

ATTACHMENT 4

SUBMISSION PM & DC BROADHEAD

INVERARY PARK, 40 BROADHEAD LANE, BUNGONIA

OBJECTION TO ARDMORE PARK QUARRY MODIFICATION (MP 07-0155 Mod 3)

VISUAL IMPACTS & LAND DEVALUATION



VISUAL AMENITY IS SIGNIFICANTLY AFFECTED BY THE PROPOSED MODIFICATIONS.

As adjoining neighbours of the Ardmore Park Quarry and having a clear view of this mine from our property (Inverary Park), we object to the extension of the extraction area due to the visual amenity. We work and socialise in different out buildings & sheds on the property which are all in this area of the farm.

The quarry operations are clearly visible from numerous positions on our property. (See Figure 1 & photos 1-7 following pages) I have marked visible sites of the mine from our mailbox, along our driveway, past the sheds and shearers quarters and up to our shearing shed which are the main areas of our amenities.

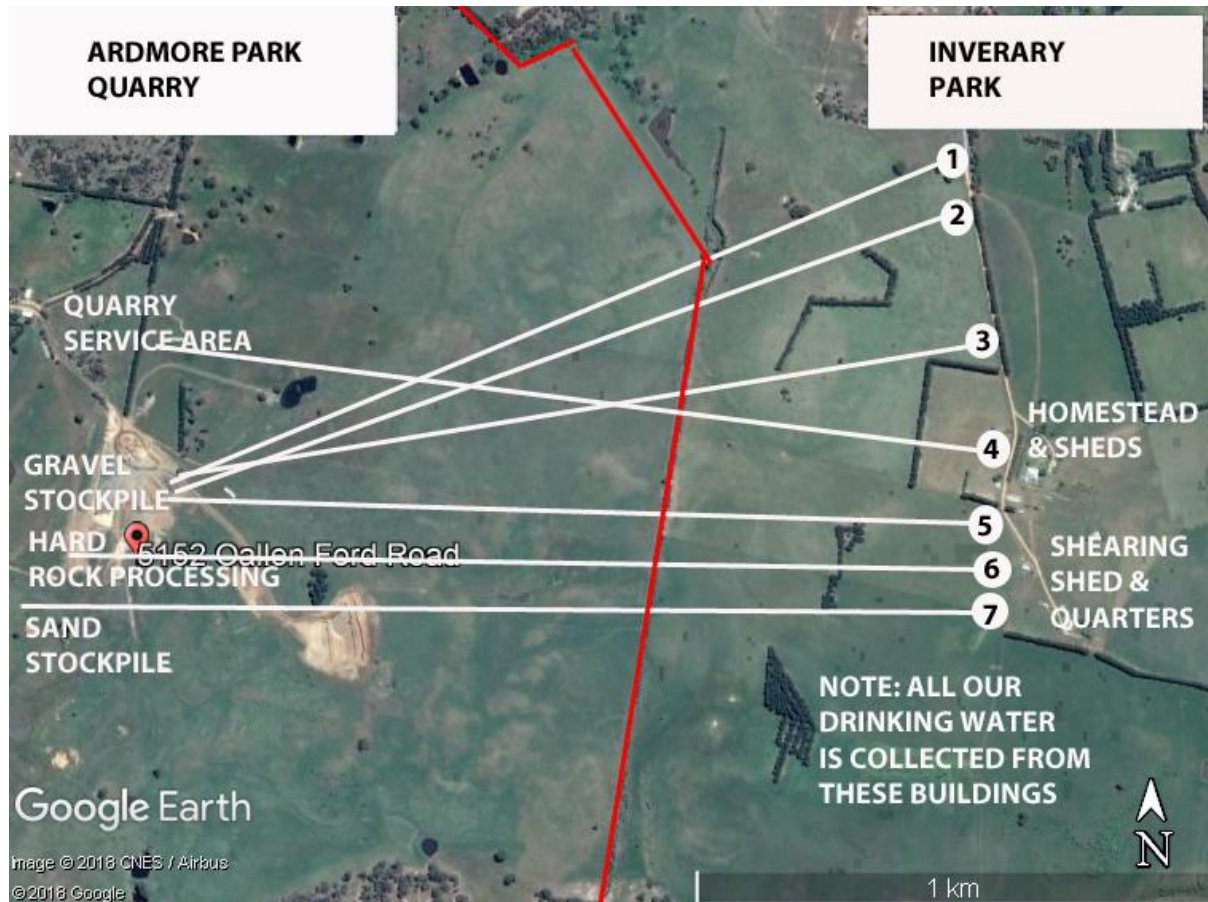


FIGURE 1



PHOTO 1 – From our mailbox – our boundary is where the trees are in the distance



PHOTO 2 – Just over our cattle grid boundary where the trees are in the distance



PHOTO 3 – Looking across Lot 46 – house site at this power pole
Our boundary is beyond and down the hill.



PHOTO 4 – Looking from our driveway across to the Quarry Service Area
