



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/081

LOCATION OF AFFECTED AREA

252 ELDERSLIE ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

FIREWOOD DEPOT

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **23/10/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places

M. Whelan
PO Box 270
BRIGHTON TAS 7030
wwtas@bigpond.net.au

1/5/23

General Manager
Brighton Council
Tivoli Road
GAGEBROOK TAS 7030

Dear Madam,

**DEVELOPMENT APPLICATION – FIREWOOD PROCESSING – 252 ELDERLSIE ROAD,
BRIGHTON – WWTAS PTY LTD**

I refer to the above matter.

Attached are the following documents relating to a new development application at 252 Elderslie Road, Brighton:-

- Council application form and covering letter
- Photos of processor
- Processor specifications
- Site plan
- Location plan
- Copy of the Certificate of Title and Folio Plan

The application is for the processing and distribution of firewood. Timber will be delivered to the site by log truck in a maximum of 6 metres lengths and then processed using a Cord King CS2740 (Model 80) processor.

The Cord King CS2740 has the following specifications:-

- 134 HP Deutz turbo diesel engine - T4F (smaller than the current excavator)
- 60" Carbide tooth circular saw with 27" cutting capacity
- 58-ton splitter
- 12 - way Hydraulic adjustable quick change box wedge
- Extra 16-way hydraulic adjustable box wedge
- 20' infeed conveyor
- 4-leg Hydraulic folding live deck
- Dual Drive live deck
- Extra Large Heated Operators Cab
- Trap doors for last piece assist (easy end-of-log cutting)
- Hydraulic log stop (adjustable 6"-24" length)
- Auto Split (One Button split)
- Auto Clamping
- End Cut Bypass door
- Hydraulic oil coolers: 2 X 48,000 BTU/Hr
- 16K lbs tandem axles with Electric brakes and running lights
- Pintle Hitch
- 30' Dual chain, stand-alone offloading conveyor
- Grizzly Debris Separator

The Cord King CS2740 has the following performance:-

- Production Rate: 29m³/hr
- Cycle Time (cut & split): every 3.5 seconds
- Max Log Diameter: 27"
- Max Log Length: 40' (butt on the deck)
- Estimated Fuel Consumption: 10 l/hr
- Weight: 7.25t

Contracts with supplies will provide approximately 1-2 log truck loads (30 tonnes) of logs per day. The average will however be less than 7 loads per week. Timber will be processed on-site and then generally delivered in bulk 2 tonnes loads. We have purchased a HINO 300 series vehicle (small truck) for deliveries. A second truck will be purchased when the timber begins to dry out and sales have increased. The trucks are 5.2 metres long and can be driven with a "C" class licence. The development will process at full capacity a total of 210 tonnes per week. That would equate to a maximum of 105 (2 tonne) loads a week. This equates to about 18 loads (by a vehicle under 5.5 metres) per day or the equivalent of 2 loads per hour.

The site is the unused section of the flat quarry floor and will utilise approximately 2200m² of area plus a shared access. It is level site, which is cleared of vegetation and has a solid rock foundation. The site is completely separated from the remaining limited quarry operations which utilised only a small part of the remaining 1.7ha. There is adequate access, turning and parking at the quarry site.

The current quarry has been in operation for more than 60 years and can produce up to 4999m³ per annum. This equates to approximately 625 truck loads (vehicles over 5.5 metres long) a year that have operated at the site. The existing quarry uses a Hyundai R210 C-7 Excavator which produces 150hp. That same machine will be utilised for the unloading of log trucks. The processor has a smaller engine than this machine.

The processor is moveable and will be towed in front of the stacked timber. The timber would be processed and heaped on a hard stand area or loaded by conveyor. Currently the hard stand is formed in gravel, but it will later be sealed with bitumen. The timber is sustainably resourced and processed green.

The processor uses a 60" circular saw to cut the timber to length and the logs are delivered in 6 metre lengths, so there is no need to use chainsaws for the cutting of timber to firewood length.

