

Post Office,
Lady Barron,
FLINDERS ISLAND 7255
28 February 2023

Development Services,
Flinders Council,
WHITEMARK 7255

To whom it may concern

DEVELOPMENT APPLICATIONS

DA2022/031 – Extraction Industry (Gravel)

DA2022/029 – Extraction Industry (Sand)

This letter serves as a representation in relation to Development Applications (DAs) referred to above.

I welcome the opportunity to comment on the DAs.

I have no objection to the DAs, in principal, but would respectfully suggest that the following amendments be applied if Flinders Council, acting as a Planning Tribunal, decides to permit the applications.

Duplicate Development Applications

The two Development Applications are essentially for the same activity and that by splitting the activities and lodging two DAs the applicant has been able to dilute the impact of issues such as noise pollution, frequency of vehicle movements and other matters. The DAs should be considered as one and the impacts presented should be consolidated and dealt with as one.

Hours of operation.

The hours of operation be changed for:-

- Mondays to Fridays from 0800 to 1700 hours to 0900 to 1600 hours,
- For Saturday from 0800 to 1700 hours to nil.

There is no expectation to change the non-operation status for Sundays and Public Holidays.

The residents of properties close to the site to which the DA applies are generally retired and should not be subject to operation of equipment until 0900 hours. That does not seem to be an unreasonable request.

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Fire danger days

It is requested that there be no operations on days declared a Total Fire Ban Day by the Tasmanian Fire Service or any other regulatory body. While it is acknowledged that machinery used in the extraction operations will probably be the type which could be used to control fires, the representors believe the proximity of the site of operations to residential areas presents too great a risk to the residents for activities to take place on high fire risk days.

Road to quarry

The road narrated as "Road to quarry" which links the Gravel Pit with the Gravel Crushing / Loading site should be constructed further away from the properties in the south-west corner of the mining site as depicted in figure 2, Location of Vinegar Hill Quarry and Storage Yard on the Land of the DA. It is suggested that the road be constructed so that it is at least a minimum of 200 metres from the residential properties and that a sound buffer zone of existing native vegetation be retained.

Remediation at completion of works

It is requested that the sites for extraction of Sand and Gravel be remediated at the completion of the works and that vegetation suitable for the site be planted.

Limit on size of extraction site

Any permit issued should record that the maximum sizes of the extraction sites, being 1.6 hectares for the Gravel site and 3.4 hectares for the Sand Site as stated in the Development Applications, should be complied with and breaches subject to punitive and exemplary damages.

Yours sincerely



N Matthewson,
Vinegar Hill Drive,
Lady Barron.

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G Willis

10 Moonbird Street,

Lady Barron.

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F Henwood

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18 Gunther Street
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Helene Levin,
4 Vinegar Hill Drive,
Lady Barron, 7255

Darnielle Fenn
1753 Palana Road,
Emita, 7255
0417 102345

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J Lockwood,
13 Moonbird Street,
Lady Barron.

Rowena Gill

From: Richard Barnes <rwbarnes73@gmail.com>
Sent: Wednesday, 8 March 2023 1:49 PM
To: Jacci Smith
Cc: Flinders Council; Warren Groves; Gary Morrison
Subject: Comment on representations received - DA2022/029 and DA2022/031

Dear Jacci

I write in relation to the 5 representations (all a form letter, but presumably lodged separately under differing signatories) Council received for DA2022/031 and DA2022/029. Were these all of the representations received for the DA's?

The applicant has an expectation that this email, in its unabridged form, is included in the planner's report for the Councillor's to consider in their determination of the application.

Duplicate Development Applications

The DA's are separate applications and Council must treat them accordingly.

Hours of operation

The applicant maintains the hours of operation to be those stipulated in the DA's.

The DA proposed hours of operation are within the recommended hours of the Quarry Code of Practice.

A noise report was submitted that demonstrated that environmental harm and nuisance was an unlikely scenario given the nature of the operations and topographic landforms present. No contrary evidence has been provided by any of the representors; unless this information has not yet been revealed to us.

Planning is evidence based and not the subject of ideology or lifestyle choices by others in the landscape. The employed, unemployed or retired 'status' of persons living in the region is not a relevant planning matter.

Fire danger days

There are rules around the use of machinery on total fire ban days declared by the Tasmanian Fire Service. This is not a planning matter.

Of note is the irony that it is the applicant's land that the community receives benefit by the establishment and maintenance of fuel reduced vegetation and firebreaks to protect Lady barron and associated dwellings in the outer areas of the township.

