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Submitter Details

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Joint submission form Helen Webster and Darin Sundbye owners of 132 Peach Island Rd. And Graeme and Coralie LeFrantz owners of 131 Peach Island Rd.

We are commenting on the direct effects and problems we feel will happen to us and our properties as the closest to the proposed industrial gravel operation. We do not have the capacity to comment on the effects on other areas such as neighbouring orchards, water quality, amenity effects in the surrounding area which will be discussed by other submitters and Valley RAGE. I (Helen Webster am finding the process very stressful and the waiting for the decision is impacting my life considerably)

We will comment on the Dust and Noise aspects of the proposed activity.

Ref 07B-Z RM20488 RM200489 Dust Management and Monitoring Plan (DMMP)

1. (Refer 5.1) Water suppression of dust. As I (Helen Webster) mentioned in my previous submission, I am concerned about dust management out of hours and on the weekends. There is no specific mention in the plan about management in these periods.
2. (Refer 5.2) Table 2, Tier 1 control. Formation of a 3m Bund to provide a dust screen would be potentially inadequate and will create large amounts of dust while being constructed. Dust will be airborne to various heights by the wind and a 3m bund will not make any impact on that.
The use of the soils to construct this bund would totally contradict the Soil management plan where avoiding compaction is paramount and that no machinery should be used on soil stock piles.
3. (Refer 6.1) The DMMP states there will be adequate staff and equipment at all times to implement the dust control. This should include specifically after hours and weekends and that staff will be on call to provide dust management.
4. (Refer 8.1) The site manager is responsible for implementing the DMMP. A council staff member must be available to regularly spot check (unannounced) to check on compliance and dust effects on neighbouring properties on a regular basis which should be at least weekly. When unexpected weather events occur and management practices

were unable to be implemented then all work should cease until it can be managed adequately.

5. (Refer 8.1 last paragraph) The DMMP states that if the applicant receives more than 4 validated (by them) complaints in any 12 month period then DMMP would be revised to include real time dust monitoring. Real time monitoring should be in practice from the onset rather than complaints activating it. Surrounding residents will end up being the monitoring agents unless the council are actively involved.
6. A general and concerning note about the residential dwelling that is on this proposed industrial site. No health and safety measures seem to apply to this. As an Early childhood teacher I (Helen Webster) am trained (and naturally want to) to advocate for any child. There are children living at this address that have no choice in where they live. This operation in its adjacent proximity to the works is a significant health issue for them. No residential occupation should occur in such close proximity.

07C-A RM200488 RM 200489 Proposed Noise Management Plan

1. (Refer 2.1 condition 54) Operating hours. The site opens at 7 and heavy machinery is not operated on site earlier than 7:30. Trucks or staff vehicles will be on the surrounding roads and entering the site before 7am. The hours should be reduced to 8am start time on site and 4:00pm finish to allow for this traffic movement.
2. (refer 2.2 condition 51) Mr Winter from the council has recommended that a maximum noise level be 51dBA for this operation.
3. (refer 2.2 fig 2) Again bringing attention to the residential dwelling onsite that apparently these noise health and safety measures do not apply. Will the children of the house need to leave every day by 7:30 and not be home before 5 to be safe from noise harm?
4. (refer 4 a) Mitigation. A 3m bund is proposed to screen the nearest dwelling at 131 Peach Island Road. Residents of 131 and 132 Peach Island Road (approximately 50m further on than 131) are against this measure. It also counters the recommendations of the SMP.
5. (refer 4c 1 and 2) Larger loaders, excavators and trucks will be noisier than smaller vehicles and also compact the soils on the land that is being reinstated.
6. (refer 8) Complaints. Any complaint should go to the council and the company. As the council is the enforcer of the condition of the consent.
7. (Refer 8 fig 3) Flow chart for addressing Complaints. A measurement of the noise level should always be taken. A best practice option is not a suitable resolution (unless it is below 51dBA the council recommended level) If this is not achieved then work should cease.
8. (Refer 9) Contingency Plan. If noise exceeds the council recommended level there should be no recourse for a dispensation for the activity.

General comments:

What research did the applicant do prior to making this application for gravel extraction on rural 1 land? Can they just put in the application and the council has to process it? At what cost to the rate payer? It was mentioned at the hearing by Valley RAGE soil expert Mr Campbell that a detailed investigation on alternatives should have been carried out prior to this application being lodged and proof of the investigation included in this application. Was this ever requested?

This site is far too valuable and productive so not suited for anything less such as extraction. Far too fragile in structure for the water table health. And far too precious - culturally and environmentally for the health of all those that inhabit the valley and beyond. The NPS-FW and NPS- HPL are here for exactly this reason to protect our freshwater and land resources.

Most definitely:

Wrong Place - Wrong Activity.

Sincerely

Helen Webster, Darin Sundbye, Coralie Le Frantz, Graeme Le Frantz.