



Minutes

Scheduled Council Meeting

Tuesday 18 February 2025

to be held at 2:00 PM

Council Chambers

Swan Hill Town Hall

53 – 57 McCallum Street, Swan Hill. VIC 3585

Public Access

Open to the public and live streaming from
Council's website: www.swanhill.vic.gov.au



Vision Statement

Built on strong foundations that embrace our rich History and natural environment, our region will be a place of progressions and possibility. We are a community that is happy, healthy and harmonious - we are empowered, we are respectful and we are proud.

Our Mission

We will lead, advocate, partner and provide efficient services and opportunities for growth and the wellbeing of our community, environment and economy.

Our Values

Council values our residents and community and will be responsive to their needs. In pursuing our objectives, we believe in, and are committed to, the following values:

Community engagement - We will ensure that our communities are consulted, listened to and informed.

Leadership - We will be at the centre of our community and by actively engaging our community we will form the collective view on strategic issues and will then express our views through strong advocacy and action.

Fairness - We will value and embrace the diversity of our community and ensure that all people are treated equally.

Accountability - We will be transparent and efficient in our activities and we will always value feedback.

Trust - We will act with integrity and earn the community's trust by being a reliable partner in delivering services, projects and providing facilities.

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1 Procedural Matters

1.1 Welcome

Mayor, Councillor Cr King assumed the chair and declared the Scheduled Council Meeting - 18 February 2025 open at 2:05 pm

1.2 Acknowledgement Of Country

Mayor, Councillor Cr King read the Acknowledgement of Country.

"Swan Hill Rural City Council acknowledges the traditional custodians of the land on which we meet, and pays its respects to their elders, past and present."

1.3 Opening Declaration

Cr Broad read the prayer.

"We beseech you Lord, that we may be granted wisdom, understanding and sincerity of purpose, in the decisions we are called on to make for the welfare of the people of the Rural City of Swan Hill."

1.4 Apologies / Leaves of Absence

CM 2025/0 Motion

Apology Cr Peta Thornton

MOVED Cr McPhee

That the apology be accepted.

SECONDED Cr Jennings

The Motion was put and CARRIED 6 / 0

1.5 Directors / Officers Present

Scott Barber, Chief Executive Officer
Michelle Grainger, Director Development and Planning
Bruce Myers, Director of Community and Cultural Services
Bhan Pratap, Director of Corporate Services
Leah Johnston, Director of Infrastructure
Helen Morris, Organisational Development Manager
Sharon Lindsay, Executive Assistant

1.6 Confirmation of Minutes

1.6.1 Confirmation of Minutes

Recommendation/s

That the minutes of the Scheduled Council Meeting held on Tuesday 17 December 2024 be confirmed.

CM 2025/1 Motion

MOVED Cr Broad

That the minutes of the Scheduled Council Meeting held on Tuesday 17 December 2024 be confirmed.

SECONDED Cr Englefield

The Motion was put and CARRIED 6 / 0

1.7 Disclosures of Conflict of Interest

Nil.

1.8 Joint Letters and Reading of Petitions

Nil.

1.9 Public Questions Time

Nil.

1.10 Open Forum

Nil.

2 Officer Reports for Decision

2.1 61A Rutherford Street, Swan Hill - DPO1 Development Plan Overlay - Schedule 1

Directorate: Development and Planning
File Number: DP2400003
Purpose: For Discussion

EXECUTIVE SUMMARY

Application Number:	DP2400003
Proposal:	Development Plan
Applicant's Name:	James Golsworthy Consulting Pty Ltd
Address:	61A Rutherford Street SWAN HILL VIC 3585
Land Size:	4990 square metres
Site Features:	Vacant residential land
Zoning:	General Residential Zone (Schedule)
Overlays:	Development Plan Overlay (Schedule 1) Specific Controls Overlay (Schedule 1)
Referral Authorities:	Not applicable. All the necessary referrals have been done as part of the concurrent planning permit application.
Why is a Permit Required?	N/A
Lodgement date:	28 November 2024
Relevant VCAT Decisions:	N/A

Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary:

The purpose of this report is to seek approval from the Council for the endorsement of a development plan in accordance with the requirements of the Development Plan Overlay (Schedule 1) at 61A Rutherford Street, Swan Hill.

Discussion:

A Development Plan guides the future use and development of land in an identified area. If a property is located in a Development Plan Overlay, then the owner/developer is required to apply for a development plan approval separately and in addition to a planning permit. Any future planning permit granted must be in accordance with the approved development plan. The approval of a development plan that is to the satisfaction of the Responsible Authority (Council) simply allows for Council to consider a planning permit.

The subject site is affected by Development Plan Overlay (Schedule 1) and a development plan is required to be prepared before the commencement of any development on the land.

Additionally, an application for planning permit (PLN2024096) has been submitted for the development of thirteen (13) dwellings and a thirteen (13) lot subdivision on the subject land and is currently being assessed. The Development Plan Overlay (Schedule 1) requires approval of a development plan by Council prior to the determination of the application for planning permit.

The application for approval of the development plan was advertised (informally) by sending letters to the surrounding area, by placing a sign on site, and a public notice which was placed in the Swan Hill Guardian on 17 January 2025. Council did not receive any submissions.

It is important to note that once the development plan is approved, all future planning permit applications (that are generally in accordance with an approved development plan) site will be exempt from notice and review meaning that they are not required to be advertised to adjoining landowners. The planning permit application will still be referred to any referral authorities and officers will still consider all relevant planning matters in assessing the planning permit application.

Key Points / Issues:

The application for a development plan on the subject land is considered appropriate and satisfies the requirements of the Development Plan Overlay (Schedule 1) and is consistent with application for planning permit PLN2024096.

The subject land is located at 61A Rutherford Street, Swan Hill, being approximately 1.1km west of the Swan Hill central activity district.



Figure 1: Subject site

The land is located within the Development Plan Overlay and there is no existing approved development plan, therefore, the applicant has applied to Council for approval of a development plan to enable development to occur on the land.

An overall Outline Development Plan for the entire area was adopted by Council in September 1996 showing the future residential development for the area. The Outline Development Plan was adopted as part of the old planning scheme format and was replaced by the inclusion of a Development Plan Overlay (Schedule 1). The overall area has been developed in accordance with the requirements of the Development Plan Overlay (Schedule 1).

The diagram below shows the extent of the Development Plan Overlay (Schedule 1) and the location of the subject land.



Figure 2: Development Plan Overlay - Schedule 1 extent and subject land (red star)

Most of the land contained within the Development Plan Overlay affected area has been developed except the subject land, the abutting lot at 61 Rutherford Street and the rear of 90-94 Gray Street. As most of the land has been developed, it is considered appropriate for the subject land to have a site-specific development plan as there is no requirement for the infrastructure to be shared between the underdeveloped land under the Development Plan Overlay. Therefore, the other lots mentioned above will also require a site-specific development plan in the future should the owners wish to develop the land.

If most of the land within the Development Plan Overlay affected area would have been vacant, it would be appropriate to have an overall development plan for all the land to guide future development and services. Given all services have been created as shown in Figure 2 above and no new roads are required to be constructed, it is considered the site-specific development plan is appropriate in this instance.



Figure 3: Proposed Development Plan

The proposed development plan provides guidance of how the subject land should be developed in accordance with the Swan Hill Planning Scheme.

Site plan for the Planning Permit PLN2024096 (13 dwellings and 13 lot subdivision) is shown below:

UNCONFIRMED

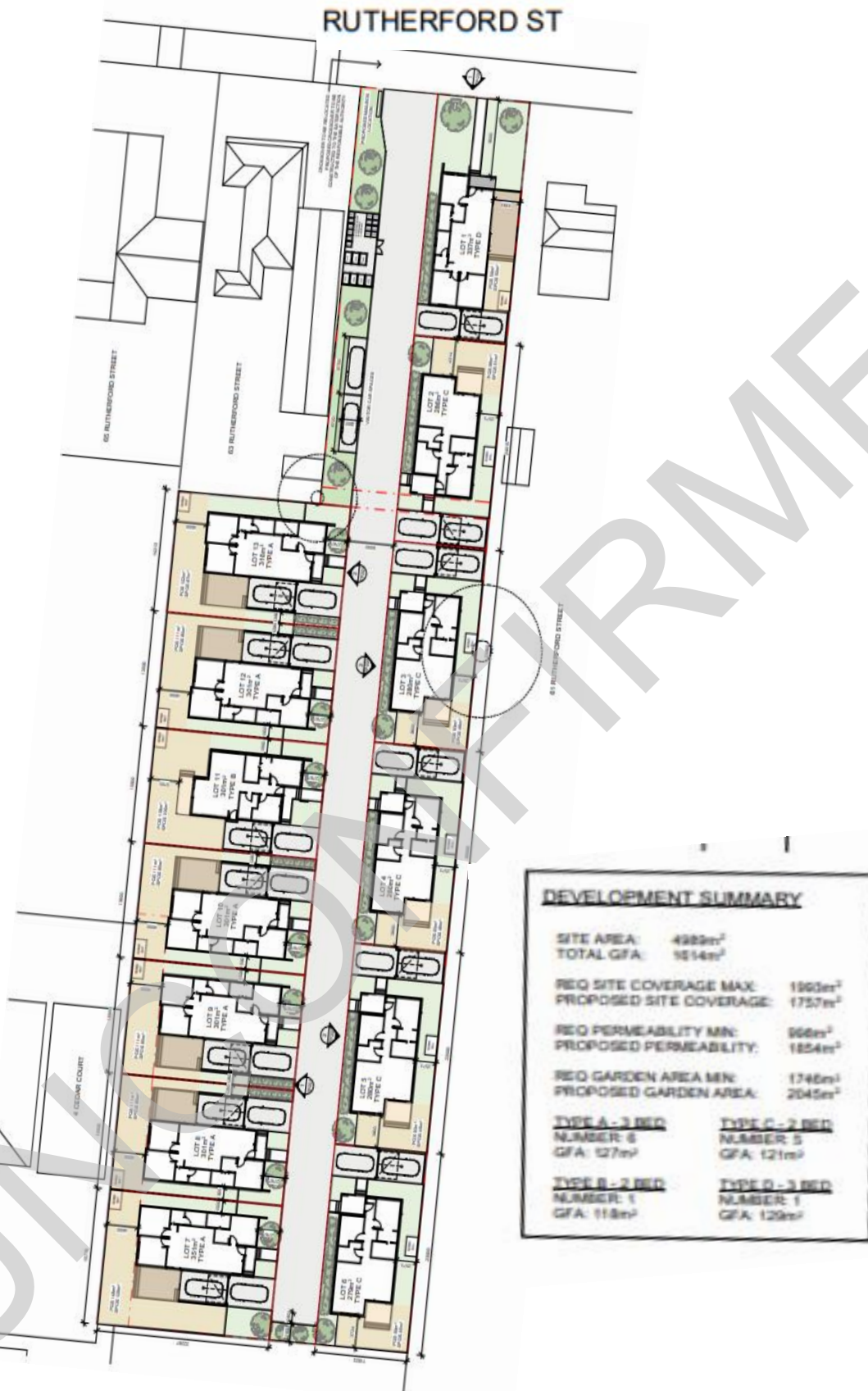


Figure 4: Proposed 13 dwellings and 13 lot subdivision PLN2024096

The proposed application for planning permit PLN2024096 is considered 'generally in accordance' with the proposed development plan and should Council approve the development plan, application for planning permit PLN2024096 will be determined under delegation without the need for the advertising of the proposal as discussed above.

The proposed 13 dwelling and 13 lot subdivision will provide a positive social response contributing to housing diversity and in particular affordable housing near the Swan Hill main commercial area.

Assessment of the Development Plan Against the Requirements under Schedule 1 of the Development Plan

Requirements	Assessment
<p>Site assessment and response, including natural features, slope, orientation, views, drainage lines, native vegetation and impact on neighbouring and nearby land.</p>	<p>Due to previous development and recent demolition, the site has limited natural features. There is no vegetation present on the site with overhanging vegetation limited to a canopy tree from 63 Rutherford Street.</p> <p>There are no significant views to or from the subject land. The existing lot shares a boundary with three abutting lots with the rear of the site along a boundary shared with a public authority.</p> <p>Due to the lot sizes and the ability to provide adequate setbacks as shown on the plan, the impact on abutting properties will be minimised. There are no drainage lines through the site with drainage infrastructure located within existing easements.</p>
<p>Incorporation of the following urban design principles:</p> <ul style="list-style-type: none"> • Urban design and layout principles to meet ResCode objectives and standards. • A range of lot sizes and housing types to meet a variety of housing needs and cater for a range of different residential users. • A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety. 	<p>A detailed assessment of ResCode objectives and standards (Clause 55 and Clause 56) is provided in the planning permit application showing compliance with all objectives and standards.</p> <p>While the development plan is limited to in-fill development of one lot within an existing residentially zoned area, a degree of variation in lot sizes has been achieved with a diversity of dwellings indicated on the development plan.</p> <p>The detailed design of the proposed development will be included in the planning permit application and is to include attractive built form incorporating features appropriate for the character of the area.</p> <p>The proposal will not impact the existing pedestrian or vehicular provision within the public</p>

<ul style="list-style-type: none"> • Pedestrian and vehicular provision, accessibility and safety. • Retention of existing native vegetation. • Quality urban environmental standards. • Accessibility and linkages to open space and consideration of how to enhance existing linkages and open space. 	<p>realm. The plan includes one crossover to replace the existing crossover with the width of the crossover to remain the same.</p> <p>No native vegetation is present on site.</p> <p>The proposal will be able to achieve sustainable development measures including appropriate lot orientation, ratio of permeable to impermeable surfaces, and landscaping to provide shade and cooling. The central location of the infill development allows convenient access to existing open space.</p>
Proposed lot layout and density, including building envelopes if appropriate.	The proposal is classified as medium density development. Indicative building footprints have been provided to demonstrate appropriate site coverage and setbacks to adjacent properties.
Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.	Rutherford Street is an established single carriageway, two-way, asphalt road with existing street lighting. The internal concrete common access is of an appropriate width for the nature of the proposal allowing ease of manoeuvrability and suitable visibility to and from Rutherford Street.
All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.	As the land is within an established residential area, connection to all services is readily available with the capacity of the existing services unlikely to be compromised.
Existing and future open space, including linkages to and between areas of open space.	As the development plan is limited to infill development of one lot within an existing residential area, the provision of open space is not applicable.
Landscaping, existing native vegetation and streetscape treatment.	There is no existing native vegetation on the subject site. The development plan provides generous areas available for landscaping within the development. The streetscape is limited to a single lot frontage of 21.94m. While there are currently no street trees within the lot frontage, street trees can be incorporated into the development.
The stages, if any, in which the land is to be subdivided and developed.	The development plan does not involve any staging.
Swan Hill Rural City Council Road, drainage and infrastructure standards as included in the Infrastructure Design Manual.	Details of drainage and infrastructure have been provided with the planning permit application and relevant conditions will be included on the planning permit application.

Any requirement for public open space land or monetary contribution for recreation purposes when a contribution is required under the Subdivision Act 1988.	A public open space contribution will be required as a condition of the planning permit.
Reticulated water and sewerage provision, to meet service authority standards.	Due to the nature of the existing residential area and existing assets, all service authority requirements in relation to water and sewerage can be met.
Provision of underground electricity.	The proposal will be able to provide underground electricity connection to the existing electricity transmission.

Policy Impacts:

The proposed Development Plan will meet the following policies within the Swan Hill Planning Scheme in relation to the provision of housing:

Clause 11.01-1S – Settlement

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.02-1S – Supply of Urban Land

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 16.01-SS Housing Supply

To facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-2S Housing Affordability

To deliver more affordable housing closer to jobs, transport and services.

Consultation:

Advertising

The application was advertised by:

- Sending notices to the owners and occupiers of adjoining and surrounding land.
- Sign on site.
- Notice in the Guardian Newspaper dated 17/01/2025.

The advertising commenced on 17/01/2025 and completed on 31 January 2025.

Submissions received:

No submissions were received at the time of writing this report.

Financial Implications:

Nil.

Social Implications:

Approval of the proposed development plan will enable the application for planning permit PLN2024096 to be determined. The proposed 13 dwelling and 13 lot subdivision will provide a positive social response contributing to housing diversity.

Economic Implications:

Nil.

Environmental Implications:

Nil.

