integrated land management & planning

Leslie Vale Quarry – Increase in capacity
Notice of Intent

Prepared By: Barry Williams

Date: 28 March 2022

Issue	Date	Recipient	Organisation
Revision 0	10 August 2021	Mr Chris Davey	Hazell Bros. Group Pty Ltd
Revision 1	15 September 2021		Hazell Bros. Group Pty Ltd
Revision 2	22 September 2021		Environment Protection Authority
Revision 3	24 September 2021		Environment Protection Authority
Revision 3	16 March 2022		Environment Protection Authority
Revision 3	28 March 2022		Environment Protection Authority

PO Box 1441 Lindisfarne Tasmania 7015 M 0437 394 492 E barry.williams@ilmp.com.au

1 Applicant Details

TABLE 1: PERSON LODGING APPLICATION

Name	Mr Chris Davey
Business	Hazell Bros. Group Pty Ltd
Contact	Chris.Davey@hazellbros.com.au
Phone	0408 037 640

2 Project Title

TABLE 2: PROJECT TITLE

Name	Leslie Vale Quarry – Capacity Increase
Address	Huon Highway, Leslie Vale

3 Proponent Background

TABLE 3: PROPONENT DETAILS

Business	H.B.M.I. Pty Ltd
ACN	009 509 148
ABN	84 009 509 148
Address	PO Box 430 DERWENT PARK Tasmania 009
Email	Chris.Davey@hazellbros.com.au
Phone	(03) 6277 7888

3.1 Proponent background

H.B.M.I Pty Ltd is a division of Hazell Bros. Group Pty Ltd. Hazell Bros. Group P/L owns and operates extractive pits and quarries state wide including three fixed plant quarries at Leslie Vale, Long Hill and Raeburn, two sand operations at Flowerdale and Beauty Point. Together with the Hazell Bros. civil contracting arm, laboratories and various affiliated companies, Hazell Bros. Group P/L employs around 600 Tasmanians state wide.

3.2 Project Background

A quarry has operated on the Leslie Vale site since 1978. The Proponent marked out the existing mining lease in 1989 and has operated the quarry continuously since. The site consists of three extractive operations and a single fixed processing plant. The three extractive operations are:

- White rock pit
- Red (weathered dolerite) gravel pit
- Dolerite pit

The proponent was issued a new permit with environmental conditions in 2012 with the current maximum annual production capacity. The site's capacity to supply to the unprecedented demand experienced in recent years is constrained by the existing maximum annual capacity limit.

4 PROJECT DETAILS

The current operation includes 3 extractive operations supplying source rock to a fixed crushing and screening plant which produces various types and sizes of aggregates, engineered pavement materials and landscaping stone. The dolerite pit extraction process includes stripping a mudstone overburden which is stockpiled and at times sold as select fill. The mudstone then displaces a portion of the dolerite production total.

The types of extractive operations and the types of equipment utilised at the quarry will remain unchanged. Occasionally the existing actual machines will be upgraded and replaced as required to maintain a modern and efficient operating plant.

The extra extraction capacity will be achieved by an increase in the frequency of blasting, larger blast inputs or a combination. Air-blast overpressure and ground vibration will be maintained within the *Quarry Code of Practice Ed 3 2017* emission standards.

The maximum area of disturbance of the main extractive pits will increase over time as presented in Table 6: Project Details

TABLE 4: CAPACITIES CURRENT AND PROPOSED

Quarry Product	Current Capacity (tonnes per annum)	Proposed Capacity (tonnes per annum)
Hard Dolerite	940,000	1,850,000
Weathered (Red) Dolerite	40,000	100,000
White Rock	20,000	50,000
All Products	**1,000,000**	**2,000,000**

The extra processing capacity will be achieved with extended operating hours on some activities within the operation. The current and proposed operating are tabulated below in Table 5.

