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PCU070239

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DEPARTMENT OF PLANNING AND ENVIRONMENT.

Department of Planning
Received
30 MAR 2017

Scanning Room

DEAR SIR/MADAM.

BRANDY HILL QUARRY EXPANSION (SSD 5899)

My submission is against the proposed Quarry expansion. The Quarry should stay at the current operating tonnage, and truck movements per day.

My general point is that Hanson's brought the Brandy Hill Quarry as a viable quarry with the current tonnage 700,000 p.a. and operating six days per week 6am - 6pm.

Residents including myself brought our properties on that basis. That we were living in a rural area with the Quarry operating in those hours. Increasing the hours of operation is not appropriate in a rural area. The current hours are business hours. The only reason I can see that Hanson want to expand the Quarry is to make money quicker at the expense of all the local residents and anyone using the road network before it reaches

the highways.

TRAFFIC ISSUES

The Hanson proposal would make the roads dangerous and congested due to the increased traffic volumes. There would be under their proposal 844 truck movements per day generated by Brandy Hill Quarry including 78 at night. This over a 30 year period would be in addition to any extra trucks from Martins Creek Quarry and any traffic increase from population & housing growth. This proposal would make night driving for more hazardous as there are not currently night time Hanson truck movements.

LIFESTYLE, LIVEABILITY, AMENITY.

The proposal would also affect the liveability / amenity of the area. In a rural area, night time loading of trucks would mean significant noise which would carry a long way, (due to low background noise), destroying the rural amenity and changing it to industrial. I live about 2 km's (kilometres) in a straight line from the Quarry. The night time truck movements are going to wake residents from their sleep, and with intermittent truck movements keep them awake.

The increase in volume of truck movement quarry operation and hours of operation will have a much greater impact on residents. A licence for 24/7 operation will have a detrimental impact on people nearby.

③ along the main traffic routes as they carry out their lives be it work, school or leisure activities. This proposal will destroy the life style reason why most people bought their homes in the first place. Those who live within a short 2-3 hr radius of the Quarry, & those along the main traffic routes particularly Brandy Hill Drive residents, but not exclusively, will be worst affected.

STRUCTURAL DAMAGE.

More specifically I am concerned about structural damage to my house due to blasting if the yearly tonnage was increased. On occasions I have felt the vibration and my house has felt the blasting. I am usually not at home during the day when blasting occurs, and so a lot of blasting would occur then, that I don't know. I am also concerned about the proposed changing nature of the extraction going 78 metres below sea level. This is a significant difference to the current operation licence. If Hanson cannot show there would be no damage they should be compelled to "buy out" all residents and properties that would be affected at current market prices at that time.

ECONOMIC COST TO RESIDENTS.

If the expansion was approved that would devalue the houses and properties in the surrounding area. Some rough figures.

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ECONOMIC COST TO RESIDENTS (CONT)

SAY some 250 houses and properties are affected at an average current value of \$800,000, at a 10% devaluation that would be an economic cost to residents of twenty million dollars (\$20,000,000). Farmers like the nearby chicken farms and beef cattle and grazing properties stand to lose much more.

The argument of 12 extra jobs is fine for the 12 people & their families involved, but what about the 250 households adversely affected?

ECONOMIC IMPACT ON HANSON QUARRIES.

Hanson's asset will not decline in value if it takes 60 years to extract all the rock, in fact it is likely to increase in value for them and they can co-exist with the local residents, the status quo is preserved.

WIDER TRAFFIC ISSUES.

Apart from Brandy Hill Drive and Clarence Town Road residents, people along the traffic routes will be affected including the residential area of Raymond Terrace. I would draw particular attention to the intersection of Seaham Rd and Raymond Terrace Rd with frequent accidents at current traffic levels. All local road-users so far will be adversely affected including myself and my son, who is on his P plate.

ANSWER.

The answer to the above problems is to keep the operating licence of Hanson to the

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current hours and tonnage. It is worth noting in their submission Hanson says they want to increase their competitiveness. In other words, what they don't supply someone else will. The resource is not unique. There are other rock Quarries. One such is, Boral on Italia Road with much less residential population near it and a very short distance to the Highway; (the intersection with the Highway would need upgrading).
REHABILITATING THE SITE.

If the current hours and tonnage of the Quarry are not expanded, there is still a problem with the current proposal of leaving a 78 metre below sea level void. (heaving aside my own issue with structural damage, heaving this void to be filled by water over decades is not a satisfactory rehabilitation of the site. Hanson should be required to backfill the void/hole on an ongoing basis, as they extract the rock. This would avoid having a huge reservoir of potentially toxic water, or a later "use" of the void as a dump, again with possible toxic runoff. It also guards against some future change when the then quarry owners could walk away from the Quarry project rehabilitation obligations. unfilled.

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IN CONCLUSION

I am against the Quarry expansion. The current tonnage and operating hours should remain in place.

If the decision is to keep the status quo, I still have issues of one: possible structural damage to my house, due to going 78 metres below sea level, and two: rehabilitating the site; - i.e. no void should be allowed.

Yours Sincerely

Graham Parr.

GRAHAM PARR.
LOCAL RESIDENT.
24 MARCH 2017.