock to be broken by blasting will be 14m on each bench. The EER states that blasting will occur approximately once a month or 12 times per year.</p> <p>Blasting will result in noise emissions (air blast), ground vibration and fly-rock. The potential for fly-rock to penetrate prescribed air space and blasting to impact on trains is specifically relevant for this site. These emissions have the potential to cause environmental nuisance, property damage and aviation safety impacts if not managed appropriately.</p> <p>The potential impacts of blasting are discussed in Part C5 of the EER and evaluated in Appendix F.</p> <p>Terrock Pty Ltd were engaged to provide specialist advice in relation to blast design to ensure the quarry operation meets the relevant air blast and ground vibration limits. The approved Blast Management Plan for the site is provided as Appendix G.</p>
<p>Management measures proposed in EER</p> <p>The EER advises that the maximum height and extent of fly rock will not intrude into the Launceston Airport airspace and that moving quarrying operations to the southern area will reduce the impacts from blasting on the airport and other existing sensitive receptors.</p> <p>The following management measures (MM) are proposed in the EER to mitigate blasting impacts:</p> <p>MM1: Maintain a complaint register to record any complaints from the public and the actions taken to address the complaint.</p> <p>MM2: Advise Launceston Airport, State Rail and residents within a 1km radius (or as agreed) 24 hours in advance of any blasting activity. Blasting activity to be monitored to ensure compliance with standards.</p> <p>The EER also advises that Tasrail will be provided a preliminary notice 10 days prior to a blasting event, that Tasrail Train Control will be contacted again 1 hour prior to a blast and if the blast time coincides with a train movement, blasting will be deferred.</p> <p>Blasting will only occur between the hours of 11am and 4pm which are Launceston Airport's off-peak hours.</p>
<p>Public and agency comment</p> <p>No public representations were received in relation to blasting impacts.</p> <p>CASA noted that it does not have expertise in relation to the potential impacts from blasting, and deferred to EPA's expertise in this area to manage the potential impacts.</p>



Evaluation

During the recent assessment (2020) for the expansion and increased production at the quarry, additional assessment and management measures were required to be put in place to minimise the impacts of quarry operations on Launceston Airport. Relocating quarry operations to the south of the site as currently proposed has reduced the potential impact on the Airport, however this proposal maintains some of the management measures originally adopted, to minimise impacts on the airport including blasting hours. The average busy hours at Launceston Airport were identified as being between 0900 hours and 1100 hours and between 1600 hours and 1800 hours. The standard blasting condition allows for blasting between 1000 hours and 1600 hours, however condition **B1** is imposed to restrict blasting times to between 1100 hours and 1600 hours Monday to Friday. The condition does allow for the Director to consider allowing one off blasting approvals outside of these hours should the Proponent provide sufficient justification.

Condition **B2** requires notification of residents within 1 km of the activity at least 24 hours prior to blasting occurring of the blasting event and at what time that will occur. Condition **B2** also stipulates that the Launceston Air Traffic Control Line Manager must be contacted at least 24 hours prior to any blasting operations being undertaken, including drilling activities.

The EER adopts an air blast limit of 115dB(A) for 95% of blasts with an absolute limit of 120dB(A) at any noise sensitive premises. Similarly, the adopted ground vibration limit is 5mm/s for 95% of blasts with an absolute limit of 10mm/s. This is consistent with the standard noise and vibration limits imposed by EPA. Condition **B3** imposes these limits on the activity when measured at the curtilage of any noise sensitive premises.

EER Appendix F predictions under worst case vibration transmission demonstrate that 10 mm/s would be felt up to 303m from the blast and 5mm within 467m.

Appendix F also estimates, based on data from previous blast monitoring on The Land, that at its closest point to the airport runway, ground vibration levels are predicted to be 6.4 mm/s. The Blast Report considers that ground vibration is unlikely to have a negative impact on property or infrastructure at the Launceston Airport, TasWater's sewerage lagoons, the rail line, or the industrial area. It also expected that nearest residences will similarly be unlikely to be affected.

Analysis of historical blasting data has been used to determine the distance in front of the blast at which the air blast limits of 120 and 115 dB(A) will be achieved. 120dB(A) will be achieved beyond 688 metres in front of the blast and 115dB(A) 1,070m in front of the blast. Behind and to the sides of the blast the distance required to achieve the limits is less. EER Appendix F figure 3 depicts air blast contours from a standard blast.

To ensure air blast and ground vibration limits imposed by condition **B3** are met, Condition **B5** requires that each blast on The Land be monitored at locations agreed to by the Director. Condition **B5** also requires that any exceedance of the limits be reported to the Director within 24 hours.

EER Appendix F also calculates, based on the blast design, the maximum predicted fly rock throw in front of the face as 65 metres and behind face at 42 metres. For safety plant and equipment must be twice and people four times as far as the maximum throw distance in any direction. EER Appendix F figure 4 depicts the fly rock exclusion zone during blasting. The maximum height of fly rock has been calculated at 28 m behind and to the side of the quarry face. At these distances and heights fly rock will not intrude on the airport.



To ensure that blasts are managed appropriately, Condition **B4** is imposed to require the Blast Management Plan (included in the EER as Appendix G and previously approved by the Director), to be implemented. Any variation to this plan will also require the Director's approval. This will ensure the Director has oversight of the blasting design which can be amended if issues arise from blasting activities. Condition **B5** requires the first 5 blasts within Mining Lease 2045P/M to include monitoring of the vertical and horizontal distance fly-rock travels.

Condition **B6** requires notification to the Director, EPA, Launceston Airport and the Department of Infrastructure, Transport, Cities and Regional Development (DITCRD) in the unlikely event that fly-rock penetrates prescribed airspace. The condition also requires a report to be provided to the Director containing an assessment as to why fly-rock exceeded the predicted maximum extent and outlining any proposed management measures to ensure fly-rock does not penetrate the prescribed airspace again.

The Proponent's commitments and the conditions imposed are considered to provide a conservative approach to management of the potential impacts from blasting and provides the Director with the flexibility to manage any issues that may arise due to blasting.

Conditions

The proponent will be required to comply with the following conditions:

- B1** Blasting times
- B2** Notification of blasting
- B3** Blasting – noise and vibration limits
- B4** Blast Management Plan
- B5** Blast monitoring
- B6** Fly-rock



Issue 3: Air emissions

Potential impacts

Air emissions associated with this proposal include dust and diesel combustion engine emissions. Dust emissions are generated during quarrying from drilling and blasting, loading and haulage of materials on unsealed roads, crushing and screening, stockpiling and loading for offsite transport.

Dust, combustion gases and particulates all have the potential to impact on local air quality with implications for human health or smother vegetation including delicate flora or agricultural crops. Land surrounding the quarry has been used for crop production and grazing, and there is a significant vineyard development immediately to the north. Dust at this location also has the potential to create safety and navigation issues for aircraft using Launceston Airport and for trains using the railway line to the east of the site.

While this proposal does not involve an increase in production and is therefore not anticipated to increase emissions, the geographical area to be impacted by dust will change with the change to the location of quarry face.

According to the EER, the generation of dust from the quarrying activities will depend on the frequency of dust generating activities, meteorological conditions, composition of dust (particle size and moisture content), and the condition of the source.

The EER states that based on the climate data available, the prevailing winds for summer tend to be predominantly from the north and northwest, with subdominant light winds from the south and southeast, meaning that when conditions are more likely to be dry and windy, the prevailing wind direction would move any dust emissions towards agricultural land and not towards any residences.

The EER also states that given the distance to residences and that the road is sealed from the edge of the mining lease boundary, there are unlikely to be any nuisance dust emissions to sensitive receptors. The EER notes that no dust complaints have been received from residents over the life of the quarry.

The EER claims that future operations are not expected to generate significant nuisance dust and notes that agricultural activities nearby are also likely to be a major dust source in the area. There are also other quarrying activities nearby to the north of the site contributing to dust and particulate emissions.



Management measures proposed in EER

The following management measures (MM) are proposed in the EER to mitigate air emission impacts:

MM1: Maintain a complaint register to record any complaints from the public and the actions taken to address the complaint.

MM6:

- Operate water sprays on crushing and screening equipment;
- Minimise surface disturbance;
- Progressively rehabilitate disturbed areas that are no longer required;
- Water internal haul roads; and
- Maintain quarry roads routinely.

MM7: Transport trucks will be covered with a tarpaulin if required.

MM11: Topsoil and overburden will be stripped and stored in accordance with guidelines. Quarry walls will be progressively revegetated.

The crushers, screens and material stockpiles will remain within the original pit floor, which provides some shelter from the wind. Visual monitoring for dust will occur and any public complaints with respect to dust will be acted upon.

Public and agency comment

No public or agency representations were received in relation to air emissions.

Evaluation

The EER notes that due to prevailing wind directions, to the southeast and the separation distances to the nearest residences in that direction (more than 1km), dust has not been a source of complaint.

With respect to assessing the potential impacts on aviation safety from the quarry operation, including the impact of dust emissions from the crushing and screening plant, the previous assessment relied on the findings of *Safety Review Report for Proposed Quarry Extension – Launceston Airport*, dated 2 March 2020 and prepared by Mott MacDonald (the Safety Review Report). The Proponent has confirmed the crushing and screening plant will remain in its current location, approximately 1km from the runway and the Safety Review Report concluded that there is unlikely to be an increase in dust emissions that may impact aviation safety from the crushing and screening plant. The Safety Review Report also concluded that dust modelling from blasting would be quite complex to consider but stated that should dust become an issue over time, mitigation measures can be implemented to address the issues. As well as avoiding blasting during peak hours at Launceston Airport, the Safety Review Report recommended that dust generation from blasts are observed on a regular basis for the next few years to understand the impact on visibility in the approach path after each blast and that if any adverse observations are recorded a review of the mitigation measures should be considered. This was on the basis of the quarrying operations moving closer to the runway. Now that this proposal is moving quarrying operations away from the runway, the impact from blasting on the runway will be less of a concern. Condition **B5** (as discussed in Issue 2 above) is imposed to require blast monitoring and includes a requirement to contact Launceston Airport after each blast to



determine if any issues were experienced, including from dust plumes. The Director must be notified if Launceston Airport raises any concerns.

The measures proposed in the EER to mitigate the potential impacts from air emissions are supported.

Condition **A1** requires that vehicles carrying loads of material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads, this is in line with the Proponent's Commitment 7.

Condition **A2** is imposed to require dust emissions from The Land by vehicles to be limited or controlled by dampening or other effective measures. This is consistent with the Proponent's Commitment 6 to routinely maintain and dampen internal haul roads.

Condition **A3** requires that dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

Furthermore, Condition **A4** is also imposed to require certain measures to control dust emissions produced by the operation of the crushing and screening plant.

The commitments made by the proponent and proposed management of the operation appear reasonable to mitigate potential impacts from dust emissions. The conditions imposed require implementation of the key mitigation measures.

Conditions

The proponent will be required to comply with the following conditions:

- A1** Covering of vehicles
- A2** Dust emissions from traffic areas
- A3** Control of dust emissions
- A4** Control of dust emission from plant



Issue 4: Surface water quality
Description of potential impacts
Inappropriate management of stormwater has potential to cause the movement of sediment and other contaminants such as spilt fuels and oils, thereby impacting waterways and potentially causing environmental harm or nuisance. The site drains to Briarly Creek, an ephemeral stream which also receives treated effluent from the Western Junction Wastewater Treatment Plant and as a consequence, is subject to fluctuating water quality. Briarly Creek flows into Kellys Creek, Rose Rivulet and ultimately into the North Esk River.
Management measures proposed in EER
<p>The EER advises that the current surface water management strategy is to direct surface drainage to the various settling ponds and then to the Briarly Creek supply pond which supplies water for the quarry and overflows into Briarly Creek. It is noted that an additional settling pond has been constructed to treat drainage from the processing plant area.</p> <p>The EER also states that any surface water from rainfall in the quarry pit floors gradually infiltrates the basalt fractures and joints and reports to the groundwater. Occasional pumping of water from the pit floor to the supply pond is required.</p> <p>The EER states that the following management measures have historically been adequate for managing surface water and preventing sediment and/or pollution leaving The Land. These measures will be extended to the new quarry area:</p> <ul style="list-style-type: none"> • The quarry perimeter will be graded such that all surface drainage is directed into the pit itself and not offsite, uncontrolled. • Upslope water flows will be directed to a settling basin (one or more, to provide storm surge capacity and reduce flow rates). • The pit floor will be graded to direct surface drainage to the 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 refuelling areas in the quarry will be bunded and any spillage will be cleaned up. An oil spill kit will be maintained onsite. <p>The EER provides indicative sizing for the retention ponds to cater for the increased surface area requiring stormwater treatment from the proposed new quarry area.</p> <p>Management Measure 5 (MM5) is included in the EER in relation to surface and groundwater management, and includes commitments to monitor and measure settling basins, and to direct all runoff to the Briarly Creek storage pond.</p>
Public and agency comment
No public or agency representations were received in relation to surface water quality.
Evaluation
The management measures proposed are supported. There has been no history of poor performance regarding surface water management at the activity. The additional area of extraction does not appear to present any new issues from a surface water management point of view that would significantly change the potential impacts, apart from potential groundwater contamination, as discussed in Issue 5.



Nevertheless, given the size of the operation and the activities undertaken it is considered appropriate to impose a suite of conditions to ensure that surface water is managed appropriately and can be enforced by the Director.

Standard conditions **E1**, **E2** and **E3** are imposed to require perimeter cut off drains / bunds to be constructed on The Land to prevent surface run-off from entering the area used or disturbed in carrying out the activity (**E1**), settling ponds to be designed and maintained such that sediment will not be transported off The Land by surface run-off (**E2**), and that polluted stormwater must be collected and treated prior to discharge from The Land to the extent necessary to prevent environmental harm or nuisance (**E3**).

Condition **WQI** is imposed to further the above conditions by requiring that any water discharged from The Land must not exceed 30 mg/L of total suspended solids and that during a storm event any plume leaving The Land must not be visibly more turbid than the receiving waters. In addition, the condition also requires that waters leaving The Land must be visibly free of any hydrocarbon sheen that could arise from a spill or the pre-coat plant. Condition **MI** is imposed to set requirements around who and how measurements may be made, if required.

The conditions imposed and the Proponent's commitments are considered appropriate to manage the potential impacts from the activity on surface water quality. The conditions imposed provide the Director with measurable conditions to confirm compliance, without needing to impose unnecessary monitoring requirements on the activity.

Conclusion

The proponent will be required to comply with the following conditions:

- E1** Perimeter drains or bunds
- E2** Design and maintenance of settling ponds
- E3** Stormwater
- MI** Samples and measurements for monitoring purposes
- WQI** Water quality



Issue 5: Groundwater
<p>Description of potential impacts</p> <p>There is known soil and groundwater contamination in the vicinity, from polyfluorinated firefighting foam surfactants (per- and poly-fluoroalkyl substances (PFAS)) located on the adjacent airport land associated with historic airport fire response training. The EER Appendix D provides an overview of the groundwater system in the vicinity of the quarry and assessment of likely groundwater movement and interactions with surface waters including Briarly Creek, which traverses through the quarry site, and Kellys Creek downstream. Appendix D advises that there is potential for groundwater to appear in the future quarry floor as the quarrying progresses downwards at an early stage. Should contaminated groundwater enter the quarry pit there is potential for environmental harm and health impacts to workers.</p>
<p>Management measures proposed in EER</p> <p>Information provided by the Proponent indicates that the main source of contamination is understood to be the former fire training ground east and southeast of Launceston Airport runway, approximately 1km from the proposed quarry expansion area.</p> <p>The EER advises that Airservices Australia intend to install groundwater monitoring bores between the quarry and the former fire training ground to periodically monitor for PFAS. These results will be provided to the proponent. The EER indicates that any groundwater ingress into the pit will also be monitored for PFAS.</p> <p>EER Appendix D recommends that groundwater bores are installed prior to the southern expansion occurring to monitor water levels and groundwater quality. Depending on those results it may be necessary to take management actions, such as installing a series of injection wells or trenches to maintain the water table above the level of Kellys Creek. The EER does not include commitments to the installation of groundwater bores but groundwater monitoring for PFAS is included in the monitoring program (EER Table 6) and is also included in MM5. The EER does not include specific commitments to the management of water levels within the quarry floor.</p>
<p>Public and agency comment</p> <p>No public or agency comments were received in relation to groundwater.</p>
<p>Evaluation</p> <p>Due to the contamination source being located on Commonwealth Land, it is managed by the Commonwealth and investigations by Airservices Australia are ongoing to delineate the extent and magnitude of impact from the historic firefighting practices.</p> <p>It is understood that Airservices Australia's investigation of PFAS contamination at the Launceston Airport is ongoing and monitoring will continue to be undertaken by Airservices Australia. It is recommended that the Proponent maintains regular contact with Airservices Australia to ensure early advice of any groundwater contamination that may affect the quarry operations.</p> <p>Based on the information presented in EER Appendix D, there is a high likelihood for groundwater ingress to occur in the new extension of the quarry. The recommendations of EER Appendix D for new groundwater bores to be installed and monitored in the area of the southern expansion is reflected in the requirements for the development of a Groundwater Monitoring Plan in condition GW2.</p>



The EER does not include specific commitments to the management of water levels within the quarry floor despite the groundwater assessment highlighting this is likely to occur. While the EER suggests the use of injection wells or trenches to maintain the water level above the height of Kelly's Creek this concept needs to be elaborated or other management options considered. Condition **GW2** also requires the development of trigger values and management measures to manage water levels in the southern expansion area to allow quarrying activities to progress safely, to manage water levels to prevent surface water contamination, and to treat and mitigate any potential contamination of groundwater including from PFAS.

