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Wednesday, March 24, 2021

The General Manager
16-18 Anne St, George Town, Tasmania 7253
Email: council@georgetown.tas.gov.au

DA 2021/18; DEVELOPMENT PROPOSAL: RESIDENTIAL - DWELLING
3115 EAST TAMAR HIGHWAY, LONG REACH
RESPONSE TO REPRESENTATIONS

Dear Sir

I write about the representations received by Council in relation to my application DA 2021/18. I make the following comments about each representation and provide additional information where relevant.

Representation 1

The development is exempt from the Bushfire-Prone Areas Code. Bushfire related matters will be dealt with at the building permit stage, as is the building process and that is why I did not provide an assessment with the application.

No flora and fauna study is required by the Scheme, hence why I did not provide one. I attach in **Annexure A** a natural values report which shows and lists raptor nests (including wedge-tailed eagle and white-bellied sea eagle nests) in the region. The list includes those discovered by Delta Minerals, referred to by the representor; none are relevant to my application.

I do not intend to make application to the EPBC Unit under the EPBC as my development will not have a significant impact on matters of national environmental significance (MNES) – an eagle flying nearby is not a MNES.

The hypothetical posed by the representor is simply that, a hypothetical situation.

Representation 2

The representation appears to be about pending Mining Leases and associated activities.

The author of the letter for Austrak Quarries (Tas) Pty Ltd purports that their activity has '...pending Mining Leases' and 'Our operations on the site have been deemed those of State significance...'. Neither are the case; Maps 1 and 2 in **Annexure B** show no Mining Leases (no applications have been registered with MRT according to their database) and there is no 'project of State significance'

declaration.

Map 1 in Annexure B shows the Mining Leases (applications, pending renewal, granted) in the Long Reach area that are registered (only valid applications are registered) in the database held and maintained by Mineral Resources Tasmania. The database is publicly accessible free of charge.

No Mining Lease application exists for the land referenced by the representor, nor any adjoining their land. The nearest ML is to the south, near Fourteen Mile Creek.

Map 2 shows the property owned by Austrak Quarries (Tas) Pty Ltd, with an approximate 1,000 m radius placed around my house location. The 1,000 m distance has negligible overlap with their land, and in any event, 1,000 m would not be required to protect amenity at my house from the effects of a quarry they may be contemplating for their land.

In any case, the Austrak Quarries (Tas) Pty Ltd land is zoned *General Industrial* under the Scheme (Map 3) which prohibits an extractive Industry – while an application could be made, it would have to be refused by the planning authority. Land in the surrounding area (especially that to the east and north) is encumbered by the Scenic Management Code, making an extractive industry assessable by that Code; the ability of an extractive industry to comply with the Code is incredibly challenging given the inherently obtrusive nature of such an activity where the Code has specific objectives. This same Code encumbers part of the land where my house is located, hence making that location practically incapable of being used for other primary industry (e.g., extractive industry) that would or could be visually obtrusive.

I trust these matters will be considered by the planning authority when determining my application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Barnes', written in a cursive style.

Dr Richard Barnes B.Sc.(Hons). Ph.D. GDURP MESA MPIA
Director, Principal Regional/Urban Planner, Environmental Specialist, and Ecologist

ATTACHMENT 1

Natural Values Atlas Report – raptor nests

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:
Requested For:
Report Type: Summary Report
Timestamp: 09:08:23 PM Monday 22 March 2021
Raptors: buffers Min: 500m Max: 5000m



