

Date & Time: Fri, 04 Mar 2022, 09:42:05 AEDT
 Position: 55 S 379913 5330951 ($\pm 4.6m$)
 Altitude: 93m ($\pm 3.5m$)
 Datum: AUSTRALIAN GEOCENTRIC 1994 (GDA94)
 Azimuth/Bearing: 218° S38W 3876mils Magnetic ($\pm 14^\circ$)
 Elevation Angle: $+03.5^\circ$
 Horizon Angle: $+00.2^\circ$
 Zoom: 1.0X



Gaspersic Contracting Pty Ltd – Newell Creek Quarry, Development Application – Supporting Information

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Revision 0	21 March 2022	Pre-issue	
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1 APPLICANT INFORMATION

1.1 APPLICANT DETAILS (EMPC ACT S27B (2) (A)(C))

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2 PROPOSAL DESCRIPTION

2.1 PROPOSAL TITLE (EMPC ACT S27B (2) (B))

Name	Newell Creek Quarry
Address	Mount Jukes Road, Queenstown

2.2 PROPOSAL DETAILS (EMPC ACT S27B (2) (B))

Maximum annual capacity	80,000 tonnes per annum	50,000 cubic metres per annum
The Land	Property ID	3387490
	Certificate of Title	0
	Land owner	Sustainable Timber Tasmania
Mining Lease	Reference	14M/2002
	Mining lease area	4 hectares

3 INTRODUCTION

3.1 PROPONENT BACKGROUND (EMPC ACT S27B (2) (C))

Gaspersic Contracting Pty Ltd has extensive experience in extractive operations and in producing, stockpiling and distributing high quality aggregates and gravel products throughout Tasmania. The company currently holds the following mining leases for category 3 minerals:

14M/2002, 5M/ 2021, 63M/1980.

3.2 PROJECT DESCRIPTION (EMPC ACT S27B (D))

Newell Creek Quarry was originally established for road construction materials and subsequently used by Hydro Tasmania for storage of spoil from bulk excavation works. A mining lease was issued in 2002 and the spoil from bulk tunnel excavation recovered and processed to supply select fill for road and other construction activities.

Newell Creek Quarry exposes a quartz sandstone rock formation that when crushed and screened can provide a clean sealing aggregate with good wear and friction characteristics. Operations in the future will be a combination of continuing to win tunnel spoil by excavation and processing and drill and blast to win hard rock for processing into sealing aggregate.

The maximum annual production will be limited to 50,000 cubic metres which equates to approximately 80,000 tonnes. This volume of product will be won in a series of extraction and crushing campaigns throughout the year.

Resource definition work shows the source rock is inconsistent between the north and southern end of the mining lease. However, the source rock has been proven by both horizontal and vertical drilling to 24 metres.

3.3 PROJECT LOCATION (EMPC ACT S27B (2) (E))

Gaspersic Contracting Pty Ltd (Applicant) is seeking a permit to intensify the existing Newell Creek Quarry operation. The proposed quarry operation will entail bulk excavation to reclaim tunnel spoil and future drilling and blasting for natural source rock.

Newell Creek Quarry is located approximately 5 kilometres south of Lynchford off the Mount Jukes Road. The mining lease is situated within a single parcel of Permanent Timber Production Zone (PTPZ) land which is managed by Sustainable Timber Tasmania.

Mount Jukes Road is managed by Hydro Tasmania on the section where Newell creek Quarry is accessed. Closer to Lynchford Mount Jukes Road is managed by West Coast Council.