Condition **GW1** is imposed to require any groundwater ingress into the pit to be sampled and analysed for an appropriate suite of PFAS. The condition also requires that any groundwater encountered must be detained within the southern expansion area until proven that it is not contaminated and that in the event contamination is detected the groundwater must be treated or disposed of to the satisfaction of the Director. A report must also be provided to the Director detailing any groundwater sampling results within 14 days of results being received. Condition **MI** sets out requirements on the collection and analysis of any samples taken.

Conclusion

The proponent will be required to comply with the following condition:

- GW1** Sampling of groundwater in southern expansion area
- GW2** Groundwater Monitoring Plan
- MI** Samples and measurements for monitoring purposes



Issue 6: Waste management, dangerous goods and environmentally hazardous substances
<p>Description of potential impacts</p> <p>Inappropriate use and storage of hazardous substances has the potential to cause environmental nuisance or harm if discharged to the Land or nearby waterways.</p> <p>Solid and liquid wastes produced from the activity also have potential to cause environmental harm or nuisance (odour, soil and water contamination) if not appropriately treated and/or disposed of.</p>
<p>Management measures proposed in EER</p> <p>The EER states that diesel, lubricant, oil, grease, waste oil, oxyacetylene, precoat liquids and truck wash are stored on the Land. The EER also states that all the above-mentioned materials will be stored and transported in accordance with the <i>Australian Code for the Transport of Dangerous Goods by Road and Rail</i>, the <i>Dangerous Goods Act 1998</i> (now <i>Dangerous Goods (Road and Rail Transport) Act 2010</i>) and associated regulations.</p> <p>The EER states that the workshop and equipment are all provided with spill kits.</p> <p>The EER states that the existing septic tank is adequate to manage sewage produced onsite. It also notes that typical solid wastes are generated in relation to machinery and processing plant and that they have adopted a waste management hierarchy to avoid, recycle, reuse, treat and dispose of wastes.</p>
<p>Public and agency comment</p> <p>No public or agency comments were received in relation to waste management, dangerous goods and environmentally hazardous substances.</p>
<p>Evaluation</p> <p>The mitigation measures outlined above are supported. To ensure that hazardous materials are appropriately managed the Proponent will be required to comply with standard conditions H1 and H2 in relation to storage and handling of hazardous substances, condition H3 requiring spill kits to be kept on site, and condition H4 in relation to the management of mobile refuelling and servicing of vehicles at the quarry.</p> <p>In the event of an incident, the Proponent will be required to respond appropriately under condition G2.</p> <p>The proposed management measures and standard conditions are considered sufficient for the appropriate management of wastes, dangerous goods and environmentally hazardous materials on The Land to prevent environmental harm or nuisance occurring.</p>



Conclusion

The proponent will be required to comply with the following conditions:

- H1** Storage and handling of hazardous materials
- H2** Hazardous materials (<250 litres)
- H3** Spill kits
- H4** Handling of hazardous materials – mobile

The following legal and other information is included for the Proponent's information:

- LO2** Storage and handling of dangerous goods, explosives and dangerous substances
- O11** Waste management hierarchy



Issue 7: Natural values and weed and disease management
<p>Description of potential impacts</p> <p>Inappropriate clearing or disturbance of vegetation has potential to impact on threatened flora, fauna or vegetation communities and result in the introduction and spread of weeds and diseases.</p> <p>Clearing vegetation also has potential to impact on surface water quality through increased erosion.</p> <p>The EER advises that the proposed southern expansion area has been previously used for agricultural grazing and that no endangered species have been identified. Gorse, blackberries, thistles, flat weeds and rice grass exist on The Land and are being treated. The EER notes that a Weed and Disease Management Plan has been developed and approved in accordance with current permit conditions imposed on the quarry. A copy of this plan is provided with the EER as Appendix H.</p>
<p>Management measures proposed in EER</p> <p>The EER states that quarterly inspection and treatment of weeds and pathogens is undertaken for the activity, however this is contradicted by Management Measure 10 which states a yearly inspection program will be implemented. A review of EER Appendix H indicates that different inspections will occur at different frequencies, including a quarterly visual drive, 6 monthly visual walks and annual targeted whole site inspections. Appendix H also indicates that the Weed and Disease Management Plan will be reviewed annually.</p> <p>The EER also states that vehicles and machinery are washed in accordance with the Weed and Hygiene Guidelines, when transferring to and from susceptible or risky sites.</p> <p>No other management measures were proposed in the EER in relation to natural values.</p>
<p>Public and agency comment</p> <p>The Conservation Assessment Section (CAS) of Department of Natural Resources and Environment Tasmania (NRE) stated during consultation for development of the Board's Guidelines that there are no records of flora or fauna on the property listed under the <i>Threatened Species Protection Act 1995</i>. CAS further stated, given the additional area to be cleared is highly disturbed agricultural land next to the existing quarry site, it is anticipated that the activity is unlikely to impact on listed flora and fauna and as such no further action is required.</p>
<p>Evaluation</p> <p>Based on the information provided and advice from CAS, it is not anticipated that the proposed intensification and extension of the quarry will impact on any listed flora or fauna. Therefore, no conditions regarding flora and fauna will be imposed.</p> <p>Given the weeds identified as present on The Land, it is considered appropriate to impose conditions FFI and OPI to ensure that weeds and diseases are managed appropriately and are not transported on or off the site.</p> <p>Condition FFI requires that before entering The Land, machinery must be washed in accordance with the Weed and Disease Guidelines. Condition OPI requires the maintenance and implementation of the approved Weed and Disease Management Plan (EER Appendix H). This formalises the inspection and treatment regime that the Proponent must implement to manage weeds and diseases.</p>



Conclusion

The proponent will be required to comply with the following conditions:

FFI Machinery washdown

OPI Weed & Disease Management Plan



Issue 8: Decommissioning and rehabilitation
<p>Description of potential impacts</p> <p>Temporary or permanent cessation of the activity has the potential to cause on-going impacts to the environment if rehabilitation is not managed appropriately.</p> <p>Potential impacts include increased erosion and transport of sediment offsite to waterways, impacts to biodiversity and uncontrolled dust emissions.</p> <p>The EER advises that, to date, little rehabilitation has occurred due to the existing pits still being active. Once extraction activities are complete in the eastern and western pits these areas will be rehabilitated using top soil and overburden stored on the site. The area of the crushing plant and stockpiles will continue to be used. For the proposed southern pit, the pit walls will be progressively rehabilitated and revegetated.</p> <p>A Decommissioning and Rehabilitation Plan is provided with the EER as Appendix I.</p>
<p>Management measures proposed in EER</p> <p>The EER states that the recommended rehabilitation plan is as follows (in accordance with the QCP):</p> <ul style="list-style-type: none"> • Salvage and recycling of redundant plant and equipment; • Profile and contour ripping; • Covering with previously stockpiled materials from the stockpiles; and • Planting tree seedlings, seed and fertiliser application. <p>The EER states that follow up weed control will be required.</p> <p>Management Measure (MM) 11 states that topsoil and overburden will be stripped and stockpiled as per the Quarry Code of Practice (2017) guidelines, and quarry walls progressively revegetated.</p> <p>MM 12 refers to progressive rehabilitation in accordance with a schedule provided in Table 7 of the EER.</p> <p>The proposed end use of the pits is a level compacted surface suitable for industrial and commercial use or grazing.</p>
<p>Public and agency comment</p> <p>No public or agency comments were received in relation to decommissioning and rehabilitation.</p>
<p>Evaluation</p> <p>The commitments made in section C13 of the EER regarding decommissioning and rehabilitation post closure of the activity are supported. Nevertheless, to ensure that appropriate rehabilitation works are undertaken permit conditions will be imposed.</p> <p>Progressive rehabilitation is encouraged to reduce the risk of large areas of the site being left unrehabilitated should the activity cease, therefore condition DC3 is imposed to ensure that the Director can enforce progressive rehabilitation in accordance with the Quarry Code of Practice.</p> <p>Rehabilitation on cessation will be supported by condition DC4 which requires surface soil to be retained for future rehabilitation and is consistent with details in the EER.</p>



Management of temporary cessation will be stipulated under condition **DC2**. The Proponent will be required to notify of permanent cessation under condition **DC1** and undertake decommissioning and rehabilitation in accordance with conditions **DC5** and **DC6** which includes the preparation and implementation of a Decommissioning and Rehabilitation Plan (DRP). Condition **DC5** requires that a draft DRP be submitted to the Director for approval within 12 months of these conditions taking effect.

The standard decommissioning and rehabilitation conditions are considered appropriate to ensure the potential for environmental impacts are minimised through appropriate decommissioning and rehabilitation of the site during temporary closure or permanent cessation.

Conclusion

The proponent will be required to comply with the following conditions:

- DC1** Notification of cessation
- DC2** Temporary suspension of activity
- DC3** Progressive rehabilitation
- DC4** Stockpiling of surface soil
- DC5** Decommissioning and Rehabilitation Plan
- DC6** Implementation of the DRP



7 Issues not assessed by the Board

The following issues have been raised during the assessment process but are not the Board's responsibility under the EMPC Act. These may be issues which are more appropriately addressed by another regulatory agency.

- A. Aviation safety
- B. Traffic
- C. Landslides

Issue A: Aviation safety
Description of potential impacts
The proposal has the potential to impact on aviation safety at the adjacent Launceston Airport, through dust emissions, blasting activities, attraction of wildlife, light pollution and causing air turbulence.
Management measures proposed in EER
Proposed management measures include: <ul style="list-style-type: none"> • Blasting will be carried out in accordance with the approved Blast Management Plan. • Blasting will only be conducted between the hours of 11 am and 4 pm. • Advising Launceston Airport 24 hours in advance of any blasts and confirming the most appropriate time to conduct each blast.
Public and agency comment
The Department of Infrastructure, Transport, Cities and Regional Development (DITCRD), the Civil Aviation Safety Authority (CASA) and Australia Pacific Airports (Launceston) (APA) all provided comment on this proposal which reiterated their previous advice provided for the assessment completed in November 2020.
Evaluation
With the commitments made by the Proponent and the conditions imposed, it is anticipated that the issues raised can be mitigated to ensure that the risk to aviation safety is acceptable, as indicated by the DITCRD.
Conclusion
No additional conditions are proposed in relation to aviation matters.



Issue B: Traffic impacts
Description of potential impacts
Vehicle movements offsite have the potential to cause nuisance through noise and dust emissions if not managed appropriately. Impacts from onsite vehicle movement are considered in Section 6 of this report – Issue 1 (noise emissions) and Issue 3 (air emissions).
Management measures proposed in EER
The EER does not include any management measures, other than those made in relation to noise and air emissions onsite.
Public and agency comment
During the guideline consultation phase of the previous assessment the State Roads Division of the Department of State Growth indicated that they had no concerns in relation to the proposal as access to Evandale Road is via an existing roundabout which adequately caters for heavy vehicle use.
Evaluation
Condition AI requires vehicles carrying loads containing material which may blow or spill to be equipped with effective control measures to prevent the escape of materials from the vehicles when they leave The Land. For the previous assessment a Traffic Assessment was conducted for the proposed increase in production and expansion of the quarry. There will be no changes to the traffic for this proposal as it relates only to the adjustment of the mining lease boundary.
Conclusion
No specific conditions are proposed in relation to offsite traffic impacts.



Issue C: Landslides
Description of potential impacts
TasRail raised concerns around potential impacts from the activity, in particular blasting, on landslip hazard areas between the activity and the rail line.
Management measures proposed in EER
The EER does not include any specific management measures, other than those made in relation to noise and air emissions onsite. It is noted that section C.5.4 of the EER describes notification protocols and procedures to TasRail in the event of blasting. Blasting conditions are imposed that includes the monitoring of blasts and imposition of noise and vibration limits.
Public and agency comment
TasRail have raised concerns about the potential impact from the activity on the historic landslide between the mining lease and the rail line, and potential for other landslides to occur in that area.
Evaluation
The Planning Scheme overlay does not identify the area as a landslip hazard area, therefore the Northern Midlands Council have advised that they will not be assessing landslide hazards in relation to the proposal. However, the LISTmap layer 'Landslide Planning Map – Hazard Bands' indicates that there has been a historic (~2008) landslide between the mining lease area and the rail line. The Board does not usually assess landslide impacts. Mineral Resources Tasmania may have some management requirements for landslides, although it is noted that the previous landslide area is not located within the proposed mining lease. Nevertheless, several conditions imposed by the Board have some relevance. In particular the Proponent will be required to meet vibration limits and to monitor blasts at the site, which will provide some assurance that the potential for impacts is managed. Notification processes to TasRail as described in the EER are supported. Furthermore, TasRail have advised that they conduct a rail line inspection after each blast to ensure no issues have been caused by the blasting, and will also be able to monitor any potential issues that arise.
Conclusion
No specific conditions are proposed in relation to landslides.



8 Report Conclusions

This assessment has been based on the information provided by the proponent, D. N. Hughes, in the permit application and the case for assessment (the EER).

This report incorporates specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania, and other government agencies.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposal has been undertaken in accordance with the Environmental Impact Assessment Principles; and
3. the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions – Environmental No. 10888 appended to this report are imposed and duly complied with.

The environmental conditions in Appendix 3 are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.



9 Report Approval

Environmental Assessment Report and conclusions, including environmental conditions, adopted:

A handwritten signature in black ink, appearing to read 'Wes Ford'. The signature is written in a cursive, slightly slanted style.

Wes Ford

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Acting under delegation from the Board of the Environment Protection Authority

Date: 6 June, 2022



10 References

John Miedecke & Partners PL (2022); *Western Junction Quarry Southern Extension, Environmental Effects Report* (dated February 2022). (The EER)

Mott MacDonald (2020); *Safety Review Report for Proposed Quarry Extension – Launceston Airport* (dated 2 March 2020). (The Safety Review Report)

Environment Protection Authority (2017) *Quarry Code of Practice 3rd Edition*; Hobart, Tasmania.