The trees down further in between the pines is our boundary.



PHOTO 5 – Looking from our driveway/internal road toward the hard rock processing
Those trees are on our boundary fence line.



PHOTO 6 – Looking from our driveway/internal road toward sand stockpile area.
Our boundary fence is beyond those trees down where the dust is rising.



PHOTO 7 – From near our Shearing Shed looking towards the Sand Processing area.
that is our boundary fence where the trees are.

MAIN REPORT Proposed Modifications 3

In reference Main Report Extraction Operations - 2.2.4 Visual Amenity Bund Establishment.

A small 2-3 metre high bunding wall and some trees on the eastern side of the extraction area are not going to remove the visual appearance of this mine site.

The bund & trees are only indicated for the eastern side of the extraction area (our west). Our visuals of the site are NW, W & SW.

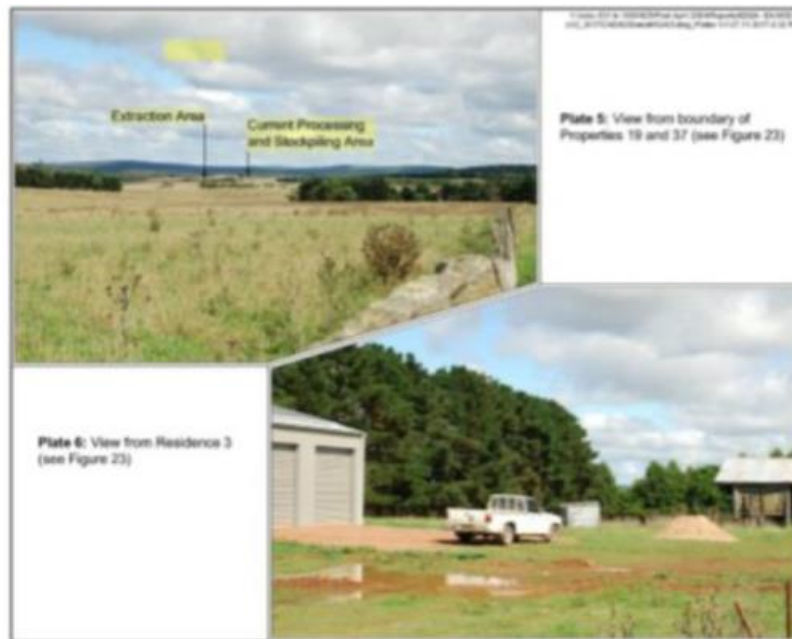
The mine site elevation we believe is 645 AHD and our house residence & amenity area is approx. 650 AHD. Trees are going to take around 30 years to gain any significant height and even then this may give screening to the extraction area site, but still leaves all the vehicles roads, & other operational & stockpile areas in full vision.