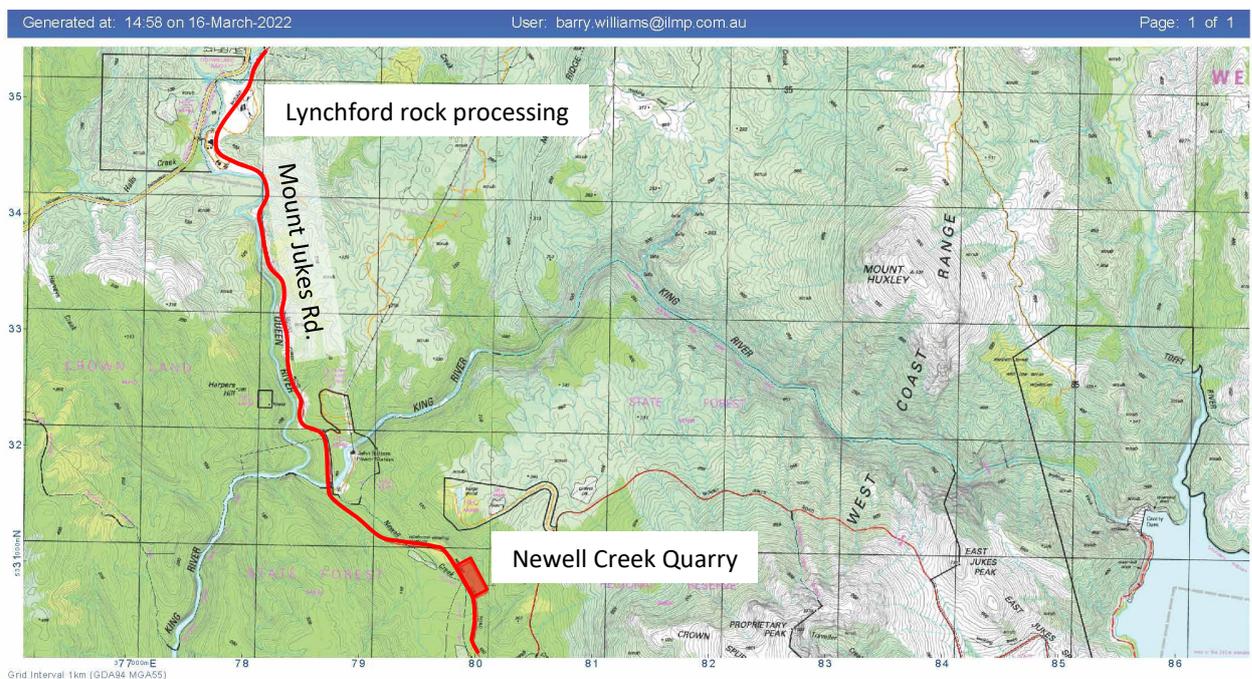


FIGURE 1: LOCALITY MAP (EMPC ACT S27B (E))

3.4 PUBLIC CONSULTATION EMPC ACT S27B (2) (F)

The Applicant consulted with the land owner/ manager (Sustainable Timber Tasmania) to formulate a compensation agreement which sets out each party's responsibilities. Mineral Resources Tasmania has been consulted through discussions relating to mining lease renewals and an assessment of previous production returns. Hydro Tasmania was consulted in relation to maintenance of the section of Mount Jukes Road owned by Hydro Tasmania and the integrity of the existing bridge over the King River.

This Development Application will initiate a formal public consultation process through a notice posted on the land and then by public advertising in the local newspaper. The public notice will call for representations which will be considered in the proposal assessment process before a decision is made to issue a permit. After the permit is issued any party to the consultation process can appeal that decision.

3.5 PHYSICAL ENVIRONMENT (EMPC ACT S27B (2) (G))

Newell Creek Quarry is situated in the Newell Creek valley immediately west of Proprietary Peak which is the northern most extent of Jukes Range. The site is mapped as being underlain by complex geology including quartz sandstone (resource) and limestone.

The site is proximate to a geo-conservation site ID 2379 Newell Creek Pioneer Beds. An unusual unconformity which lies outside the existing mining lease boundary. Although not relevant to this application, any future adjacent mining lease application will need to consider the scientific value of this site.

The exiting quarry footprint has been cleared for extraction, then filled with mining spoil which has naturally revegetated and is now being stripped and extracted once again.

The surrounding vegetation is mapped as *Nothofagus – Phyllocisidus* short rainforest (RMS) which is widespread in the region and not listed under the Tasmanian *Nature Conservation Act 2002*.

A watercourse (River section ID 36334) cuts through the site on the edge of the main extraction area of the existing quarry. This water course has an Immediate Conservation Management Priority (ICMP) of VH. Immediately downstream (25 metres) and across Mount Jukes Road is a confluence of this watercourse and Newell Creek. Newell Creek has an ICMP also of VH. (Water and Marine Resources Division, 2015).

3.6 KEY ENVIRONMENTAL, HEALTH, ECONOMIC AND SOCIAL ISSUES (EMPC ACT S27B (2) (H))

Newell Creek Quarry has operated consistently for over 20 years. The site is located remotely from sensitive uses. Ripping and pushing operations will generate dust and noise which will be controlled through standard dust suppression measures. At most times the background moisture content in the product will be sufficient to control dust.