Risk Management Implications:

Nil.

Conclusion:

As outlined in this report, it is considered the proposed development plan satisfies the requirements of the Development Plan Overlay (Schedule 1) and should be supported.

The development plan will enable application for planning permit PLN2024096 to be determined under delegation and will provide affordable housing supply.

Council is now in a position to approve and endorse the Development Plan.

Options: (choose applicable):

- a. Council approves the development plan.
- b. Council refuses the development plan.

- Attachments:**
- 1. Proposed Development Plan [2.1.1 - 1 page]
 - 2. Applicant Submission [2.1.2 - 19 pages]

Recommendation/s

That Council approves and endorse the submitted development plan in accordance with Development Plan Overlay (Schedule 1) for 61A Rutherford Street, Swan Hill.

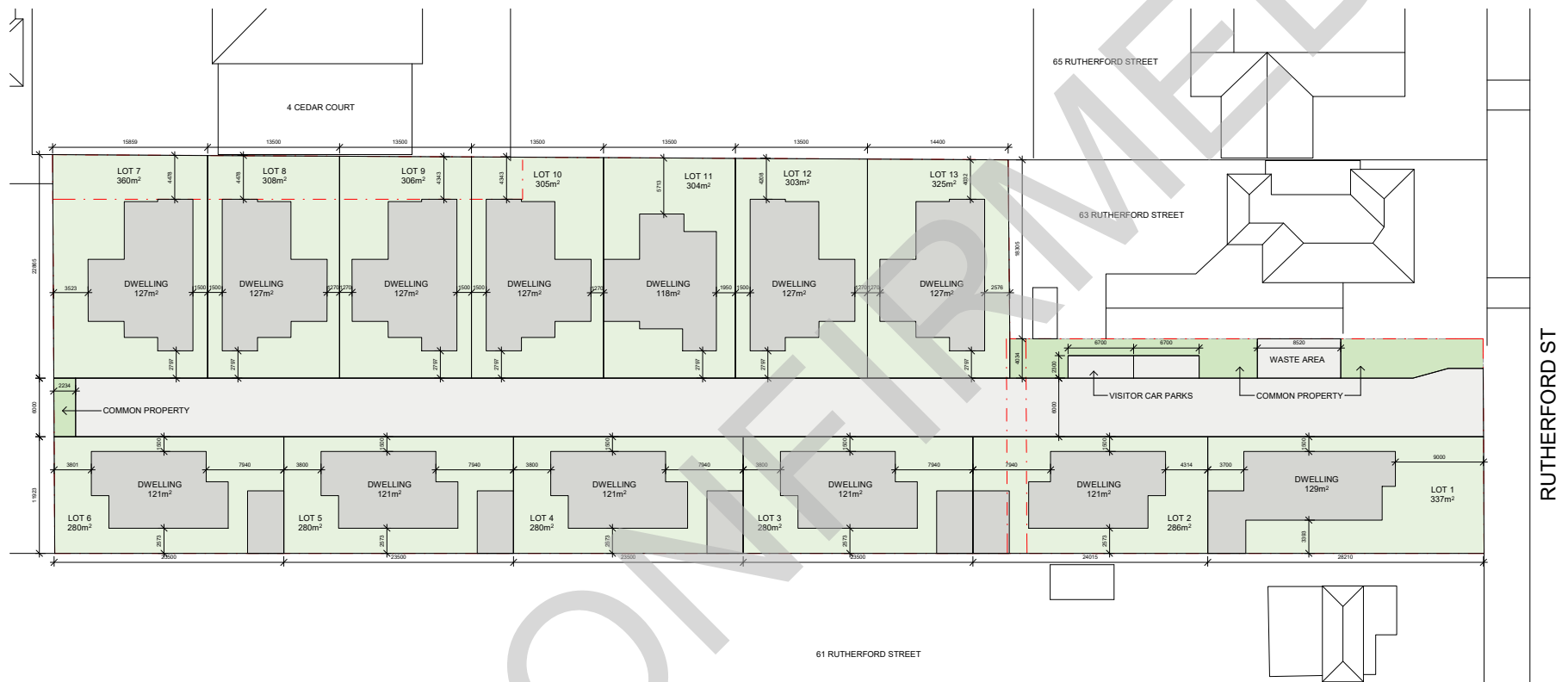
CM 2025/2 Motion

MOVED Cr McPhee

That Council approves and endorse the submitted development plan in accordance with Development Plan Overlay (Schedule 1) for 61A Rutherford Street, Swan Hill.

SECONDED Cr Rogers

The Motion was put and CARRIED 6 / 0

**DEVELOPMENT SUMMARY**

SITE AREA: 5026.6m²
TOTAL GFA: 1614m²



Issue	Description	Date	Client
A	ISSUE TO COUNCIL	27/10/2024	MACARTHUR NATIONAL

Project
61A RUTHERFORD ST
61A RUTHERFORD STREET, SWANHILL,
3585

Title
DEVELOPMENT PLAN

Drawing No.	Issue
1P030	A
Scale	Drawing Size
1:200	A1
Project No.	Drawn By
24027	RM

CAD Reference
B:\2024\24027\24027.dwg, 24027.dwg, 24027.dwg



Application for Development Plan Approval 61A Rutherford Street Swan Hill

November 2024

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4 Development plan application – 61A Rutherford Road Swan Hill

Ref: 24-122

Introduction

A development plan has been prepared for the land located at 61A Rutherford Street, Swan Hill, legally described as Lot 2 LP140819. A development plan to the satisfaction of the responsible authority is required by clause 43.04 of the Swan Hill Planning Scheme before the land can be used, developed or subdivided. A planning permit application for a multi-dwelling development and multi-lot subdivision is being prepared to be lodged with Swan Hill Rural City Council and the development plan is required before a planning permit can be issued. As the majority of the surrounding land has been developed, the development plan is limited to the subject land.

The preparation of the development plan has occurred concurrent with the design of a multi-dwelling development at the subject site to ensure consistency between the development plan and the proposed development. In response to the Regional Workers Accommodation Fund, the multi-dwelling development is the initiative of Montessori Beginnings childcare facility to attract and support vital professional workers to the area. The availability of childcare services is hindered not only by a lack of facilities but also by a lack of qualified staff. The ability to encourage staff to the region is severely compromised by the lack of appropriate housing. The multi-dwelling development associated with this development plan, will improve the appearance and vitality of the area while also serving the wider community by providing accommodation to attract new key workers.

As the proposal is within an established residential area and is limited to the in-fill development of one lot, the future development will require a planning permit for multi-dwelling development on one lot and subdivision with additional detailed including an assessment against Clause 55 of the Swan Hill Planning Scheme to accompany the application.

The development plan is considered to respond to and be consistent with the requirements of Clause 43.04 of the Swan Hill Planning Scheme for reasons outlined in this submission and the appended plan. As a result, it is considered appropriate for the developed plan to be supported to allow for a planning permit to be granted.



Figure 1 Subject site from Rutherford Street



Site and surrounding area

Subject site

The subject land comprises one lot with an irregular form and a total area of 4,989m². The lot has a street frontage to Rutherford Street for a length of 21.94m and a maximum depth of 146.17m. The width of the lot expands at 48.77m from the lot frontage to a width of 40.23m, see figure 2. The boundaries of the lot are fenced with a mixture of fencing types including timber, Colorbond and galvanised corrugated iron, see figures below.

The land is unencumbered by development with the exception of a small building located along the upper western boundary that was previously associated with a former dwelling, see figure 3 below. The land also includes fencing toward the lot frontage with gates in the location of the driveway, see figure 5 below. A double crossover with a width of approximately 7.0m is located on the eastern side of the lot frontage to Rutherford Street, see figure 8 below.

The immediate streetscape includes kerb and channel but does not include any infrastructure that is likely to impact upon future development with no power poles, street trees or drainage pits along the lot frontage.

The title plan shows the presence of two easements, see figure 9. Easement E-1 is a 2m wide easement running in an east to west direction 46.77m from the lot frontage. The easement is for the purposes of sewerage. Easement E-2 is a 4m wide easement with a length of 48m running from the rear boundary along the western boundary. The easement is for the purposes of drainage.

The land is level with no significant vegetation present on-site.



Figure 2 Aerial image of subject land



Figure 3 Existing shedding



Figure 6 Existing vacant land and fencing



Figure 4 Subject land view south



Figure 7 Existing vacant land and fencing



Figure 5 Existing fencing and gate



Figure 8 Site frontage

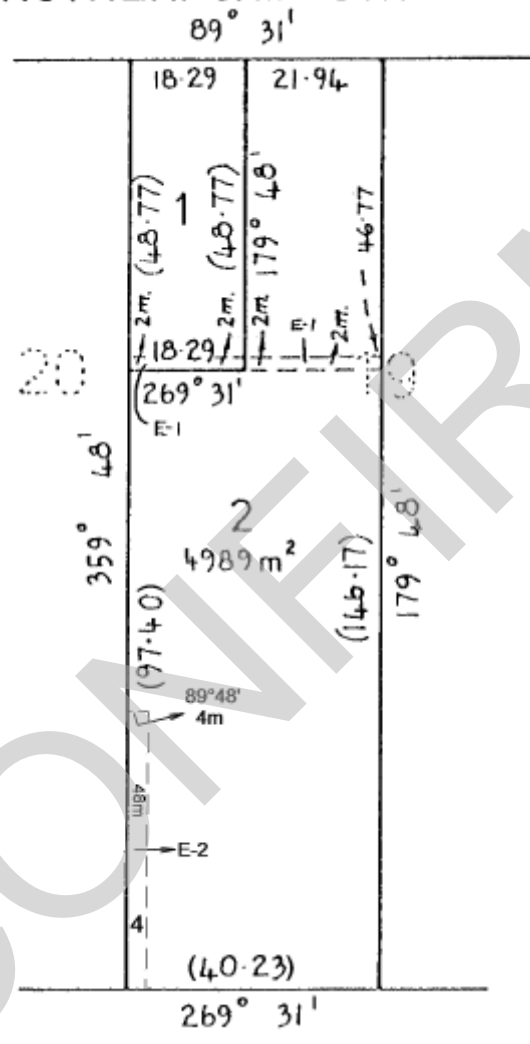


Figure 9 Title plan



Locality

The subject land is located to the south of Rutherford Street approximately 1.15 km due south-west of the central commercial area of Swan Hill.

The subject land is located within a residential area with a number of land uses located in proximity, see figure 11 below. Toward the north and upper west, the surrounding land is established residential land. Toward the lower west the site shares a boundary with OneSchool Global – Swan Hill campus. The land to the east contains a small dwelling toward the lot frontage with the majority of the balance land undeveloped. Further east is a reserve for the former No 9 Main Channel. To the south, a recent subdivision is approximately half developed with the land directly south of the subject site among the lots recently developed. The established and developing residential areas typically contain lots averaging 700 to 1000 square meters with a number of multi-dwelling developments within the locality.

The area is defined by Rutherford Street in north, Gray Street in the south, Stradbroke Avenue in the east and Murlong Street in the west. The surrounding road network is well established, and Rutherford Street provides a single carriageway, two-way asphalt road with kerb and channel. Standard pedestrian footpaths are provided on both sides of the road. Sealed crossovers extend from the road to typically sealed driveways. An overhead powerline runs along the southern side of the road with street lighting incorporated into power poles. A variety of street trees are provided at intervals along Rutherford Street.

Convenient access is available to the Swan Hill CBD via Rutherford Street with alternative routes including Stradbroke Avenue and McCallum Street. Bus services are available with public transport travelling past the subject land and bus stops located to the west of Cedar Court approximately 230m from the site or to the east on Stradbroke Avenue approximately 250m from site.

The subject land is relatively central, and a number of facilities are within a 500m radius including the Swan Hill Primary School, Slater Park and the Brown Street shops.



9 Development plan application – 61A Rutherford Road Swan Hill

Ref: 24-122



Figure 10 Aerial image of subject land and surrounds



Figure 11 Surrounding land uses

Proposal

The development plan has been designed to respond to the site features and the surrounding context while optimising the potential to provide in-fill development that delivers optimal amenity for future residents.

The development plan includes a total of thirteen (13) lots with lot areas ranging from 280 square metres to 360 square meters. The remainder of the site is to be common property with a total of 1063 square metres of common property to be provided. The common property is to include a central driveway providing access to each lot, utility areas, and landscaping along the site boundaries. Indicative building footprints, including garages, have been provided on the development plan to demonstrate the development potential and the ability to achieve suitable setbacks to neighbouring properties.

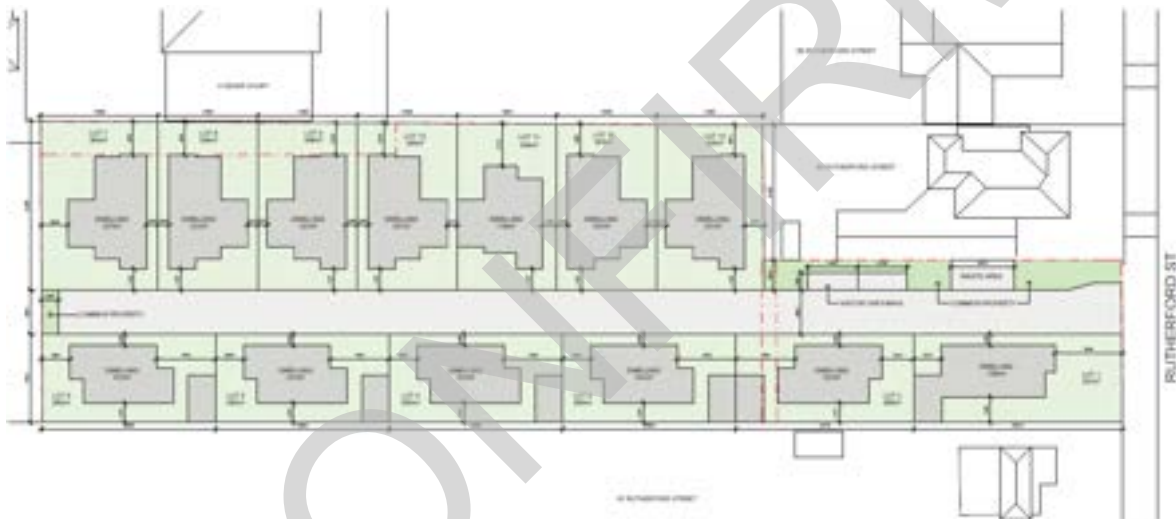


Figure 12 Proposed development plan

The development plan proposes medium density development with the proposal generally equating to a rate of 26 dwellings per hectare as based on the Residential Density Guide, see figure 13 below. The density of development is considered appropriate given the context of the site including the accessible location, the availability of services and the existing lot density in the surrounding area.



NET DENSITY	NUMBER OF DWELLINGS PER HECTARE
Residential component in mixed use configurations	66 dwellings per hectare
High density development	40 dwellings per hectare
Medium density development	20-40 dwellings per hectare
Low density development	12.5-20 dwellings per hectare

Figure 13 Minimum net residential density ranges (Source: Residential Density Guide)



12 Development plan application – 61A Rutherford Road Swan Hill

Ref: 24-122

Planning controls

Clause 43.04 – Development Plan Overlay

The subject land is affected by the Development Plan Overlay – Schedule 1 (DPO1).

The purpose of the Development Plan Overlay (DPO) is:

- ♦ *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- ♦ *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- ♦ *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority*



Figure 14 DPO affecting subject land

Schedule 1 to Clause 43.04 Development Plan Overlay – General Residential Zone

The DPO affecting the subject land is identified as Schedule 1 which specifically addresses land within the General Residential Zone.

The DPO1 is this location extends from Rutherford Street in the north to Gray Street in the south and Murlong Street in the west to the rear of residential dwellings beyond the No. 9 Main Channel in the east. The majority of the land within this DPO has been developed.