In reference to – MAIN REPORT - 5.10 VISUAL AMENITY - 5.10.2 Local Setting

Plate 5 (Inverary Park) & Plate 6 (Lot 46)

The photograph taken on plate 5 would have been taken around 2010 at the back of our house next to the laundry. This does not clearly reflect our amenity as there is nothing at the back of the house other than a gate that leads to our work shed. To take this photo as showing what we actually see from our property, we believe is misleading and so have included some photos that were taken 12 February 2018.

Also plate 6 (Lot 46) Broadhead lane, Bungonia, the photo appears to have been taken at the very back end of the 100 acres, the furthest you can get away from the quarry with a wide angle lens. This property adjoins the quarry boundary of Ardmore Park.



This photo is taken from Lot 46 from where the house site should be placed

This the view from where the power pole is in (photo 3 on page 3 above)

As you can clearly see Plate 6 is taken from a very different place.



This is also a photo that was taken from our property on 18/2/18 as you can see there is no screening
And it will take 30 years or more before anything will grow to screen this from our views.

CONCLUSION

The quarry have owned this property since 2003 and have contributed no plantings in which to screen this quarry from our view. There is no commitment to visual impacts on neighbours.

Our visual amenity is impacted now and will further be, due impacts of more trucks, more machinery separating clay and processing sand, plus further sheds and excavation of the land to accommodate material for landform, will all contribute even more. It has been an eyesore that they have had years to do something about and they have not bothered to do anything.

They have no interest in the neighbours issues and just ignore them. They should be held accountable for all the issues that they impose on the neighbours and Production of the quarry should be halted until they are made to sit down with surrounding neighbours to fix the problems.

The devaluation of land is another huge aspect of this. Nobody is going to buy a property that has impacts such as noise, dust, visual impacts and water issues. The quarry should be made to buy out surrounding properties.

These impacts will affect 40 Broadhead Lane Bungonia and 46 Broadhead Lane Bungonia in significantly devaluing these properties.

The quarry should have to fix the problems with the neighbours now or buy them out instead of continuing to impact on all of us.

We object to the following Modification:

1. Increasing the quarry extraction area by 3.5 ha to access an additional 1 million tonnes of resource

Any increase in extraction will contribute to visual impacts on us. This will create more activity in which we have to endure because they have not screened it from our view. It will also bring the extraction area closer in proximity to our boundaries.

2. Increasing the annual production limit from 400,000 to 580,000 tonnes pa.

Any increase in production will contribute to visual impacts on us. This will create more activity in which we have to endure because they have not screened it from our view

3. Increasing the hours of operation to 5.00am – 10.00pm M-F and 5.00am – 5.00pm Sat.

Any increase in hours of operation will contribute to visual impacts on us. This will create more activity for longer time frames in which we have to endure because they have not screened it from our view.

4. Increasing truck movement form 88 to 124.

Any increase in truck movements will contribute to visual impacts on us. This will create more activity in which we have to endure because they have not screened it from our view.

5. Receiving excavated natural material for use in landform rehabilitation.

Receiving of more materials onto the property and the excavation it will contribute will have visual impacts on us. This will create more activity in which we have to endure because they have not screened it from our view

6. Installing a bitumen pre-coating plant

Installing a bitumen pre-coating plant will also contribute to the visual amenity with even more stockpiles of rock, more machinery, more sheds, etc which will have impacts on our amenity.

The Quarry should be denied the Modifications of any Proposal until they fix the existing problems first.

- **Sand Processing and Hard Rock Processing should be put in sheds now to screen unsightly machinery from view.**
- **Roads should be sealed internally now and a huge bund wall around the entire property to screen from view. However, this will be difficult seems their elevation is not to dissimilar from ours.**
- **Rows of Trees should be planted to help suppress noise and dust & visual impacts on neighbours. However this is not going to help for about 30 years.**
- **The quarry should be denied any modifications and production should be stopped immediately until these issues have been fixed first. Visual Impacts and Devaluation of Land.**

If they cannot do this, they should buy out the affected neighbours.

Phillip & Diane Broadhead

25 February 2018