TABLE 5: OPERATING HOURS CURRENT AND PROPOSED

Quarry Operation	Monday to Friday		Saturday	
Office	Current	Proposed	Current	Proposed
Sales and weighbridge	0600 - 1630	24 hrs	0600 - 1200	0600 - 1600
Fixed Plant	Current	Proposed	Current	Proposed
Primary crusher	0600 – 1800	0600 - 2200	0600 – 1600	No change
Secondary crusher & other fixedplant	0600 – 2330	24 hrs	0600 – 1600	No change
Mobile Plant	Current	Proposed	Current	Proposed
Drilling blast holes	0700 – 1800	0600 – 1800	0700 – 1600	No change
Rock breaker	0700 – 1700	0600 – 1800	0700- 1600	No change
Other mobile plant	0600 – 1800	0600 – 2200	0600 - 1600	No change
Loading trucks for off-site delivery	0600 – 1630	24 hrs	0600 – 1600	No change

4.1 PROJECT SITE DETAILS

The area of extractive operations will increase over time in order to expose source rock for extraction to supply to the processing operations. The quantum of the source rock resource at Leslie Vale Quarry is estimated to deliver a quarry life of over 100 years.

The various extractive areas comprising the Leslie Vale Quarry are in an expansive phase and will continue to be so for the foreseeable future. Over the life of the quarry the areas of un-rehabilitated land tabulated in Table 6 will be required. The total areas shown in Table 6 represent continuous development over a period of 100 years and progression to those areas will be slow.

The extractive pits will increase in area and depth in accordance with a quarry development plan. The current areas housing fixed plant, workshops, offices, stockpiles and hard stands will remain.

Traffic to and from the Leslie Vale Quarry will increase in order to cart the extra product to meet demand. It is proposed that cartage will align with secondary crusher and related fixed plant operation and processing and move to a 24 hour operation.

TABLE 6: PROJECT DETAILS

Project Name	Leslie Vale Quarry	
	Current	Proposed
Maximum annual production capacity - cubic metres	583,000	1,250,000
Maximum annual production capacity - tonnes	1,000,000 [1]	2,000,000 [2]
The area of un-rehabilitated land required for this proposal		
Dolerite and mudstone pit	None specified	112 hectares
Red gravel pit	5 hectares	26 hectares
White rock pit	2.5 hectares	12 hectares
Processing & stockpiles	None specified	11 hectares
Total	None specified	161 hectares