Figure 15 Development Plan Overlay - Schedule 1 extent



Requirements for development plan

Requirement of DPO1	Response
<p><i>Site assessment and response, including natural features, slope, orientation, views, drainage lines, native vegetation and impact on neighbouring and nearby land.</i></p>	<p>Due to previous development and recent demolition, the site has limited natural features. There is no vegetation present on the site with overhanging vegetation limited to a canopy tree from 63 Rutherford Street. No impact to the overhanging canopy trees is likely due to the adjacent area within the subject lot not including proposed development. The site remains level from previous development with no significant views to or from the subject land.</p> <p>The existing lot shares a boundary with three abutting lots with the rear of the site along a boundary shared with a public authority. Due to the lot sizes and the ability to provide adequate setbacks as demonstrated by the indicative building footprints, the impact on abutting properties is able to be minimised.</p> <p>There are no drainage lines through the site with drainage infrastructure located within existing easements.</p>
<p><i>Incorporation of the following urban design principles:</i></p> <ul style="list-style-type: none"> ♦ <i>Urban design and layout principles to meet ResCode objectives and standards.</i> ♦ <i>A range of lot sizes and housing types to meet a variety of housing needs and cater for a range of different residential users.</i> ♦ <i>A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety.</i> ♦ <i>Pedestrian and vehicular provision, accessibility and safety.</i> ♦ <i>Retention of existing native vegetation.</i> ♦ <i>Quality urban environmental standards.</i> ♦ <i>Accessibility and linkages to open space and consideration of how to enhance existing linkages and open space.</i> 	<p>A detailed assessment of ResCode objectives and standards is provided in the planning permit application with all objectives and standards able to be met.</p> <p>While the development plan is limited to in-fill development of one lot within an existing residentially zoned area, a degree of variation in lot sizes has been achieved with a diversity of dwellings indicated on the development plan.</p> <p>The detailed design of the proposed development will be included in the planning permit application and is to include attractive built form incorporating features appropriate for the character of the area.</p> <p>The proposal will not impact the existing pedestrian or vehicular provision within the public realm. The proposal includes one crossover to replace the existing crossover with the width of the crossover to remain the same.</p> <p>No native vegetation is present on site.</p> <p>The proposal is able to achieve sustainable development measures including appropriate lot orientation, ratio of</p>



	<p>permeable to impermeable surfaces, and landscaping to provide shade and cooling.</p> <p>The central location of the in-fill development allows convenient access to existing open space.</p>
<p><i>Proposed lot layout and density, including building envelopes if appropriate.</i></p>	<p>As outlined above, the proposal has a density of 26 dwellings to 1 hectare and is classified as medium density development.</p> <p>Indicative building footprints have been provided that demonstrate appropriate site coverage and setbacks to adjacent properties.</p>
<p>Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.</p>	<p>The in-fill development is accessed via Rutherford Street which is an established single carriageway, two-way, asphalt road with existing street lighting. The internal concrete common access is an appropriate width for the nature of the proposal allowing ease of maneuverability and suitable visibility to and from Rutherford Street.</p>
<p>All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.</p>	<p>As the land is within an established residential area, connection to all services is readily available with the capacity of the existing services unlikely to be compromised by an additional 13 lots.</p>
<p>Existing and future open space, including linkages to and between areas of open space.</p>	<p>As the development plan is limited to in-fill development of one lot within an existing residential area, the provision of open space is not applicable.</p>
<p>Landscaping, existing native vegetation and streetscape treatment.</p>	<p>There is no existing native vegetation on the subject site.</p> <p>The development plan provides generous areas available for landscaping within the development.</p> <p>The streetscape is limited to a single lot frontage of 21.94m. While there are currently no street trees within the lot frontage, street trees can be incorporated into the development and will be detailed in the planning permit application.</p>
<p>The stages, if any, in which the land is to be subdivided and developed.</p>	<p>The proposed development is not to be staged.</p>
<p>Swan Hill Rural City Council road, drainage and infrastructure standards as included in the <i>Infrastructure Design Manual</i>.</p>	<p>Details of drainage and infrastructure are to be provided with the planning permit application.</p>



Any requirement for public open space land or monetary contribution for recreation purposes when a contribution is required under the *Subdivision Act 1988*.

It is anticipated that a public open space contribution will be required as a condition of the planning permit.

Reticulated water and sewerage provision, to meet service authority standards.

Due to the nature of the existing residential area and existing assets, all service authority requirements in relation to water and sewerage are able to be met.

Provision of underground electricity.

The proposal is able to provide underground electricity connection to the existing electricity transmission.



Conclusion

The proposed development plan is limited to in-fill development of a single lot within an established residential area. The development plan achieves medium density development in an efficient manner that limits impacts upon the amenity of existing residents and facilities. The proposal provides a response to the critical short-fall of housing within the municipality by delivering 13 lots of diverse form in an accessible, convenient and established residential location.

The future development of the land will be subject to planning approval for a multi-dwelling development and subdivision. The planning permit application will be required to provide detailed information including an assessment against the requirements of Clause 55 and Clause 56.

The design of the development plan has responded to the constraints of the site to deliver a proposal that protects the amenity of neighbouring properties while offering a high level of internal amenity for future residents within the development.



18 Development plan application – 61A Rutherford Road Swan Hill

Ref: 24-122

James Golsworthy Consulting

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PO Box 1650 Mildura VIC 3502

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www.jgconsult.com.au



2.2 Planning Application - Cocamba-Miralie Road Piangil (Limestone Quarry)

Directorate: Development and Planning
File Number: PLN2024040
Purpose: For Discussion

EXECUTIVE SUMMARY

Application Number:	PLN2024040
Proposal:	Use and Development of the Land for an Extractive Industry (Limestone Quarry) in the Farming Zone
Applicant's Name:	James Golsworthy Consulting Pty Ltd
Address:	Cocamba-Miralie Road PIANGIL VIC 3597
Land Size:	246 hectares
Site Features:	Cleared cropping land with some vegetation clusters
Zoning:	Farming Zone (FZ)
Overlays:	N/A
Referral Authorities:	Environment Protection Authority (EPA)
Why is a Permit Required?	Clause 35.07-1 – Use land for an Extractive Industry (Section 2 Use) Clause 35.07-4 – Buildings and works associated with a Section 2 Use (Extractive Industry)
Lodgement date:	24 May 2024
Relevant VCAT Decisions:	N/A

Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary:

The purpose of this report is to seek approval from the Council to issue a Notice of Decision to Grant Planning Permit for the use and development of the land for an extractive industry (limestone quarry) at Cocamba-Miralie Road in Piangil, formally

known as Crown Allotment 59, Parish of Piangil West. The application estimates up to 10 truck movements per day.



Figure 1: Location of subject site in proximity to Swan Hill



Figure 2: Proposed site plan submitted with the original planning application

The application was advertised, and three (3) objections were received as a result of advertising. The proposal is considered appropriate in relation to the relevant provisions of the Swan Hill Planning Scheme.

It will result in orderly planning subject to the access being from Fire Access Road, which connects directly to the Mallee Highway. The assessment of the proposal against the planning scheme provisions has concluded that the proposed development positively impacts the region and should be supported.

Discussion

Key Points / Issues:

The proposal is for a limestone quarry which is used in the construction of roads, concrete, and other building materials. The applicant submitted the limestone resource is located on or just below the surface and maximum extraction depth will be 1.5m. The annual production estimate is based on demand, but the applicant estimates 50,000 to 100,000 tonnes per year. Based on the area of the land, it is estimated that 1,720,000 tonnes of limestone can be produced over the life of the quarry.

The maximum area to be disturbed (extraction area) at any one time will be 5 hectares. Rehabilitation will be a continuous process after the completion of each 5-hectare extraction area by placing topsoil over the fully extracted areas.

The proposed extractive industry has a work plan which was found to be satisfactory and was statutorily endorsed (PLN-001779) on 01 May 2024 under the Mineral Resources (Sustainable Development) Act 1990 by the Department of Energy, Environment and Climate Action (DEECA).

The site is located within the Piangil district. The site and adjoining properties are predominately used for dryland farming. The site is located approximately 20km from the settlement of Nyah to the south-east. Murray Valley Highway to the east is the major connecting route to surrounding feeder towns with Swan Hill to the South, and Robinvale/Mildura to the north. The land to the east across Fire Access Road is used for stone extraction.

The land is in the Farming Zone and currently used for cropping and there are some clusters of vegetation. No vegetation will be removed for the proposal and tree protection areas will be established to ensure the existing vegetation is not affected by the proposal.

A permit is required in accordance with the Farming Zone of the Swan Hill Planning Scheme to use and develop the land for extractive industry. The application was publicly advertised, and 3 objections were received raising concerns in relation to access.

The planning scheme encourages exploration and extraction of natural resources in accordance with acceptable environmental standards and being consistent with overall planning considerations. It is considered that the proposal will achieve satisfactory environmental standards and is consistent with the overall planning considerations of the scheme.

The application was referred to EPA and internally to Council's Engineering and Health Departments. Each referral authority provided consent to the application.

Policy Impacts:

The subject site is zoned Farming, and the purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

The proposal has been assessed against the decision guidelines of the Farming Zone, and it is considered acceptable because of the following reasons:

- The proposal is in an area where there is only one dwelling within 1.4km of the extraction area ensuring there will be no amenity impacts on any nearby dwellings. EPA Victoria Publication 1949 *Separation Distance Guideline* identifies a 500m buffer requirement for quarries without blasting. No blasting is proposed as part of this application.
- The land is in the Farming Zone and is currently used for cropping. The land will be rehabilitated when extraction is completed on the land and the land can be returned to agricultural use therefore there will be no permanent loss of agricultural land. A condition has been included for the requirement of a Rehabilitation Plan to ensure that the land will be reverted back to agriculture.
- No native vegetation is required to be removed, destroyed or lopped as part of the proposal. Tree protection zones will be implemented to protect the existing vegetation on the land.

Planning Policy Framework (PPF) in the scheme provides guidance on the assessment of planning applications to assist in the decision making by Council.

Clause 14.01 (Agriculture) of the Scheme has the main objective of protecting the state's agricultural base by preserving productive farmland. A key strategy is also to protect productive agricultural land from unplanned loss due to permanent changes in land use.

It is considered the proposal does not permanently remove productive land from unplanned permanent change. The proposal is for an extractive industry that will have a maximum depth of 1.5m in the extraction area. After extraction, the land will

be rehabilitated, and the productive farmland will be made available for agricultural purposes in the future.

It is acknowledged that some parts of the land will not be able to be used for agriculture for many years, but Council must consider the balance of using farming land for limestone extraction purposes to meet the needs of the community and wider population.

Clause 14.03-1S (Resource exploration and extraction) objective is *‘to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.*

The proposal will be able to operate on site in accordance with the acceptable environmental standards. The application was referred to EPA in relation to this matter and no concerns have been raised by EPA. The endorsed Work Plan also implements conditions that the quarry owner/operator will have to abide by which adds an extra layer of protection in relation to the protection of the environment.

Clauses 52.08 (Earth and Energy Resources Industry) and 52.09 (Extractive Industry and Extractive Industry Interest Areas) of the planning scheme encourage land to be used and developed for extraction of earth and energy resources in accordance with acceptable environmental standards and not adversely affect the environment or amenity of the area. Clause 52.09 also seeks to ensure appropriate rehabilitation. The proposal supports these Clauses and below is the assessment of the proposal against the relevant decision guidelines.

Clause 52.09 Decision Guidelines	Response
The effect of the proposed extractive industry on any native flora and fauna on and near the land.	No native vegetation has been proposed for removal. Vegetation protection fencing will be erected to protect the native vegetation on site.
The impact of the proposed extractive industry on sites of cultural and historic significance, including any effects on Aboriginal places.	As already mentioned this site does not have any cultural or historic significance. Furthermore, the site is not located within the Cultural Heritage Sensitivity Area.
The effect of the proposed extractive industry on the natural and cultural	There will be no significant change to the landscape as no significant buildings have been proposed.

landscape of the surrounding land and the locality generally.	
The ability of the proposed extractive industry to contain any emissions within the boundaries of the land in accordance with relevant legislation.	The subject site has an area of 246 hectares with the nearest dwelling being more than 500 metres from the site. The closest boundary will be also buffered by the existing vegetation along the boundary.
The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area	There will be minimal impacts to the amenity, with only a solo operator working. There will be no blasting, only the extraction from the excavator where noise will be reduced to an acceptable level. Only 11 truck movements have been proposed daily, which is considered reasonable. Appropriate conditions will be included for the protection of amenity of the adjoining properties.
The ability to rehabilitate the affected land to a form or for a use which is compatible with the natural systems or visual appearance of the surrounding area.	The areas for the stone extraction will be rehabilitated back with soil/fill therefore there will be little change to the visual appearance of the surrounding area.
The ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community	The land will be sown to pasture which will be beneficial to the farming operation.
The effect of the proposed extractive industry on groundwater quality and the impact on any affected water uses.	The extraction area has been sited including the depth proposed, where there will be no impact to the waterway located on the site. The only waterway that traverses the property is located in the north-east corner of the lot.

The impact of the proposed extractive industry on surface drainage and surface water quality	The operation of only having 5 hectares being quarried at any one time is quite modest in scale in relation to the size of the land. Surface drainage and water quality will be managed by the work authority conditions.
Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement under the Mineral Resources (Sustainable Development) Act 1990.	Not applicable to a proposal of this modest scale. DEECA has requested to include standard conditions in relation to the protection of vegetation which are part of the endorsed work plan.

Consultation:

Advertising

The application was advertised pursuant to Section 52 of the Planning and Environment Act 1987 by:

- Sending notices to the owners and occupiers of adjoining and surrounding land.
- Sign on site.

As a result of the public advertising, three (3) objections were received from surrounding landowners. All three objections relate to traffic movements from the proposal along the local roads and are summarised below.

- Increased heavy vehicle traffic along the Miralie Cocamba Road and Fire Access Road.
- Risk of accidents due to heavy large slow moving farming equipment.
- Ongoing road condition and maintenance.
- Roads not suitable for such uses.

A planning permit condition will be included for access for the use to be via Fire Access Road in a similar location to the existing quarry which is located on the opposite side of Fire Access Road. There are existing road signs in place for the existing quarry opposite the subject site that can be utilised for the proposal. Council's Engineering Department has also supported access for the proposal from Fire Access Road rather than from Cocamba-Miralie Road because of the safety issues.

The applicant proposed to use the existing access along Cocamba-Miralie Road, however this access is not deemed suitable for the estimated 11 truck movements per

day due to safety concerns as raised by the objectors, including sight distance requirements.

Planning Department attempted to contact all objectors. Only one of the objectors returned a call. The objector that made contact deemed an amended access along Fire Access Road was satisfactory in lieu of using Cocamba-Miralie Road as proposed but wanted to have his objection remain to ensure he has appeal rights in the future should it be required.

Financial Implications:

Nil.

Social Implications:

The proposal will create local employment and resources benefitting the wider community of Swan Hill.

Economic Implications:

This application will support local construction projects with access to the limestone resource.

Environmental Implications:

The planning permit application is based on a work plan which restricts the area of quarrying to 5 hectares open and continuous rehabilitation.

Risk Management Implications:

Nil.

Conclusion:

The proposed extractive industry represents a well-considered response to the requirements of the Swan Hill Planning Scheme and has an approved work plan.

To address the single concern raised by objectors it is appropriate that a planning permit condition will be included for access for the use to be via Fire Access Road in a similar location to the existing quarry which is located on the opposite side of Fire Access Road. There are existing road signs in place for the existing quarry opposite the subject site that can be utilised for the proposal.

The proposal will offer a positive contribution to the local community by providing employment opportunities and valuable resources for the transport and building industries.

Given its compliance with relevant planning provisions and its overall positive impact, it is recommended that Council issues a Notice of Decision to Grant a Planning Permit subject to conditions.

- Attachments:**
1. Combined Application Documents Redacted_Cocamba [2.2.1 - 188 pages]
 2. Combined Objections Redacted_Cocamba [2.2.2 - 6 pages]
 3. Applicant Response to objections _Cocamba [2.2.3 - 2 pages]
 4. Application documents [2.2.4 - 29 pages]

Recommendation/s

That Council:

Issues a Notice of Decision to Grant a Permit for the Use and Development of the Land for an Extractive Industry (Limestone Quarry) in the Farming Zone at Crown Allotment 59, Parish of Piangil West known as Cocamba-Miralie Road PIANGIL VIC 3597 subject to the following conditions:

1. Before the use and development starts, plans must be approved and endorsed by the Responsible Authority. The plans must be prepared to the satisfaction of the Responsible Authority, be drawn to scale with dimensions and submitted in electronic form and be generally in accordance with the plans forming part of the application, but amended to show the following:
 - a) Relocation of the access for the use approved to be limited to Fire Access Road, clear of any vegetation and tree protection zone/s;
 - b) Rehabilitation plan in accordance with Condition 13 of this permit.
2. The development and use allowed by this permit and as shown on the endorsed plans to accompany the permit shall not be amended for any reason without the prior written consent of the Responsible Authority.
3. The use and development of the subject land must at all times be in accordance with the Work Authority and Work Plan and the specific conditions attached thereto, as in force from time to time.
4. The use and development hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
 - d) presence of vermin to the satisfaction of the Responsible Authority.