The proposed hours of processor operation are less than the hours permitted for the existing quarry:-

- Monday to Friday 8am to 5pm
- Saturday 9am - 4pm

The development is exempt from the bushfire code as it is not a subdivision, vulnerable or hazardous use.

Please do not hesitate to contact me if you have any further queries.

Regards



Michael Whelan

WWTAS Pty Ltd

0409416353

SEARCH OF TORRENS TITLE

VOLUME 31166	FOLIO 1
EDITION 5	DATE OF ISSUE 06-Sep-2016

SEARCH DATE : 18-Apr-2023

SEARCH TIME : 07.25 AM

DESCRIPTION OF LAND

Parish of MELVILLE, Land District of MONMOUTH
 Lot 1 on Diagram 31166
 Being the land described in Conveyance No. 63/0633
 Derivation : Part of 500 Acres Gtd. to J. Ferguson
 Prior CT 4360/56

SCHEDULE 1

M589127 TRANSFER to W W TAS PTY LTD Registered 06-Sep-2016
 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 TOGETHER WITH a right of carriageway over the strip of land
 marked "Right of Way 7.32 metres wide" on D 31166

UNREGISTERED DEALINGS AND NOTATIONS

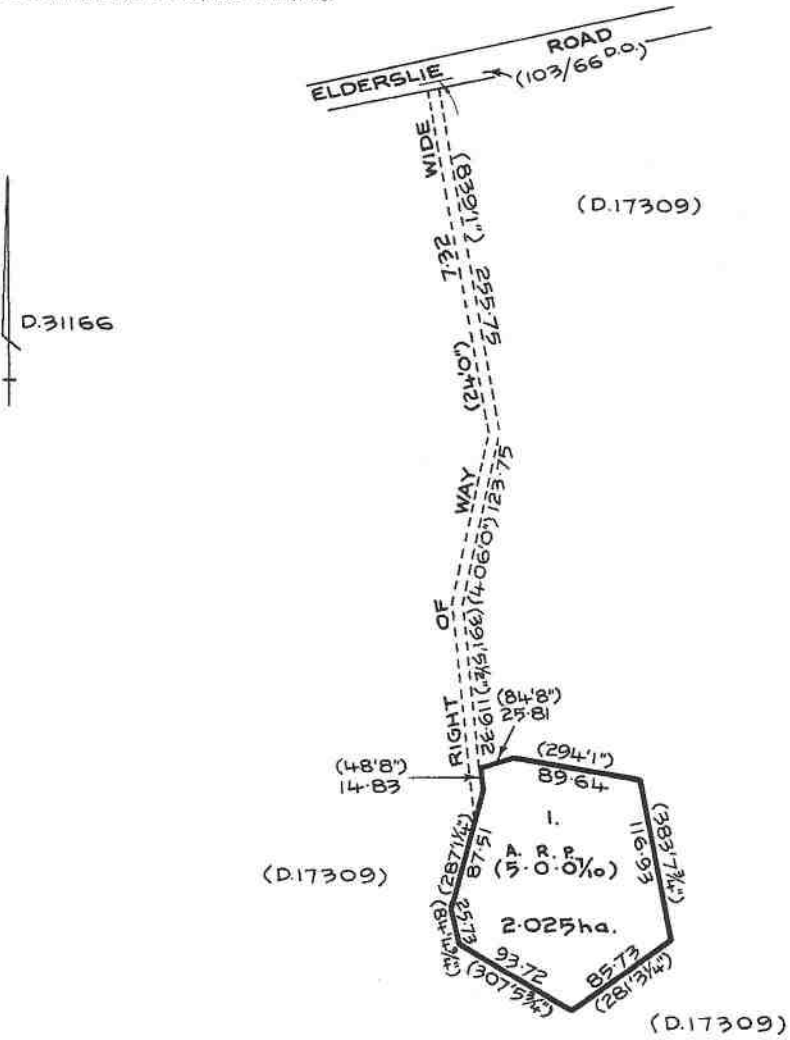
No unregistered dealings or other notations

APPROVED: 29 APR 1987 <i>Anthony Lee</i> ACTING RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 96/56.D.O.	REGISTERED NUMBER D.31166
FILE NUMBER Y.7512.	GRANTEE PART OF 500.0.0 JOSHUA FERGUSON.	DRAWN B. HILL. 15.4.87

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF MONMOUTH.
PARISH OF MELVILLE.
LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN METRES/FEET & INCHES.