Future drilling and blasting activities will be constrained by the proximity to Mount Jukes Road. A blast management plan will be required to control blasting risks.

Possible sedimentation caused through the discharge of run-off water from the extraction and processing area will be controlled through the provision of sediment retention traps.

Any adverse health effects associated with dust generated through crushing will be managed through standard dust suppression techniques.

An increase in the annual production capacity of Newell Creek Quarry will equate to more hours worked and hence increased salaries for existing employees and potentially new employees. Access to local construction materials to service larger projects will be more cost effective for government and private investors.

3.7 EXPERT STUDIES (EMPC ACT S27B (2) (I))

No expert studies have been commissioned at present and none are anticipated.

3.8 TIME LINE (EMPC ACT S27B (2) (J))

WCC assessment	EPA assessment	Advertising	Issue permit	Operations
August – Sept. '22	Oct. – Dec. '22	January '23	March '23	March '23

3.9 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (EMPC ACT 27B (K))

Increasing production at Newell Creek Quarry will not cause an adverse impact on a matter of national environmental significance. The proposal will not be referred to the Commonwealth Government for a determination on whether approval is required under that Act.

4 TASMANIAN PLANNING SCHEME – WEST COAST

4.1 ADMINISTRATION	
6.2 Categorising Use or Development	Response
Table 6.2 Use Classes	Quarries are categorised as Extractive Industry use.
Zones	Mining lease 14M/2002 is situated on land zoned 20 Rural under the Tasmanian Planning Scheme - West Coast.
20. Rural zone	
20.1 Zone Purpose The purpose of the Rural Zone is: 20.1.1 To provide for a range of use or development in a rural location: (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; (d) minimises adverse impacts on surrounding uses.	Newell Creek Quarry is a use consistent with the rural location, located on land which is unsuitable for agricultural use due to the land tenure and skeletal soils. The rural location is unattractive for sensitive uses limiting the likelihood that neighbouring development will fetter the extractive use. Likewise, the quarry’s remote location limits the adverse impact the quarry may have on surrounding use. The development and use is consistent with the intent of the zone and no rezoning will be required. EMPC Act 27B (2) (k) .
Table 20.2 Use Table	Extractive Industry is classed as Permitted in the Rural zone.

The level of production capacity requested under this development application causes the activity to be classified as a Level 2 Activity under Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act).

Under EMPC Act, Section 25. (1) (b) Permissible level 2 activities must be referred to the Board of the Environment Protection Authority within 21 days from the date of lodgement of the application. The activity assessment will follow the *Land Use Planning and Approvals Act 1993* Section 57 (discretionary use) pathway. **EMPC Act 27B (2) (k).**

20.3 Use standards	
20.3.1 Discretionary use	Extractive Industry is classed as a permitted use but is required to follow the discretionary use approval pathway under EMPC Act Section 25(1).
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (b) the development area does not increase by more than 30% from that existing at the effective date.	Over the course of the proposed development, it is possible that the development area will increase by more than 30% from that existing at the time the planning scheme was declared.
P1 A use listed as Discretionary must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.	<ul style="list-style-type: none"> (a) extractive industry is otherwise permitted in the Rural Zone, the scale and intensity of the operation is modest compared to other mining operations. (b) The operation will produce aggregates and gravel sought after for civil and structural construction. (c) There are no agricultural uses in the vicinity of the proposed operation. (d) the location provides access to a type of source of rock used for road sealing, which is rare in the region. (e) the location provides adequate separation distance from residential uses to minimise potential impacts.
A2 no acceptable solution	
P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and	<ul style="list-style-type: none"> (a) The land adjoining the Newell Creek Quarry is not currently used for any other purpose. (b) extractive industry is otherwise permitted in the Rural Zone, the scale and intensity of the operation is modest compared to other mining operations. (c) quarrying operations will not impact on any anticipated use on adjoining land. (d) the product derived from the proposed use will be available to support nearby mining uses and for road operations when required. (e) No anticipated uses on adjoining land will impact on quarrying.