5. Access within the lot to the mining/extraction site must be via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the Responsible Authority.
6. Parking areas must be provided for employees' cars and all vehicles used on the site to the satisfaction of the Responsible Authority.
7. The use must only operate between the following times:
 - a) 6:30am to 6pm Monday to Saturday.
 - b) Closed on Sunday and public holidays.
8. The number of trucks accessing the site (in and out) is limited to twenty-two (22) movements per day unless otherwise agreed to in writing by the Responsible Authority.
9. Except with the prior written consent of the Responsible Authority, no more than eight (8) staff members are permitted to access the subject site on any one day.
10. No trucks can enter the site outside the operating hours, to the satisfaction of the Responsible Authority.
11. No haulage trucks may be parked on public roads in the vicinity of the site, to the satisfaction of the Responsible Authority.
12. All trucks shall be covered to minimise dust generation from the load, prior to leaving the site.
13. Prior to the commencement of operation a Rehabilitation Plan shall be submitted to the Responsible Authority for approval. The Rehabilitation Plan shall address closure and post closure requirements to ensure that the site is rehabilitated and re-grassed to return the site suitable for agricultural purposes.
14. Agricultural use on the excavated area shall not be undertaken until the excavated area is fully restored to the satisfaction of the Responsible Authority.
15. At the completion of extraction the topsoil contained within the bund shall be evenly spread over the final contoured surface of the excavated area and all disturbed surfaces of land resulting from the works, to the satisfaction of the Responsible Authority.
16. Extraction area must not be used for the storage or disposal of any waste materials.

Council Engineering Conditions

17. Before the use starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- a) Constructed;**
- b) Properly formed to such levels that they can be used in accordance with the plans;**
- c) Surfaced with an all weather gravel;**
- d) Drained and maintained; to the satisfaction of the Responsible Authority.**

At all times car spaces, access lanes and driveways must be kept available for these purposes, to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.

18. All car parking spaces must be designed to allow all vehicles to enter and exit the land in a forward direction.

19. The vehicle crossing must be constructed in accordance with the Infrastructure Design Manual (IDM) standards, to the satisfaction of the Responsible Authority.

20. The Sight distance requirements for the Access Driveway as detailed in AS 2890.2 must be provided for the commercial vehicular access points to the land to the satisfaction of the Responsible Authority.

21. Before the use starts, the internal access driveway must be constructed, formed, finished and drained to the satisfaction of the Responsible Authority.

22. Access to and egress from the site for all vehicles (including waste collection vehicles) must only be from Fire Access Road, to the satisfaction of the Responsible Authority.

23. Before the use starts, Fire Access Road (where appropriate) is to be resurfaced, to the satisfaction of responsible authority.

24. Access to the site shall only be at the nominated crossing shown on the endorsed plan. The crossing and road pavement works are to be constructed to the satisfaction of the Responsible Authority.

25. The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.
26. The applicant/owner must restrict sediment discharges from any construction sites within the property. to the satisfaction of the Responsible Authority.
27. Before the use starts, the permit holder must ensure that stormwater runoff from the development/site can be retained within the boundaries of the lot to the satisfaction of the Responsible Authority.
28. No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates, or into watercourse or easement drain, but shall be so treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.

Department of Energy, Environment, and Climate Action

29. Before work starts, the Work Authority holder must advise all persons works on site of all relevant permit conditions and associated statutory requirements or approvals.
30. Any planning permit conditions imposed do not duplicate or copy the requirements contained within the attached Statutorily Endorsed Work Plan and accompanying conditions.

Permit expiry

31. This permit will expire if one of the following circumstance applies:
 - a) The development is not started within 2 years of the issued date of this permit.
 - b) The development is not completed within 4 years of the issued date of this permit.
 - c) The use does not start within 2 years of completion of the development.
 - d) If the Work Plan (PLN-001779) issued under the provisions of the Mineral Resources (Sustainable Development) Act 1990 is cancelled.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

NOTE(S) FROM THE RESPONSIBLE AUTHORITY:

A works within the road reserve permit will be required from Council prior to commencement of any works within the road reserve area (crossovers).

CM 2025/3 Motion**MOVED Cr Jennings****That Council:**

Issues a Notice of Decision to Grant a Permit for the Use and Development of the Land for an Extractive Industry (Limestone Quarry) in the Farming Zone at Crown Allotment 59, Parish of Piangil West known as Cocamba-Miralie Road PIANGIL VIC 3597 subject to the following conditions:

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- 2. The development and use allowed by this permit and as shown on the endorsed plans to accompany the permit shall not be amended for any reason without the prior written consent of the Responsible Authority.**
- 3. The use and development of the subject land must at all times be in accordance with the Work Authority and Work Plan and the specific conditions attached thereto, as in force from time to time.**
- 4. The use and development hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:**
 - a) transport of materials, goods or commodities to or from the land**
 - b) appearance of any building, works or materials**
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil**

- d) presence of vermin to the satisfaction of the Responsible Authority.
5. Access within the lot to the mining/extraction site must be via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the Responsible Authority.
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Council Engineering Conditions

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- 19. The vehicle crossing must be constructed in accordance with the Infrastructure Design Manual (IDM) standards, to the satisfaction of the Responsible Authority.**

- 20. The Sight distance requirements for the Access Driveway as detailed in AS 2890.2 must be provided for the commercial vehicular access points to the land to the satisfaction of the Responsible Authority.**

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- 23. Before the use starts, Fire Access Road (where appropriate) is to be resurfaced, to the satisfaction of responsible authority.**

- 24. Access to the site shall only be at the nominated crossing shown on the endorsed plan. The crossing and road pavement works are to be constructed to the satisfaction of the Responsible Authority.**

25. The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.
26. The applicant/owner must restrict sediment discharges from any construction sites within the property. to the satisfaction of the Responsible Authority.
27. Before the use starts, the permit holder must ensure that stormwater runoff from the development/site can be retained within the boundaries of the lot to the satisfaction of the Responsible Authority.
28. No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates, or into watercourse or easement drain, but shall be so treated and/or absorbed on that lot to the satisfaction of the Responsible Authority.

Department of Energy, Environment, and Climate Action

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NOTE(S) FROM THE RESPONSIBLE AUTHORITY:

A works within the road reserve permit will be required from Council prior to commencement of any works within the road reserve area (crossovers).

SECONDED Cr McPhee

The Motion was put and CARRIED 6 / 0


 <p>SWAN HILL Rural City Council</p> <p>Planning Enquiries Phone: (03) 5032 0322 Web: www.swanhill.vic.gov.au</p>	Office Use Only	
	VicSmart:	No
	Specify class of VicSmart application:	
	Application No:	Date Lodged:
<h2>Application for Planning Permit</h2> <p>If you need help to complete this form, read How to complete the Application for Planning Permit form.</p> <p> Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>. If you have any concerns, please contact Council's planning department.</p> <p> Questions marked with an asterisk (*) are mandatory and must be completed.</p> <p> If the space provided on the form is insufficient, attach a separate sheet.</p>		

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

True

If 'yes', with whom?:

Date: 23/02/2024

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*


Unit No: St. No: St. Name: COCAMBA-MIRALIE ROAD

Suburb/Locality: PIANGIL

Postcode: 3597

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No: 59		Section No:		
Parish/Township Name: Piangil West					

If this application relates to more than one address, please attach details.

The Proposal



You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- ① For what use, development or other matter do you require a permit?*

Extractive Industry - limestone quarry



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ① Estimated cost of development for which the permit is required*

Cost \$300,000.00



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Dryland cropping and opportunistic grazing



Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
☐ No
☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

*Please provide at least one contact phone number **

The information contained in this document has been redacted as defined in the Privacy & Data Protection Act 2014 and is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this Internet site you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited. If you have any questions, please contact Council's Privacy Officer on 5036 2333.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Information Requirements


Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

- ☐ Yes
- ☐ No

Declaration ⓘ

This form must be signed by the applicant*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:
James Golsworthy
James Golsworthy Consulting Pty Ltd

Date: 23 May 2024


day / month / year

Checklist ⓘ

Have you:

☐ Filled in the form completely?

☐ Paid or included the application fee?

 Most applications require a fee to be paid.
Contact Council to determine the appropriate fee.



Provided all necessary supporting information and document?

☐ A full and current copy of the information for each individual parcel of land forming the subject site.

☐ A plan of existing conditions.

☐ Plans showing the layout and details of the proposal.

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Swan Hill Rural City Council
45 Splatt Street,
Swan Hill VIC 3585
Telephone: (03) 5036 2352

Contact information:
Telephone: (03) 5036 2352

Email: planning@swanhill.vic.gov.au



planning and development specialists

www.jgconsult.com.au

telephone 03 5022 8411
email admin@jgconsult.com.au
140 pine avenue mildura victoria 3500
po box 1650 mildura victoria 3502
ABN 51 124 824 148

Awais Sadiq
Development Manager
Swan Hill Rural City Council
PO Box 488
Swan Hill Victoria 3585

17 May 2024

Dear Awais

**CA59 PARISH OF PIANGIL WEST
EXTRACTIVE INDUSTRY**

Please find attached planning permit application for proposed Extractive Industry (Limestone) at the abovementioned property.

A submission detailing the requirements of the Planning and Environment Act and Swan Hill Planning Scheme, as appropriate, is attached in support of the application.

We would appreciate your feedback in relation to the proposal and would be happy to meet with you to discuss the proposal further, if required.

Should you have any queries, please contact our office on 03 5022 8411.

Yours sincerely
James Golsworthy Consulting


James Golsworthy
Director

Encs:

Our Ref: 23-007



Planning Permit Application

Harril Pty Ltd

Extractive Industry (Limestone Quarry)

Cocamba Miralie Road Piangil

May 2024

Planning, environmental & development specialists

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Introduction

A planning permit is sought for an Extractive Industry development upon land located at the corner of Cocamba - Miralie Road and Fire Access Road Piangil, Victoria. The land is currently used for dryland cropping purposes.

The project involves extracting limestone from a 246Ha parcel of land identified as CA 59 Parish of Piangil West.

The material sought is limestone which is either on the surface or at a depth of approximately 1.5m below the surface.

The annual production estimate is expected to be between 50,000 and 100,000 tonnes, depending on demand.

The proposal is consistent with the Swan Hill Planning Scheme and should be supported for the following reasons:

- ♦ The proposal is consistent with the Planning Policy Framework (PPF)
- ♦ The use and development is consistent with the purpose of 52.09 in relation to Stone Extraction
- ♦ It is consistent with and respects the character of the area
- ♦ The proposal satisfies the purpose of the Farming Zone (FZ) by providing sustainable measures for a specific section of land.

Site Information

Location

The subject land is located at the corner of Cocamba - Miralie Road and Fire Access Road Piangil, Victoria on a parcel of land identified as Crown Allotment 59 Parish of Piangil West.



Figure 1 Location map

Tenure

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The proposed Work Authority area is approximately 226Ha, however as all vegetation is to be retained and not impacted the area for potential extraction is reduced to ~215Ha. From this reduced area outcropping and shallow deposits will be targeted.

Our clients currently operate a limestone quarry (WA151534) at CA 49 Parish of Turoar.

Proposal

The application proposes the development of a limestone quarry on the subject land. The limestone resource is located on or just below the surface and the maximum extraction depth will be 1.5m. Shallow deposits will be targeted.

The annual production estimate is difficult to establish as it is based on demand but is expected to be between 50,000 and 100,000 tonnes. Estimated extraction area is 215 hectares. Given an average depth of 1.0m, we calculate the total "in-ground" reserves to be 2,150,000m³. A recovery rate of 40% after screening, indicates that there is approximately 860,000m³ of resource to be recovered. Given a density of 2 tonnes per cubic metre this equates to approximately 1,720,000 tonnes of limestone to be carted off site. Given a production estimate of 70,000 tonnes per annum, this equates to a quarry life of approximately 25 years.

Shallow deposits will be targeted where the resource is present on the surface, however, should topsoil be required to be removed it will be stripped and stockpiled for later remediation of the site.

The maximum area being disturbed (being worked) at any one time is 5Ha. During extraction activities, working batters will be a shallow slope at a minimum of 1V:5H and an average bench height of 1m. It is noted that much of the resource is at ground level, however, when necessary, a front-end loader will be used to push any topsoil into a stockpile, exposing the limestone ready for excavation. A grader or excavator will then rip the ground containing the limestone (if required), reducing the rubble size while still in the ground. An excavator will be used to remove the resource and either load it directly into the screen or create a stockpile for a loader to load into the screen. Oversized limestone may be fed directly into the crusher to be downsized and then fed back into the screen for resizing.

The mobile crushing/screening plant will be moved through the deposit in straight lines stockpiling crushed and/or screened material in continuous heaps.



Figure 2 Example of crushing and screening equipment

The sized limestone will be put into stockpiles using a loader. The limestone will then be loaded into truck and trailer combinations using a loader and taken off site.

Rehabilitation will be continuous with a maximum area of disturbance being restricted to 5Ha. A loader will be used for progressive site rehabilitation, placing topsoil over fully extracted areas. A scraper may be used to take topsoil from raised ridges adjacent to the site if topsoil is limited.

Planning controls

Definition

Extractive Industry

Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works.

It includes: the rehabilitation of the land; and the treatment of stone (such as crushing and processing) or the manufacture of bricks, tiles, pottery, or cement or asphalt products on, or adjacent to, the land from which the stone is extracted or removed.

Zoning

The land is contained within the FZ of the Swan Hill Planning Scheme. The purpose of the FZ is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Pursuant to clause 35.07-1 a permit is required to use land for an Extractive Industry, as it is a use not listed within Section 1 or 3 of the table. A permit is also required for works at Clause 35.07-4.

A Planning Permit Report is appended to this application.

Overlay controls

No additional overlay controls are applicable to this parcel of land.

Particular provisions

Extractive Industry and Extractive Industry Interest Areas (Clause 52.09)

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.

To ensure that excavated areas can be appropriately rehabilitated.

To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.

A copy of the Approved Work Plan, written notice of Statutory Endorsement as well as all conditions specified under the relevant section is provided, as attached in support of this Planning Application (Appendix 6 and 7).

Planning Policy Framework

The PPF provides a state-wide approach to planning which is common to all planning schemes across Victoria. For the type of use and development proposed, issues of note listed in the PPF include the following.

14.01-2S Sustainable agricultural land use

Objective, *to encourage sustainable agricultural land use.*

14.03-1S Resource exploration and extraction

Objective, *to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.*

15.03-2S Aboriginal cultural heritage

Objective, *to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Local policies

There are not considered to be any local policies relevant to this application.

Site Information

Locality

The site is located within the Piangil district. The locality of the site has been predominately used for dryland crop production purposes. The surrounding land includes remnant patches of native vegetation.

The proposed site is approximately 20km from the settlement of Nyah to the south-east. Murray Valley Highway to the east is the major connecting route to surrounding feeder towns with Swan Hill to the South, and Robinvale/Mildura to the north. The Mallee Highway to the north is the major connecting route with the Manangatang township to the west.

Topographical Information

The topsoil is typical mallee red sandy loam (red sodosols), contains very little moisture and has low levels of organic matter. A band of limestone sheet and limestone rubble can be found at a depth from surface to approximately 1.5m.

There is a 5m difference in elevation across the land parcel with elevations ranging from 60 – 70m AHD as shown in the Site Plan (Appendix 2). Figures 3 and 4 shows topography of the land.

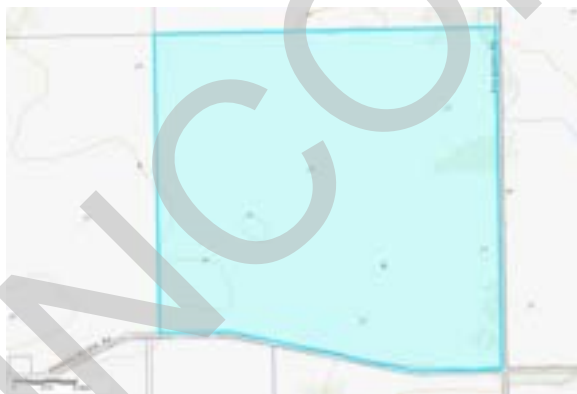


Figure 3 Topography of paddock

Average rainfall for the Piangil area is approximately 349mm/year, reasonably evenly spread throughout the year with October being the wettest month (mean rainfall of 33.4mm) and March being the driest (mean rainfall of 19.6mm).