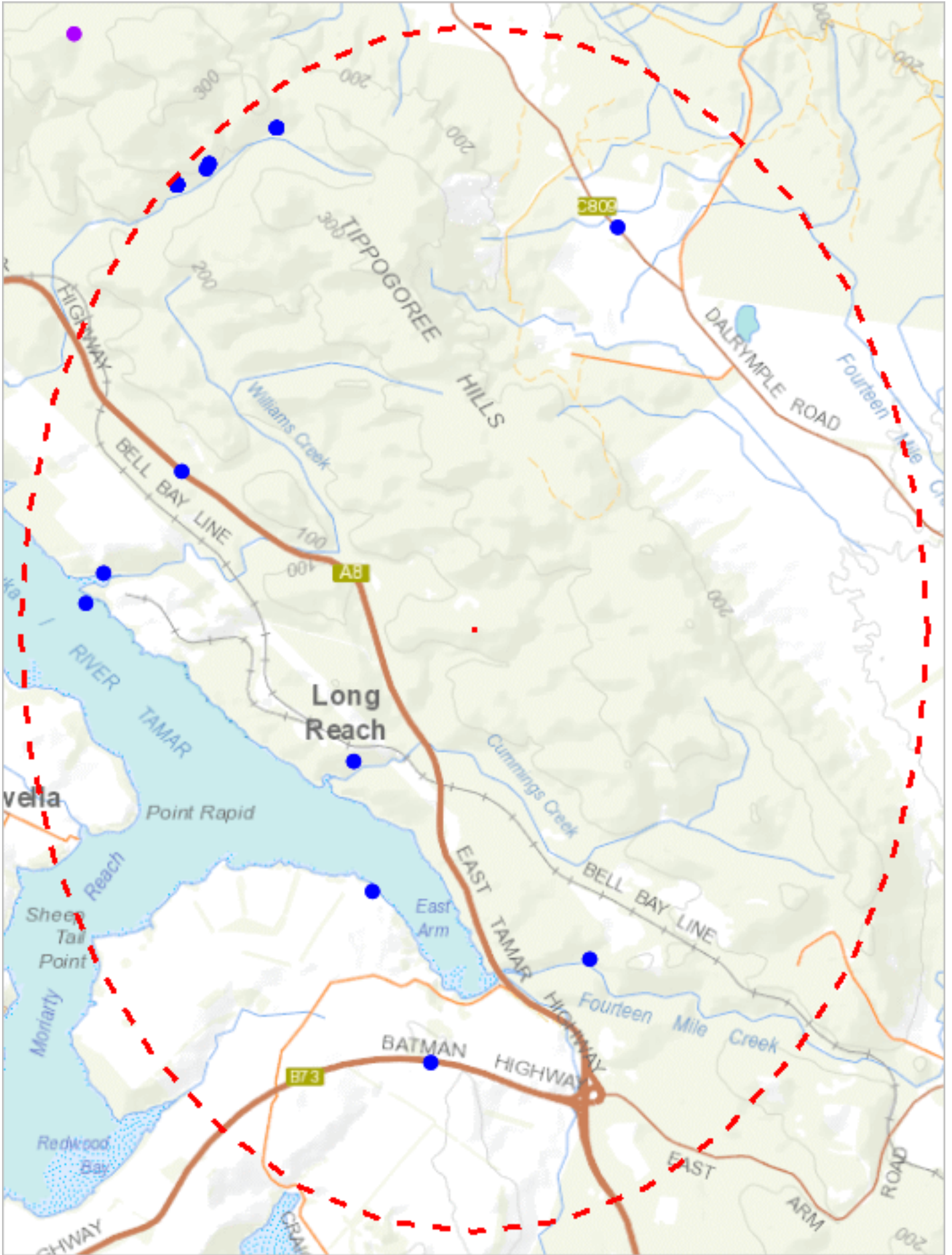
The centroid for this query GDA94: 496842.0, 5442976.0 falls within:

Property: 2830972

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

500771, 5448175



492909, 5437776

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
130	Aquila audax	wedge-tailed eagle	Nest	4	18-Nov-2008
130	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	6	08-Nov-2007
1401	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	15-Nov-2012
2221	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	15-Nov-2012
2275	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	12-Dec-2015
2695	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	10-Sep-2019
2736	Eagle sp.	Eagle	Nest	1	11-May-2020
	Aquila audax	wedge-tailed eagle	NotRecorded	1	20-Mar-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	14-Nov-1996
	Falco peregrinus	peregrine falcon	NotRecorded	1	08-Mar-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Carcass	1	13-Nov-2014
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	28-Jul-1997
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