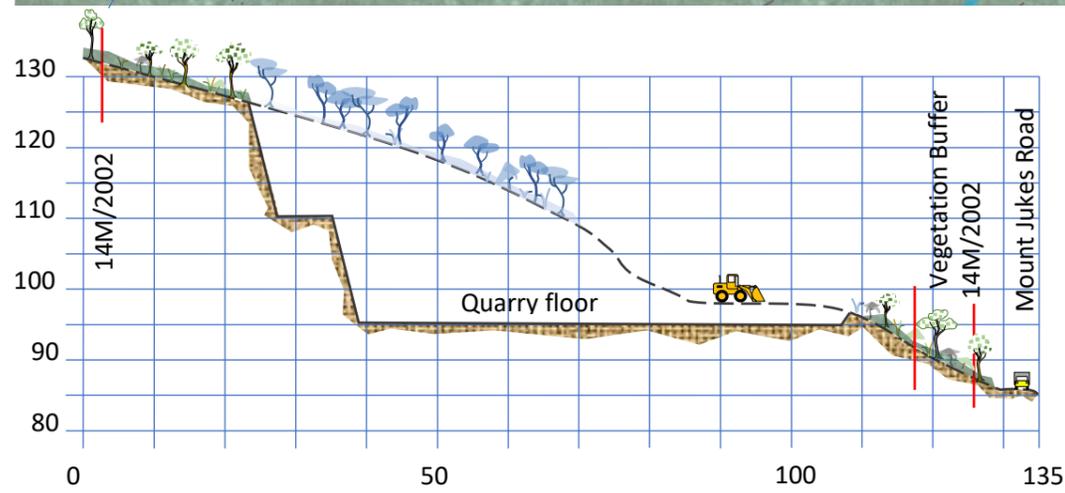
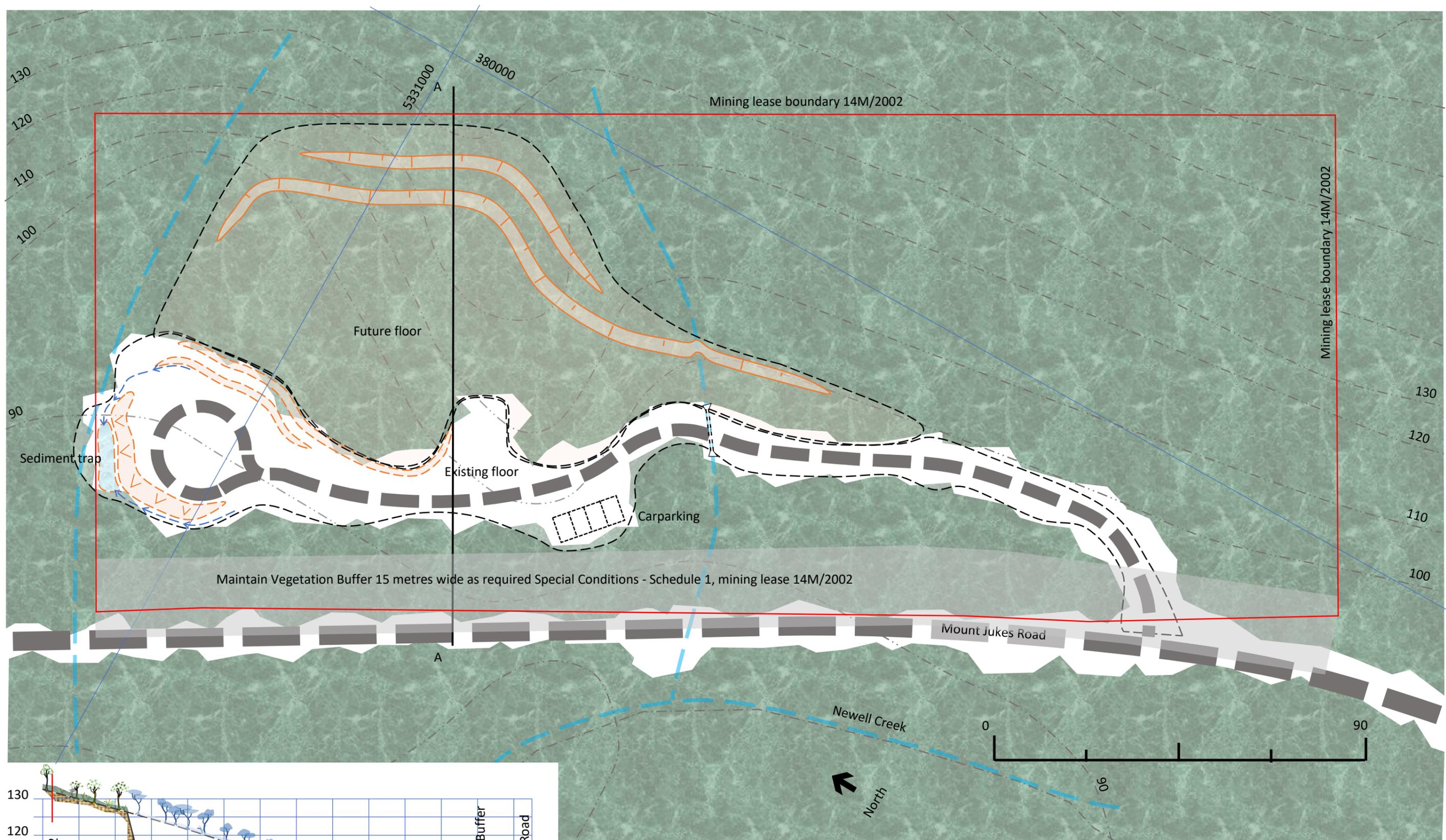
(e) any offsite impacts from adjoining uses.	
A3 no acceptable solution	
<p>P3</p> <p>A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <p>(a) the nature, scale and intensity of the use;</p> <p>(b) the local or regional significance of the agricultural land; and</p> <p>(c) whether agricultural use on adjoining properties will be confined or restrained</p>	<p>The proposed use is on land which is not mapped as suitable for agriculture.</p>
A4 no acceptable solution	
<p>P4</p> <p>A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <p>(a) the nature, scale and intensity of the proposed use;</p> <p>(b) whether the use will compromise or distort the activity centre hierarchy;</p> <p>(c) whether the use could reasonably be located on land zoned for that purpose;</p> <p>(d) the capacity of the local road network to accommodate the traffic generated by the use; and</p> <p>(e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.</p>	<p>(a) extractive industry is otherwise permitted in the Rural Zone, the scale and intensity of the operation is modest compared to other mining operations.</p> <p>(b) quarrying operations are compatible with other permitted uses eg. forestry and will not distort the activity centre hierarchy.</p> <p>(c) Extractive industry is otherwise permitted in the Rural Zone.</p> <p>(d) Newell Creek Quarry access intersects the Mount Jukes Road which is a public road owned by Hydro Tasmania at the point of the quarry access. Closer to Lynchford Mount Jukes Road is owned by West Coast Council. A Traffic Impact Statement will discuss the capacity of the road network (RJK Consulting Engineers, August 2022).</p> <p>(e) Quarries are located in the rural zone to allow for appropriate attenuation distances to sensitive uses.</p>

