



12 January 2024

**Boral Limited**

ABN 13 008 421 761

251 Salmon Street  
Port Melbourne, VIC, 3207

T: (03) 9981 2800

[boral.com.au](http://boral.com.au)

**Charlotte Atkin**

Senior Environmental Officer

EPA

Via email: [assessments@epa.tas.gov.au](mailto:assessments@epa.tas.gov.au)

**Notice of intent (NOI)**

EPN 7732

Flowery Gully Quarry development project

Flowery Gully Road, Beaconsfield, TAS, 7270

Dear Charlotte,

Boral Construction Materials Group Ltd (Boral) operate the Flowery Gully Quarry (the Quarry). The Quarry has a mixed ownership and two mining leases as follows:

- 1864P/M (Boral lease)
- 14M-1994 (Tasmanian Electro Metallurgical Company Pty Ltd lease)

Boral is a sole operator of the Quarry and holder of EPN 7732.

As discussed in various communications between late-2022 to late-2023, the Environmental Management Plans issued under the EPN require updating to reflect the existing extraction which has occurred at the Quarry, and future plans to extract further stages at the Quarry.

Further to the EPA's email dated 20 December 2023, Boral provides updated responses to the requirements of Section 27B(2) of the *Environmental Management and Pollution Control Act 1994* (EMPC Act).

Should you have any questions please contact me on the details below.

Regards,

**Liam Riordan**

Planning & Approvals Manager

Boral Property Group

[Liam.Riordan@boral.com.au](mailto:Liam.Riordan@boral.com.au)

0431 231 218



Requirements of Section 27B(2) of the *EMPC Act*

Requirement	Boral response
<p>1. The name and contact details of the person lodging the application</p>	<p>Boral Construction Materials Group Ltd</p> <p>Liam Riordan (Planning &amp; Approvals Manager VIC/TAS)</p> <p>Liam.Riordan@boral.com.au</p> <p>251 Salmon Street, Port Melbourne, VIC, 3207</p> <p>0431 231 218</p>
<p>2. The name of the proposed project and its location.</p>	<p>Flowery Gully Quarry development project</p> <p>See Attachment 1 which shows detailed summary of all land parcels subject to the application.</p>
<p>3. Background of the project proponent, including details of the proponent's experience and financial capacity to undertake the project and his, her or its contact details.</p>	<p>The formal applicant for the project is Boral Construction Materials Group Ltd, a wholly owned subsidiary of Boral Limited.</p> <p>Boral is the largest integrated construction materials company in Australia, producing and selling a broad range of construction materials, including quarry products, cement, concrete, asphalt and recycled materials.</p> <p>Boral employs approximately 7,500 employees and contractors across our operations that span more than 360 sites nation-wide.</p> <p><u>Business details</u></p> <p>Boral Construction Materials Group Ltd Triniti 2, Level 3, 39 Delhi Road, North Ryde, NSW, 2113 ABN: 15 000 028 080</p> <p><u>Contact details:</u></p> <p>See Section (a) above.</p>

4. A description of the proposed project, including its key physical components.

Overview of proposal

The project involves the continuation of the Quarry under:

- Mining leases 14M/1994 and 1864P/M.
- EPN 7732.

The existing Quarry pit will be extended laterally, and vertically south of the existing pit.

There are no proposed changes to the operational conditions which are currently regulated under the approvals.

Details of the product

The Quarry produces high grade quartzite for use in metallurgical processing and road projects.

Type of operation/method

Blast, load and haul.

Processing through fixed and mobile crushing plant.

Maximum extraction and processing quantity

No change is proposed to the current limit of 190,000 cubic meters per year of rocks, ores or mineral processed.

Major equipment (including trucks and transport)

**Quarry**

- Hydraulic percussion drill
- Hydraulic rock breaker
- Loader
- 2 x haul trucks

**Plant**

- Feeder crusher
- Primary crusher
- Secondary crusher
- Vibrating screens
- Conveyors
- Washing plant

	<ul style="list-style-type: none"> <li>• Pre-coat plant</li> </ul> <p><b>Buildings / other</b></p> <ul style="list-style-type: none"> <li>• Managers office</li> <li>• Plant operating cabin and lunch room</li> <li>• Shower and toilet block</li> <li>• Shipping containers</li> <li>• Weighbridge</li> </ul> <p><u>Operating hours</u></p> <p>No change is proposed to the existing hours of operation, which are permitted as follows:</p> <p><i>Unless otherwise approved by the Director, activities associated with the extraction of rocks, gravel, sand, clay or minerals, and loading of product, and crushing must not be undertaken outside the hours of 0700 hours to 1800 hours on weekdays and 0800 hours to 1600 hours on Saturdays.</i></p> <p><i>Notwithstanding the above paragraphs, activities must not be carried out on Sundays and public holidays that are observed Statewide.</i></p>
<p>5. An outline of the proposed location of the project and a general site location map.</p>	<p>See Attachment 2</p>
<p>6. An outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders consulted or to be consulted and the issues raised or to be raised.</p>	<p>The project has been discussed with both EPA and Council.</p> <p>Consultation with other stakeholders (other state government departments, community, etc.) will be undertaken during the planning application phase.</p>