TASMAP MUNICIPAL CODE NO. 12	LAST TASMAP UPI NO. 2002	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

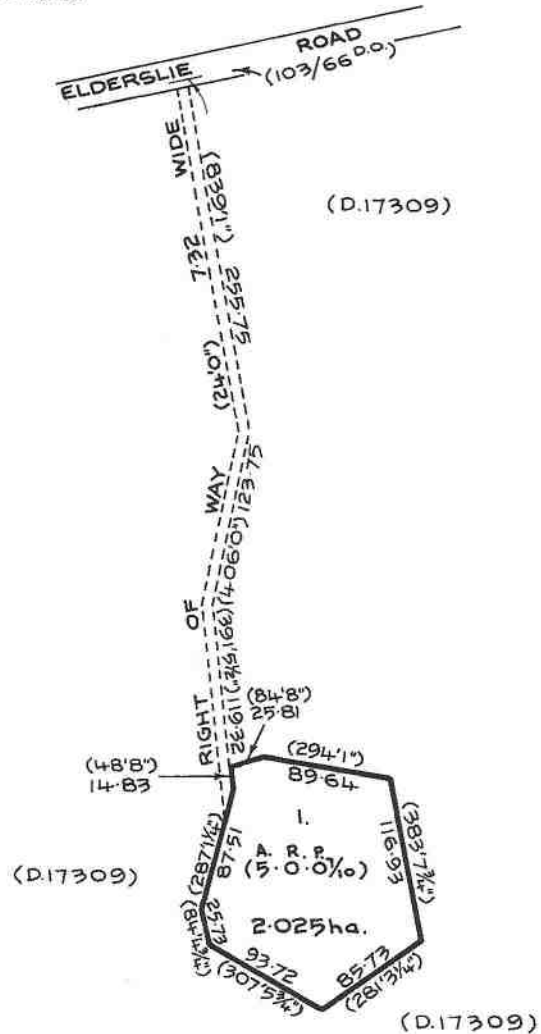


APPROVED: 29 APR 1987 <i>Handing over</i> ACTING RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 96/56.D.O.	REGISTERED NUMBER D.31166
FILE NUMBER Y.7512.	GRANTEE: PART OF 500-0-0 JOSHUA FERGUSON.	DRAWN B. HILL. 15.4.87

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF MONMOUTH,
PARISH OF MELVILLE.
LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

