

To the Chief Executive Officer
City of Wanneroo
Locked Bag 1
Wanneroo 6946
enquiries@wanneroo.wa.gov.au

Copy to the Honourable Premier, Colin Barnett MLA
Copy to Hon J Day MLA Minister for Planning; Culture and the Arts
Copy to Hon B Marmion MLA Minister for the Environment
**SUBMISSION ON PROPOSED EXTRACTIVE INDUSTRY AND EARTHMOVING EQUIPMENT TRAINING,
LIME INDUSTRIES, 90 NOWERGUP RD, NOWERGUP
(Ref: DEV11/1122: DA2011 827)**

Dear Sir

I would like to record my objections to Lime Industries' proposed limestone quarry and Mining Training School in Nowergup.

Given the City of Wanneroo's previous objections to WA Limestone's proposal for a limestone quarry and concrete batching plant, adjacent to this site, and given the City of Wanneroo's priority in advancing Landscape Enhancement Zoning for the Nowergup/Carabooda area as required in the "Future of East Wanneroo," I believe the City must refuse this application.

I do not believe that Lime Industries has a social licence to operate. As confirmed by the City of Wanneroo, Lime Industries has never had any approvals for any use on the site. Furthermore it only stopped its prolonged unauthorised use of the land by RMS Training and Recruitment after the Council resolved to pursue prosecution action. It operated on public holidays including Good Friday. Additionally, the DEC has refused to issue a licence whilst there are no local government planning approvals in place. The City of Wanneroo must abide by the minimum buffer distances of 300 to 500metres set by the EPA. This quarry proposal will come to within less than 80 metres of some residences. In its report, Lime Industries concedes that the noise levels will exceed the Environmental Protection(Noise)Regulations 1997 for day time operations. I have grave concerns that if this proposal is approved that the cost to us as ratepayers will be significant in dealing with the prolonged compliance issues that will occur as a result of such an industry being allowed within so many existing sensitive land uses.

The City of Wanneroo has never been able to explain how it allowed this site to be included in the State Planning Policy 2.4 Basic Raw Materials in the first place. The City was required to provide information in relation to the then existing mining tenements in the local area to the State Government when this State Policy was made in 2000. It's inclusion in the Inventory of Extractive Licences for Wanneroo was incorrect and it appears that this site's inclusion into the priority resource listing was unlawful. It has since been acknowledged by the City that there has never been any approvals for any extraction on this site.

It is clear and accepted by the City of Wanneroo, in its attempts at Scheme 108 and 121, that the valley should not be included for mining. It is crucial that the City of Wanneroo rejects this proposal and fully defends this position if required at the State Administration Tribunal. Furthermore we request that as a community we are joindered in the Tribunal so that we can fully support the City in its defence.

(Please turn over)

This proposal is a discretionary use under the City's District Planning Scheme and as such I expect that the City will reject this proposal under the provisions of the Scheme. More specifically I believe that the proposal is contrary to DPS2 because:

- The application is contrary to clause 6.8(n) in that it would not preserve the amenity of the locality
- The application is contrary to clause 6.8(l) in that it will have an undue impact on the natural environment
- The application is contrary to clause 6.8(i) and (o) in that it will not be compatible with surrounding land uses in terms of noise, dust, vibration, traffic and loss of natural vegetation
- The application does not comply with clause 6.3 of State Planning Policy 2.4 – Basic Raw Materials Policy in that it does not adequately address the sequential use of the land upon the cessation of resource extraction
- The application (for the use of the land in the short term for resource extraction) is contrary to the long term planning objectives for this locality, namely to preserve and enhance the landscape; and
- Abundant limestone resources exist on land to the east that is less constrained and has not been identified for landscape preservation/enhancement and rural small lot subdivision

The site of this quarry would be devastating to the virgin natural bushland which is home to many species of flora and fauna including the endangered Carnaby's Black Cockatoo. The Neerabup National Park and Nowergup Lake are adjacent to this proposed mine and I am concerned that the impact of such an industry will have irreversible consequences to the local environment including the known caves and magnificent Tuart trees in the area and on the site. The Ocean View Tavern and Gibbs Rd valley is well known locally for its heritage value and is often chosen by locals and visitors alike as a showpiece within the City of Wanneroo as a scenic drive. To have a limestone quarry in the heart of this valley would be significant and have a hugely negative impact on the image of Wanneroo. It is also clear that the long term aims for Lime Industry has been to relocate its Osborne Park Lime Manufacturing business to Nowergup. This is not a permitted use, and this attempt to gain mining approval should be seen as a means by which the proponent can achieve industrialisation of this site, little by little.

The community has successfully campaigned against the proposal by WA Limestone for a limestone quarry and concrete batching plant on the adjacent site. The Lake Nowergup/Carabooda Valley is a special jewel of Wanneroo being adjacent to Lake Nowergup, Neerabup National Park and Bush Forever site 383. It would be totally unacceptable for this proposal to now be approved at a time when the City of Wanneroo and State Government are properly considering how to protect and enhance this unique area for tourism, businesses and passive recreation. This Tavern has been here since the 1960's and long precedes any identification of basic raw materials priority areas. The City of Wanneroo must protect the rights and interests of existing landowners. The City of Wanneroo must protect and enhance the landscape of this area as one of the last remaining rural landscape precincts left in the Wanneroo area for the enjoyment of all. I request to be kept informed about the progress of this application.

COMMENT:

NAME: _____

ADDRESS: _____

EMAIL: _____