20.4 Development standards for buildings and works

No permanent buildings will be established on the site as part of this proposal.

20.4 Development standards for subdivision

No subdivision is planned as part of this proposal.



Ground conditions / slope stability:
 Face slope indicated here is indicative only,
 actual bench heights and face slopes should be
 designed in accordance with a ground conditions
 study.

Figure 2: Newell Creek Quarry – Quarry Plan
 Drawn: BW, Date: Mar 22, Revision: 0
 Reproduce in colour at A3



4.2 CODES	
C1.0 Signs Code	
C1.2 Application of this code	No new signs will form part of this application.
C2.0 Parking and Sustainable Transport Code	
C2.2 Application of this code	Applies to all use and development.
C2.5.1 Car parking numbers	
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1., excluding if:	No exclusions apply.
Table C2.1 Parking space Requirements For extractive industry, 1 parking space per 2 employees.	A maximum of 3 employees will attend the site. Site has carparking for at least 2 vehicles with in the stockpile area (see figure 2 – quarry plan).
Table C2.2 Internal access way widths for vehicles.	The quarry access road and stockpile area will provide adequate width and space for vehicle manoeuvring.
Table C2.3 Dimensions of carparking spaces.	The quarry access road and stockpile area will provide adequate width and space for vehicle parking.
Table C2.4 Motorcycle parking space requirements.	Less than 20 spaces hence no requirement.
C3.0 Road and Railway Assets Code	
C3.2 Application of this code C3.2.1 This code applies to a use or development that: (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;	The proposal will increase the amount of vehicular traffic longer than 5.5 m using an existing vehicle crossing (junction).
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction;	Mount Jukes Road is not a category 1 road
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new	Mount Jukes Road. Advice from the road authority (Hydro Tasmania) has placed conditions on the Applicant for continued heavy vehicle access over the

junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	nearby Hing River Bridge. The advice is included with other recommendations in the Traffic Impact Assessment (RJK Consulting Engineers, August 2022)
A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	This application will not require a new private level crossing.
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1	
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	Vehicles will enter and leave the site in a forward direction.
Table C3.1 Acceptable increase in average annual daily traffic to and from the site (total of ingress and egress). Vehicle crossings on major roads, an increase in vehicle movements longer than 5.5m of 10%.	The application will increase truck movements through the junction with Mount Jukes Road by more than 10%.
P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.	(a) the application will increase truck movements by more than 10%. (b) the majority of the traffic will be heavy vehicles. (c) Mount Jukes Road has been constructed by Hydro Tasmania to carry heavy vehicles. (d) In this location Mount Jukes Road has an 80 km/hr speed limit. (e) No alternative access to the quarry will improve the junction arrangement. (f) the increase in capacity is needed to make the quarry commercially sustainable. (g) A traffic Impact Assessment (RJK Consulting Engineers, August 2022) has been prepared and is included. (h) Advice from the road authority (Hydro Tasmania) is included in the Traffic Impact Assessment.
C4.0 Electricity Transmission Infrastructure Protection Code	
C4.2 Application of this code	The development is not within an electricity transmission corridor.
C5.0 Telecommunications Code	

C5.2 Application of this code	The development is not for telecommunications facility.
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C6.0 Local Historic Heritage Code

C5.2 Application of this code	The development is not on land registered as a local heritage place or a local historic precinct.
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C7.0 Natural Assets Code

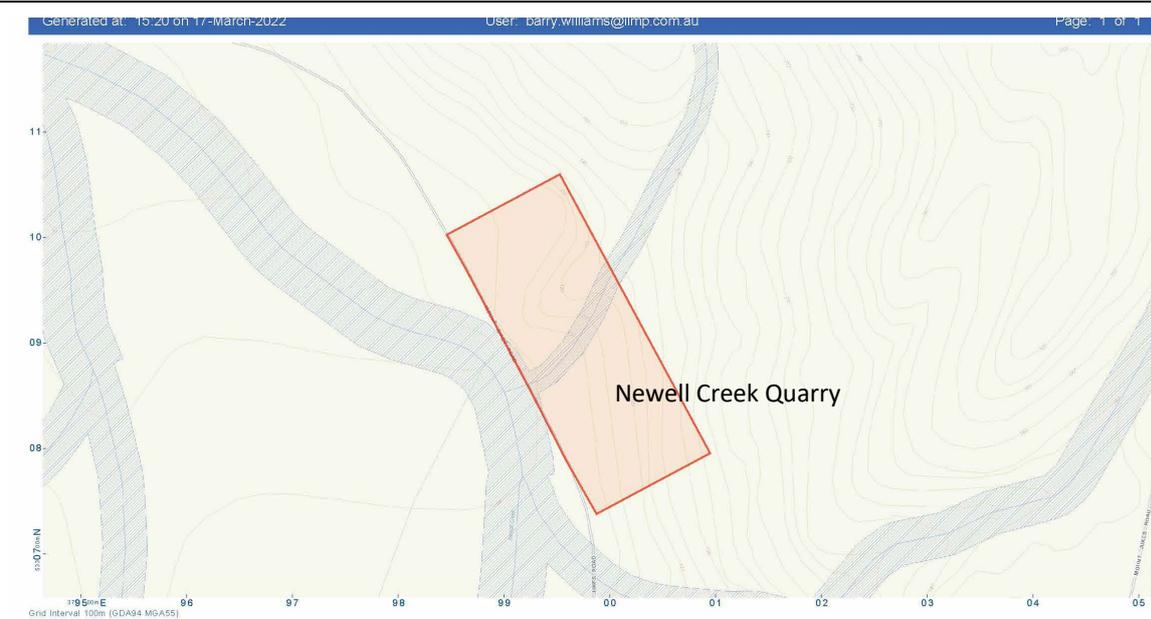


FIGURE 3: NATURAL ASSETS CODE – WATERWAY AND COASTAL PROTECTION AREA OVERLAY

The Natural Assets Code – Waterway and Coastal Protection Area Overlay passes through the site south of the existing ground disturbance.