TASMAP MUNICIPAL CODE NO. 12	LAST TASMAP UPI NO. 2002	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		





40 m

252





Ruler



Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

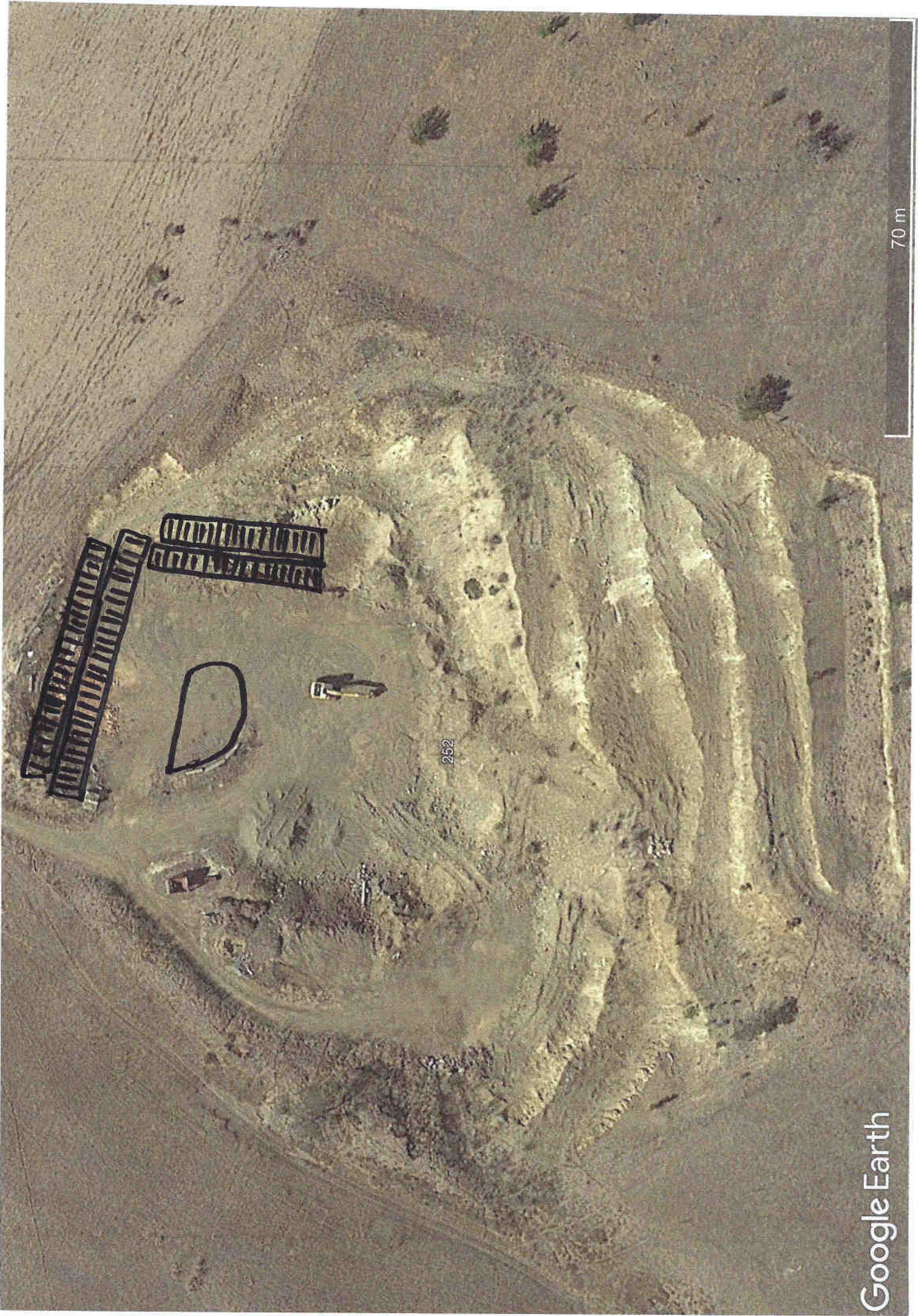
Perimeter: 186.64 Meters

Area: 2,184.40 Square Meters

Mouse Navigation

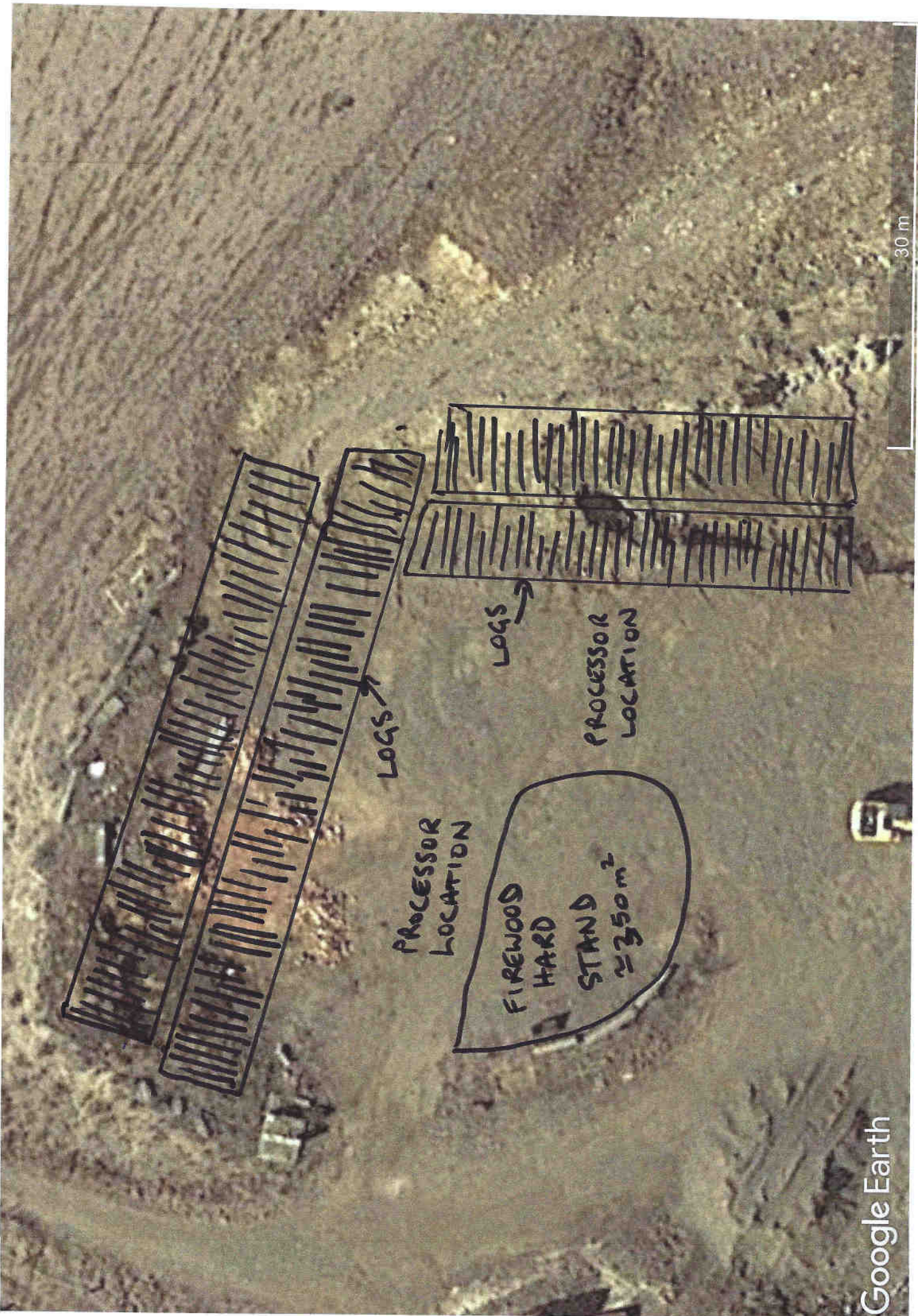
Save

Clear



70 m

252



30 m

LOGS

LOGS

PROCESSOR
LOCATION

PROCESSOR
LOCATION

FIREWOOD
HARD
STAND
≈ 350 m²





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W W Tas Pty Ltd

Proposed Firewood Processing

1181 Elderslie Road
BROADMARSH TAS 7030

Environmental Management Plan



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Background

WW Tas Pty Ltd are proposing to operate a firewood facility at 252 Elderslie Road, Brighton, Tasmania. The proposed site is in an old quarry. Brighton Council (Council) requested the preparation of an environmental management plan (EMP) for the operation, to support the Development Application (DA) for this proposal.

Proposed Operation

The site layout is shown in Figure 1. It is proposed that approximately 3,000 tonnes of logs will be brought onto site per annum. After processing and drying, this will produce approximately 2,750 tonnes of firewood for sale.

Logs (maximum 6 metres in length) will be processed into firewood using a Cord King machine (Figure 1). The Cord King cuts the logs to length using a large circular saw, and then splits them using a ram to push the wood through a splitting bar arrangement (Figure 2). This operation means there is no need for chainsaws to be generally used on site. However, chainsaws may on occasion need to be used to unblock the wedge or at times to cut any major anomalies out of the timber.