5 PROPERTY DETAILS

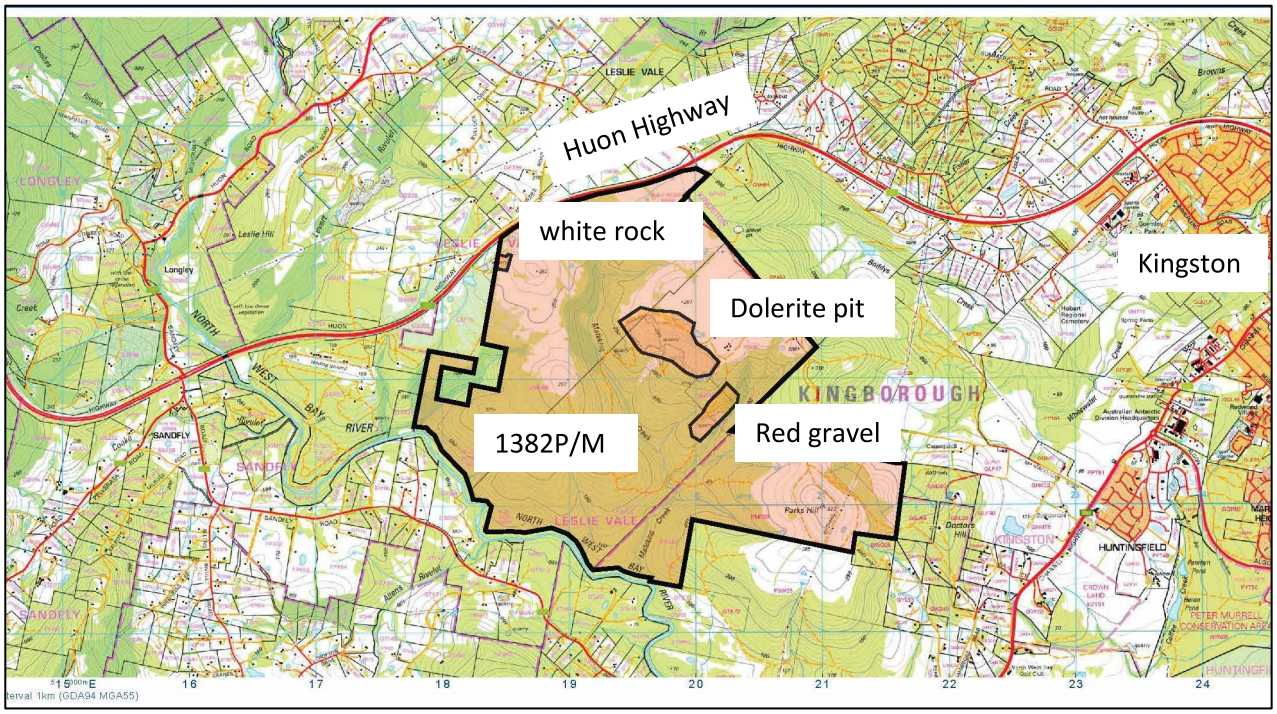


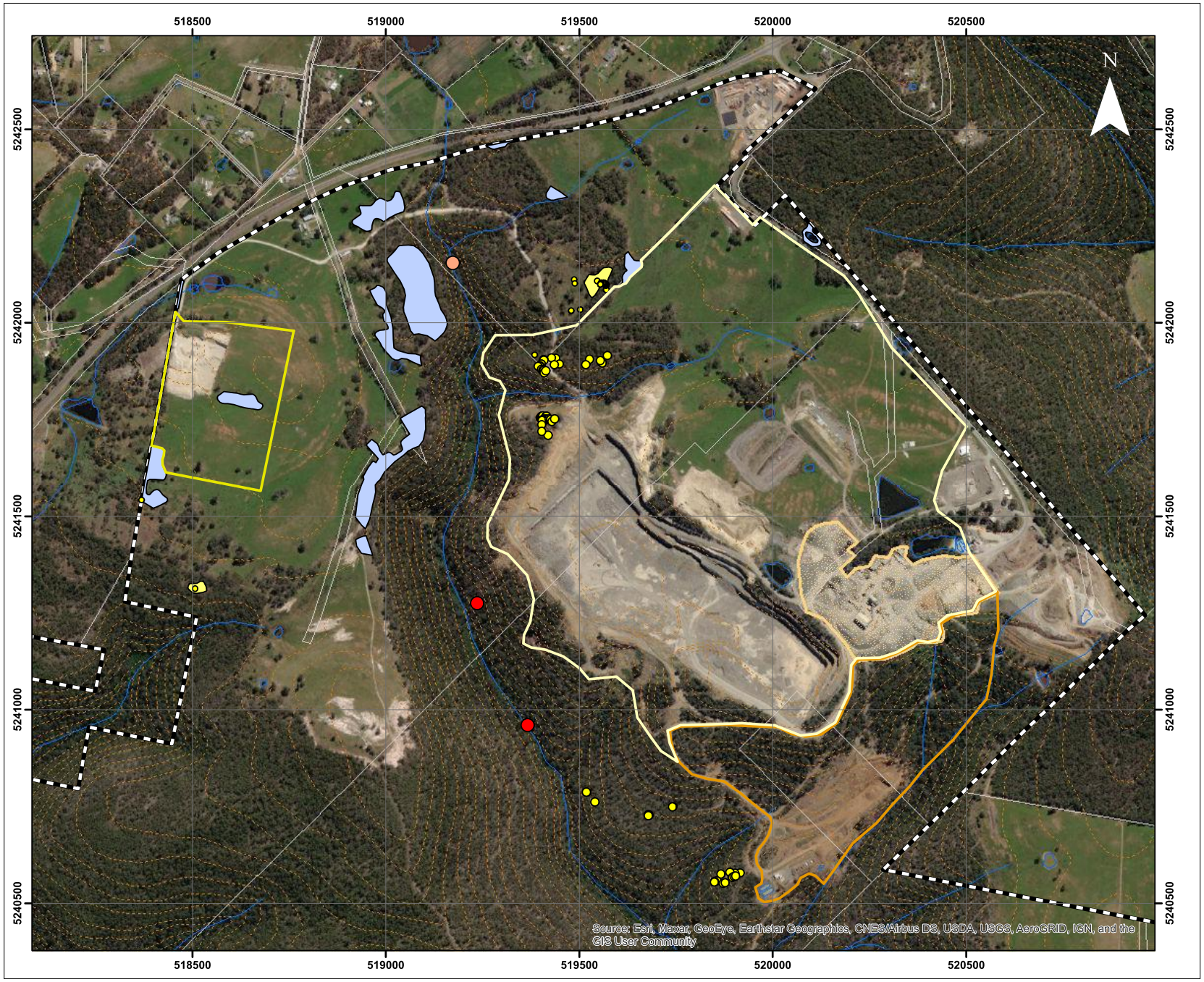
FIGURE 1: LOCALITY PLAN (EXTRACT FROM TASMAP LONGLEY, TAROONA, BLACKMANS BAY, HUONVILLE)

5.1 LESLIE VALE QUARRY FOOTPRINT

To provide a 100 year operating life, the Leslie Vale Quarry will expand its various extractive pit plan areas. The ultimate extent of the various extractive areas is displayed in Figure 2 HBMI 2022 EPA NOI Map Rev 2.