II Appendices

- Appendix 1 Summary of agency submissions
- Appendix 2 Proponent management measures
- Appendix 2 Permit Conditions – Environmental No. 10888



Appendix I: Summary of agency submissions

Table I: Matters raised during public consultation period

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
Department of Infrastructure, Transport, Regional Development and Communications (DITRDC)	<p>The DITRDC have advised that their advice dated 26 July 2019 relating to the previous application remains in the context of this current development application.</p> <p>The DITRDC also advised that under part 12 of the <i>Airports Act 1996</i> any identified controlled activities (including structures, cranes, glare and plumes), that have the potential to penetrate prescribed air space for the airport are required to be referred to (Australia Pacific Airports (Launceston)) APAL and assessed by the DITRDC and relevant aviation agencies under the <i>Airports (Protection of Airspace) Regulations 1996</i>.</p> <p>The DITRDC advised that applications for controlled activities are subject to assessment processes that are separate to, and in addition to, development approvals issued by the state or local governments and that the Act and Regulations are administered by the DITRDC and decisions under the Regulations can only be issued by an authorised delegate.</p> <p>The DITRDC notes that an Aviation Safety Review Report was prepared for the previous application and suggests that the report should have been included as part of this application to demonstrate due regard has been given to the relevant principals and guidelines of the National Airport Safeguarding Framework (NASF) as well as proposed measures to manage and mitigate any potential impacts to aviation safety are substantiated.</p>	No	While, it may have been beneficial to include the Aviation Safety Review Report as an appendix to the EER, the proposal has been advertised and the addition of the Report at this time would not provide any significant benefits.
Australia Pacific Airports (Launceston) (APAL)	<p>APAL noted that it does not object to the proposal but has requested that the following items are implemented as part of the development of the quarry.</p> <ul style="list-style-type: none"> That the quarry operator will continue to periodically monitor and review the impacts of high-risk quarry operations relating to explosive deployment. This would include the monitoring and management of flying debris and air motion impacts. That the quarry development does not increase the risks of wildlife to the airport site. This would include ensuring that the development does not increase standing water or animal attractants as the site is developed and expanded. That the airport safeguarding measures outlined in the previous 'Safety Review Report for Proposed Quarry Extension' prepared by Mott MacDonald will be implemented for the revised proposal. <p>APAL requested that any subsequent development applications for the quarry site be referred to Launceston Airport for assessment against airspace, Australian Noise Exposure Forecast (ANEF), and wildlife.</p>	No	As for above.



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
TasRail	<p>TasRail is pleased to see the submitted DA documents confirmed the intent of BIS to continue to adhere to the TasRail required notification advice protocols and timelines that are designed to help manage the potential risks associated with blasting within proximity to a rail line. These risks include potential for damage and/or a shift of the rail formation leading to derailment risk; potential for damage to rail assets; potential for harm to rail employees/contractor who may be working in close proximity to blasting activities or when a train is transiting through the area at the time of a blast. Each of these risks are exacerbated by the landslide status of the area.</p> <p>TasRail confirms BIS currently complies with the above mentioned TasRail protocols for the existing quarry.</p> <p>TasRail requested that the below TasRail Standard Notes be included with any permits issued so as to inform the applicant of matters relevant to operating next to an operational rail corridor.</p> <p>TasRail Standard Notes (V2021)</p> <ul style="list-style-type: none"> • Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. • Landowners, builders/developers and prospective residents should undertake appropriate due diligence to ensure they are aware of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk. • Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited. If the proposed development interfaces with a rail crossing and/or rail corridor land it is recommended you contact property@tasrail.com.au to discuss the proposed interface ahead of the planning process. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing. • Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit 	No	<p>The standard notes have been included here to inform the Proponent of relevant matters related to TasRail operations. It is recommended that the operator have due regard for the TasRail Standard Notes and maintain an accessible copy on site for reference.</p>



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>Application Form is available by contacting property@tasrail.com.au.</p> <ul style="list-style-type: none"> Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the <i>Rail Infrastructure Act 2009</i>. A minimum of seven (7) business days notice is required, but earlier engagement is recommended. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. As per the <i>Rail Infrastructure Act 2007</i>, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure. No persons should enter rail land without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au <p>As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.</p>		
TasRail	<p>TasRail have noted that there are two nearby landslip hazard bands, one of which had a landslip occur in 2008/2009. TasRail have expressed concerns around the potential impacts of the activity on causing further landslips adjacent to the rail line and questioned what monitoring and mitigation may be implemented.</p>	No	<p>Landslips are not considered within the Board's ambit to regulate and condition. Mineral Resources Tasmania is the agency that manages landslips in Tasmania. TasRail's concerns regarding nearby landslips have been passed</p>



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
			onto the relevant area of Mineral Resources Tasmania and they may require assessment and/or monitoring of nearby landslips in relation to the proposed activities undertaken on the site.
Civil Aviation Safety Authority (CASA)	<p>CASA noted that:</p> <ul style="list-style-type: none"> • Launceston Airport will be notified 24 hours ahead of the planned blast time and the airport will advise of available / suitable times on that day. Which should ensure that there are no aircraft approaching the blast area prior to initiating the blast. • The existing Permit conditions have various requirements, including: <ul style="list-style-type: none"> ○ covering or dampening dust producing loads; ○ controlling fugitive emissions (roads, stockpiles etc); ○ 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; and ○ 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. <p>Further to the previous advice provided on 14 April in the email chain:</p> <p>From the Environmental Effects Report, it appears that in years 0-3, the blasting operations will move marginally closer (than existing quarrying operations) to within approximately 670 m of the centreline of the approach zone for runway 14R at Launceston Airport. And in years 3 – 13 to within approximately 440m of the centreline of the approach zone and the touch down area for runway 14R.</p> <p>Quarry operators have a professional and legal duty of care to ensure that blasting does not cause damage to people and property including the safety of air navigation.</p>	No	It is understood that a written agreement is in place between the Proponent and Airservices Australia.



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>The Airservices advice in July 2019 for the quarry at 81 Evandale Road, Western Junction included the following:</p> <p><i>“Airservices request the proponent to contact the ATC Line Manager Chris Wallace on 0419 289 041 prior to any blasting operation commencing. The primary reason for the contact is to confirm a LOA is in place and is up to date. In addition, a detail schedule of the blasting operations is required and the proponent must ensure full disclosure to CASA.”</i></p> <p>Appendix G of the Environmental Effects Report 'Blast Management Plan' advises that 'The blasts will be conducted in the off-peak hours at the airport in order to minimise any potential for impact.' and 'The site will use the latest publicly accessible technology to identify the current status of flight movements at the airport and conduct blasts when there are no inbound or outbound movements at the time of the blast. As per current agreement the site will liaise with Air Services to notify and update current or proposed flight times and data prior to proposed blast and drill activities.'</p> <p>A similar arrangement (to 2019) for the proposed quarry expansion, including a Letter of Agreement between Airservices and the Quarry Operator, would be considered appropriate mitigation with regard to reducing the risk to the safety of air navigation for aircraft due to the blasting activities. Airservices would be able to advise whether the Letter of Agreement needs to be updated. The details (for example contacts, notifications, timings, restrictions, locations, tower hours etc) will be finalised between Airservices and the Quarry Operator.</p> <p>APPENDIX B 'Previous Environmental Assessment Report' Appendix I – Assessment of Other Issues Section B – Addresses Aviation Safety and advises the following:</p> <p><i>“NASF Guidelines must be taken into account pursuant to the Standing Council on Transport and Infrastructure agreement of 18 May 2012, in particular Guidelines B, C and F are relevant to the proposal.”</i></p> <p>In general, development planning near Airports should consider the National Airports Safeguarding Framework Principles and Guidelines (NASF) Guidelines. NASF Guidelines that could be relevant in this case include:</p> <p>Guideline B: Managing the Risk of Building Generated Windshear and Turbulence at Airports</p> <p>The Cross Section at Appendix C of the Environmental Effects Report indicates that the topsoil stockpile will be less than 10 m high and, in any case, below or close to the level of runway 14R/32L. The stockpiles will not penetrate the assessment trigger 1:35 surface defined in Guideline B and wind shear and turbulence from the stockpiles is not expected to be an issue.</p> <p>Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports</p> <p>It is acknowledged that there are creeks, farm dams and sewerage ponds in the vicinity of the airport. However,</p>		



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>additional bird (especially) and animal activity attractors should be avoided.</p> <p>For example:</p> <ul style="list-style-type: none"> • Land use should avoid standing water where practicable. • Landscaping should avoid use of trees, shrubs and grasses attractive to birds and bats. • Avoid bird perching opportunities. • Waste should be stored in closed containers. • Floodlighting should be turned off when not in use to avoid attracting airborne wildlife. <p>More detail can be obtained in the NASF Guideline C and CASA Advisory Circular AC 139-26 Wildlife Hazard Management at Aerodromes which includes advice on wildlife monitoring (Chapter 9) and potential hazard treatments (Chapter 10.4).</p> <p>https://www.casa.gov.au/search?keys=Advisory+circulars+139</p> <p>The site incorporates settling ponds, retention ponds and diversion drains. Launceston Airport has local knowledge and a Wildlife Hazards Management Plan which includes monitoring / bird counts. Launceston Airport should be consulted regarding any specific wildlife hazard reduction strategies and wildlife monitoring required.</p> <p>The site will ultimately be used for industrial or commercial purposes. There should be no rubbish tips / landfill.</p> <p>Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports</p> <p>It is noted that the quarry operation will eventually be within the light control zones described in Guideline B. Flood lighting and security lighting should have maximum upward intensities in accordance with Guideline E.</p> <p>Launceston Airport has a lighting zone overlay in its master plan and would be able to confirm the location of the control zones. The main aim is not to have security / flood lights 'shining upwards'. Distractions to pilots from lighting is not likely to be an issue.</p> <p>Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports</p> <p>Potential obstacles will be covered by liaison with Launceston Airport, which will have the latest Obstacle Limitation Surface diagrams. CASA does not keep up to date OLS diagrams for each airport. However, intrusions into the Protected Airspace are not expected. The cross-section diagram at Appendix C of the Environmental Effects Report clearly shows the stockpiles, equipment and fly rock paths under the Obstacle Limitation Surfaces including the Inner Horizontal Surface.</p> <p>Appendix G of the Environmental Effects Report 'Blast Management Plan' advises that: 'Blast Procedures will be updated to ensure that they limit the maximum throw of fly</p>		



Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>rocks in the horizontal and vertical direction so that the likelihood of any penetration of the OLS is minimised’.</p> <p>Guideline G – Protecting Aviation Facilities – Communication, Navigation and Surveillance.</p> <p>Airservices Australia would review any proposed operations and/or facilities that could affect aviation related communications/navigation.</p> <p>Sundry Comments from CASA:</p> <ul style="list-style-type: none"> • Dust Control is not included in the NASF Guidelines. Dust management is relevant from visibility and aircraft systems mechanical perspectives. CASA does not have expertise in dust control and defers to EPA Tasmania regarding whether dust management has been adequately addressed. • It is difficult to relate the airblast dB or dBL limits to turbulence from overpressure that could affect aircraft or instrumentation. CASA does not have expertise in overpressure. However, it is expected that the arrangements with Airservices which limit blasting during aircraft movements, and the limits on air blast overpressure, would mitigate air blast overpressure causing excessive air turbulence (refer to Appendix F Sections 2.2 and 4 of the Environmental Effects Report). • CASA does not have expertise in the effect of ground vibrations. <p>Please request further information as required. Also, CASA is prepared to review aviation safety related draft conditions and the Letter of Agreement between Airservices and the Quarry Operator as requested.</p>		

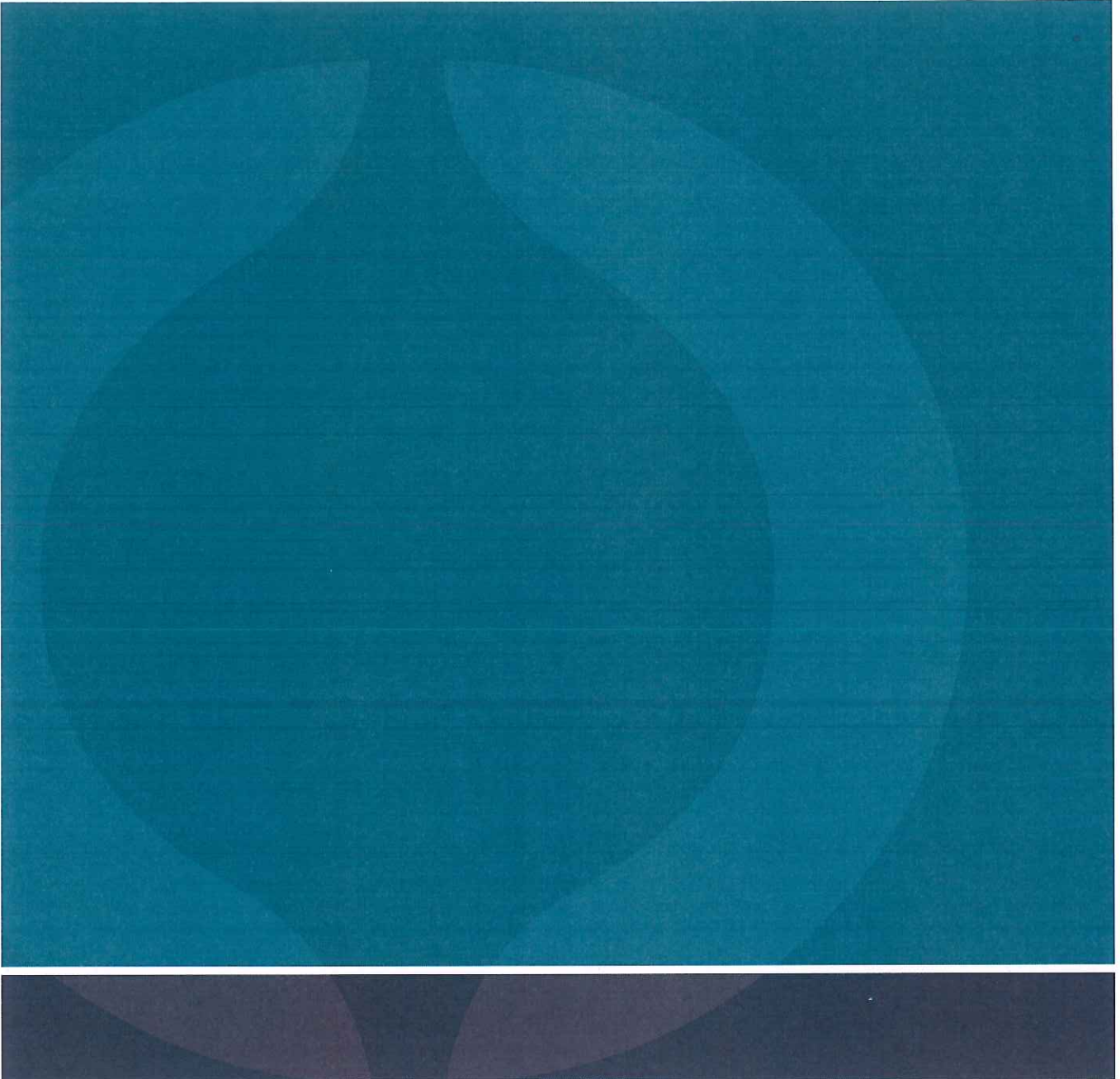
Appendix 2: Proponent management measures

	Potential Impacts	Management measure commitments	Timeframe
1	Residential amenity	Maintain a complaints register to record all complaints from the public.	As received.
2	Blasting Noise and Vibration	Advise State Rail, Launceston Airport and residents within a 1km radius, (or as agreed) 24 hours in advance Monitor blasting to ensure compliance with standards.	Every blast (1mths approx).
3	Noise Emissions – onsite	Maintain attenuation distances to neighbours. Monitor any complaints	Ongoing. Ongoing.
4	Noise Emissions – offsite	Hours of operations to permit conditions No transportation on Sundays or gazetted public holidays. Transport road trucks maintained in good condition.	Continuous.
5	Water Management	Monitor and maintain settling basins and improve as necessary. Direct all runoff to Briarly Creek storage pond. Monitor groundwater inflows and well for PFAS	Continuous. As they occur
6	Air Emissions onsite	Operate water sprays on crushing equipment Minimise surface disturbance. Progressive rehabilitation of disturbed areas Watering of internal roads. Maintain Quarry roads routinely.	As needed Ongoing. Ongoing. As needed As needed.
7	Air Emissions offsite	Product transport trucks will be tarpaulin covered if required.	As needed. Ongoing.
8	Attenuation zone	Cooperate with Council to monitor a suitable attenuation zone.	As required.
9	Visual Management	Revegetate overburden and topsoil stockpiles.	Ongoing.
10	Weeds	Yearly weed surveys and appropriate control. Washdown of equipment if from weed infected areas.	Ongoing.
11	Revegetation	Strip and stockpile topsoil and overburden as per the guidelines. Revegetate quarry walls progressively.	Ongoing.
12	Rehabilitation	Progressive rehabilitation as per Table 7.	Ongoing.