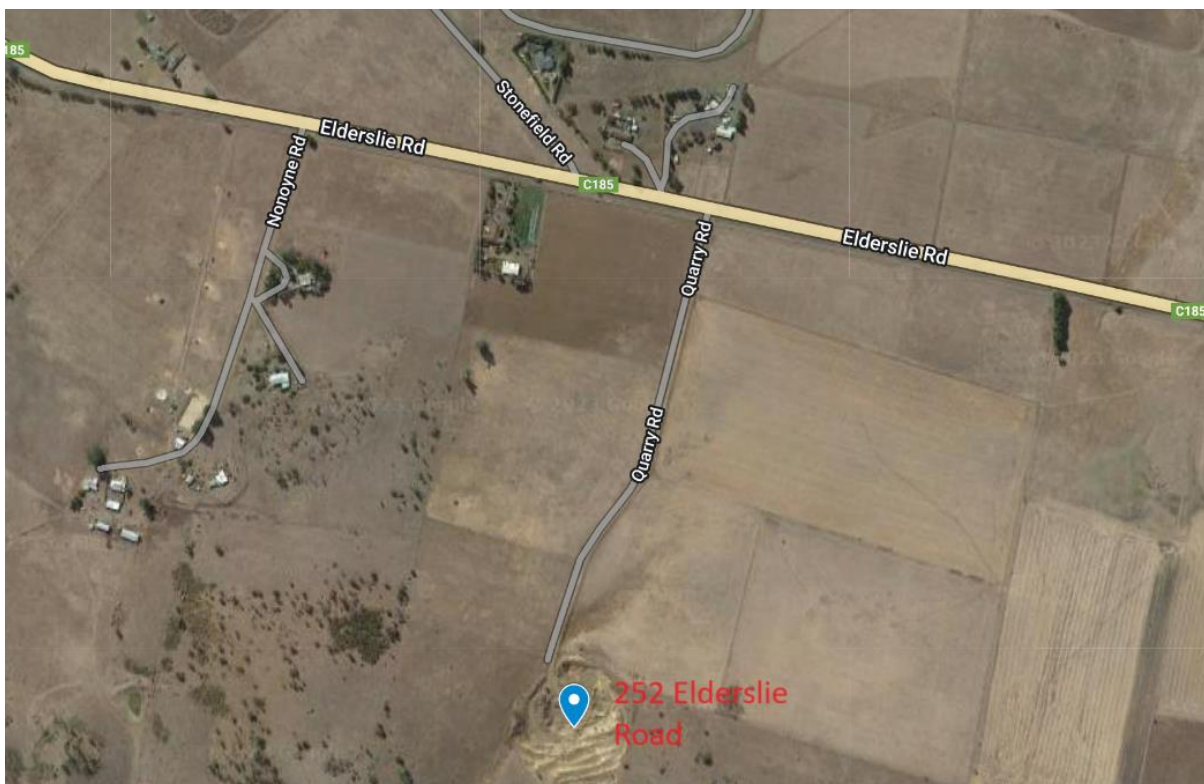


Figure 1: Site Layout



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Figure 2: Cord King showing circular saw and splitting bar

The machine produces approx. 3m³ each of sawdust and timber sticks/shavings a day. The sawdust will be collected in larger 3m³ or 6m³ bins direct from the saw to prevent spillage and then placed in smaller 1m³ bins for storage before delivery to local horse stables in Brighton.

The sticks/shavings are collected off a grizzly debris sorter in 1m³ bins before direct delivery to the public for mulch or "fire sticks". A small amount of waste which is collected around (generally under) the machine (approx. 1m³ a week) will be sold as mulch (gum bark).

No wood waste will be burnt on-site.

The proposed hours of operation are Monday to Friday 8am to 5pm and Saturday 9am-4pm with no operations on public holidays.