[1] The annual mass is calculated from the numerical addition of volumes with various bulk densities.
[2] The annual mass is calculated from the total volume with an average bulk density of 1.6 t/m^3.

HBMI Footprint - 2022 EPA Notice of Intent



Legend

- Dolerite pit footprint
- Red gravel pit footprint
- White rock pit footprint
- Grey goshawk nest
- Wedge tailed eagle nest
- Kettering heath
- E ovata (DOV)
- Mining_Lease_1382P_M
- Cadastre
- Streams and dams
- 10m contours
- Processing & stockpiles

HBMI 2022 EPA NOI Map Rev2
Chris Davey 16032022

0 100 200 400 600 800 1,000 Meters

TABLE 7: PROPERTY DETAILS

Address	441 Leslie Road, Leslie Vale	
Property Owner	H.B.M.I. Pty Ltd	
Property ID	2074556	
	2074548	
	5747154	
Certificate of Title	198867/1	
	198868/1	
	101664/7	
	199923/1	
Mining Lease	1382P/M	
Lessee	H.B.M.I. Pty. Ltd.	
Operator	H.B.M.I. Pty. Ltd.	
Tenure	Private Land	
Land Capability	5	Land unsuited to cropping and with slight to moderate limitations to pastoral use
	6	Land marginally suited to grazing due to severe limitations
Mining Lease Area	701 hectares	

6 STAKEHOLDER CONSULTATION

The Kingborough Interim Planning Scheme 2015 requires that the development application is dealt with in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* (LUPAA). This section requires that the application is treated as discretionary and hence the planning authority must advertise the application and call for representations. As the proposed activity will seek to have an annual capacity to crush and screen in excess of 1,000 cubic metres, the proposal is classified as a Level 2 under the *Environmental Management and Pollution Control Act 1994* (EMPCA). The application must therefore be directed to the Board of the Environment Protection Authority for consideration.

Stakeholders that have been consulted through this process include the following:

- Kingborough Council has been consulted regarding the status of the existing quarry permit and consideration of the requirement for a Development Application.
- The Board of the Environment Protection Authority (EPA) through personal communication and this Notice of Intent.
- Mineral Resources Tasmania has been consulted through personal communication.

During the subsequent application assessment process these additional stakeholders will be consulted:

- Kingborough Council with regard to traffic implications on Leslie Road.
- Department of State Growth with regard to traffic implications on Huon Highway.
- Policy and Conservation Advice Branch of DPIPWE with regard to potential impacts on threatened flora and fauna.
- Aboriginal Heritage Tasmania with regard to ground disturbance to new areas.
- Any property owners that share a boundary with the development site through a direct notice from the Planning Authority.

7 PHYSICAL ENVIRONMENT

The Leslie Vale Quarry is located approximately 5 kilometres west of the city of Kingston. The quarry is situated on an elevated plateau at an elevation of approximately 250 metres (AHD).

Mafeking Creek is incised through the plateau and separates the white rock pit from the dolerite and red gravel pits. The site has a mixture of native woodlands and forest and improved pasture ground cover. Mafeking Creek drains several mainly forested watercourse gullies and then discharges into Northwest Bay River.

The proponent commissioned an ecological study (ECO tas , Jan 2022) over the areas that will be affected by the proposed operation. This study has been included in this document as Attachment 1. The ecological assessment has been used to rationalise the individual quarry expansion areas to minimise the impact on important vegetation communities and habitat for native species.

8 ISSUES FOR THE PROJECT

8.1 ENVIRONMENTAL

The following environmental issues will be addressed in the case for assessment subsequent to this Notice of Intent:

- Air quality and noise associated with traffic within and to and from the quarry operation.
- Light disturbance associated with operating after dark.
- Vegetation communities and species habitat that may be disturbed through pit expansion.
- Potential impact related to quarry activities on threatened species.
- Potential impact on groundwater flow and quality.
- Surface water flow and potential impact on water quality in Mafeking Creek.