Current Land Use

The site is located within the Farming Zone and the immediate surrounding area is used for dry-land cropping. The subject land is currently cleared for cropping and a wheat crop was harvested in December 2023.



Figure 4 Typical land use and topography

Native Vegetation

The land has been extensively cleared and farmed for many years and there remains little native vegetation understory and groundcover.

An isolated patch of paddock trees and patches of remnant vegetation bordering the boundary will remain unaffected by the extractive industry. No vegetation will be removed as part of this proposal and extraction of limestone will occur around these trees, using a tree protection buffer zone of 15m. Additionally, a minimum 30m buffer will be utilised between the parcel boundary and extraction area to protect roadside vegetation.

Cultural Heritage

A review of the ACHRIS mapping does not indicate any areas of cultural sensitivity on the land. A cultural heritage self-assessment was conducted using the planning tool available from the First Peoples – State Relations website which indicated that a Cultural Heritage Management Plan is not required. This advice can be found as Appendix 4.

The land is within the Woorinen geological formation which can contain east-west running sand dunes, and therefore an Aboriginal Cultural Heritage Due Diligence Assessment report was produced by Dr Matt Cupper. Dr Cuppers report advises that the land is unlikely to contain Aboriginal cultural heritage and therefore a CHMP is not required.

Should an item of cultural heritage sensitivity be identified during development or operations then all activities will cease within 15m of the find, and First Peoples – State Relations will be contacted for advice. If suspected human bones are found then Victoria police will be notified.

The cultural heritage self-assessment tool and due diligence assessment report are included in the endorsed workplan.

Planning assessment

Policy context

The proposed use and development is considered appropriate in its location and complies with the Planning Policy Framework. The land consists of approximately 240Ha of dryland agricultural land, which is red loam soil. The presence of limestone in the topsoil impacts crop emergence seedling vigour and it is expected the extraction of the limestone will result in improved crop establishment and yields.

As per the supporting Endorsed Work Plan WA008287 (issued by Earth Resources Regulation), great due diligence has been given to the proposal. The Endorsed Work Plan has been provided as a supporting document to this application.

Staffing

The maximum number of staff on site at any time will be 8, comprising 5 machinery operators and 3 truck drivers. The truck drivers will be on site only whilst trucks are being loaded.

Site Office and Amenities

The site office will be a portable structure and will have a generator to provide power. The site office will include basic staff amenities, first aid provisions, items necessary for site administration and a fuel spill kit. As mobile phone coverage in the area is reliable, there is no requirement for fixed communication services.

Toilet amenities will be provided via a portable toilet unit. Waste will be removed under arrangement with the service provider.

Hours of Operation

The hours of operation will be 6:30am to 6:00pm Monday to Saturday. All operations relating to the site (including stripping, extraction, crushing, screening, stockpiling, loading of trucks, truck movements, rehabilitation activities) will be undertaken within this timeframe. Weigh Bridge. A 20m long x 3m wide above ground weighbridge will be installed on the site adjacent to the site office. The weighbridge will be constructed on concrete foundations.

Shade Structure

A temporary shade structure will be erected between shipping containers for the purpose of conducting routine (minor) machinery maintenance out of the impacts of the weather.

Traffic

Annual production is difficult to determine as it is based on demand but based on an average annual production of 70,000 tonnes, this equates to approximately 2,500 truck movements (assuming 28 tonnes per load in a truck and dog configuration); assuming the site is operational for eight months annually operating six days per week equates to approximately 11 truck movements per day. The effect of quarrying activities on the users of public roads has been considered. Please refer to the Risk Register (Appendix 1 of Work Plan).

Residences

There is a single dwelling within 2km of the proposed quarry located approximately 1.4km southwest of the Work Authority area. EPA Victoria Publication 1949 *Separation Distance Guideline* identifies a 500m buffer requirement for quarries without blasting.

Potential impacts to this residence from nuisance dust has been assessed and controlled in accordance to EPA Publication 1943 Nuisance Dust Qualitative Assessment.

Parking

A dedicated area has been allocated for staff and site visitor parking and is shown on the site plan included in the endorsed workplan.

Access to Site

The perimeter of the property is currently fenced. There is no proposal to add security fencing to the site due to the nominal depth of the workings and the remote location. The approved work authority boundary will be marked with white posts and the approved limits of the extraction will be indicated with yellow posts.

Relevant access gates to the area will be locked when site is not attended.

Due to the remote location, access to the site by unauthorised persons is expected to be rare.

Appropriate signage will be in place to warn unauthorised persons not to enter. Signage, including on-site safety requirements, will be in place to direct authorised site visitors.

As the workings move towards the middle of the site, a temporary road base may be laid towards the new extraction area to maintain suitable access. When this road is no longer required, the road base will be removed, and the area made good for the intended future use of cropping.

Fuel Storage

Fuel will be stored in a double bunded fuel tank. As extraction operations move away from the infrastructure area, fuel will be delivered to mobile plant using a double bunded fuel trailer or dedicated fuel truck. A spill kit will be available whenever mobile plant and equipment is being refuelled.

Refuse

It is not expected large amounts of waste will be generated on site. Appropriate covered containers suitable for the type of waste will be available on site to contain any waste created. Any waste will be removed promptly and disposed of using the method appropriate to the type of waste. No waste will be buried, burnt or left on site for an extended period.

Clause 52.09 Extractive Industry and Extractive Industry Interest Areas

A detailed assessment of the proposal has been undertaken and provided as part of obtaining Statutory Endorsed Work Plan WA008287 (Appendix 6). The assessment report from ERR is attached to this submission however the following important matters are noted.

Native Fauna

Impacts on native fauna, including on the nearby Towan Bushland Reserve has been considered during the risk assessment process to obtain an endorsed Work Plan appended to this application.

Native Vegetation

Impacts on native vegetation, including on the nearby Towan Bushland Reserve has been considered during the risk assessment process to obtain an endorsed Work Plan appended to this application.

Heritage

There are no identified heritage values within the Work Authority area or the immediate surrounds. Heritage Victoria have been consulted and their response is as contained within the endorsed workplan.

Cultural Heritage

A review of the ACHRIS mapping does not indicate any areas of cultural sensitivity on the land. A cultural heritage self-assessment was conducted using the planning tool available from the First Peoples – State Relations website which indicated that a Cultural Heritage Management Plan is not required.

An Aboriginal Cultural Heritage Due Diligence Assessment report was produced by Dr Matt Cupper which advises that the land is unlikely to contain Aboriginal cultural heritage and therefore a CHMP is not required.

Should an item of cultural heritage sensitivity be identified during development or operations then all activities will cease within 15m of the find, and First Peoples – State Relations will be contacted for advice. If suspected human bones are found then Victoria police will be notified.

Conclusion

In conclusion, it is considered for reasons outlined above the use and development responds well to the opportunities and constraints of the site, the appearance and function of site and location of buildings and their uses on adjoining land.

The proposal is considered appropriate for the site for the following reasons:

- ♦ The proposal is consistent with the Swan Hill Planning Scheme including the Planning Policy Framework (PPF)
- ♦ The use and development is consistent with the purpose of 52.09 in relation to Extractive Industries.
- ♦ The proposal satisfies the purpose of the Farming Zone (FZ) by providing an alternative use of the land, which is complementing the established dry land agricultural holding.
- ♦ Amenity impacts have been considered and responded to accordingly through the design and operation of the activity.

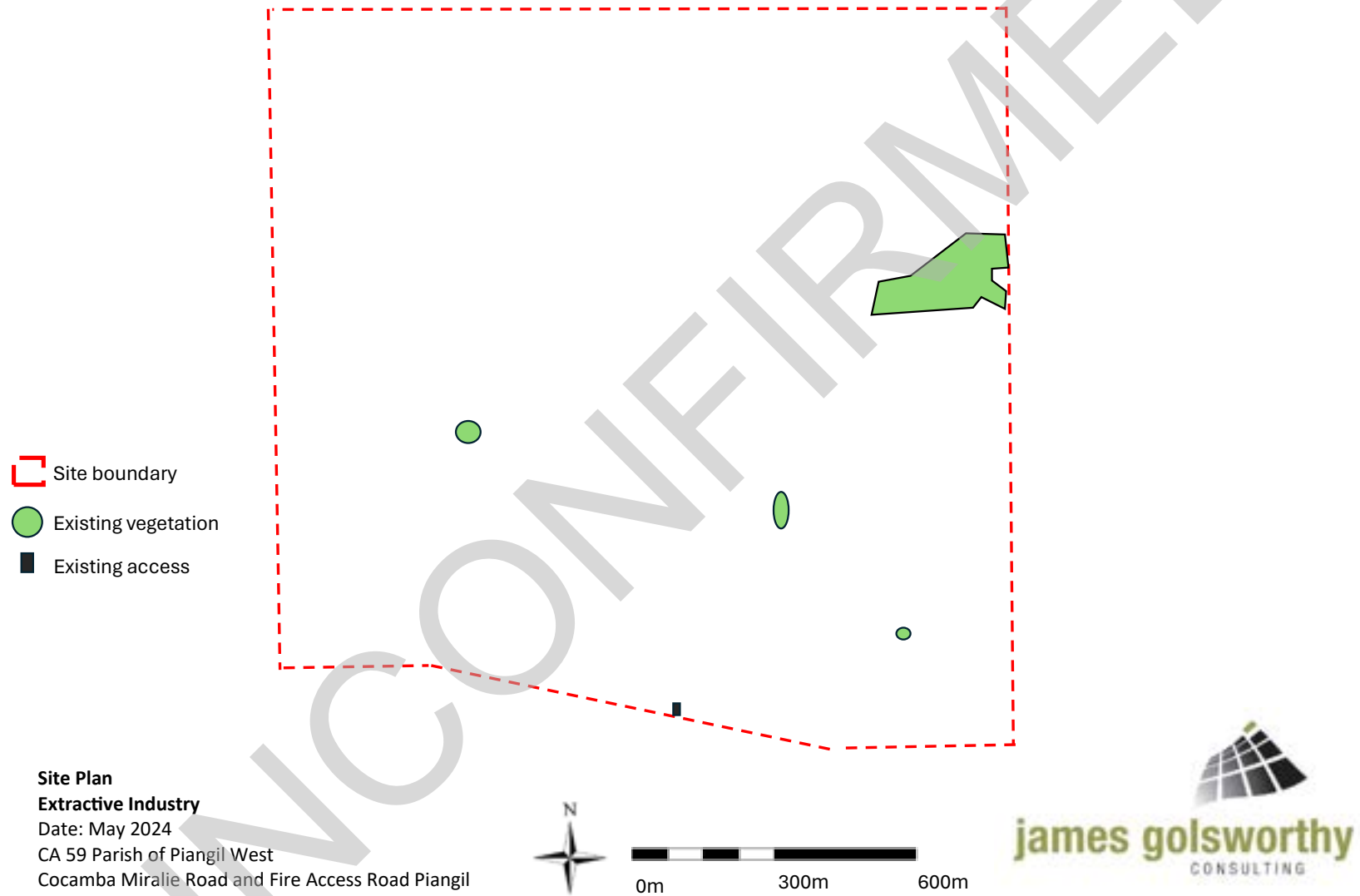
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Extractive Industry

Crown Allotment 59 Parish of Piangil West

(Cocamba-Miralie Road, Piangil)

Significant Ground Disturbance Assessment



Report to Harril Pty Ltd

22 November 2023

Landskape

a division of ML Copper Pty Ltd
ABN 48 107 932 918

PO Box 1068 Carlton 3053

e mail: landskape@telstra.com

tel: 0408 006 690

Extractive Industry

**Crown Allotment 59, Parish of Piangil West
(Cocamba-Miralie Road, Piangil)**

Significant Ground Disturbance Assessment

Report to Harril Pty Ltd



Author: Dr Matt Cupper
Date: 22 November 2023

PO Box 1068 Carlton 3053
e mail: landscape@telstra.com
tel: 0408 006 690

Executive Summary

Harril Pty Ltd proposes to extract limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil.

As part of the planning approvals process preceding the proposed development Landskape's principal research scientist Dr Matt Cupper was engaged by Harril Pty Ltd to complete a significant ground disturbance assessment and identify whether a mandatory Aboriginal cultural heritage management plan is required for the activity. Dr Cupper is a qualified archaeologist and geoscientist, with over 20 years' experience as a cultural heritage practitioner and high-level expertise in geomorphology and soil science. He is also a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne.

The Victorian *Aboriginal Heritage Regulations* 2018 (r.7) require an Aboriginal cultural heritage management plan for a proposed activity, if: (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity (not subject to significant ground disturbance); and, (b) all or part of the activity is a high impact activity.

The activity area is not in an area of cultural heritage sensitivity according to Division 3 of the *Aboriginal Heritage Regulations* 2018.

Therefore a Cultural Heritage Management Plan under section 46 of the *Aboriginal Heritage Act* 2006 is not required for the proposed extraction of limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil.

No Aboriginal cultural heritage sites have previously been recorded in the area proposed for extractive industry. Predictive modelling shows there is low to negligible potential for Aboriginal cultural heritage to occur in the activity area.

Nevertheless, it is an offence to harm Aboriginal cultural heritage without a valid Cultural Heritage Permit or Cultural Heritage Management Plan and in accordance with the conditions of that permit or management plan.

A voluntary Cultural Heritage Management Plan could also be prepared for the activities under section 45 of the *Aboriginal Heritage Act* 2006.

In the event that previously unidentified Aboriginal cultural heritage items are encountered during the proposed activities, any further disturbance must be avoided. Works within 20 metres of the Aboriginal cultural material must cease immediately and a heritage advisor or First Peoples – State Relations (tel: 1800 762 003) consulted about an appropriate course of action prior to recommencement of activities. In the case of suspected human remains, all activity in the vicinity must be suspended. If human

skeletal remains are encountered, the Police or Victorian Coroner's office must be notified immediately. The State Coroner's Office can be contacted on tel: 03 9684 4444. If it is suspected on reasonable grounds that the human remains are Aboriginal Ancestral remains, the Coronial Admissions and Enquiries hotline on tel: 1300 888 544 must be contacted immediately.

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List of Abbreviations

ACHRIS – Aboriginal Cultural Heritage Register and Information System

CHMP – Cultural Heritage Management Plan

1 Introduction

Harril Pty Ltd proposes to extract limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil (Figure 1).

As part of the planning approvals process preceding the proposed development Landskape's principal research scientist Dr Matt Cupper was engaged by Harril Pty Ltd to complete a significant ground disturbance assessment and identify whether a mandatory Aboriginal cultural heritage management plan is required for the activity. Dr Cupper is a qualified archaeologist and geoscientist, with over 20 years' experience as a cultural heritage practitioner and high-level expertise in geomorphology and soil science. He is also a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne (see section 1.3).

1.1 Proposed Activity

The activity area to be used for limestone extraction was cleared for dryland cropping and grazing purposes around a century ago and regularly cultivated for cereal crops and pasture since this time.

The land use would be extraction of limestone. The activity would be adjacent to and utilize existing road infrastructure.

Activities for the proposed extractive industry would occupy a Work Authority area of approximately 200 ha (Figure 1).

Heavy earthmoving equipment (mechanical scrapers, excavators, front-end-loaders, etc) would be used to excavate the limestone. Earthmoving equipment and support vehicles would utilize existing access roads and tracks.



Figure 1. Location of the extractive industry

1.2 Aims of the Investigation

The aim of this geomorphic investigation was to prepare a general statement identifying whether the activity area has been subject to previous significant ground disturbance. Statutory requirements pertaining to Aboriginal cultural heritage were also examined to determine their applicability to the proposed activity.

Preparation of this assessment involved review of the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018*.

Aerial photographs were used to identify areas of potential significant ground disturbance.

1.3 Personnel Involved in the Assessment

Landscape's principal research scientist Dr Matt Cupper undertook the investigation and produced this report.

