

Advice to help you prepare and submit an objection to Planning Application PP090202

Objections should be addressed to Manager Sustainable Development
PO Box 75, Yackandandah 3747
and refer to Planning Application PP090202

Recommendation: You should read the Environmental Defenders Office – Objections Kit that can be viewed and downloaded on this website, before you begin working on your objection.

Now you are ready to start

What must the objection include?

Objections must include the reasons for the objection and state how the objector will be affected by the quarry.

Your objection should avoid using emotional language, stick to valid planning issues (see below) and primarily highlight where and why the application conflicts with the Indigo Shire's planning scheme (see below). For example, it is counter-productive to talk about loss of property values, because this is not an issue in the planning scheme and in any case can be very difficult to substantiate.

The major issues are visual impact/landscape protection, and flora and fauna protection. Lesser issues are loss of lifestyle amenity because of dust, noise etc., cultural and historical significance, water impact. You may also have other issues not mentioned here.

Please note: Before starting to write your objection have you read the Environmental Defenders Office Objections Kit that can be viewed and downloaded from the Friends of Skeleton Hill website www.skeletonhillchiltern.org

What does the Indigo Shire planning scheme say, that is relevant here?

Direct Quotes from planning scheme that you can use in your objection, include:

Indigo Shire Municipal Strategic Statement (MSS)

21.02 Key Issues related to land use planning

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Settlement and Infrastructure

“The strong demand for rural living particularly in attractive areas in easy commuting distance to Albury/Wodonga.”

Economy

“Tourism development in the Shire is strongly based on heritage, the wine industry and the **quality of the rural landscapes.**”

Environment

“Protection of natural resource base of soil, waterways and wetlands, remnant vegetation and threatened flora and fauna.”

“The importance of preserving the visual attractiveness of the areas surrounding the townships and along the main approach routes.”

21.03 Vision

The long term strategic view for the shire recognises the following features:

“That significant landscape features and heritage buildings and places will continue to play a key role in the overall presentation, character and appearance of the Indigo Shire.”

21.04-2 Economy

“A significant element of Council's economic development strategy is to provide high quality residential and rural living environments and the expansion of tourism. Both these strategies are based on the quality and presentation of the Shire's rural and township heritage and the quality of the Shire's landscapes.”

Strategies:

“Support the retention of the Shire's heritage assets and significant landscapes as important economic and cultural assets.”

21.04-2-2 Tourism

Overview:

“The quality of the landscape setting is a great tourist resource. The value of the landscape within a number of areas of the Shire is high, evidenced by the classification applied to large areas by the National Trust (Victoria). The protection of the visual quality and significance of the prominent hills, slopes and extensive open landscapes is a key goal of the Shire.

“.....the significance of tourism as major industry within the Shire.”

“There is opportunity to build a future tourism product around the quality of the environmental experience and the scenic qualities of the region.”

21.04-3-2 Heritage

Issues:

“The sensitive design and siting of new buildings (**we would ask, what about quarries?**) within historic towns and within rural landscapes is critical to the presentation of the Indigo Shire.”

Implementation:

“Apply the Significant Landscape Overlays to **areas of high visual sensitivity** and National Trust Landscapes.”

Local Planning Policies:

22.01 Settlement and Infrastructure

Rural Living

Objectives:

“To ensure the character and visual quality of rural landscapes is not prejudiced by inappropriate development.”

22.02-4 Tourism Development

Objectives:

“To ensure that tourism development (**we would ask, why not quarries?**) is located, designed and sited in a manner which protects and enhances the special environmental and landscape characteristics of the area.”

22.03 “Plantation timber production (**we would ask, why not quarries?**) should not be allowed to prejudice these economic assets. ie. high quality residential and rural living areas, and quality and presentation of Shire's landscapes.”

22.03-5 Classified National Trust Landscapes

“Classified National Trust landscapes (**which include the eastern half of Skeleton Hill next to the proposed quarry site**) form an important part of the cultural and built environment of Indigo Shire. Land use and development within these areas must be compatible with the landscape and heritage values identified in the landscape classifications.”

Objectives:

“To protect the visual quality and significance of the prominent hills, slopes and extensive open areas within National Trust classified landscapes.”

“To protect classified landscapes from insensitive design and development.”

“To protect classified landscapes from visual intrusion and inappropriate development.”

52.09 Extractive Industry and Extractive Industry Interest Areas

Purpose

“To ensure that use and development of land for extractive industry does not adversely affect the environment or amenity of the area during or after extraction.”

(How can this quarry proposal meet this requirement?)

“To ensure that excavated areas can be appropriately rehabilitated.”

(How can the partial/complete removal of a hill be appropriately rehabilitated?)

52.09-3 Decision guidelines

Before deciding on an application, responsible authority must consider, as appropriate:

“the effect of the proposed extractive industry on any native flora and fauna on and near the land.” **(E.g. the National Park?)**

“the effect of the extractive industry operation on the natural and cultural landscape of the surrounding land and the locality generally.”

“the ability to rehabilitate the affected land to a form for use which is compatible with the natural systems or visual appearance of the surrounding area.”

(How can they possibly achieve this?)

So, if you consider these statements taken from the Indigo Shire Planning Scheme and use them to reinforce your own opinions and view about the quarry proposal, you are going to finish up with a very powerful argument. If you would like someone to review your objection before sending it to the Shire, please contact Graeme Charles on 03 57261173.