Source: Table 8 of the EER



Appendix 3: Permit Conditions – Environmental No. 10888



PCE 10888 (r1)

1/20

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 10888

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a quarry and crusher (ACTIVITY TYPE: Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals))
WESTERN JUNCTION QUARRY, 81 EVANDALE ROAD
WESTERN JUNCTION TAS 7212**

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **NORTHERN MIDLANDS**
Permit Application Reference: **PLN 20-0316**
EPA file reference: **21/788**

Date conditions approved: 6 June 2022

Signed:



DELEGATE FOR THE BOARD OF THE ENVIRONMENT
PROTECTION AUTHORITY

DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY 6 June 2022

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Attachments

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Schedule 1: Definitions

In this Permit Part B:-

312,500 cubic metres per year is considered to be equivalent to 500,000 tonnes per year.

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Heritage Act 1975*.

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Best Practice Environmental Management or 'BPEM' has the meaning described in Section 4 of EMPCA.

Blast Management Plan means the document titled *Blast Management Plan Western Junction Quarry* by Bis Industries, dated April 2021, and any amendment to or substitution of this document.

Control Location (Noise) means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and **Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

PFAS means per- and poly-fluoroalkyl substances.

Pollutant has the meaning ascribed to it in Section 3 of EMPCA.

Quarry Code of Practice means the document of this title published by the Environment Protection Authority in May 2017, and includes any subsequent versions of this document.

Reporting Period means the 12 months ending on 30 December of each year.

Stormwater means water traversing the surface of The Land as a result of rainfall.

Tasmanian Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:

- 1 Mining Leases 975P/M and 2045P/M, which lie on portions of the Certificates of Title 146280/1, 180211/1, and 121824/2; and
- 2 as further delineated at Attachment 1.

Wastewater means spent or used water (whether from industrial or domestic sources) containing a pollutant and includes stormwater which becomes mixed with wastewater.

Weed means a declared weed as defined in the *Weed Management Act 1999*.

Weed And Disease Guidelines means the document titled *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*, by the Department of Primary Industries, Parks, Water and Environment, dated March 2015, and any amendment to or substitution of this document.

Weed and Disease Management Plan means the document titled *Weed and Disease Management Plan Western Junction Quarry* by Bis Industries, dated July 2021, and any amendment to or substitution of this document.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits :
 - 1.1 312,500 cubic metres per year of rocks, ores or minerals processed.
 - 1.2 312,500 cubic metres per year of rocks, ores or minerals extracted

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3 No changes without approval

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:
 - 1.1 a change to a process used in the course of carrying out the activity; or
 - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
 - 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

G4 Change of responsibility

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person succeeding him or her as the person responsible for the activity, before such cessation.

G5 Change of ownership

If the owner of The Land upon which the activity is carried out changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of The Land, the person responsible must notify the Director in writing of the change or intended change of ownership.

G6 Complaints register

- 1 A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
 - 1.1 the date and time at which the complaint was received;
 - 1.2 contact details for the complainant (where provided);
 - 1.3 the subject matter of the complaint;
 - 1.4 any investigations undertaken with regard to the complaint; and
 - 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2 Complaint records must be maintained for a period of at least 3 years.

G7 Annual Environmental Review

- 1 Unless otherwise specified in writing by the Director, a publicly available Annual Environmental Review for the activity must be submitted to the Director each year within three months of the end of the reporting period. Without limitation, each Annual Environmental Review must include the following information:
 - 1.1 a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the Annual Environmental Review;
 - 1.2 subject to the *Personal Information Protection Act 2004*, a list of all complaints received from the public during the reporting period concerning actual or potential environmental harm or environmental nuisance caused by the activity and a description of any actions taken as a result of those complaints;
 - 1.3 details of environment-related procedural or process changes that have been implemented during the reporting period;
 - 1.4 a summary of the amounts (tonnes or litres) of both solid and liquid wastes produced and treatment methods implemented during the reporting period. Initiatives or programs planned to avoid, minimise, re-use, or recycle such wastes over the next reporting period should be detailed;
 - 1.5 details of all non-trivial environmental incidents and/or incidents of non-compliance with these conditions that occurred during the reporting period, and any mitigative or preventative actions that have resulted from such incidents;
 - 1.6 a summary of the monitoring data and record keeping required by these conditions. This information should be presented in graphical form where possible, including comparison with the results of at least the preceding reporting period. Special causes and system changes that have impacted on the parameters monitored must be noted. Explanation of significant deviations between actual results and any predictions made in previous reports must be provided;
 - 1.7 identification of breaches of limits specified in these conditions and significant variations from predicted results contained in any relevant DPEMP or EMP, an explanation of why each identified breach of specified limits or variation from predictions occurred and details of the actions taken in response to each identified breach of limits or variance from predictions;
 - 1.8 a list of any issues, not discussed elsewhere in the report, that must be addressed to improve compliance with these conditions, and the actions that are proposed to address any such issues;

- 1.9 a summary of fulfilment of environmental commitments made for the reporting period. This summary must include indication of results of the actions implemented and explanation of any failures to achieve such commitments; and
- 1.10 a summary of any community consultation and communication undertaken during the reporting period.

G8 Environmental Management Plan and review thereof

- 1 Unless otherwise specified in writing by the Director, an Environmental Management Plan - Operations ('EMP Operations') for the activity must be submitted to the Director for approval by whichever of the following dates occurs first and at five yearly intervals thereafter:
 - 1.1 In the case of the Director having approved a previous EMP Operations, the fifth anniversary of the date of that approval;
 - 1.2 The fifth anniversary of the date on which these conditions take effect; or
 - 1.3 A date specified in writing by the Director.
- 2 The EMP Operations must include a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the EMP Operations.
- 3 The EMP Operations must detail the potential environmental impacts arising from the ongoing operation of the activity over the next 5 years, including a strategic consideration of potential changes to the activity during that period and consideration of opportunities to implement continuous improvement.
- 4 The EMP Operations must separately identify specific commitments, with actions and timeframes, to mitigate or prevent the identified potential environmental impacts. In preparing the EMP Operations the person responsible must take into account the contents of any previous annual environmental reviews including complaints, incidents and monitoring data.
- 5 If the Director issues guidelines for preparation of the EMP Operations, the EMP Operations must address the matters listed in those guidelines.
- 6 Unless otherwise specified in writing by the Director, the EMP Operations must not be implemented until it has been approved. Once approved the activity must be carried out in accordance with the approved EMP Operations, as may be amended or replaced from time to time with written approval of the Director.

G9 Quarry Code of Practice

Unless otherwise required by these conditions or required in writing by the Director, the activity (or activities) undertaken on The Land must comply with the Acceptable Standards provisions of the *Quarry Code of Practice*.

Atmospheric

A1 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads. Effective control measures may include tarpaulins or load dampening.

A2 Dust emissions from traffic areas

Dust emissions from areas of The Land used by vehicles must be limited or controlled by dampening or by other effective measures.

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A3 Control of dust emissions

Dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

A4 Control of dust emissions from plant

- 1 Dust produced by the operation of all crushing and screening plant must be controlled by the use of one or more of the following methods to the extent necessary to prevent environmental nuisance:
 - 1.1 the installation of fixed water sprays at all crushers and at all points where crushed material changes direction due to belt transfer;
 - 1.2 the installation of dust extraction equipment at all crushers and at all points where crushed material changes direction due to belt transfer, and the incorporation of such equipment with all vibrating screens;
 - 1.3 the enclosure of the crushing and screening plant and the treatment of atmospheric emissions by dust extraction equipment; and
 - 1.4 any other method that has been approved in writing by the Director.

Blasting**B1 Blasting times**

Blasting on The Land must take place only between the hours of 1100 hours and 1600 hours Monday to Friday. Blasting must not take place outside of these hours or on Saturdays, Sundays or public holidays unless prior written approval of the Director has been obtained.

B2 Notification of blasting

- 1 All residents within a 1 km radius of the activity must be notified on each occasion prior to blasting on The Land. This notification must be given at least 24 hours before such blasting is due to occur. In the event that the blast(s) cannot take place at the time specified, the responsible person must advise all those residents within 1 km of the activity of the revised time at which blasting will take place.
- 2 The Launceston Airport Air Traffic Control Line Manager must be contacted at least 24 hours prior to any blasting operations, including drilling activities, being undertaken on The Land.

B3 Blasting - noise and vibration limits

- 1 Blasting on The Land must be carried out in accordance with blasting best practice environmental management (BPEM) principles, and must be carried out such that, when measured at the curtilage of any residence (or other noise sensitive premises) in other occupation or ownership, airblast overpressure and ground vibration comply with the following:
 - 1.1 for 95% of blasts, airblast overpressure must not exceed 115dB (Lin Peak);
 - 1.2 airblast overpressure must not exceed 120dB (Lin Peak);
 - 1.3 for 95% of blasts ground vibration must not exceed 5mm/sec peak particle velocity; and
 - 1.4 ground vibration must not exceed 10mm/sec peak particle velocity.
- 2 All measurements of airblast overpressure and peak particle velocity must be carried out in accordance with the methods set down in *Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration*, Australian and New Zealand Environment Council, September 1990.

B4 Blast Management Plan

- 1 Unless otherwise approved in writing by the Director, the person responsible must undertake the activity in accordance with the requirements of the Blast Management Plan, which has been approved in writing by the Director, and which may be amended from time to time with the written approval of the Director.
- 2 The Blast Management Plan must include, without limitation, the following:
 - 2.1 A blast design method for ensuring compliance with air blast overpressure and ground vibration limits at noise sensitive premises;
 - 2.2 A monitoring program, including the monitoring parameters to be measured;
 - 2.3 A blast monitoring location map, which includes, but is not limited to, locations designed to enable monitoring of potential impacts including to the Launceston Airport; and
 - 2.4 A list of all properties including Launceston Airport to be notified of blasting times.

B5 Blast monitoring

- 1 Unless otherwise approved in writing by the Director, blast monitoring must be undertaken for each blast that occurs on The Land.
- 2 Blast monitoring must be carried out at location(s) agreed in writing by the Director.
- 3 In the event that ground vibration and/or air blast overpressure caused by a blast exceeds a limit imposed by these conditions, the Director must be notified within 24 hours of the blast.
- 4 The first five (5) blasts undertaken within Mining Lease 2045P/M must include monitoring the vertical and horizontal distance fly-rock travels.
- 5 Unless otherwise approved in writing by the Director, after each blast the Launceston Airport must be contacted to determine whether any impacts, such as dust plumes, were noted by the airport.
- 6 In the event that the Launceston Airport raises any concerns, the Director must be notified within 24 hours.
- 7 Blast monitoring records must be maintained for a period of at least two years.

B6 Fly-rock

- 1 In the event that fly-rock penetrates the prescribed airspace of Launceston Airport, the Director, the Launceston Airport, the Civil Aviation Safety Authority, and the Commonwealth Department of Infrastructure, Transport, Cities and Regional Development must be notified within 24 hours.
- 2 A report must be provided to the Director within 7 days of the blast and must include, without limitation, the following:
 - 2.1 The details of the blast, including meteorological conditions at the time of the blast;
 - 2.2 An assessment of why the fly-rock travel distance was greater than expected; and
 - 2.3 Recommendations to ensure that future blasts do not cause fly-rock to penetrate prescribed airspace, including an updated Blast Management Plan for approval of the Director.

Decommissioning And Rehabilitation**DC1 Notification of cessation**

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 Temporary suspension of activity

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity:
 - 2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
 - 2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
- 3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

DC3 Progressive rehabilitation

Worked out or disused sections of The Land must be rehabilitated concurrently with extractive activities on other sections of The Land. Progressive rehabilitation must be carried out in accordance with the relevant provisions of the *Quarry Code of Practice*, unless otherwise approved in writing by the Director.

DC4 Stockpiling of surface soil

Prior to commencement of extractive activities on any portion of The Land, surface soils must be removed in that portion of The Land to be disturbed by the conduct of the activity and stockpiled for later use in rehabilitation of The Land. Topsoil must be kept separate from other overburden and protected from erosion or other disturbance.

DC5 Decommissioning and Rehabilitation Plan

- 1 A draft Decommissioning and Rehabilitation Plan (DRP) must be submitted for approval to the Director within 12 months of the date on which these conditions take effect.
- 2 Unless otherwise approved in writing by the Director, a revised DRP must be submitted to the Director for approval:
 - 2.1 when changes to the conduct of the activity are to occur that will result in significant changes to decommissioning and rehabilitation obligations; and
 - 2.2 within 30 days of the Director being notified of the likely cessation of operations; and
 - 2.3 where required by notice in writing, by a date specified in writing by the Director.

- 3 The DRP must be prepared in accordance with guidelines issued by the Director. If no guidelines have been issued by the Director the measures described in this plan must include, but should not necessarily be limited to, the following:
 - 3.1 completion of a site history, site contamination assessment and contamination remediation plan (including consideration of groundwater);
 - 3.2 removal of all equipment, structures and waste materials unless they are considered by the Director to be beneficial to a future use of The Land;
 - 3.3 grading and levelling/recontouring and revegetating (or other approved method of soil stabilisation) of the surface of the disturbed area;
 - 3.4 management of drainage on The Land so as to reduce erosion and prevent release of a pollutant from The Land;
 - 3.5 maintenance of the rehabilitated area for a period of not less than three years from the date of cessation of operations;
 - 3.6 an itemised estimate of the costs of carrying out the works listed in the DRP and a statement of how these costs will be provided for; and
 - 3.7 any other detail requested in writing by the Director.

DC6 Implementation of the DRP

Following permanent cessation of the activity, the decommissioning of the activity and the rehabilitation of The Land must be carried out in accordance with the most recent Decommissioning and Rehabilitation Plan (DRP) approved by the Director, as may be amended from time to time with written approval of the Director.

Effluent Disposal

E1 Perimeter drains or bunds

- 1 Perimeter cut-off drains, or bunds, must be constructed at strategic locations on The Land to prevent surface run-off from entering the area used or disturbed in carrying out the activity. All reasonable measures must be implemented to ensure that sediment transported along these drains, or bunds, remains on The Land. Such measures may include provision of strategically located sediment fences, appropriately sized and maintained sediment settling ponds, vegetated swales, detention basins and other measures designed and operated in accordance with the principles of Water Sensitive Urban Design.
- 2 Drains, or bunds, must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity does not diminish.

E2 Design and maintenance of settling ponds

- 1 Sediment settling ponds must be designed and maintained in accordance with the following requirements:
 - 1.1 ponds must be designed to successfully mitigate reasonably foreseeable sediment loss which would result from a 1 in 20 year storm event;
 - 1.2 discharge from ponds must occur via a stable spillway that is not subject to erosion;
 - 1.3 all pond walls must be stable and treated with topsoil and vegetated or otherwise treated in such a manner as to prevent erosion; and
 - 1.4 sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

E3 Stormwater

- 1 Polluted stormwater that will be discharged from The Land must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.
- 2 Notwithstanding the above, all stormwater that is discharged from The Land must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside The Land.
- 3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained on The Land. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

Flora And Fauna**FF1 Machinery washdown**

Prior to entering The Land, machinery must be washed in accordance with the Weed and Disease Guidelines, or any subsequent revisions of that document.

Groundwater**GW1 Sampling of groundwater in southern expansion area**

- 1 Unless otherwise approved in writing by the Director, any groundwater ingress into the southern quarry pit must be sampled and analysed for per- and poly-fluoroalkyl substances (PFAS).
- 2 Results of sampling must be reported to the Director within 14 days of being received.
- 3 Unless otherwise approved in writing by the Director, any groundwater encountered within the quarry pit must not be discharged off the southern expansion area until proven not to be contaminated with PFAS.
- 4 In the event that PFAS is encountered in groundwater within the quarry pit, the groundwater must be detained within the quarry pit and either treated, or disposed of, in accordance with a methodology approved in writing by the Director.

GW2 Groundwater Monitoring Plan

- 1 A Groundwater Monitoring Plan must be submitted to the Director for approval within six (6) months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director.
- 2 The Groundwater Monitoring Plan must:
 - 2.1 describe the location, including a map of the Land, of groundwater monitoring bores to be constructed or that have already been constructed to monitor standing water levels and detect groundwater contamination in the vicinity of the activity and inform management of water levels during the development of the quarry;
 - 2.2 provide reasons why the location of proposed and/or existing bores is appropriate for these purposes including a conceptual site model (CSM) and potential source-pathway-receptor linkages;
 - 2.3 include sampling frequency and measurement parameters for each monitoring location; and
 - 2.4 describe trigger conditions and management measures to be adopted should groundwater ingress to the quarry become a concern.
- 3 If the Groundwater Monitoring Plan proposes construction of bores, those bores must be constructed within six (6) months following the date on which the Director approved the plan.