Dr Cupper has a wide background in the sciences and humanities, with degrees (including a PhD) in archaeology and classical history, geology and botany, with particular expertise in understanding the formation of archaeological sites and Quaternary environments. He has published extensively on these topics in high-profile, peer-reviewed scientific journals and was lead author for the Quaternary chapter of the *Geology of Victoria* (Cupper *et al.* 2003), the current, premier reference to Victoria's geology.

Dr Cupper is currently a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne (www.findanexpert.unimelb.edu.au/display/person20521), where he manages the luminescence dating facility in addition to teaching geological methods and sedimentary geology to undergraduate students and supervising postgraduate research.

As a consulting archaeologist and geoscientist, Dr Cupper has been engaged in hundreds of management and research-oriented studies throughout southeastern Australia for industry and government.

Dr Cupper also meets the requirements of a 'heritage advisor' under s. 189 of the *Aboriginal Heritage Act 2006*: (<https://www.firstpeoplesrelations.vic.gov.au/choose-heritage-advisor>).

2 Contextual Information

2.1 Legislative Context

All Victorian registered and unregistered Aboriginal cultural heritage sites are protected by the *Aboriginal Heritage Act 2006* (commenced 28 May 2007). This Act prohibits the wilful destruction or disturbance of any Aboriginal cultural heritage site, place or object.

First Peoples – State Relations is the Victorian State Government agency that administers this Act.

2.1.1 *Aboriginal Heritage Act 2006*

The *Aboriginal Heritage Act 2006* and its *Aboriginal Heritage Regulations 2018* are of particular relevance to the proposed development. A core component of this Act is the preparation of Aboriginal cultural heritage management plans (CHMPs), which are required under certain circumstances for high impact activities.

The regulations can be used to determine if an Aboriginal cultural heritage management plan is required for an activity. Section 4 of this scoping study makes such a determination for the proposed extractive industry. The regulations also detail the standards expected of an Aboriginal cultural heritage management plan.

2.2 Environmental Context

The area proposed for limestone extraction is on Quaternary (Present-3 million year old) sandplains of the Woorinen Formation (Lawrence 1966, VandenBerg 1997, Cupper *et al.* 2003).

The topsoil and subsoil within the extraction area has been substantially disturbed during past agricultural land use. This includes clearing of the original vegetation, land levelling and repeated ploughing for broadacre cereal crops (Figures 2-7).

2.3 Aboriginal Cultural Heritage Context

2.3.1 Previous Archaeological Studies

Previous archaeological studies in northwestern Victoria have demonstrated Aboriginal occupation dating back at least 30,000 years. The oldest archaeological site in the region is at Lake Tyrrell, some 45 km southwest of Wood Wood, where stone artefacts and hearths were excavated adjacent to the lakeshore (Macumber 1991, Richards and Webber 2004). Charcoal at the Lake Tyrrell site was radiocarbon dated to $40,384 \pm 766$ years before present (AHU-171; Richards and Webber 2004), although this may not relate to human occupation.



Figure 2. Location of the activity area for proposed extractive industry.



Figure 3. Activity area for proposed extractive industry.



Figure 4. Activity area for proposed extractive industry.



Figure 5. Activity area for proposed extractive industry.



Figure 6. Activity area for proposed extractive industry.



Figure 7. Activity area for proposed extractive industry.

The Nyah State Forest, stretching some 10 km upstream along the Murray River from Wood Wood to Nyah, east of the activity area, has perhaps the most studied archaeological sites in the region (eg. Coutts 1977, Coutts et al. 1979, Cusack 2000). Earth mounds, freshwater mussel shell middens and trees scarred by Aboriginal people have been identified in the Nyah State Forest during these previous studies. Earth mounds are features that may have been used by Aboriginal people as cooking ovens or as campsites. Earth oven material, stone artefacts, food refuse and the remains of hut foundations have been recovered from excavated earth mounds. Those sites that have been dated are less than 3000 years old (Coutts and Witter 1977, Downey and Frankel 1992).

2.3.2 Previously Identified Aboriginal Cultural Heritage in the Study Area

According to the Aboriginal Cultural Heritage Register and Information System (ACHRIS), no Aboriginal cultural heritage places have been located previously in the area proposed for limestone extraction. There are stone artefacts and shell middens in the wider sandplain some distance from the activity area.

3 Cultural Heritage Predictive Model

Previous archaeological studies indicate that the most frequently recorded Aboriginal cultural heritage sites in the Piangil area are stone artefacts. Shell middens are also represented in the regional archaeological record of the Mallee hinterland. Based on these observations of archaeological site types and their distribution and landscape setting, the following predictive model of Aboriginal cultural heritage site locations for the activity can be proposed. A summary of the predictive model is presented in Table 1.

Past Aboriginal occupation of the area that is now Piangil would have been heavily focussed on the Murray River corridor to the east as this offered a rich resource zone in an otherwise arid landscape. Consequently, most archaeological sites can be expected adjacent to water sources. The sandplain hinterland some distance from the river such as that proposed for extractive industry has a much lower potential for containing Aboriginal cultural heritage places and items.

The potential for encountering Aboriginal cultural heritage in the activity area is also mitigated to a large extent by the high degree of previous disturbance of the area. For example, the removal of the original vegetation during past land use means scarred trees will not be encountered. Similarly, extensive modification of the original land surface by ploughed cultivation during the past agricultural land use could have destroyed or dispersed Aboriginal stone artefacts and the remains of hearths, had they previously existed in these areas. Burials are unlikely, given that most occur in sandy dune deposits. Stone quarries or stone features are definitely not represented because suitable rock outcrop is absent.

Table 1. Desktop predictive model of encountering Aboriginal cultural heritage sites in the activity area.

Scarred trees	Stone artefacts	Earthen features	Stone features	Burials	Hearths	Shell middens
Negligible	Low	Negligible	Negligible	Negligible	Low	Negligible

4 Assessment of Proposed Development According to *Aboriginal Heritage Regulations 2018*

All Aboriginal cultural heritage is protected by the State *Aboriginal Heritage Act 2006*. Responsibility rests with the proponent of a development to demonstrate that due care and diligence have been taken to identify and avoid impacts on archaeological sites through construction works.

A key component of the Act is Aboriginal Cultural Heritage Management Plans, which are required under certain circumstances for high impact activities.

Using the *Aboriginal Heritage Regulations 2018* that accompany the *Aboriginal Heritage Act 2006* it is possible to determine whether the development proposal for the extractive industry would trigger an Aboriginal Cultural Heritage Management Plan.

The *Aboriginal Heritage Regulations 2018* (r.7) stipulate that an Aboriginal Cultural Heritage Management Plan is required for a proposed activity, if:

- (a) all or part of the activity area for the activity is an area of *cultural heritage sensitivity*; and,
- (b) all or part of the activity is a *high impact activity*.

The second limb (part [b]) of regulation 7 is met for the proposed extractive industry. According to r.51 of the *Aboriginal Heritage Regulations 2018*, activities requiring Earth Resource Authorisations are high impact activities.

However, with reference to the first limb (part [a]) of regulation 7, the proposed extraction area is not located in an area of cultural heritage sensitivity as defined by Division 3 of the Victorian *Aboriginal Heritage Regulations 2018* (see also: <https://achris.vic.gov.au/#/onlinemap>; Appendix 1). Specifically, the proposed extraction area is not within 50 metres of a registered Aboriginal place (r.25[2]), 200 metres of a waterway (r.26[1]), prior waterway (r.27[1]), ancient lake (r.28[1]), declared Ramsar wetland (r.29[1]), coastal crown land (r.30 [1]) or coastal land (r.31[1]), a park (r.32[1]), the High Plains (r.33[1]), the Koo Wee Rup Plain (r.34[1]), a greenstone outcrop (r.35[1]), a stony rise (r.36[1]), a volcanic cone (r.37[1]), a cave (r.38), a lunette (r.39[1]), a dune¹ (r.40[1]) or a sand sheet (r.41[1]).

Therefore, a cultural heritage management plan under section 46 of the *Aboriginal Heritage Act 2006* is not required for the proposed extractive industry.

¹ this section of the Woorinen Formation tends to be an undulating sandplain rather than comprising distinct dune landforms; see Cupper *et al.* (2003).

5 Conclusions and Recommendations

The activity area is not in an area of cultural heritage sensitivity according to Division 3 of the *Aboriginal Heritage Regulations* 2018.

No Aboriginal cultural heritage sites have previously been recorded in the area proposed for extractive industry. Predictive modelling shows there is low potential for Aboriginal cultural heritage to occur in the proposed extraction area.

Nevertheless, it is an offence to harm Aboriginal cultural heritage without a valid Cultural Heritage Permit or Cultural Heritage Management Plan and in accordance with the conditions of that permit or management plan.

A voluntary Cultural Heritage Management Plan could also be prepared for the activities under section 45 of the *Aboriginal Heritage Act* 2006.

In the event that previously unidentified Aboriginal cultural heritage items are encountered during the proposed activities, any further disturbance must be avoided. Works within 20 metres of the Aboriginal cultural material must cease immediately and a heritage advisor or First Peoples – State Relations (tel: 1800 762 003) consulted about an appropriate course of action prior to recommencement of activities. In the case of suspected human remains, all activity in the vicinity must be suspended. If human skeletal remains are encountered, the Police or Victorian Coroner's office must be notified immediately. The State Coroner's Office can be contacted on tel: 03 9684 4444. If it is suspected on reasonable grounds that the human remains are Aboriginal Ancestral remains, the Coronial Admissions and Enquiries hotline on tel: 1300 888 544 must be contacted immediately.

6 References

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Appendix 1. ACHRIS map

UNCONFIRMED



Work Authority WA008287
Work Plan (WA) PLN-001779


Licence Ownership Details	
Licensee	Harril Pty Ltd
Registered Address	14 Pritchard Street Swan Hill Victoria 3585

Mineral Resources (Sustainable Development) Act 1990

Tenement Number: WA008287

Plan Number: PLN-001779

Work Plan Statutorily Endorsed

Signed: 

Delegate of the Department Head

Date: 01/05/2024

Plan Summary Details	
Project Name	Harril Pty Ltd
Plan Description	Limestone extraction to a nominal depth of 1.5m and a maximum depth of 1.9m. Please refer to included Workplan Application.

Area Details	
Property Name	Harril Pty Ltd
Address	Cocamba-Miralie Road
Suburb / Town	Piangil
Postcode	3597
Land Tenure (ownership) details	
Land Tenure Type	The site is leased by operator
Depth Limitations	Yes
Depth Limits	50 feet

Resource Type	
WA Commodity	Limestone (incl. limesand)
WA Primary Commodity	Limestone (incl. limesand)
Total Resource Estimate	860,000.00
Unit of Measure	Cubic metres

Proposed Final Depth of Extraction	
Estimated Max Terminal	1.90 metres

WA008287

Printed on 01/05/2024

PLN-001779 Work Plan (WA)

Depth	
Batter Slope Angle	degrees

Top soil, overburden and subsoil disturbance	
Est Volume of Top Soil	5,000.00
Unit of Measure Top Soil	Cubic metres
Est Depth of Top Soil	0.10 metres
Est Volume of Overburden	0.00
Unit of Measure Overburden	Cubic metres
Est Depth of Overburden	0.00 metres
Area of Disturbance	215.52 hectares

Operation Type	
Operation Type	Dry open pit
Operation Type – Other	

Plant, Equipment and Method
<p>Typical earthmoving equipment including</p> <ul style="list-style-type: none"> Bulldozers Graders Loaders, Dump trucks Scrapers Tractor and bucket Water truck Mobile fuel tank Truck and dog <p>Specialised equipment includes</p> <ul style="list-style-type: none"> Mobile pug mill Mobile crushing machine Mobile screens

Operating Hours (24 Hour)			
	Above Ground Operations	Sales	Processing
Mon-Fri Start	6:30	N/A	6:30
Mon-Fri End	18:00	N/A	18:00
Sat Start	6:30	N/A	6:30
Sat End	18:00	N/A	18:00
Sun Start	N/A	N/A	N/A
Sun End	N/A	N/A	N/A

WA008287

Printed: 15/02/2024

PLN-001779 Work Plan (WA)

Public Holiday Activity	No	No	No
Operational hours Clarification	6.30am to 6.00pm Monday to Saturday		

UNCONFIRMED

Risk Management Plan

Hazard:				
Source	Receptor	Standard Controls and Measures	Monitoring and Reporting	Additional Treatment Required

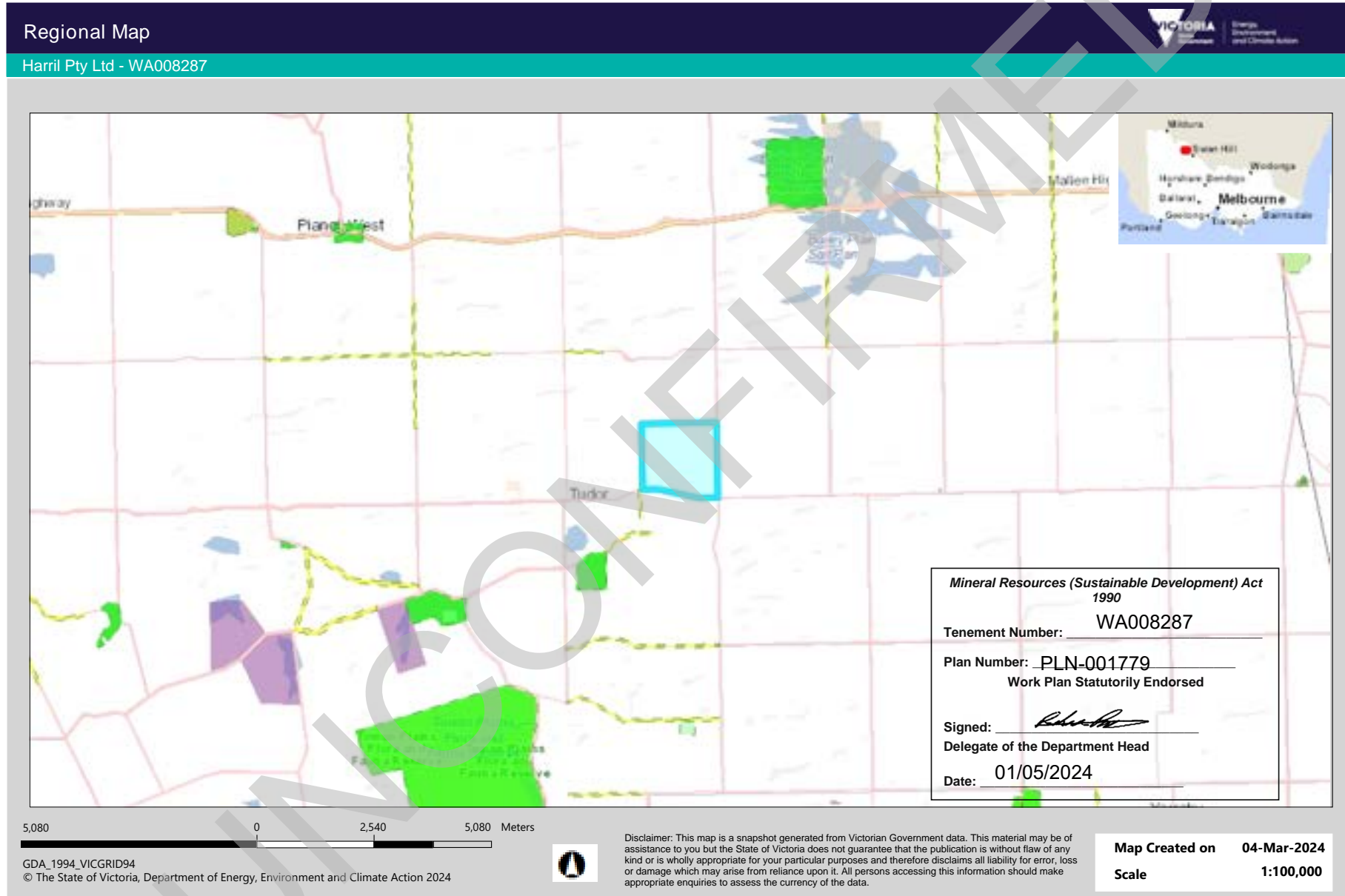
WA008287

Printed: 15/02/2024
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PLN-001779 Work Plan (WA)