<p>7. A general description of the physical environment that may be affected by the project.</p>	<p>The project involves the existing Quarry pit being extended laterally, and vertically south of the existing pit.</p> <p>The existing environment consists of the following elements:</p> <p>The site and immediate surrounds are located within the Rural Zone. To the north of the site is the Beaconsfield township which consists of residential land closest to the Quarry.</p> <p>The Quarry is located on the ridgeline of a hill, whilst the adjoining residential land in to the north, and agricultural land to the south, are located on the floor of the surrounding valleys.</p> <p>The geology of the site makes it an ideal location for a quarry.</p> <p>Part of the Quarry is located within a Natural Assets Code area (priority vegetation area). The located of the new Quarry areas have presence of vegetation including regrowth.</p> <p>In relation to hydrology, Middle Arm Creek runs through the site and surrounding area.</p> <p>The closest sensitive receptor is located within the Beaconsfield township approximately 280m from the northern extent of the Quarry. There are other sensitive receptors within proximity to the north and south of the site.</p>
<p>8. The key environmental, health, economic and social issues identified for the project to date.</p>	<p>The project involves clearing of vegetation which is an environmental impact. The amount of vegetation to be cleared is approximately 10ha and would include trees through to understory.</p> <p>There are no anticipated health issues which will arise compared to existing operational parameters.</p> <p>There are no economic issues which will arise compared to existing operational parameters.</p> <p>There are no social issues which will arise compared to existing operational parameters.</p>

	<p>The Quarry has active control measures for emissions which arise from the operation such as:</p> <ul style="list-style-type: none"> <li>• Dust management plan.</li> <li>• Restricted hours of operation (for crushing and other noisy equipment).</li> <li>• Storage and handling of hazardous materials.</li> <li>• Etc.</li> </ul> <p>There have been no complaints lodged within the past five years (tenure of the current Quarry Manager).</p>
<p>9. The surveys and studies proposed or underway in relation to the key issues for the project.</p>	<p>Natural values.</p>
<p>10. The proposed timetable for the project.</p>	<ul style="list-style-type: none"> <li>• NOI issued December 2023.</li> <li>• Engagement of consultant March 2024.</li> <li>• Commence preparation of surveys and EMP March 2024.</li> <li>• Finalisation of EMP September 2024.</li> <li>• Lodgment of EMP with EPA October 2024.</li> <li>• Planning application lodged late 2024 / early 2025.</li> </ul>

For the purposes of section 27B(2)(k) of the *EMPC Act*, the Board has determined that a NOI should contain the following additional details be provided:

Requirement	Boral response
<p>1. Whether the project requires or is likely to require approval under the <i>Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act)</i>. This will be determined by the project's potential to impact upon Matters of National Environmental Significance or Commonwealth land.</p>	<p>There is currently no indication that an approval under <i>the EPBC Act</i> would be required for the project.</p> <p>The natural values study which is proposed to be undertaken will confirm if approval is required.</p>
<p>2. Whether the proponent has or intends to refer the project to the Australian Government for a determination on whether approval is required under the EPBC Act.</p>	<p>Boral will assess whether a referral to the Federal Government is required after the natural values study has been completed.</p>

<p>3. If the proposal has a reasonable likelihood of requiring approval from the Australian Government under the EPBC Act, a statement should be provided as to whether the proponent elects for the proposal to be assessed pursuant to the Bilateral Agreement made under section 45 of the EPBC Act between Tasmania and the Australian Government (dated 22 October 2014).</p>	<p>There is currently no indication that an approval under the EPBC Act would be required for the proposal.</p> <p>The natural values study which is proposed to be undertaken will confirm if approval is required.</p>
<p>4. The status of the proposal under the Land Use Planning and Approvals Act 1993 (the LUPA Act).</p> <p>This must include:</p> <ul style="list-style-type: none"> <li>a) whether the relevant Council will require a LUPA Act permit application;</li> <li>b) whether a single permit application or multiple applications will be required;</li> <li>c) the division of the LUPA Act under which the application will be made;</li> <li>d) zoning of the proposal site(s), and whether rezoning will be required;</li> <li>e) if the proposal is for intensification or alteration of an existing activity, the status of the existing activity under the LUPA Act; and</li> <li>f) if the proposal is for intensification or alteration of an existing activity, whether the council regards the proposal as a substantial intensification for the purposes of subsection 12(7) of the LUPA Act.</li> </ul>	<ul style="list-style-type: none"> <li>a) West Tamar Council has provided a letter on 28 September 2023 confirming that a planning permit is required for the project.</li> <li>b) Single permit application.</li> <li>c) Section 57 (Applications for discretionary permits) or Section 58 (application for other permits).</li> <li>d) Existing zoning is Rural. No change is required to the existing zoning.</li> <li>e) The project involves the alteration of an existing activity which is defined as an 'extractive industry' under the LUPA Act.</li> <li>f) Council considers that the proposal does not benefit from existing use rights.</li> </ul>
<p>5. Where the NOI relates to an activity that requires an Environmental Licence under the EMPC Act.</p>	<p>No licence is required as a planning permit is required for the project.</p>