- 4 The Director must be notified of construction of the bores proposed by the Groundwater Monitoring Plan within three (3) months of construction. The bore installation and development record and geological log including surveyed location and height for each newly constructed bore must be provided with the notification.
- 5 The approved plan, as may be amended from time to time with the written agreement of the Director, must not be implemented by the person responsible until the Plan is approved by the Director. Once approved the plan must be implemented.

Hazardous Substances

H1 Storage and handling of hazardous materials

- 1 Unless otherwise approved in writing by the Director, all environmentally hazardous materials, including chemicals, fuels, and oils, stored on The Land in volumes exceeding 250 litres must be stored and handled in accordance with the following:
 - 1.1 Any storage facility must be contained within a spill collection bund with a net capacity of whichever is the greater of the following:
 - 1.1.1 at least 110% of the combined volume of any interconnected vessels within that bund; or
 - 1.1.2 at least 110% of the volume of the largest storage vessel; or
 - 1.1.3 at least 25% of the total volume of all vessels stored in that spill collection bund; or
 - 1.1.4 the capacity of the largest tank plus the output of any firewater system over a twenty minute period.
 - 1.2 All activities that involve a significant risk of spillages, including the loading and unloading of bulk materials, must take place in a bunded containment area or on a transport vehicle loading apron.
 - 1.3 Bunded containment areas and transport vehicle loading aprons must:
 - 1.3.1 be made of materials that are impervious to any environmentally hazardous material stored within the bund;
 - 1.3.2 be graded or drained to a sump to allow recovery of liquids;
 - 1.3.3 be chemically resistant to the chemicals stored or transferred;
 - 1.3.4 be designed and managed such that any leakage or spillage is contained within the bunded area (including where such leakage emanates vertically higher than the bund wall);
 - 1.3.5 be designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment must be adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals;
 - 1.3.6 be designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing; and
 - 1.3.7 be managed such that the capacity of the bund is maintained at all times (for example, by regular inspections and removal of obstructions).

H2 Hazardous materials (< 250 litres)

- 1 Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, stored on The Land in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must be stored within bunded containment areas or spill trays which are designed and maintained to contain at least 110% of the volume of the largest container.

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- 2 Bunded containment areas and spill trays must be made of materials that are impervious to any environmentally hazardous materials stored within the bund or spill tray.

H3 Spill kits

Spill kits appropriate for the types and volumes of materials handled on The Land must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

H4 Handling of hazardous materials - mobile

- 1 Where mobile containment of environmentally hazardous materials is utilised for the fuelling or servicing of mobile or fixed plant on The Land, all reasonable measures must be implemented to prevent unauthorised discharge, emission or deposition of pollutants:
 - 1.1 to soils within the boundary of The Land in a manner that is likely to cause serious or material environmental harm;
 - 1.2 to groundwater;
 - 1.3 to waterways; or
 - 1.4 beyond the boundary of The Land.
- 2 Reasonable measures may include spill kits, spill trays/bunds or absorbent pads, and automatic cut-offs on any pumping equipment.

Monitoring

M1 Samples and measurements for monitoring purposes

- 1 Any sample or measurement required under these conditions must be taken and processed in accordance with the following:
 - 1.1 sampling and measuring must be undertaken by a person with training, experience, and knowledge of the appropriate procedure;
 - 1.2 the integrity of samples must be maintained prior to delivery to a testing facility;
 - 1.3 sample analysis must be conducted by a testing facility accredited by the National Association of Testing Authorities (NATA), or a testing facility approved in writing by the Director, for the specified test;
 - 1.4 details of methods employed in taking samples and measurements and results of sample analysis, and measurements must be retained for at least three (3) years after the date of collection; and
 - 1.5 sampling and measurement equipment must be maintained and operated in accordance with manufacturer's specifications and records of maintenance must be retained for at least three (3) years.

Noise Control

N1 Noise emission limits

- 1 Noise emissions from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:
 - 1.1 50 dB(A) between 0700 hours and 1800 hours (Day time); and
 - 1.2 40 dB(A) between 1800 hours and 2200 hours (Evening time); and
 - 1.3 35 dB(A) between 2200 hours and 0700 hours (Night time).

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- 2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise levels by at least 5 dB(A).
- 3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.
- 4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- 5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.

N2 Noise survey requirements

- 1 Unless otherwise approved by the Director, a noise survey must be carried out:
 - 1.1 within six (6) months from the commencement of operations within Mining Lease 2045P/M; and
 - 1.2 within six (6) months of any change to the activity which is likely to substantially alter the character or increase the volume of noise emitted from The Land; and
 - 1.3 at such other times as may reasonably be required by the Director by notice in writing.

N3 Noise Survey Method and Reporting

- 1 Noise surveys must be undertaken in accordance with a survey method approved in writing by the Director, as may be amended from time to time with written approval of the Director.
- 2 Without limitation, the survey method must address the following:
 - 2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and
 - 2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).
- 3 Measurements and data recorded during the survey must include:
 - 3.1 operational status of noise producing equipment and throughput of the activity;
 - 3.2 subjective descriptions of the sound at each location;
 - 3.3 details of meteorological conditions relevant to the propagation of noise; and
 - 3.4 the equivalent continuous (L_{eq}) and L_1 , L_{10} , L_{50} , L_{90} and L_{99} A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval specified by the Director.
- 4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed
- 5 The noise survey report must include the following:
 - 5.1 the results and interpretation of the measurements required by these conditions;
 - 5.2 a map of the area surrounding the activity with the boundary of The Land, measurement locations, and noise sensitive premises clearly marked on the map;
 - 5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and
 - 5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

N4 Operating hours

- 1 Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, and loading of product, and screening/crushing must not be undertaken outside the hours of 0600 hours to 1730 hours on weekdays and 0700 hours to 1500 hours on Saturdays.
- 2 Notwithstanding the above paragraph, activities must not be carried out on public holidays that are observed Statewide (Easter Tuesday excepted).

N5 Noise complaints

In the event that a noise complaint is received in relation to the activity, the complaint must be reported to the Director within 24 hours.

Operations**OP1 Weed and Disease Management Plan**

- 1 Unless otherwise specified in writing by the Director, the approved Weed and Disease Management Plan must be implemented.
- 2 The approved Weed and Disease Management Plan may be amended from time to time with written approval from the Director but must be consistent with the Weed and Disease Guidelines, or any subsequent revisions of that document.
- 3 The person response must not implement any amendment to the Weed and Disease Management Plan until it is approved by the Director.

Water Quality**WQ1 Water quality**

- 1 Total suspended solids in any run-off discharged from The Land must not exceed a concentration of 30 mg/L.
- 2 During a storm event, any plume leaving The Land must not be visibly more turbid than the receiving waters.
- 3 Waters leaving The Land must be visibly free of any hydrocarbon sheen.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

- 1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:
 - 1.1 *Work Health and Safety Act 2012* and subordinate regulations;
 - 1.2 *Explosives Act 2012* and subordinate regulations; and
 - 1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

LO3 Aboriginal relics requirements

- 1 Aboriginal relics, objects, sites, places and human remains regardless of whether they are located on public or private land, are protected under the *Aboriginal Heritage Act 1975*.
- 2 Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

Other Information

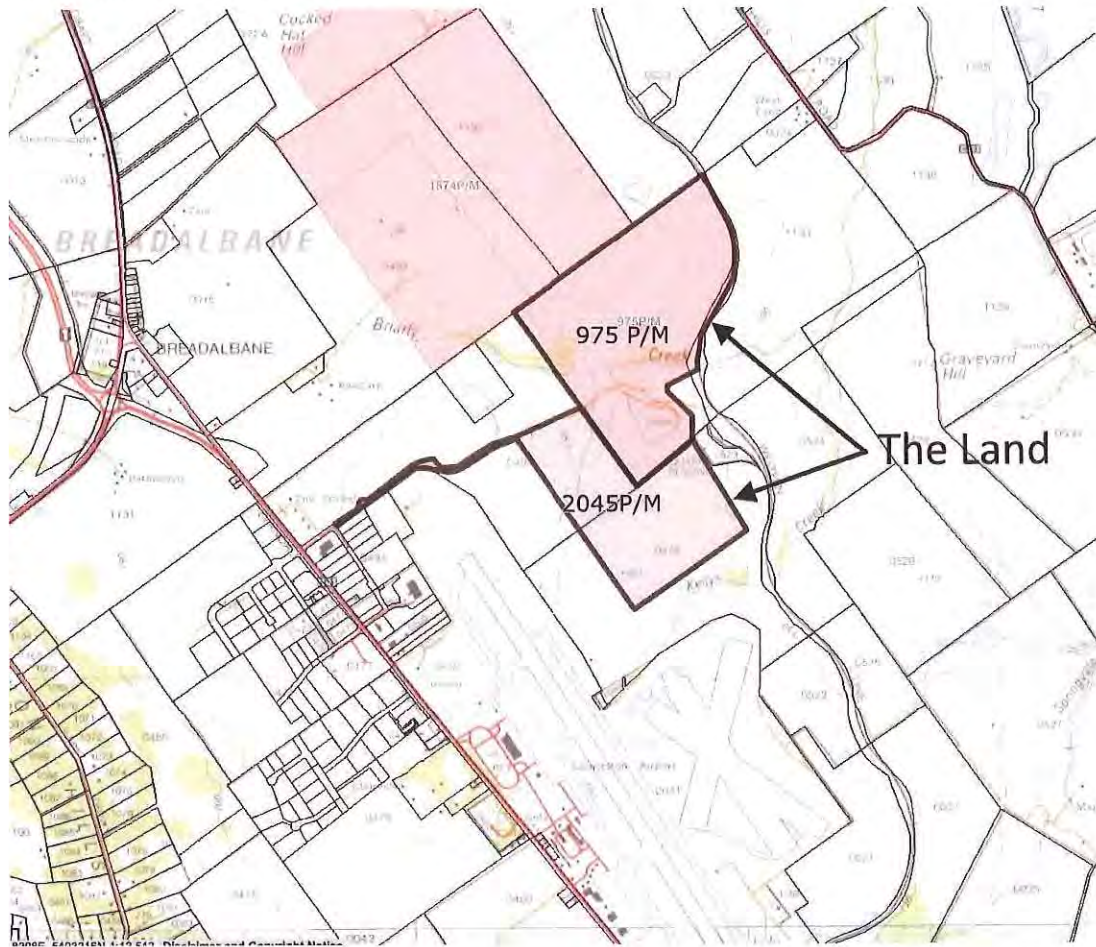
OI1 Waste management hierarchy

- 1 Wastes should be managed in accordance with the following hierarchy of waste management:
 - 1.1 waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
 - 1.2 waste should be re-used or recycled to the maximum extent that is practicable; and
 - 1.3 waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

OI2 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

Attachment 1: The Land



DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

6 June 2022

PLANNING APPLICATION
Proposal

Description of proposal:

Alterations & Additions to existing Longford Memorial Hall including Upgraded BBQ Facilities to Village Green & RSL Memorial Wall

.....
.....
.....

(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:

53 Wellington Street, Longford

.....

CT no: **32/105** PID: **6737732**

Estimated cost of project **\$1.8M** (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 **Community Use**

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

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required? **n/a**
(if yes, provide details)

PLANNING APPLICATION

Applicant / owner details

Applicant: LOOP Architecture Pty Ltd

Signature of Applicant:  text here Date: 12/8/2021

Applicant's Details:

Postal address: PO Box 1697 • Launceston • TAS • 7250

Phone: 03 6331 8488 Mobile:

E-mail: info@looparch.com.au @

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

Name of Owner/s of subject site: Municipality of Northern Midlands

(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: PO Box 156 • Longford • TAS • 7301

Owner's email address: council@nmc.tas.gov.au

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

Signed:  Date: 20.5.2022

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: n/a

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



Accredited Architect: Tony Puse CC24DE
 Title Reference: 22/108
 Date of Submission: 22/07/22
 Scheme Management: Not applicable
 Project Number: 2022

PLANNING SCHEME ZONE: Northern Midlands Interim Planning Scheme 2013
18.0 OPEN SPACE
LONGFORD MEMORIAL HALL
 18.0 OPEN SPACE
 LONGFORD TAS 7301
AREAS:
 PROPOSED ROOFED BUILDING AREA: 390 sq/m
 PROPOSED ROOFED BUILDING AREA: 468 sq/m
 TOTAL ROOF AREA: 798sq/m
 PROPOSED FLOOR AREA: 375 sq/m

Architectural Drawings
 All drawings AS, unless otherwise noted
 @A2
 1:250@A2
 WDD0 Site Plan, Material Schedule
 WDD1 Demolition Plan
 WDD2 Floor Plan
 WDD3 Roof Plan
 WDD4 Elevations

Material Schedule

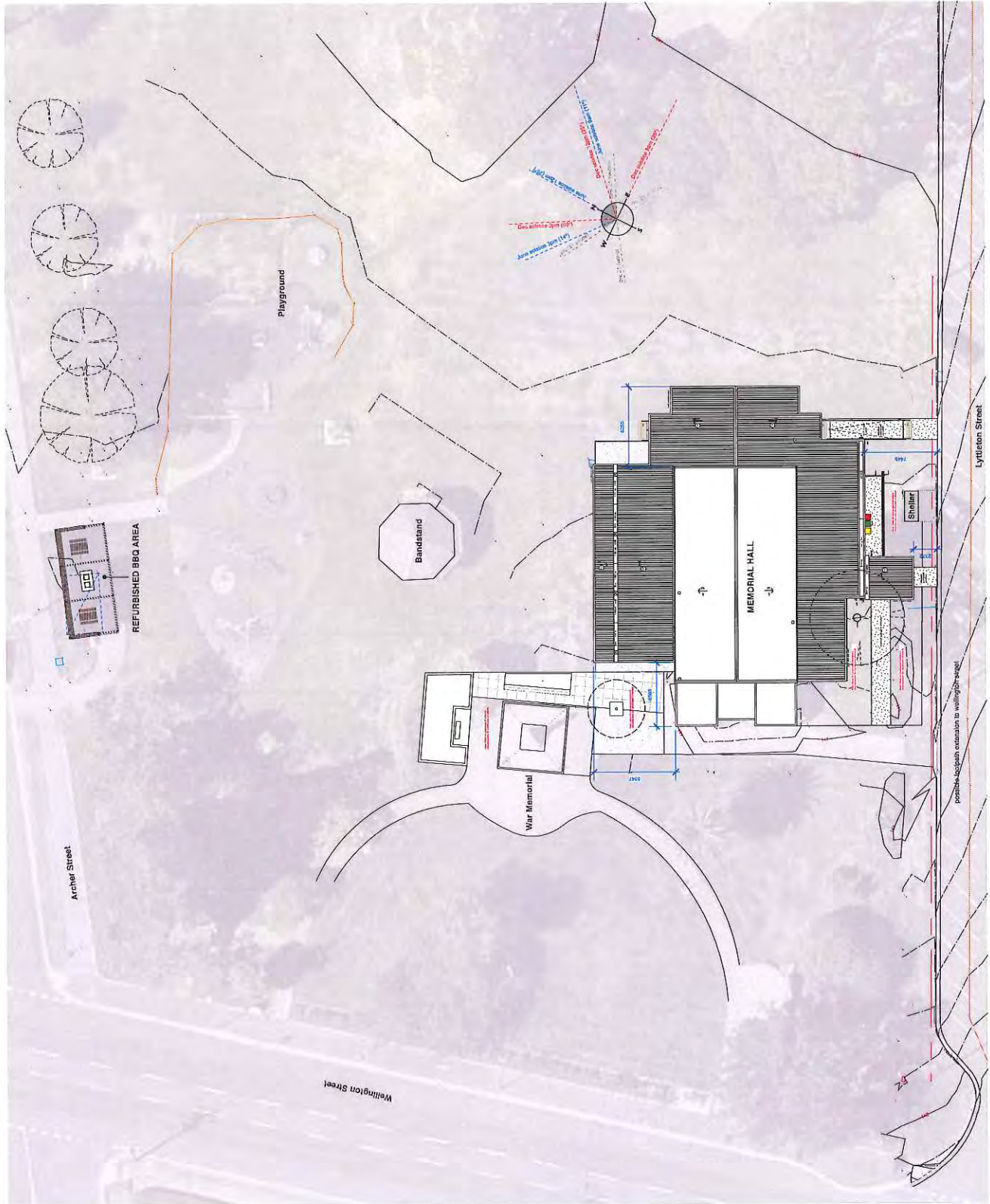
Component	Material Schedule	Finish/Colour:	Location/Usage and link to main PFI table
Wall Cladding	C1M Clad to match existing adjacent wall Use of timber for the framing work	Original	
C.02B	Exterior Walls Use of weatherboard fixed to proprietary sub frame with stainless steel fixings	Blackish Grey	
C.02C	Roofing Stainless steel	Locally made ashle	Roofing / Snow load to complement heritage finishes on adjacent property
C.04	Foundation walls	Paint Finish Dulux Base	
C.05	Foundation walls	Timber screen existing to match existing	
R.01	Roof Use of timber (BARK 1.45mm)	Cashboard Base	Chopboard cladding and trim to match 18.01 roof
G.01	Use of timber (BARK 1.45mm)	Cashboard Base	Refer to RCP for extent
Roof Gutter	Use of timber (BARK 1.45mm)	Cashboard Base	
Roofing	Use of timber (BARK 1.45mm)	316 Stainless Steel	
Roofing	Use of timber (BARK 1.45mm)	Dulux Protective Powdercoat Black (Satin) (Satin 9712483K) Dulux Protective Powdercoat White (Satin) (Satin 9712483K)	Coverplates to frames
Active Door Jamb & Windows	Refer to engineer's specification	Refer to RCP for extent	
Shedwork	Sawn Planks	Mid Charcoal (1:250) Miscellaneous Substantive Glaze	



Location Plan

Longford Memorial Hall Alterations and Additions

Planning Application



Dimension of room elevations
Refer internal elevations

NOTES

1. Do not scale drawings.
2. All dimensions in millimetres unless otherwise noted.
3. All work carried out shall be in accordance with the relevant Building Code of Practice, Local Authority By-laws & regulations and manufacturers specifications.
4. Verify all dimensions on site before commencement.
5. All work shall be carried out in accordance with contract specifications and details, with suitable specifications and details.
6. Any discrepancies shall be referred to the architect.

