

5 December 2013

The Chair
Southern Joint Regional Planning Panel
Hand/email Delivery

Dear M/s Allen,

Subject: BOYDTOWN EXTRACTIVE INDUSTRY- JRPP No.2012STH001

Thank you for the opportunity to again address the Panel on the above development application at your meeting of 6th December 2013. Overall the Applicant accepts most of the recommendations and draft conditions. The Applicant and myself as the Applicant's Town Planner wish to address you on four points following our reading of the Addendum Planning Assessment Report and recommended draft conditions for this meeting.

1. **Proposed additional landscaping of the inner bund wall.** We note this does not seem to form part of an actual additional condition but that at page 6 of the Addendum Report it states the east face of this bund be grassed ...” to mitigate the visual appearance when viewed from the Princes Highway...”. We assume Council proposes to annotate approved plans with this requirement?

We ask this requirement be deleted. The design of the inner bund is to function as an active stockpile but at all times have at least the minimum dimensions specified in the EMRP noise report. In practice, the screening plant and this bund would move north and south some metres as a function of operations relating to screening and stockpiling product, but at all times the minimum dimensions required by the noise consultants would be maintained and the plant centrally located to give effective noise control.

We do not agree this mound of sand will be particularly prominent when viewed from any vantage point. The east face, where the requirement to grass is recommended, is well screened from the Highway by the existing vegetation. The mound will be visible from the south but only in the context of the background of the active stage of the pit. In other words there will be a white mound of sand but behind and surrounding it will be the white surface of the pit workface and the other smaller stockpiles as detailed and envisaged in the EIS.

Given the proposal to have primary, fast growing species in the perimeter landscaping, much of this inner bund will be well screened within a relatively short period. To landscape it means heavy topsoil application and watering that then renders it unusable for its associated function as a stock pile for removal in part and sale.

The EIS and supporting documents always proposed reasonable stockpiling of product as is the normal practice in all extractive industries. This additional suggested part of the stockpile just happens to perform a dual role of temporary noise mitigation as well

as storage of product. Once the outer noise control bund is complete, the need for this stockpile to function as a noise bund becomes redundant.

2. **Fencing of Pit perimeter.** Draft condition 47 calls for a full manproof fence 1.8 metres high to completely surround the active area of each pit. We submit this is an unreasonable cost and is an overkill with respect to what is required to achieve adequate security and safety.

Any single stage of a pit will have a perimeter of around 500 to 700 m and as the condition requires the fence to be in place until rehabilitation is complete, in effect the full perimeter of each pit- will eventually have to be so fenced- a length of approximately 2000 metres.

We submit a perimeter fence of normal rural height of 1 metre, with ringlock or netting and plain wires will be adequate as a barrier during extraction and primary rehabilitation stages and be much less of a visual blight.

3. **The Applicant asks condition 57(a) be waived.** This condition requires intersection improvement where the haul road from Pit 3 enters Nullica Short Cut Road. The current intersection has been used for the approved extraction in DA 1987.1303 for 25 years without incident and the public road at the intersection point is a long straight section giving good ingress and egress sight distance to the site. The small extension of extraction in Pit 3 will likely be exhausted in under 5 years and its extraction may be rendered marginal if the intersection improvements are imposed. The applicant is prepared to place a stop sign at the point of exit and ensure all drivers comply with a stop before proceeding onto the public road. Nullica Short Cut Road is not a heavily used public road and the access to the property is considered safe .
4. **Bonding.** The applicant seeks an additional condition be inserted relating to the ability of the applicant to negotiate bonds with Council in lieu of some of the establishment works needing completion before commercial extraction can commence.

Thank you again for this opportunity to address the Panel.

Yours sincerely,

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Director

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