C7.4 Development Exempt from this Code C7.4.1 The following use or development is exempt from this code: (b) development assessed as a Level 2 Activity;	This application is for activity which is classified as a Level 2 Activity.
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C8.0 Scenic Protection Code

C8.2 Application of this Code C8.2.1 This code applies to development on land within a scenic protection area or scenic road corridor...:	This application is for development of land which is not within a scenic protection area or scenic road corridor.
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C9.0 Attenuation Code

C9.4 Use or Development Exempt from this Code	This application is to establish of a new development comprising a Level 2 Activity.
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<p>C9.4.1 The following use or development is exempt from this code:</p> <p>(a) use or development assessed as a level 2 activity;</p>	
<p>C10.0 Coastal Erosion Hazard Code</p>	
<p>C10.2 Application of this Code</p> <p>C10.2.1 This code applies to:</p> <p>(a) use and development of land within a coastal erosion hazard area; or</p> <p>(b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.</p>	<p>This application is for development of land which is not within a coastal erosion hazard area and has been identified in a report.</p>
<p>C11.0 Coastal Inundation Hazard Code</p>	
<p>C11.2 Application of this Code</p> <p>C11.2.1 This code applies to use and development of land within a coastal inundation hazard area.</p> <p>C11.2.2 This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.</p>	<p>This application is for development of land which is not within a coastal inundation hazard area or a coastal inundation investigation area.</p>
<p>C12.0 Coastal Inundation Hazard Code</p>	
<p>C12.2 Application of this Code</p> <p>C12.2.1 This code applies to development of land within a flood-prone hazard area.</p>	<p>This application is for development of land which is not within a flood prone hazard area.</p>

C13.0 Bush-fire Prone Areas Code

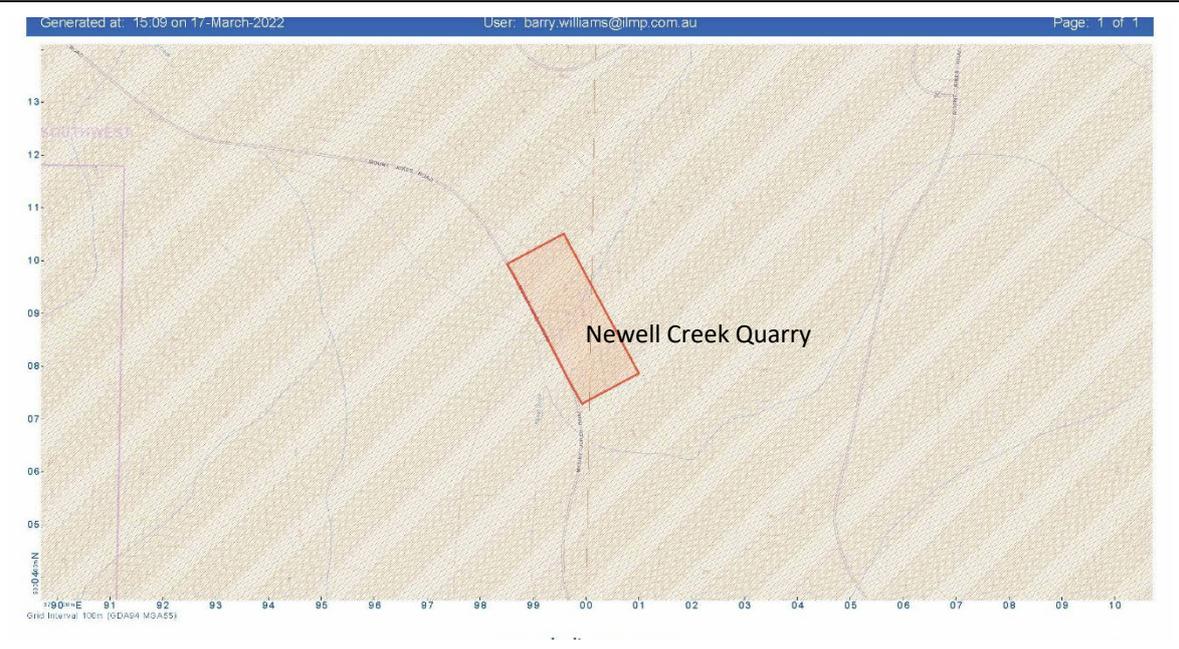


FIGURE 4: BUSHFIRE-PRONE AREAS CODE - BUSHFIRE-PRONE AREA OVERLAY

The application site is captured within the Bushfire-Prone Areas Code – Bushfire-Prone Area Overlay.

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

This application is for a use that is not a vulnerable or hazardous use.