The first issue of the document has been controlled.
 No controlled.
 A controlled document.
 Revisions will be advised.
 A complete revision.
 Remove previous issues from use.

PLANNING APPLICATION

DA	21/04/22	Planning Application
No.		Notes
AMENDMENT		

CLIENT

 NORTH MAIRI MIDLANDS COUNCIL

ARCHITECT

 THREE O'S ARCHITECTURE

Project:
 Longford Memorial Hall
 Alterations and Additions

Drawing Title:
 Site Plan

Scale:	1:250 @ A2	Date:	21/04/22
Project No.:	WD00	Drawing No.:	WD00
Year:	2021	Rev. No.:	DA

NOTES

1. Do not scale drawings.
2. All dimensions in millimetres unless otherwise noted.
3. All work carried out shall be in accordance with the Building Regulations and all applicable Authority By-laws & regulations and local manufacturer's specifications.
4. Verify all dimensions on site before commencing work.
5. Materials shall be used in accordance with relevant specifications and details.
6. Any discrepancies shall be referred to the architect.

The first issue of this document.
 Not controlled - to be made without notice.
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 Revisions will be advised.
 A complete revision.
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PLANNING APPLICATION

DA	21.04.22	Planning Application
No.		Notes
AMENDMENT		

CLIENT

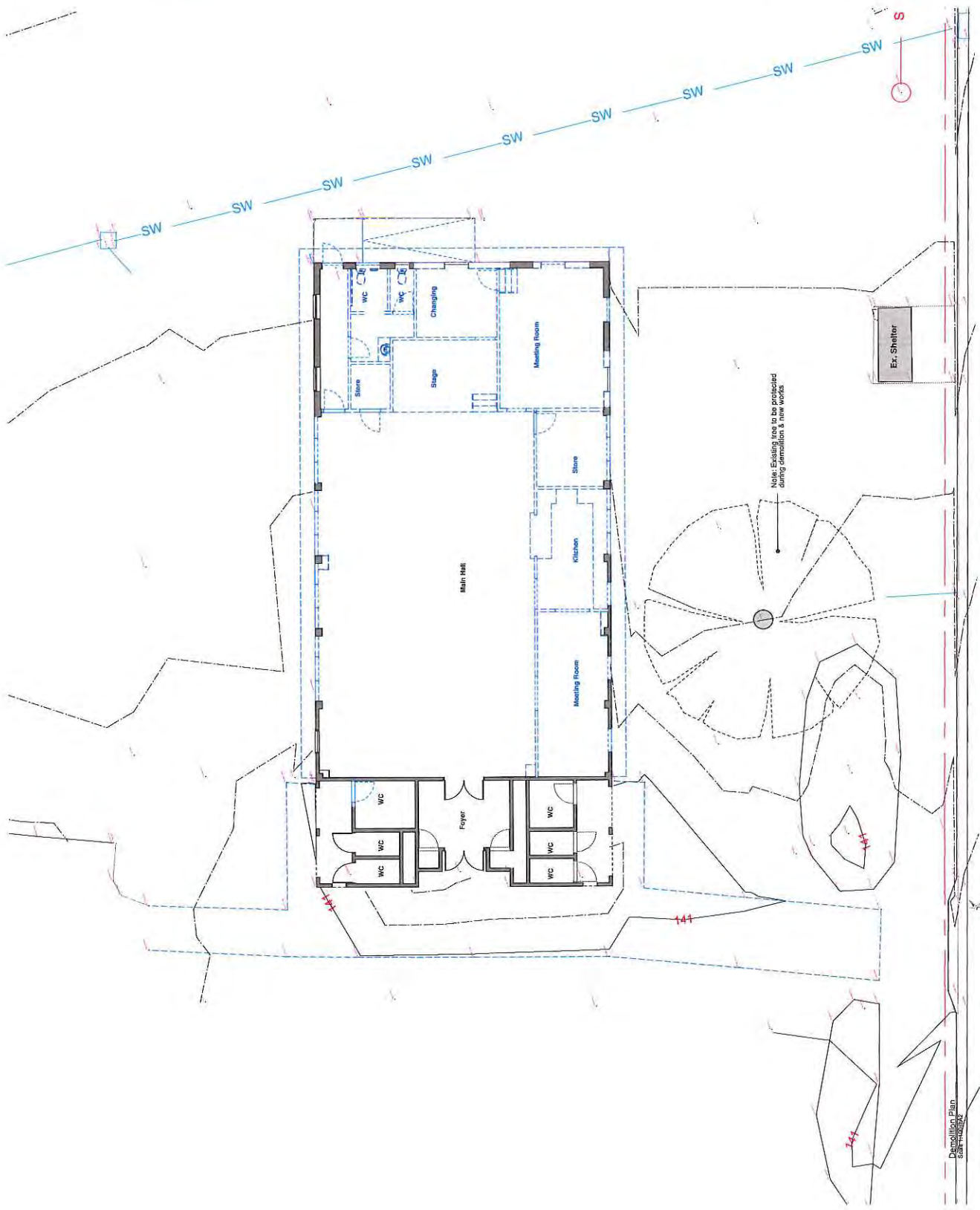
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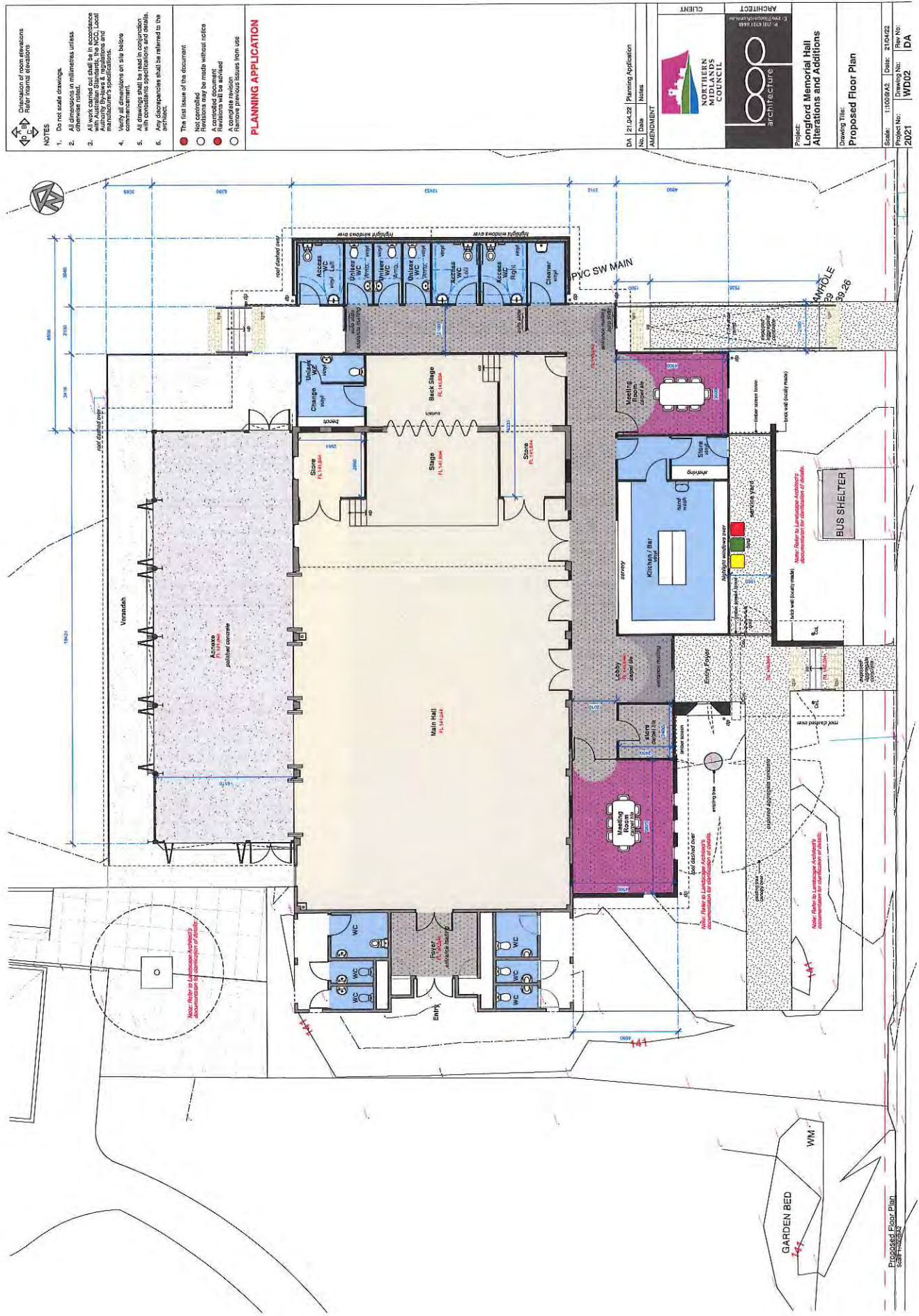
1000 architecture
 E: 1000@1000.co.uk
 P: 0191 431 444

Project: Longford Memorial Hall Alterations and Additions

Drawing Title: Demolition Plan

Scale: 1:1000/0.02 Date: 21/04/22
 Project No: 2021 Drawing No: WDD1 Rev No: DA





- NOTES**
1. Do not scale drawings.
 2. All dimensions in millimetres unless otherwise stated.
 3. All work carried out shall be in accordance with the Building Regulations and the Local Authority by-law & regulations and local manufacturer's specifications.
 4. Verify all dimensions on site before construction.
 5. All fixtures shall be fixed in accordance with relevant specifications and details, with any discrepancies shall be referred to the architect.
 6. Any discrepancies shall be referred to the architect.
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 Not controlled.
 A controlled document.
 Revisions will be advised.
 A common revision.
 Remove previous issues from use.

PLANNING APPLICATION

DA 21/04/22	Planning Application
No.	Date
AMENDMENT	
CLIENT PROJECT Longford Memorial Hall Alterations and Additions	
ARCHITECT 100 ARCHITECTURE 100 ARCHITECTURE	
Drawing Title: Proposed Floor Plan	
Scale: 1:100 @ A2	Date: 21/04/22
Project No: 2021	Drawing No: WD02
Rev No: 01	DA

Dilation of room elevations
 Paper format elevations


NOTES


1. Do not scale drawings.
2. All dimensions in millimeters unless otherwise noted.
3. All work carried out shall be in accordance with the relevant Building Code of Practice, National Fire Protection Association (NFPA) regulations and local manufacturer's specifications.
4. Verify all dimensions on site before commencement.
5. All work shall be checked by the architect with consultants specifications and details.
6. Any discrepancies shall be referred to the architect.

- The first issue of the document.
- Not controlled by the architect.
- Not controlled by the architect without notes.
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PLANNING APPLICATION

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No.	Date
AMENDMENT	
Notes	

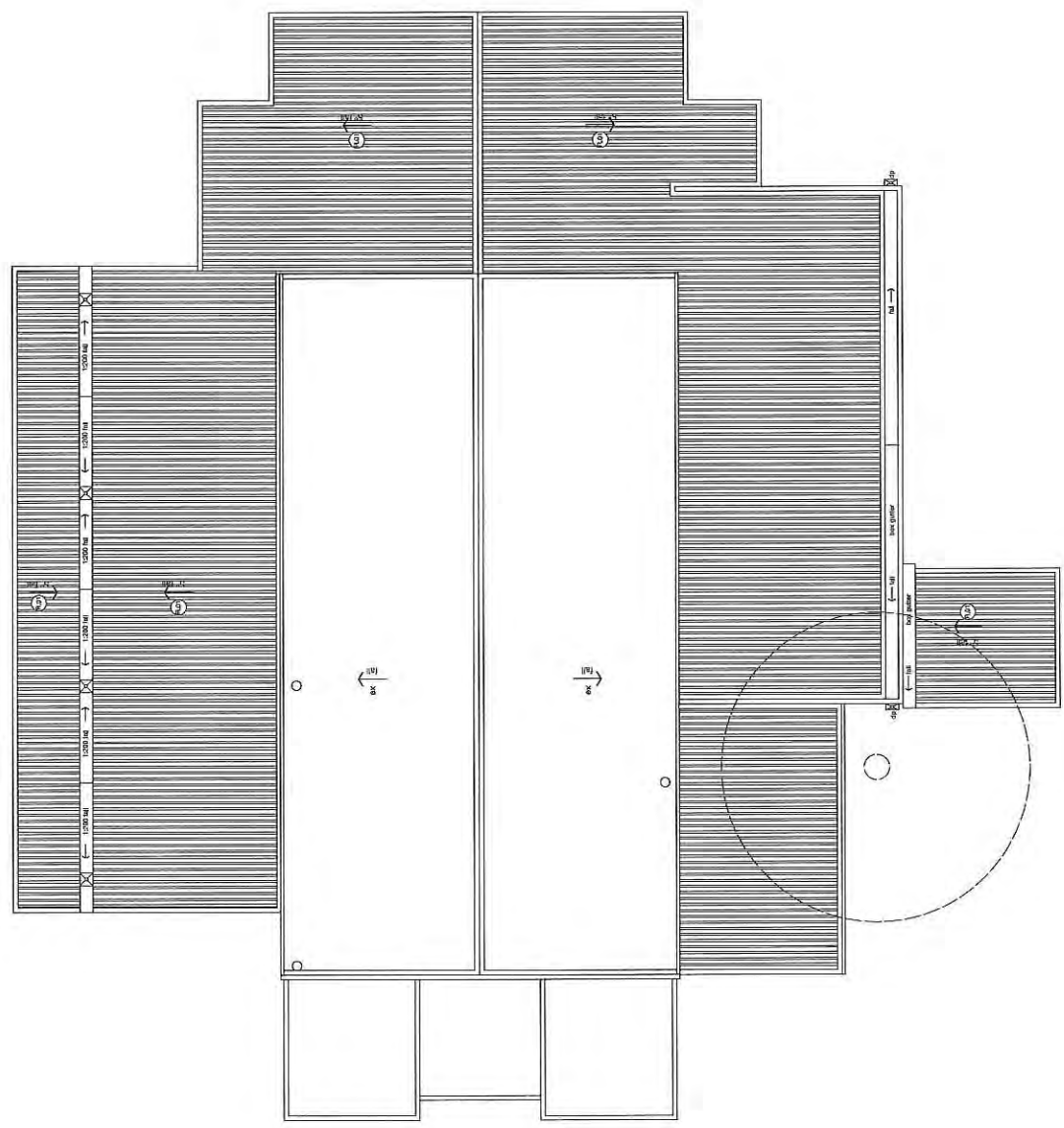
CLIENT

 NORTHERN PLAINS COUNCIL

ARCHITECT

 loop architecture

Project:
 Longford Memorial Hall Alterations and Additions

Drawing Title:
 Roof Plan

Scale:	1:100 (0/0/02)	Date:	21/04/22
Project No:	2021	Drawing No:	WD03
		Rev No:	DA