Logs are stacked in two rows to create a noise barrier between the operation and nearby residences (Figure 3). Sufficient logs will be stored on site awaiting processing so that at least one row of logs always remains as a barrier.

Environmental Issues

The identified environmental issues with their controls are provided below,



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Noise mitigation

The nearest residences to the proposed operation are over 450 metres away (Figure 3). Noise levels were measured using a phone app called Decibel X. This app allows measurements in Frequency Weighting A, B and C. Measurements were conducted in the presence of Brighton Council officers. The first measurements were made at noise monitoring site 1, on the Elderslie Road side of the log stack (Figure 3). The excavator was operating, then the log splitter was operating as well. The d(B)A readings did not exceed 80. The noise from the saw was audible and had the typical pitch generated by circular saws. A second set of readings were collected at the gate adjacent to Elderslie Road (Figure 3) with both the excavator and log splitter operating. Those readings were variable because of road traffic noise, but it appeared that noise levels from the quarry didn't exceed 70 d(B)A. The readings for both d(B)B and d(B)C were similar to the d(B)A ones. The saw was barely audible at the gate, but still had the same noise signature as the noise recorded adjacent to the log pile.

Traffic noise generally masked the noise from the quarry. This suggests that noise will not be an environmental nuisance to neighbours if operations are kept to the proposed hours (see above).



Figure 3: Nearest Residences

Stormwater

The site slopes back into the old quarry face and rainwater soaks into the quarry floor. This means very little, if any, stormwater flows offsite.

Fuel storage and Machine Maintenance

Machines will be refuelled from utility vehicle mounted storage tanks. Fuel will not be stored on site. Machines will be serviced on site (oil changes). Filters and waste oil will be disposed of at a recycling centre.



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Traffic

As described above, it is proposed to process approximately 3,000 tonnes of logs a year, to produce approximately 2,750 tonnes of firewood. Traffic movements are estimated as two trucks per week bringing in 60 tonnes of logs and approximately five truckloads of firewood leaving the site each working day.

Considering how busy Elderslie Road is, especially truck movements during the period that noise measurements were undertaken, this increase in truck movements is not expected to cause any significant increase in movements. The entrance to the site also has a good line of sight in each direction. It is therefore considered that traffic movements associated with the proposed activity will not adversely affect other road users.

Dust management

The base of the quarry is compacted and does not produce significant amounts of dust. Any dust will be controlled using an on-site 2000l water tank with hose-reel. Additionally, any generated dust would impact on employees before it could cause environmental nuisance to others.

Storage of hazardous chemicals

There will be no hazardous liquids on site other than diesel (see above)

On site safety measures,

WW Tas have appropriate documentation and processes to comply with the *Work Health and Safety Regulations 2022* and the *Work Health and Safety (Transitional) Regulations 2022*. This includes signage and inductions. Visitors to the site are accompanied by an employee at all times.

Fire

Fire represents a risk to machinery, unprocessed logs and firewood. The area is surrounded by pasture, but there is a risk of arson. There is also a small risk associated with machinery catching fire during operation, and vegetation at the edge of the quarry catching fire. To manage this risk, WW Tas:

- Are installing cameras that send photos remotely;
- Signage to this effect will be visible on site;
- The site is locked when not being used to prevent vehicle access.
- No fires will be lit on site;
- Fire extinguishers will be sited at each major machine;
- A small fuel reduction burn may be undertaken to remove grass at the edge of the quarry; and
- There will be an on-site 2000l water tank with hose-reel.

Summary

WW Tas will undertake the following measures to ensure the proposed operation does not cause environmental nuisance to neighbours, or impact on the surrounding environment.

- The proposed hours are Monday to Friday 8am to 5pm and Saturday 9am-4pm with no operations on public holidays;



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- Chainsaws will not be used on site, other than in rare occasions;
- No fuel will be stored on site other than in utility vehicle mounted tanks;
- Waste oil and filters will be disposed off-site at a recycling centre;
- Dust will be managed using a water cart; and
- Fire management will include on-site fire extinguishers, a water cart, a small fuel reduction and surveillance cameras.