Road to quarry

This comment seems to refer solely to DA2022/031.

I have copied below the comment as it needs to be unpacked and considered in the context of the area.

The road narrated as "Road to quarry" which links the Gravel Pit with the Gravel Crushing / Loading site should be constructed further away from the properties in the south-west corner of the mining site as depicted in figure 2, Location of Vinegar Hill Quarry and Storage Yard on the Land of the DA. It is suggested that the road be constructed so that it is at least a minimum of 200 metres from the residential properties and that a sound buffer zone of existing native vegetation be retained.

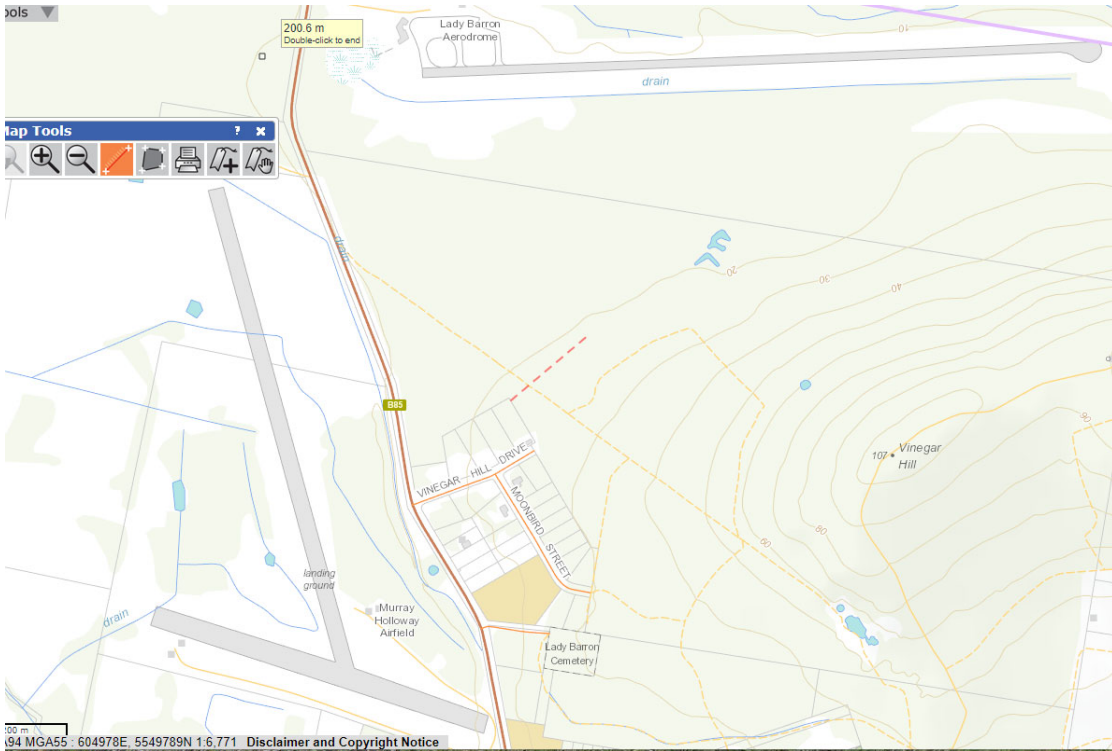
The area has two active airstrips. It has a main road - the primary road for Flinders Island. It has a port which has unloading and carting at any hour of the day and night.

To move the road 200m eastwards or so is unjustified and would result in clearing vegetation that does not need to

be cleared.

The LIST image below clearly shows the airstrips and Lady Barron Road, with the red dashed line being the 200m move eastwards from the nearest houses/vacant lots at Vinegar Hill Drive.

The applicant does not accept that the road needs to be moved.



Remediation at completion of works and Limit on size of extraction site

These are matters dealt with by the Mining Lease; the disturbed area is capped, and revegetation must occur to keep that area open within the cap, and a security deposit held to ensure the site is rehabilitated. Accordingly, the Council need not bother itself with these matters.

I would also appreciate acknowledgement from Council that the extension letters were received.

regards
Richard

--
Dr Richard Barnes BSc(Hons) PhD GDURP MPIA EIANZ MESA
Principal Environmental, Regional and Urban Planner
Environmental Specialist and Ecologist

Director, Van Diemen Consulting Pty Ltd,
Mobile: 0438 588 695