8.2 HEALTH

Health effects associated with the Leslie Vale Quarry will be limited to dust generated from processing and carting gravels and noise and vibration from blasting and noise from drilling, crushing and screening.

The closest sensitive use in other ownership is 112 McKenzie's Road, which is a residence located on the opposite side of the Huon Highway approximately 310 metres away from the white rock pit. The

closest residence to the dolerite pit is 85 McKenzie's Road, which is currently separated by the Huon Highway and 1 kilometre of forested land.

8.3 Economic

The Leslie Vale Quarry is already a major supplier of construction materials for southern Tasmania. An expanded operation will ensure that the quarry can continue to supply the highest quality construction materials to major infrastructure projects.

To extend parts of the operation to 24 hours, an increased workforce will be required to operate equipment and machinery, which will increase employment and wages. Increased salaries will translate to a significant economic boost to the local region where the employees live.

8.4 Social

The Leslie Vale Quarry products are recognised as being high quality and can be used with confidence for landscaping, road construction and concrete for highly specialised and high stress applications. Increased access to these products will be a benefit to civil and structural construction projects.

9 Surveys

The land that will be disturbed for this proposal has been the subject of a recent ecological survey.

A desktop study request will be directed to Aboriginal Heritage Tasmania and an Aboriginal Heritage Survey undertaken if directed to do so.

An industrial noise study will be undertaken to provide evidence that the operation is meeting the noise standards. Blasting is monitored on a regular basis. The results of the blast monitoring will be used to show that air-blast overpressure and ground vibration standards are being met.

Further survey work may be required on newly recognised wedge-tailed eagle nests located within the mining lease area.

10 Timing

Operations will continue at Leslie Vale Quarry in compliance with the existing permit and lease conditions until the application has been assessed and if successful, new permit conditions are issued.

Continue extraction and processing activities under existing permit and mining lease conditions			
	Assessment		Proceed under new conditions
	March 2022 – July 2022		
Issue of guidelines	Advertising	Permit issued	
April 2022	June 2022	August 2022	from September 2022

11 CONSIDERATION UNDER EPBCA

a) To justify referral to the Commonwealth Government for assessment under the EPBCA, it would need to be demonstrated that the proposal threatened a significant impact on a matter of national environmental significance.
The strategic ecological assessment determined that with appropriate consideration of significant communities and species the proposal will not impact on matters of national environmental significance or upon areas of Commonwealth land.
The original proposal has been modified in light of the ecological recommendations reducing the ultimate area of disturbance from 178 hectares to 161 hectares.
A remnant stand of *Eucalyptus ovata* woodland (patch F) that will be affected by the white rock pit expansion does not meet the criteria for national listing.

b) The Proponent will not refer this proposal to the Commonwealth Government for a determination on whether approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is required.

12 SECTION 27B(2)(K) OF EMPCA

1. **STATUS UNDER LUPAA**

a) The Kingborough Interim Planning Scheme 2015 states that an extractive use (which includes quarry operations) is 'discretionary' in the Rural Resource Zone.
b) The Kingborough Council determined that the proposal is a substantial intensification from the existing operation, a single new permit will be required.
c) An application for a permit will be made to the Kingborough Council under Section 57 of the *Land Use Planning and Approvals Act 1993* (LUPAA) by virtue of the development's status as 'discretionary' under the planning scheme.
d) The land on which the extractive and processing operation is situated is zoned 26. Rural Resource and the proposed development is consistent with that zoning, hence no re-zoning is required. The extractive industry use is 'discretionary' in the rural resource zone.
e) The existing operation has an existing permit with the Kingborough Council to continue to operate.
f) The Kingborough Council determined the proposal is a substantial intensification for the purposes of subsection 12(7) of LUPAA.

13 **BILATERAL AGREEMENT UNDER EPBCA**

The proposed activity will not be referred to the Commonwealth Government for a determination for assessment under EPBCA hence the Bilateral Agreement provisions will not be invoked.

14 **RELATING TO AN ENVIRONMENTAL LICENCE**

This proposal does not include activities or development which may require assessment for an Environmental Licence.