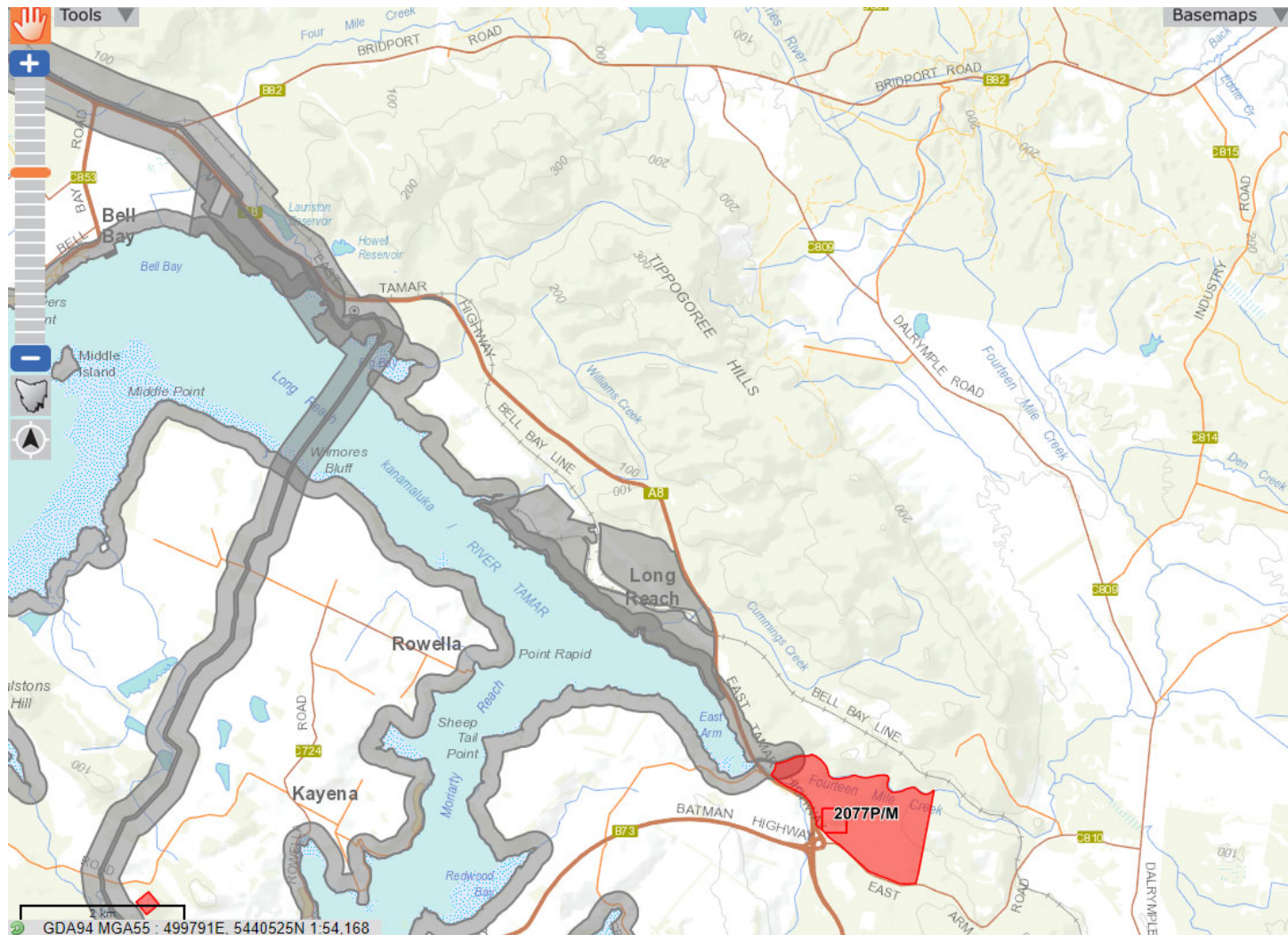
Email: ThreatenedSpecies.Enquiries@dpiwve.tas.gov.au