Roof Plan
Scale: 1:100 (0/0/02)


- NOTES**
1. Do not scale drawings.
 2. All dimensions in millimetres unless otherwise noted.
 3. All work carried out shall be in accordance with the relevant Building Regulations, Local Authority By-laws & regulations and manufacturer's specifications.
 4. Verify all dimensions on site before commencement, be kept in accordance with consulting specifications and details.
 5. Any discrepancies shall be referred to the architect.
- The first issue of the document
 - Not controlled
 - Revisions will be made without notice
 - A controlled document
 - Revisions will be advised
 - A complete revision
 - Remove previous issues from use
- PLANNING APPLICATION**

DA 21/04/22	Planning Application
No. 1	Date
AMENDMENT	Notes

CLIENT



ARCHITECT

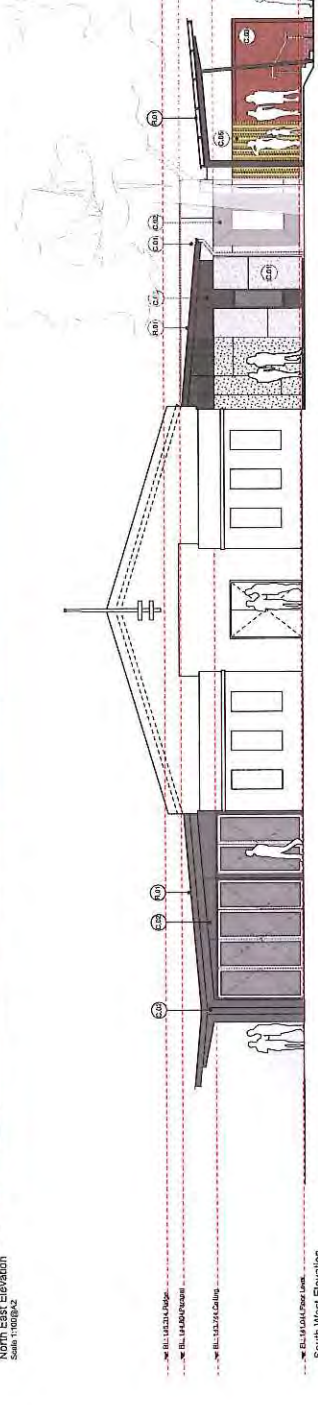
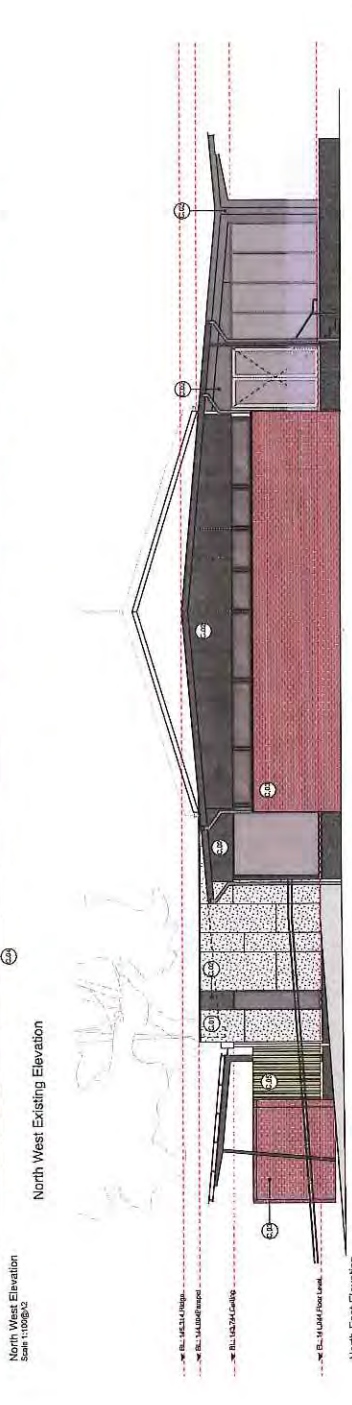
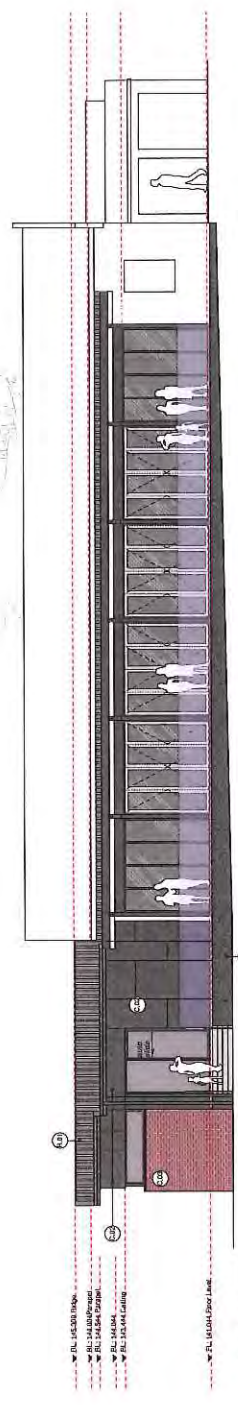


Project: Longford Memorial Hall Alterations and Additions

Drawing Title: Proposed Elevations

Scale: 1:100 @ A3 | **Date:** 21/04/22

Project No.: 2021 | **Drawing No.:** WD04 | **Rev No.:** DA



South East Elevation
Scale 1:100 @ A3

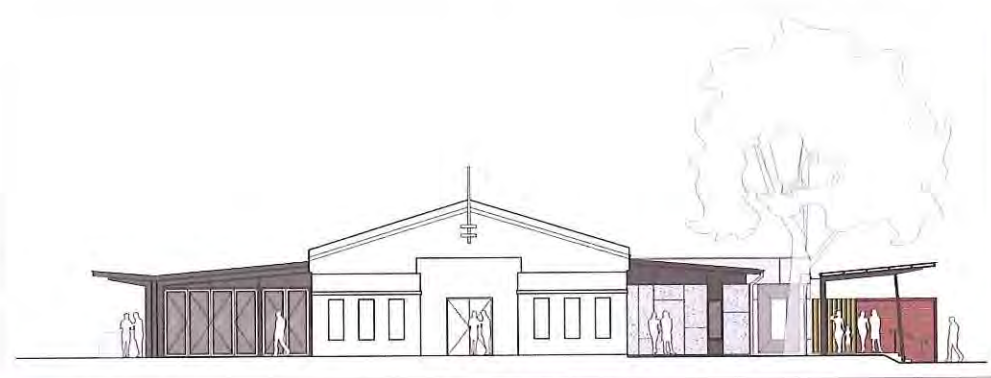


2nd May 2022

Northern Midlands Council

Planning Submission - Design Statement

Longford Memorial Hall
Alterations & Additions (Including Village Green BBQ Shelter)
53 Wellington Street, Longford



*Planning Submission - 53 Wellington Street, Longford
Loop Architecture Pty Ltd
(Revision 2) - 02.05.2022*

1



CONTENTS

1. **Executive Summary**
2. **Subject Land & Locality**
 - 2.1 Subject Land Description
 - 2.2 Locality Description
 - 2.3 Heritage
3. **Proposal**
4. **Planning Assessment / Design Statement**
5. **Conclusion**



1. Executive Summary

1.1 Proposal Overview

This submission is prepared to support the development of the site and premises at 53 Wellington Street, Longford - namely the Longford Memorial Hall & Village Green. The subject site is zoned Open Space. This application is made under Section 57 of the Land Use Planning and Approvals Act 1993, which provides for the submission of an application for a discretionary planning permit. The proposal has been prepared in accordance with the provisions of the Northern Midlands Interim Planning Scheme 2013 and the objectives of the Land Use Planning and Approvals Act 1993.

2. Subject Land and Locality

2.1 Subject Land Description

The subject site is contained within Title Reference 32/105. The property address is 53 Wellington Street, Longford, Tasmania, 7301. The registered owner is the Municipality of Northern Midlands. Title information is not available for this site.

2.2 Locality Description

The subject site is located within the Heritage Precinct identified within the Northern Midlands Interim Planning Scheme 2013 and is a stand-alone recreational site with a number of significant memorial structures and an existing Memorial Hall. Neighbouring properties are predominantly zoned General Residential with some General Business and Community Purpose property located opposite the Wellington Street frontage.



Figure 1: Locality Map (Subject Site highlighted blue)

2.3 Heritage

Although not heritage listed, the site is situated within the designated Heritage Precinct identified within the Northern Midlands Interim Planning Scheme 2013. The Memorial Hall (constructed circa 1954) is predominantly built from reinforced concrete, a common material utilised within post-war construction. The subject site also contains a number of culturally significant memorial structures for which improvements are included within this proposal.

3.0 Proposal

The development is proposed as:

Alterations and additions to the Memorial Hall incorporating landscape elements and upgraded BBQ Shelter to the Village green

Refer to plans attached with this planning submission for further details.



4.0 Planning Assessment / Design Statement

Consideration of this proposal will be largely impacted by the requirements set out within the applicable Heritage Precincts Specific Area Plan, responses to which are included within this Design Statement for consideration.

Generally, the design intent is to achieve consistency within the existing streetscape and associated built forms that create the character of the streetscape whilst considering the communal use and public nature of the existing facilities.

Standards for Development under Clause F2.5 of the Heritage Precincts Specific Area Plan are as follows:

F2.5.1 Setbacks and siting

Objective

To ensure that:

- (a) the predominant front setback of the existing buildings in the streetscape is maintained;
- (b) the impact of garages and carports on the streetscape is minimised; and
- (c) the visual prominence of the Baptist Church building in Longford is maintained.

Acceptable Solutions

A1.1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).

Response

A1.1 The predominant front setback of the existing Memorial Hall structure to Wellington Street remains intact with proposed additions set well back from this frontage. Side setbacks (to Lyttleton Street) are also consistent with prevailing setbacks of nearby properties located within this precinct and therefore appear to satisfy acceptable solution A1.1.

A1.2 (Not Applicable)

A2 (Not Applicable)

A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.

Response

A3 The proposed Memorial Hall additions occur within one side setback only and therefore appear to satisfy acceptable solution A3.

A4 (Not Applicable)

F2.5.2 Orientation

Objective

To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.

Acceptable Solutions

A1 All new buildings, extensions, alterations or additions must be orientated:

- a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or
- b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and
- c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).

Response

A1 The proposed Memorial Hall additions are of similar perpendicular alignment to that of the existing buildings upon the subject site (as is the proposed ancillary structure located upon the Village green) and subsequently appear to satisfy acceptable solution A1.



F2.5.3 Scale

Objective

To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.

Acceptable Solutions

A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).

A2 (Not Applicable)

A3 (Not Applicable)

Response

A1 The height of the proposed Memorial Hall additions are significantly lower than the predominant existing roof form / eaves gutter heights in order to appear subservient to and preserve the integrity of the existing roof form and its architectural features facing Wellington Street. These characteristics appear to satisfy acceptable solution A1 on the basis that the existing building is not of domestic scale and is isolated from adjoining heritage building stock.

F2.5.4 Roof Forms

Objective

To ensure that the roof form and elements respect those of the existing main building and the streetscape.

Acceptable Solutions

A1.1 The roof form⁶ for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and

A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.

Response

A1.1 The roof form of the proposed Memorial Hall additions are of similar pitch to that of the existing and therefore meets the acceptable solution.

P1 The form of the proposed additions to the Memorial Hall are directly referenced from existing roof pitches and forms whilst considering the public / communal uses of the facility. The forms and overhangs selected are considered appropriate and complimentary to the period in which the existing facilities were constructed (circa 1954) and are intended to appear visually subservient, particularly when viewed from the Wellington Street frontage.

A2 (Not Applicable)

A3 (Not Applicable)

A4 (Not Applicable)

F2.5.5 Plan Form

Objective

To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form⁷, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.

Acceptable Solutions

A1.1 (Not Applicable) or

A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.

Response

A1.2 The plan form of the proposed Memorial Hall additions is rectilinear & therefore acceptable.



A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).

Response

A2 The plan form of the new ancillary building upon the Village green is rectilinear & therefore acceptable.

F2.5.6 External Walls

Objective

To ensure that wall materials used are compatible with the streetscape.

Performance Criteria

P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;*
- b) the design, period of construction and materials of the dominant building on site;*
- c) the dominant wall materials in the setting; and*
- d) the streetscape.*

Response

P1 Proposed wall materials are intended to supplement the existing reinforced concrete structure insofar as provide an increased level of detail to otherwise bland wall areas whilst retaining the significant features of the existing parapet treatments and façade. Colours and material selections are intended to assimilate those of the precinct albeit in ways to accommodate the continual movement within the existing structure understood to be caused by moisture and tree root ingress. Whilst the existing structure is identified as reinforced concrete (typical of post-war construction), continued use of such is not recommended in the interests of compliance with contemporary construction standards and environmental performance. Use of contemporary modular finishes, albeit similar in appearance to rendered masonry and similar monolithic material, in addition to locally-sourced, complimentary face brickwork, are considered appropriate for civic and relatively contemporary nature of this facility. Colours & textures of the proposed additions are intended to synchronise with those of heritage building fabric in close proximity.

Wall materials proposed for the ancillary building within the Village Green are intended to be interpretive weatherboard elements having regard to their use as public facilities, maintenance and longevity.

F2.5.7 Entrances & Doors

Objective

To ensure that the form and detail of the front entry is consistent with the streetscape.

Acceptable Solutions

- A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and*
- A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and*
- A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).*

Response

A1.1 The main entrance to the Memorial Hall remains unchanged within this updated proposal and supplemented, where appropriate, to address and identify access points from both Village Green and adjoining streetscapes (in this case Lyttleton Street). Multiple entrance points will allow a higher degree of flexibility between simultaneous user groups whilst assisting with unambiguous recognition of relevant sections of the facility.

A1.2 All front entrances address the respective street from which they are accessed.

A1.3 All proposed front doors are glazed in vertical proportions.

F2.5.8 Windows

Objective

To ensure that window form and details are consistent with the streetscape.



Acceptable Solutions

A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing

Response

A1 New window heads are generally aligned with existing

Performance Criteria

P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.

Response

P1 Although the existing Memorial Hall is of relative contemporary provenance, the fenestration arrangements and proportion are considered an appropriate response to the prevailing commercial 'shopfront' proportions within the immediate precinct.

Acceptable Solutions

A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).

Response

A3 All window sashes are either double hung or awning according to their anticipated use and commensurate with the period and style of the building

A4 (Not Applicable)

A5 Horizontally sliding sashes must not be used. (Complies)

A6 Corner windows to front facades must not be used. (Complies)

A7 Clear glass must be used. (Complies)

A8 Reflective and tinted glass and coatings must not be used where visible from public places. (Complies)

A9 (Not Applicable)

A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings (Complies)

A11 Glazing bars must be of a size and profile appropriate for the period of the building (Complies)

A12 Stick-on aluminium glazing-bars must not be used (Complies)

A13 (Not Applicable)

A14 (Not Applicable)

A15 (Not Applicable)

A16 Large areas of glass panelling must:

- a) Be divided by large vertical mullions to suggest a vertical orientation; (Complies) and*
- b) Be necessary to enhance the utility of the property or protect the historic fabric; and*
- c) Not detract from the historic values of the original building.*

Response

A16 All glazed areas are divided into vertical proportions and are commensurate with the intended use of respective portions of the facility. New glazing is intended to compliment the proportions and scale of the existing building form.

F2.5.9 Roof Covering

Objective

To ensure that roof materials are compatible with the streetscape.