Attachments Provided



Regional Map



Victoria

Government

Energy, Environment and Climate Action

Harril Pty Ltd - WA008287

Legend

- All Tenure Outline

Lease

General Licence

Riparian Management Licence

Grazing Licence

Water Frontage Licence

Unused Road License

Government Road

Dual Status Government Road

Delegated Management Reserve

Direct Management Reserve

Public Land Detailed 0-1

Alpine Resort

Coastal Reserve

Commonwealth Land

Community Use Area

Earth Resources

Essentially Natural Catchment

Forest Park

Historic Reserve

Marine National Park

Marine Sanctuary

National Park

Natural Features Reserve

Nature Conservation Reserve

NPA Schedule 3 Other Park

NPA Schedule 4 Park or Reserve

Other

Plantation

Port Coastal Facility

Proposed National Parks Act

Regional Park

Services and Utilities

State Forest

State Park

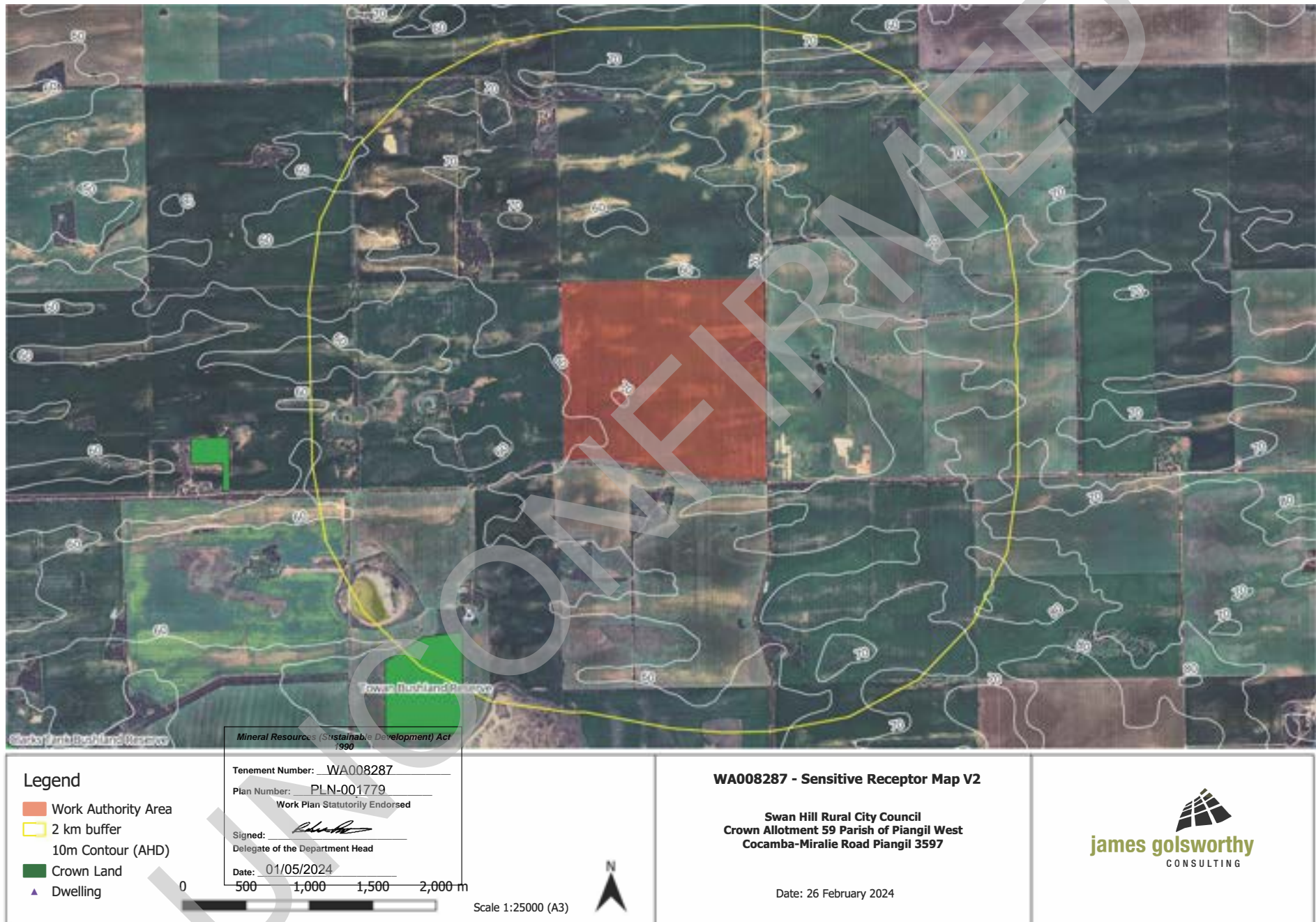
Uncategorised Public Land

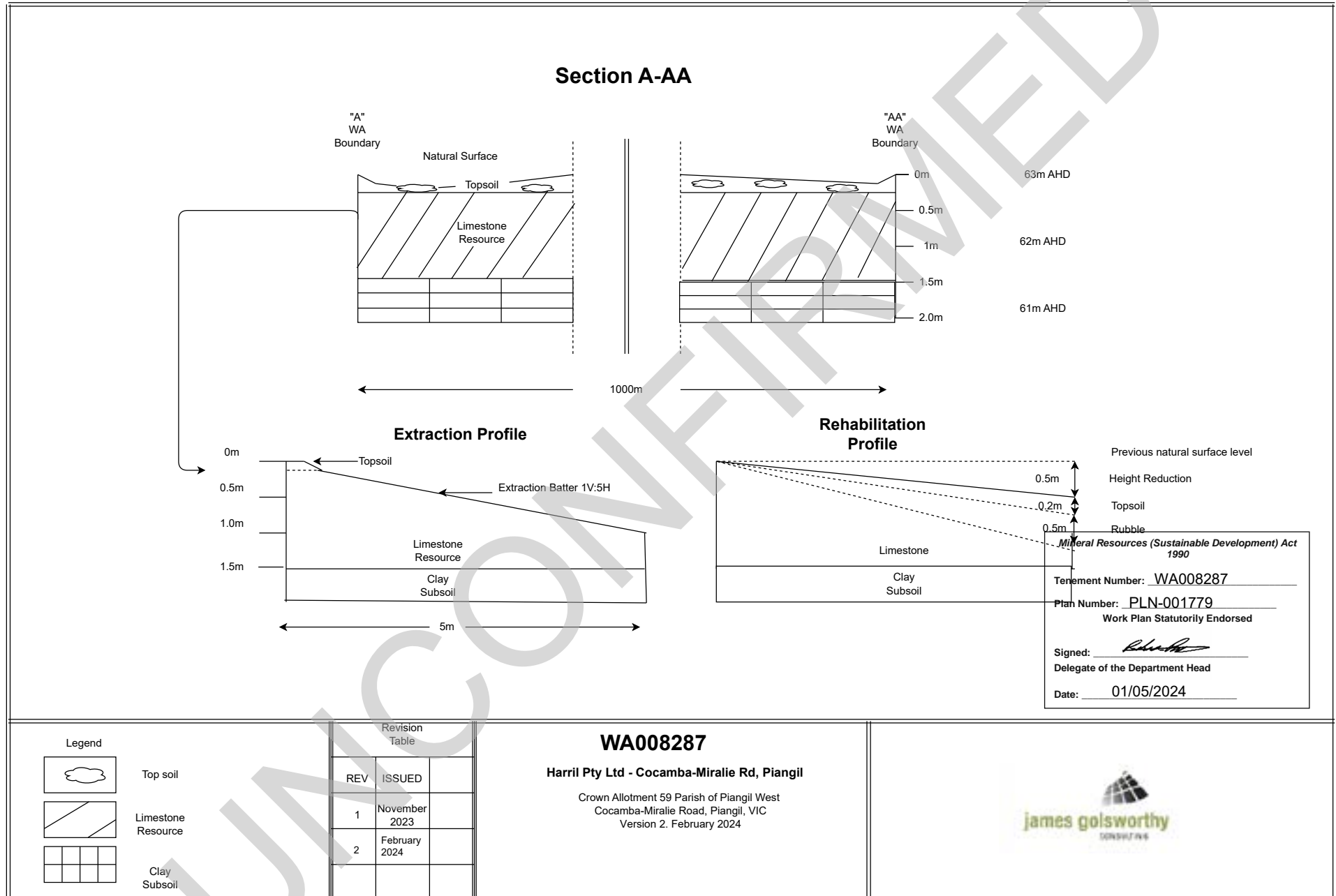
Water Body

Water Production

Wilderness Park









Legend

- Domain 1 Extraction Area
- Domain 2 Haul Rd & Stockpile/Processing
- Domain 3 Office, Weighbridge & Carpark
- Work Authority Area
- Property Boundary
- Entry & Exit
- Vegetation including 15m buffer
- 10m Contour (AHD)
- Channel Easement
- GWM Water Outlet
- GWM Water Pipeline

Mineral Resources (Sustainable Development) Act 1990

Tenement Number: WA008287

Plan Number: PLN-001779

Work Plan Statutorily Endorsed

Signed:

Delegate of the Department Head

Date: 01/05/2024

0 250 500 m

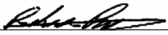
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WA008287 - Rehabilitation Map V2

Swan Hill Rural City Council
Crown Allotment 59 Parish of Piangil West
Cocamba-Miralie Road Piangil 3597

Date: 26 February 2024



Mineral Resources (Sustainable Development) Act 1990	
Tenement Number:	WA008287
Plan Number:	PLN-001779
Work Plan Statutorily Endorsed	
Signed:	
Delegate of the Department Head	
Date:	01/05/2024



Work Plan

Harril Pty Ltd

Extractive Industry - Limestone Quarry

Cocamba - Miralie Road Piangil, Victoria

Work Plan: WA008287

February 2024

Environmental planning & development specialists

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Project and Resource Description

The project involves extracting limestone from a parcel of land in the Mallee region of Victoria. The land is privately owned, by Tudor Stone Pty Ltd, and leased to Harril Pty Ltd.

The material sought is limestone which is either on the surface or at a depth of approximately 1.2m below the surface. Accordingly, 90% of the extraction works will be at this level, occasionally it may extend to a maximum depth of 1.9m.

The annual production estimate is expected to be between 50,000 and 100,000 tonnes, depending on demand.

A detailed risk assessment for the proposed operation has been prepared that identifies and assesses the hazards associated with the project and describes suitable control measures to eliminate, reduce or mitigate the hazards. Refer to Appendix 1.

Earth Resources Regulation confirmed an inception meeting with referral agencies was required as part of the process of developing this Work Plan. Accordingly, the following agencies were invited to attend a site meeting 2nd August 2023

- ♦ Earth Resources Regulation (ERR)
- ♦ Department of Energy, Environment and Climate (DEECA)
- ♦ Grampians Wimmera Mallee Water (GWMW)
- ♦ Swan Hill Rural City Council (SHRCC)
- ♦ Heritage Victoria (HV)
- ♦ First Peoples State Relations
- ♦ Joel Reither (VHM Limited)

Grampians Wimmera Mallee Water and Heritage Victoria did not respond to the invitation to attend the site meeting.

First Peoples - State Relations were an apology to attend and recommended to engage an appropriately qualified Heritage Advisor to assess the nature of the proposal with respect to Cultural Heritage Sensitivity.

The area is not within a Registered Aboriginal Party footprint and the land contains no mapped areas of cultural heritage sensitivity.

Dr Matt Cupper has provided a Due Diligence letter report at Appendix 14.

DEECA was unable to attend the site meeting however provided the following comments as a desktop analysis to be considered.

- Identify all native vegetation that exists on the site (work authority area) and where it will be protected through a detailed plan or aerial imagery.
- Native vegetation to be protected by a 15m buffer zone from the drip line of the tree and native vegetation understorey where trees are not present.
- When extraction comes within 100m of native vegetation, it is to be protected by parawebbing or similar.
- Flora and fauna within 2km of the work plan need to be identified and considered as sensitive receptors and impacts mitigated if required.
- A 20m buffer will be retained from the property boundary to the Work Authority area and an additional 10m buffer to the Extraction area boundary.
- A 15m buffer to apply as mentioned above.
- Identify how dust suppression and mitigation will occur.
- Identify all access points, internal roads and any infrastructure including parking, storage, offices, toilets and any other amenities.
- Rehabilitation is required to be undertaken during the extraction works to ensure that progressive rehabilitation is occurring.
- Mitigation measures to ensure that stockpiles do not create additional dust if left for an extended time (such as seeding).

VHM Limited enquired as to what obligations VHM Limited would have given their association with the land and it as resolved that there would be none if the works and application are being undertaken by a separate entity (ie land owner).

VHM Limited also enquired into the arrangement between Harril Pty Ltd and VHM Limited regarding the

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working capacity of the land should another matter be found during exploration. Section 77S of the Mineral Resources (Sustainable Development) Act (MRSDA) addresses Work Authorities on land subject to another licence regarding notifications and consent, but does not address the above. It was unanimously agreed that it would be a matter for the landowner and VHM Limited to take up.

The minutes from the inception meeting form Appendix 11 and documents the advice raised by agency representatives in attendance.

Post meeting, Heritage Victoria (HV) advised their records indicate the subject area does not contain any Victorian Heritage Inventory sites, places in the Victorian Heritage Register or places in the National Heritage List. Their advisory email forms Appendix 15. RTP02 – Ground Disturbance (Appendix 5), covers the unlikely discovery of any item of historic value or interest.

Swan Hill Rural City Council advised they were under resourced and unable to provide any comments at such time.

Site Information

Location

The subject land is located on the corner of Cocamba - Miralie Road and Fire Access Road Piangil and is known as CA 59 PP3392. The land is zoned FZ – Farming Zone.

A Detailed Site Plan is included as Appendix 7.

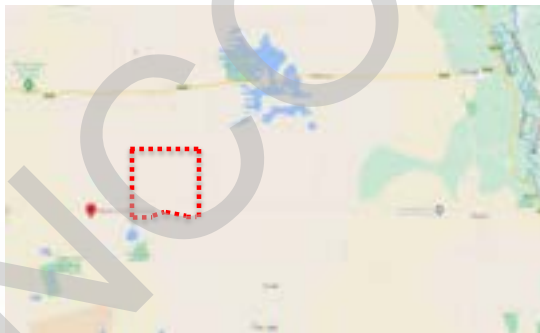


Figure 1 Location of quarry

Tenure

The proposed Work Authority Area is 226.25 hectares, however as all vegetation is to be protected by a 15m buffer zone, the area for potential extraction is reduced to 215.52 hectares. Outcropping and shallow deposits will be targeted.

A Planning Property Report for the subject land parcel is included as Appendix 16.

It is noted the applicant currently hold a Work Authority to operate a limestone quarry (WA1534).

Depth Limit

The certificate of Title indicates that an extraction depth limitation of 50 feet (15.24m) applies to the land.

Topographical Information

The topsoil type is a red sandy loam with low moisture and organic carbon content. A band of limestone sheet and limestone rubble is found at a depth from surface to approximately 1.5m.

A site assessment conducted 11th August indicated that the paddock gently undulating with a 10m change in elevation from highest to lowest point – see Figure 2 below.

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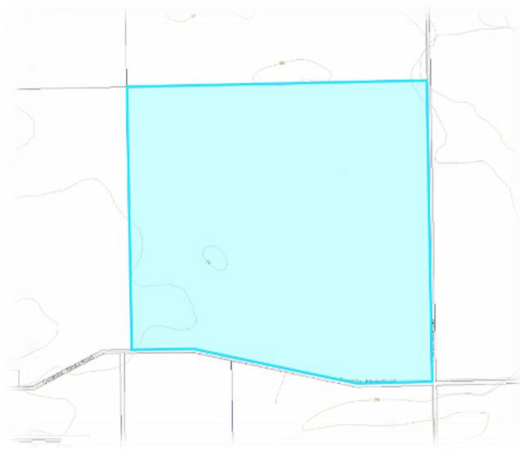


Figure 2 CA59 Topography

Average rainfall for Piangil is 308mm, winter-spring dominated with November being the wettest month (mean rainfall of 41.2mm) and March being the driest (mean rainfall of 16.6 mm).

Current Land Use

The site is located within the Farming Zone and the immediate surrounding area is used for dry-land farming supporting cropping, sheep, and cattle grazing. Most of the subject land is cleared for cropping, however, there remain areas of native vegetation abutting and within the paddock that will not be impacted by the extraction of limestone.