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

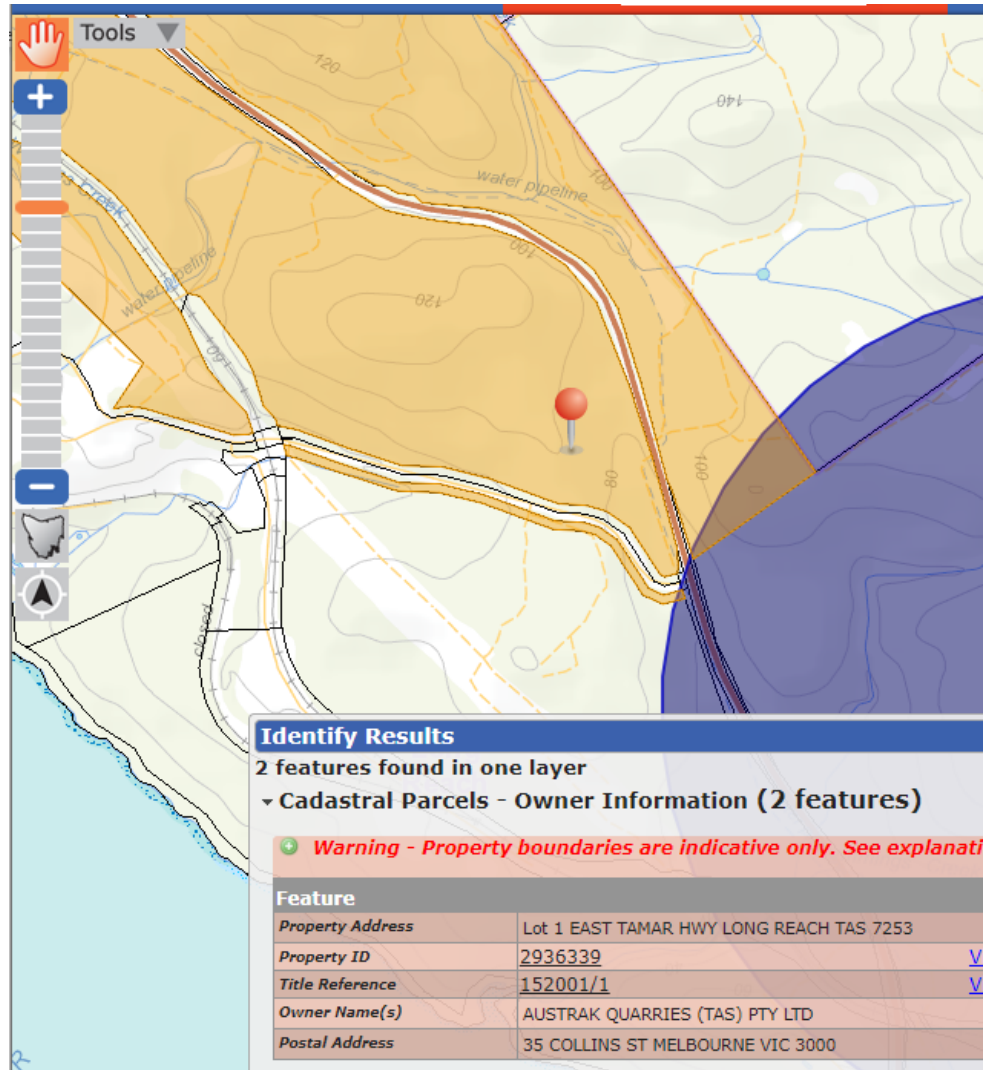
ATTACHMENT 2

Mining Lease Maps

Map 1 – Map showing Mining Leases (including pending, granted, applications etc) from the MRT database



Map 2 – Nominal 1,000 m attenuation distance applied to approximate house location and Austrak Quarries (Tas) Pty Ltd property



Map 3 – Zoning of Long Reach land held by Austrak Quarries (Tas) Pty Ltd – General Industrial