Acceptable Solutions

A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and

A1.2 Roof coverings must be:

- a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron or*
- b) slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:*
 - dark grey; or*
 - light grey; or*
 - brown tones; or*
 - dark red;*



or

c) traditional metal tray tiles where compatible with the style and period of the main building on the site

d) for additions, alterations and extensions, match that of the existing building.

Response

A1.1 All roofing material will be low-profiled metal sheeting in grey tones to match that of the existing.

A2 Must not be klip-lock steel deck and similar high rib tray sheeting. (Complies)

F2.5.10 Roof Plumbing

Objective

To ensure that roof plumbing and fittings are compatible with the streetscape.

Acceptable Solutions

A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and

A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.

A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.

Response

A1.1 All exposed gutters will be half-round unless concealed behind parapet walls.

A1.2 All downpipes are intended to be round and of zincalume and/or colorbond appearance

A2 No external square gutter or downpipe profiles are intended.

F2.5.11 Verandahs

Objective

To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.

Acceptable Solutions

A1 (Not Applicable)

A2.1 (Not Applicable)

A2.2 (Not Applicable)

A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.

Response

A3 New verandahs are intended to respond to both existing examples noted upon nearby heritage property in addition to inclusion of clearly identifiable entrance canopies that are commensurate with the celebrated public entrance points to the facility. Both verandah forms are considered complimentary and appropriate to the period in which the existing building was constructed (circa 1954) in addition to its intended use as a multi-purpose facility.

F2.5.12 Architectural Details

Objective

To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.

Acceptable Solutions

A1 Original details and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.

Response

A1 Original internal detail is not of heritage significance and/or considerably compromised by previous works to the existing structure. Significant external details (flag pole & parapet treatments), however, are intended to be preserved and maintained.



A2.1 (Not Applicable)
A2.2 (Not Applicable)

F2.5.13 Outbuildings

Objective

To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.

Acceptable Solutions

A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.

Response

A1 Although not technically outbuildings directly associated with the Memorial Hall, the proposed BBQ Shelter complies.

A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site. (Complies)

A3 (Not Applicable)

A4 (Not Applicable)

A5 (Not Applicable)

A6 (Not Applicable)

F2.5.14 Conservatories

(Not Applicable)

F2.5.15 Fences & Gates

Objective

To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.

Performance Criteria

P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;*
- b) the architectural style of the dominant building on the site;*
- c) the dominant fencing style in the setting; and*
- d) the original or previous fences on the site.*

Response

P1 There does not appear to be any evidence of previous fencing upon the subject site and, given the construction period, would not likely have been of any significance if it had previously existed. The proposed screen fence, however, is located away from street frontages and is intended to blend in with nearby heritage examples and stylistic cues of the proposed new external cladding in close proximity.

Acceptable Solutions

A2 Gates must match the fence, both in materials and design. (Complies)

A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice. (Complies)

A4 Fences must not be:

- a) horizontal or diagonal timber slat fences; or*
- b) plastic covered wire mesh; or*
- c) flat metal sheet or corrugated sheets; or*
- d) plywood and cement sheet.*

Response

A4 There are no boundary fences proposed for this development and screen fencing intended



for the service areas associated with the functional requirements of this facility are obscured from view from the Wellington Street frontage. Further screening via significant landscape treatment is also intended for the Lyttleton Street frontage.

F2.5.16 Paint Colours

Objective

To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.

Performance Criteria

P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.

Response

P1 This proposal will generally consist of a palette of muted earthy tones inspired by existing examples of rendered masonry, earthy red brickwork and darker greys experienced upon nearby heritage building stock.

Acceptable Solutions

A2 There must be a contrast between the wall colour and trim colours. (Complies)

A3 (Not Applicable)

F2.5.17 Lighting

Objective

To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape.

Acceptable Solutions

A1 Wiring or conduit to new lighting is not located on the front face of a building. (Complies)

F2.5.18 Maintenance & Repair

(Not Applicable)

F2.6 Use Standards

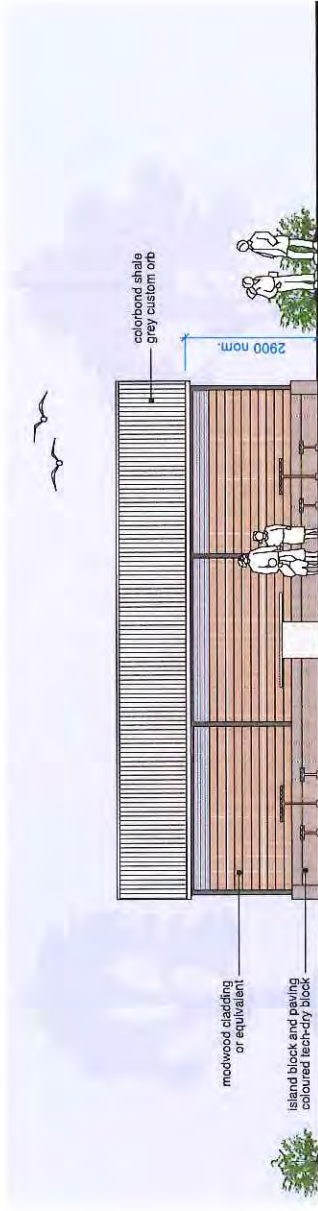
(Not Applicable)

5.0 Conclusion

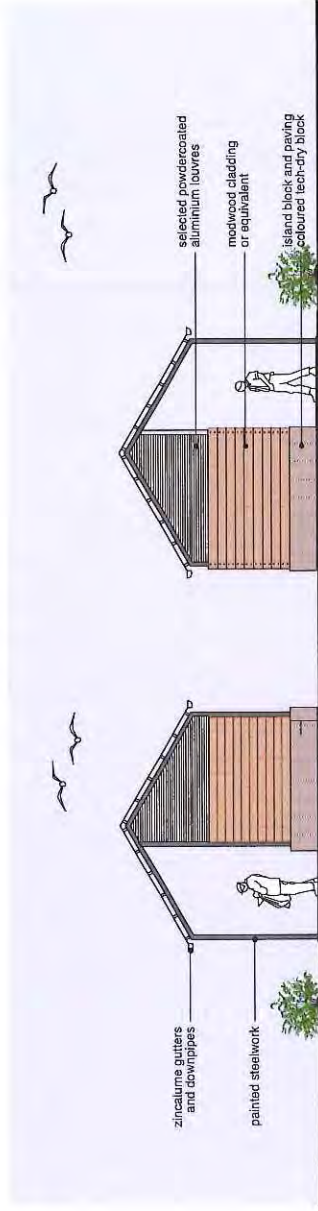
This proposal generally complies with the development standards prescribed by the Northern Midlands Interim Planning Scheme 2013 in addition to the prerequisites outlined within the Heritage Precincts Specific Area Plan contained therein.

The proposal is consistent with relevant State and local policies, Planning Scheme objectives and considerations and objectives of the Land Use Planning and Approvals Act 1993.

It is therefore recommended that the proposal be considered for planning approval.

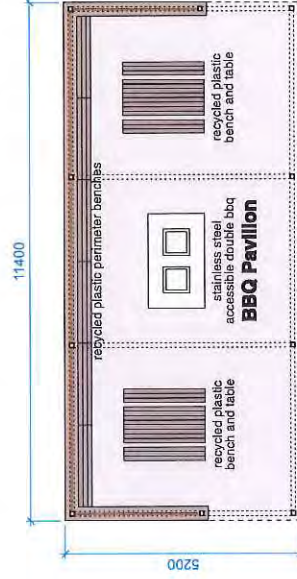


BBQ South Elevation



Typical BBQ Section

BBQ End Elevation
(opposite end similar reversed)



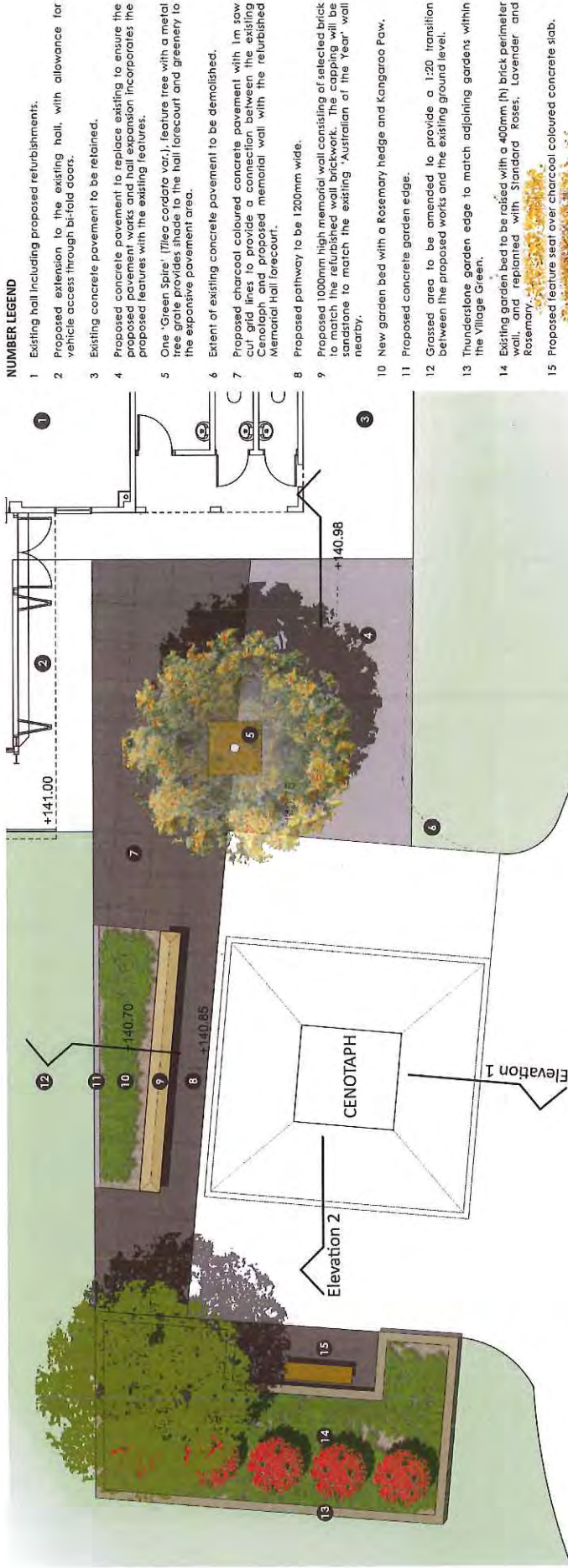
Project No: **2021**
 Drawing No: **WD05**
 Rev No: **3**
 Date: **19/05/22**
 Scale: **1:100 @ A3**

Longford Memorial Hall Alterations and Additions

Village Green BBQ Area

Planning Application
 NOT FOR CONSTRUCTION. DO NOT SCALE DRAWINGS





NUMBER LEGEND

- 1 Existing hall including proposed refurbishments.
- 2 Proposed extension to the existing hall, with allowance for vehicle access through bi-fold doors.
- 3 Existing concrete pavement to be retained.
- 4 Proposed concrete pavement to replace existing to ensure the proposed pavement works and hall expansion incorporates the existing features with the existing features.
- 5 One 'Green Spire' (*Ficus cordata* var.), feature tree with a metal tree grate provides shade to the hall forecourt and greenery to the expansive pavement area.
- 6 Extent of existing concrete pavement to be demolished.
- 7 Proposed charcoal coloured concrete pavement with 1m saw cut grid lines to provide a connection between the existing Cenotaph and proposed memorial wall with the refurbished Memorial Hall forecourt.
- 8 Proposed pathway to be 1200mm wide.
- 9 Proposed 1000mm high memorial wall consisting of selected brick to match the refurbished wall brickwork. The capping will be sandstone to match the existing 'Australian of the Year' wall nearby.
- 10 New garden bed with a Rosemary hedge and Kangaroo Paw.
- 11 Proposed concrete garden edge.
- 12 Grassed area to be amended to provide a 1:20 transition between the proposed works and the existing ground level.
- 13 Thunderstone garden edge to match adjoining gardens within the Village Green.
- 14 Existing garden bed to be raised with a 400mm (h) brick perimeter wall, and replanted with 'Standard' Roses, Lavender and Rosemary.
- 15 Proposed feature seat over charcoal coloured concrete slab.

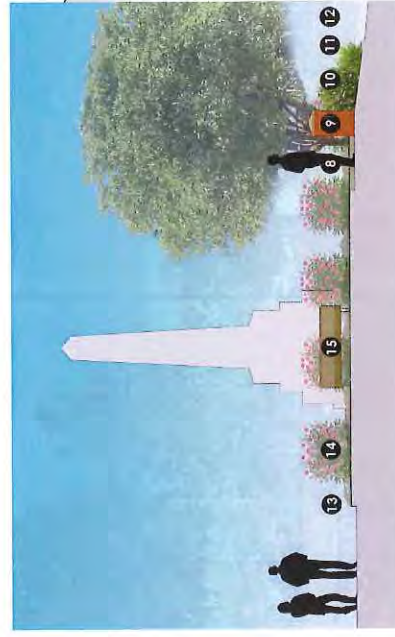
PROPOSED PLANT SPECIES

BOTANICAL NAME	COMMON NAME	HWY*
TREE		
<i>Ficus cordata</i> var.	Green Spire	9 x 5m
SHRUBS		
<i>Lawsonia albiguttata</i> var.	English Lavender	8 x 8m
<i>Rosa</i> var.	RSL Rose	1.2 x 1.2m
<i>Rosemarinus officinalis</i>	Rosemary	1.2 x 1.2m
GROUNDCOVER / TUSSOCKS		
<i>Angioanthus Bush Pearl</i>	'Bush Pearl'	5 x 5m
<i>Rosemarinus officinalis prostratus</i>	Prostrate Rosemary	2 x 8m

HWY* Approximate height and width at maturity.



ELEVATION 1



ELEVATION 2

LONGFORD VILLAGE GREEN - RSL Memorial Wall & Hall Forecourt

Wellington Street Longford Tasmania



0 2 1 2m
31 March 2022
Issue B

LANGE design
LANDSCAPE ARCHITECTURE

NUMBER LEGEND

- 1 Proposed picnic shelter facility as per architect's drawings, with a mass planting of 'Spanish Iris' (Dieris bicolor), to provide colour and texture against the built form.
- 2 Five proposed Chinese Elm trees (Ulmus parviflorus) for the playground, natural filler shade during summer and solar access during winter. Trees will be planted with root barrier to protect adjoining playground softfall areas.
- 3 Proposed RSL memorial garden wall and feature beds shown on 'Longford Village Green - RSL Memorial Wall & Hall Forecourt' plan (Issue B).
- 4 Proposed forecourt treatment to connect the RSL Memorial Wall and the Memorial Hall extension, as per the 'Longford Village Green - RSL Memorial Wall & Hall Forecourt' plan (Issue B).
- 5 Existing concrete pathway to be retained.
- 6 Proposed planting beds fronting the new Memorial Hall extensions to provide colour and texture to the street address of the building.
- 7 Existing tree to be retained and protected from all construction works.
- 8 Proposed Concrete loop path to provide all weather access between the new Memorial Hall entry and the existing bus stop shelter.
- 9 Existing bus stop shelter to be retained.



LANDSCAPE INTENT
 The intent of this landscape concept plan is to illustrate the placement of shade trees around the playground area, context of the RSL Memorial Wall concept and to illustrate the intention of the low planting to provide greenery around the buildings and to guide pedestrian movement in accordance with Crime Prevention through Environmental Design (CPTED).
 New garden beds are proposed fronting the Memorial Hall extension to provide colour and texture and to complement the existing tree. Together, the existing tree and the new garden, will add to the street address of the Memorial Hall and create a pleasant entry leading into the building off Lyttleton Street.



Tule Tree (Lobeliastrum subulnifolium) feature tree.



Garden for the Memorial Hall entry off Lyttleton Street.



Spanish Iris (Dieris bicolor).



Chinese Elm (Ulmus parviflorus), shade tree.

0 2 5 10m
 18 May 2022
 Issue D



CONCEPT PLAN

LONGFORD VILLAGE GREEN - Tree Planting & New Gardens

Wellington Street Longford Tasmania

PROPERTY ID: 6737732
PROPERTY ADDRESS: LONGFORD SENIOR CITIZENS' CLUB
53 WELLINGTON STREET
LONGFORD TAS 7301
CONSTRUCTION YEAR: 1956