No hazardous chemicals of a manifest quantity or explosives will be stored on site.

C14.0 Potentially Contaminated Land Code

The application is for an activity that includes mineral extraction and processing in the form of rock crushing and screening which qualifies as development.

C14.2 Application of this Code

C14.2.2 The planning authority may only make a request under clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

The land on which the development is planned has been managed under the provisions of mining lease 14M/2002 and regularly checked for compliance with the Quarry Code of Practice (Environment Protection Authority, May 2017) by Officers from Mineral Resources Tasmania.

No evidence is available that previous activities have resulted in land contamination on this site.

C15.0 Landslip Hazard Code

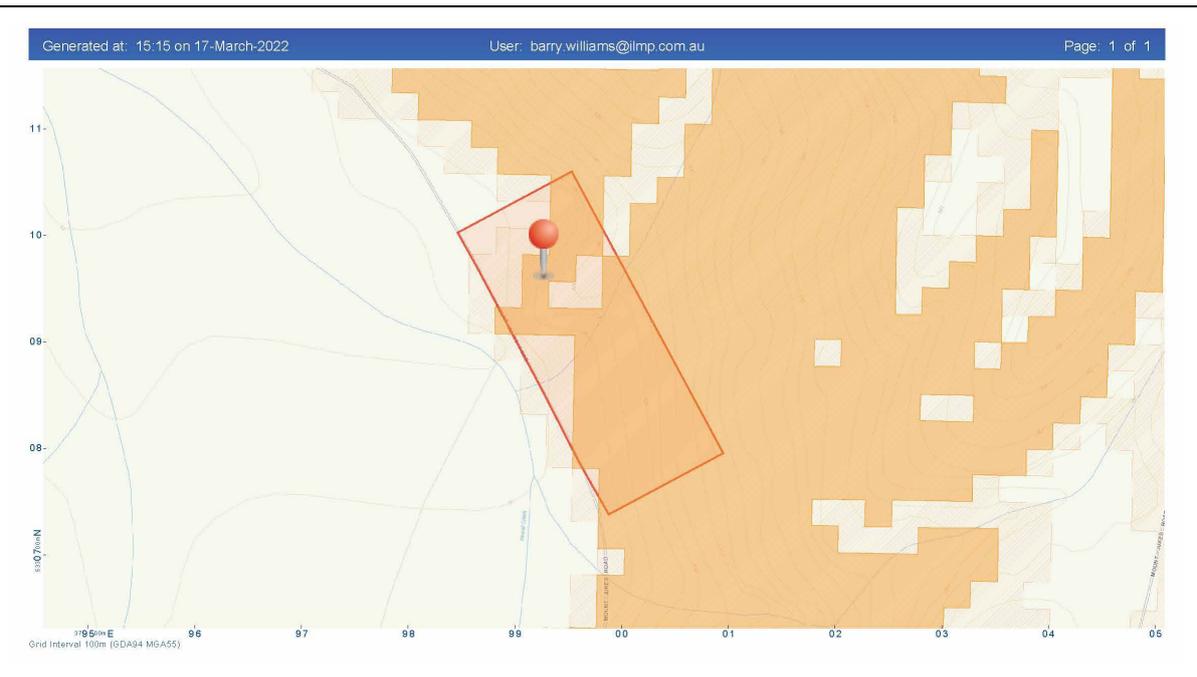


FIGURE 5: LANDSLIP HAZARD CODE BAND AREAS

C15.2 Application of this Code

C15.2.1 This code applies to:

- (a) use or development of land within a landslip hazard area; or
- (b) use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2 The planning authority may only make a request under clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

The land comprising 14M/2002 is steep and is captured by the medium landslip hazard band (highlighted) and the low landslip hazard band (surrounding).

Any development within this area of the land will be the subject of a quarry development plan which will be assessed and approved by Mineral Resources Tasmania.

5 REFERENCES

Environment Protection Authority. (May 2017). *Quarry Code of Practice 3rd Edition*. Hobart: DPIPW.

RJK Consulting Engineers. (August 2022). *Traffic Impact Assessment - Gaspersic Contracting Pty Ltd, Newell Creek Quarry, Mount Jukes Road, Queenstown (V3)*. Prospect: unpublished.

Water and Marine Resources Division. (2015, March 18). *Conservation of Freshwater Ecosystem Values*. New Town, Tasmania, Australia.