Figure 3 Typical site Land use

Native Vegetation

Mapping indicates the site contains areas of Woorinen Mallee and Semi-arid Woodland EVC's both of which are listed as vulnerable communities – see Figure 4 below.



Figure 4 Vegetation mapping

The proposed development will not impact native vegetation and all native vegetation will be protected by buffer zones. Roadside vegetation will be protected by a 20m buffer from the fence line to the Work Authority area with a further 10m buffer to the extraction area. Scattered vegetation located inside the boundary will be protected by a 15m buffer zone from the nearest extraction. The land has been cultivated and cropped for many years and as such there remains no native vegetation understory, within the proposed extraction area.

The site map (Appendix 7) shows the location of the boundary fence, Work Authority area, extraction area and buffer zones around vegetation.

Cultural Heritage

A review of the ACHRIS mapping does not indicate any areas of cultural sensitivity on the land. A cultural heritage self-assessment was conducted using the planning tool available from the First Peoples – State Relations website which indicated that a Cultural Heritage Management Plan is not required. This advice can be found as Appendix 13.

The land is within the Woorinen geological formation which can contain east-west running sand dunes, and therefore an Aboriginal Cultural Heritage Due



Diligence Assessment report was produced by Dr Matt Cupper. Dr Cupper's report advises that the land is unlikely to contain Aboriginal cultural heritage and therefore a CHMP is not required.

Should an item of cultural heritage sensitivity be identified during development or operations then all activities will cease within 15m of the find, and First Peoples – State Relations will be contacted for advice. If suspected human bones are found then Victoria police will be notified.

Sensitive Receptors

A location map showing a 2km buffer around the site shows sensitive receptors proximal to the Work Authority (Appendix 12).

- ~0.3km south – shed
- ~0.7km east – extractive industry infrastructure
- ~1.4km southwest – dwelling and shedding
- ~1.6km southwest – Towan Bushland Reserve



Figure 5 2km buffer zone

Heritage

There are no identified heritage values within the Work Authority area or the immediate surrounds. Heritage Victoria have been consulted and their response is as follows and contained as Appendix 12.

"..... our records currently indicate that the subject area does not contain any Victorian Heritage Inventory sites, places in the Victorian Heritage Register or places in the National Heritage List.

Please note, the Heritage Act 2017 provides blanket protection for all historical archaeological sites in Victoria. If archaeological deposits are identified at any

stage during works, this office must be notified immediately."

Native Flora and Fauna

NatureKit Victoria searches showed that there no threatened or endangered flora or fauna species within the Work Authority area. The following threatened or endangered species were identified within a 2km buffer zone of the Work Authority area.

Species name	Common name	Threatened/Endangered (EPBC, FFG)
<i>Polytelis anthopeplus monarchoides</i>	Regent Parrot	Vulnerable/Vulnerable
<i>Triraphis mollis</i>	Needle grass	NA / Endangered

Table 1 Threatened fauna within a 2km buffer zone

Impacts on native flora and fauna have been considered during the risk assessment process and included in the Risk Register (Appendix 1) and the impacts of threatened species is not considered to be significant.

Regent Parrot

There has been a single sighting of a Regent Parrot within the 2km buffer area since 1986. The Regent Parrot breeds almost entirely in River Red Gum forest and woodland and all known breeding colonies are located along inland rivers (Murray, Wakool, Murrumbidgee) in large trees exceeding 160cm DBM).

The national recovery plan for the Regent Parrot, states that little is known about habitat utilised by the birds outside of the breeding season, although studies in 2008 recorded large numbers roosting in mallee near the Murray River and then returning to River red Gums for most of the day.

The location of the development is 15km away from the Murray River and does not contain any critical habitat for the Regent Parrot. As no vegetation will be destroyed or lopped in the Work Authority area, the development is not expected to impact the distribution and abundance of this species.



Needle Grass

There has been a single recording of needle grass within the 2km buffer area since 1963. Needle grass is an annual plant that grows to 1.2m tall. Due the long history of cropping and the use of herbicides during fallow periods it is unlikely that the species is present in the Work Authority area. No Needlegrass was identified during a site inspection conducted 11/8/2023.

All vegetation within the extraction limit will be protected by a 15m buffer between native vegetation and the start of the extraction batters. No activities will be undertaken within this buffer zone, including stockpiling or vehicle parking. A 15m tree protection zone (TPZ) will be identified using paraweb (or similar) when operations are planned within 100m of remnant vegetation.

Public Road Users

There are two public roads abutting the site. Trucks will enter and leave the site via an existing entrance on Cocamba-Miralie Road and then either proceed on the Cocamba-Miralie Road to the intersection with the Murray Valley Highway.

The Swan Hill Municipal Register of Public Roads 2021 identifies:

- ♦ Fire Access Road, as an unsealed access road
- ♦ Cocamba-Miralie Road as an unsealed access road



Figure 6 Public roads

Annual production is difficult to determine as it is based on demand but based on an average annual production of 70,000 tonnes, this equates to

approximately 2,500 truck movements (assuming 28 tonnes per load in a truck and dog configuration); assuming the site is operational for eight months annually operating six days per week equates to approximately 11 truck movements per day.

The effect of quarrying activities on the users of public roads has been considered. Please refer to the Risk Register (Appendix 1).

Residences

There is a single dwelling within 2km of the proposed quarry located approximately 1.4km southwest of the Work Authority area.

Infrastructure

The site has existing fencing suitable for its current purpose of cropping. There are no overhead or underground power lines traversing the property.

A Grampians Wimmera Mallee Water (GWMW) water supply pipeline is located in the road reserve to the east of the property (Fire access Road) and south of the property (Cocamba-Miralie Road) with a spur line and outlet on the southern boundary of the property – see Site Map (Appendix 7).

Groundwater

Review of groundwater data indicates that depth to groundwater ranges between 5 and 20m below ground level. Given that extraction depth will not exceed 1.9m, groundwater interception is considered unlikely, however cannot be entirely discounted.

Site Operation

Maximum Open Area

A maximum area of 5Ha will be open at any time including areas of extraction and areas being rehabilitated.

The resource is very shallow, and some areas the site have no topsoil or overburden, and the resource is visible on the surface and will be targeted. The average topsoil over the extraction area is estimated to be 0.1m. There is no overburden except for the shallow topsoil.

Given that only 5Ha will be disturbed at any time, the volume of topsoil and overburden at any time is calculated below.

$$5\text{Ha} \times 100\text{mm} = 50,000\text{m}^2 \times 0.1\text{m} = 5,000\text{m}^3.$$

Extraction Volume

Extraction volume is difficult to calculate as it is dependent upon demand, however given the depth of the deposits we have estimated them using the following process.

Estimated extraction area is 215 hectares. Given an average depth of 1.0m, we calculate the total "in-ground" reserves to be 2,150,000m³. A recovery rate of 40% after screening, indicates that there is approximately 860,000m³ of resource to be recovered. Given a density of 2 tonnes per cubic metre this equates to approximately 1,720,000 tonnes of limestone to be carted off site. Given a production estimate of 70,000 tonnes per annum, this equates to a quarry life of approximately 25 years.

Buffer Distances

- ♦ There will be a 20m buffer between the boundary fence and the Work Authority area (Swan Hill Planning Scheme requirement).
- ♦ There will be a 10m buffer between the work authority area and the extraction area (ERR requirement).
- ♦ There will be a 15m buffer from the dripline of native vegetation to the start of the extraction area batters (DEECA requirement).

Site Infrastructure

Staffing

The maximum number of staff on site at any time will be 8, comprising 5 machinery operators and 3 truck drivers. The truck drivers will be on site only whilst trucks are being loaded.

Site Office

The site office will be a portable structure and will have a generator to provide power. The site office will include basic staff amenities including a fridge and drinking water, first aid provisions, items necessary for site administration and a fuel spill kit. As mobile phone coverage in the area is reliable, there is no requirement for fixed communication services.



Figure 7 Site office

Weigh Bridge

A 20m long x 3m wide above ground weighbridge will be installed on the site adjacent to the site office. The weighbridge will be constructed on concrete foundations.

Shade Structure

A temporary shade structure will be erected between shipping containers for the purpose of conducting routine (minor) machinery maintenance out of the impacts of the weather.



Figure 8 Temporary shade structure



Figure 9 Above ground weighbridge

Toilet amenities

Toilet amenities will be provided via a portable toilet unit. Waste will be removed under arrangement with the service provider.

Parking

A dedicated area has been allocated for staff and site visitor parking.

Fuel Storage Area

Fuel will be stored in a double bunded fuel tank. As extraction operations move away from the infrastructure area a double bunded fuel trailer or dedicated fuel truck will be used to fill mobile plant. A spill kit will be available wherever mobile plant and equipment is being refuelled.

Rubbish

It is not expected large amounts of waste will be generated on site. Appropriate covered containers (wheelie bins) will be available on site to contain wastes. Any waste will be removed promptly and disposed of at the Swan Hill Rural City Council Waste Transfer Station. No waste will be buried, burnt nor left on site for an extended period.

Processing Method

General

Due to the shallow nature of the extraction, there will be no blasting conducted at the site.

Ground water accession, containment dams (water/slimes) and discharging offsite are not applicable.

Working methods that have been used successfully at previously sites managed by Harril Pty Ltd, will be adopted for this site. The locations for the following activities are identified on the Site Map – Appendix 7.

- ♦ Works will commence in the area identified as Stage A.
- ♦ Stripped topsoil will be stockpiled.
- ♦ Extraction direction will be from south to north.
- ♦ During extraction activities, working batters will be a shallow slope at a minimum of 1V:5H as per DEECA requirements. Bench height will be at an average of 1m.
- ♦ The approximate area to be disturbed will be 5 Ha
- ♦ The material will be taken to the processing pad where it will be put through screen/crusher/pugmill for processing.
- ♦ Once processed each class of material will have a separate stockpile site. Trucks will be loaded from this stockpile site.
- ♦ Once loaded trucks will leave via the weigh bridge and record their weights in the office.
- ♦ Trucks will then move off the weighbridge onto the tarp roiling area and then exit the quarry via the exit on Cocamba-Miralie Road.

Mechanical

It is noted that much of the resource is at ground level, and will be targeted however, when necessary, a bulldozer will be used to push any topsoil into a stockpile, exposing the limestone ready for excavation. A grader or bulldozer will then rip the ground containing the resource, reducing the rubble size while still in the ground. A front-end loader will be used to remove the resource and load it into moxy dump trucks for conveyance to the processing pad.

It is expected the resource will be removed from the site as it is produced and that very little of the product will be stockpiled for periods of more than 6 weeks.

Scrapers and loaders will be used for progressive site rehabilitation, placing topsoil over fully extracted areas. A scraper may be used to take topsoil from raised ridges adjacent to the site if topsoil is limited.



Land contours will be returned to as near as practicable to original contours to ensure that drainage patterns are not significantly altered.



Figure 10 Typical plant and equipment



Figure 11 Mobile quarry equipment

Hours of Operation

The hours of operation for this site will be 6.30am to 6.00pm on Monday to Saturday. All operations relating to the site (including stripping, extraction, crushing, screening, stockpiling, loading of trucks, truck movements, rehabilitation activities) will be undertaken within this timeframe.

Access to Site

The perimeter of the property is currently fenced and there is no proposal to add security fencing to the site

due to the nominal depth of the workings and the remote location making unauthorised access unlikely.

The gate will be kept locked when the quarry is not in use and all keys will be removed from plant and equipment. Ladders will be locked, and fuel tank valves will also be kept locked.

The approved Work Authority boundary will be marked with white posts not less than one metre high above ground and painted white with the number of the Work Authority painted legibly on them. Spacing will be such that each post is visible to those nearest to it on either side.

The 15m vegetation buffer zone will be clearly marked with parawebbing or similar when extraction comes within 100m of native vegetation within the Work Authority area.

Due to the remote location, access to the site by unauthorised persons is expected to be rare and is addressed in the Risk Register (Appendix 1).

Appropriate signage will be displayed at the entrance gate. The sign must remain legible and contain the following information:

- ♦ The name of the Work Authority holder and the Work Authority number
- ♦ The Manager of the Work Authority, and
- ♦ Emergency contact details

As the workings move towards the middle of the site, a temporary road base will be laid towards the new extraction area to maintain suitable access. When this road is no longer required, the road base will be removed, and the area made good for the intended end use of cropping.

Site Management During Operations

Topsoil and Overburden

Some sections of the site have no overburden, with the limestone visible on the surface and these areas will be targeted.

The average topsoil and overburden over the extraction area is estimated to be 25-200mm. The volume of topsoil and overburden over the site is calculated below.



Allowing for an average topsoil/overburden of 100mm (0.1m) across the site and the maximum area being worked of 5 Ha, depth x area = volume: 0.1m x 50,000m² = 5,000m³, therefore a maximum of 5,000m³ of soil will be stockpiled at any time.

Rehabilitation will be conducted progressively through the life of the quarry, with rehabilitation of the fully worked out sections of the quarry occurring as soon as possible.

Topsoil Management

To protect the regenerative capacity of the natural topsoil, it will only be cleared at the time the gravel is to be extracted from that section of the quarry. This will assist to maintain vegetation cover on the site for the maximum period and aid in minimising soil erosion. Topsoil will be managed as below:

- Avoid stripping topsoil when it is saturated or when very dry.
- Minimise handling of topsoil.
- Keep topsoils separate from overburden, gravel and other materials.
- Protect topsoil stockpiles from erosion
- Avoid burying topsoil.
- Store topsoil above or beside the excavation, depending on which direction the deposit is being worked, to allow for easier respreading.
- Avoid long term stockpiling of topsoil by using it to rehabilitate worked out areas immediately.
- Locate topsoil stockpiles away from traffic, waterways and sources of pollution.
- Install drainage measures to allow drainage through or around large soil stockpiles.
- Grow vegetation on stockpiles (shrubs and grasses) as required.
- Control and/or prevent the spread or establishment of noxious weeds.
- Avoid driving on stockpiles.
- Align stockpiles parallel to the slope contour in stable heaps.

Risks from Works

Risk is the possibility of harm or damage that could happen during operation or because of an event. The level of risk is influenced by two factors, consequence, and likelihood.

- Consequence is the severity of harm the risk could cause if it occurs

- Likelihood is how likely it is that the risk will occur. Likelihood is based on what is known about the risk and the way circumstances and activities affect the risk

Earth Resources Regulation's descriptions of consequence and likelihood have been adopted in assessing inherent and residual risks. Inherent Risks are based on our project with no control measures in place. Residual Risks assume the implementation of the control measures.



Figure 12 ERR Risk Matrix

The proponent recognises assessing and controlling risk in a structured way will assist with preventing harm to sensitive receptors (the environment, to any member of the public or to land, property or infrastructure). Structured assessment of risk assists the proponent meet its legal obligations and to meet community expectations.

The hierarchy of control has been followed to eliminate hazards, or when this is not possible to reduce the risk as far as reasonably practicable. The hierarchy of control identifies the following in order of effectiveness to reduce hazards.

- ♦ Elimination - Eliminate the hazard.
- ♦ Substitution - Replace the hazard.
- ♦ Engineering controls - Isolate the hazard.
- ♦ Administrative controls - Change how the work is done.
- ♦ Personal Protective Equipment – Protects but doesn't eliminate or mitigate the hazard.



Figure 13 Steps to control hazards and risk

Quarrying Hazards

For each hazard we have considered the consequences relating to public safety; the environment; public infrastructure; to any member of the public; or to land, property or infrastructure and community facilities should that risk occur.

We have considered these hazards in terms of the following phases of the quarry operations:

- Construction (set up)
- Operation (quarrying activities)
- Rehabilitation
- Closure

The Work Plan Risk Register (Appendix 1) identifies the hazards associated with the project; assesses the risk of the hazards causing harm; and identifies appropriate controls to reduce the risk to as low as reasonably practicable. Risks associated with the following activities are included in the risk register.

- ♦ Dust and particulates
- ♦ Noise
- ♦ Soil biological activity
- ♦ Site access
- ♦ Fire
- ♦ Waste
- ♦ Weeds and pests
- ♦ Water

- ♦ Vehicle sediment transport

As there is no intention to import materials to this site the risks associated with this activity have been effectively eliminated and as such are not included in the risk register.

Risk Assessment and Risk Treatment Plans

Risk Treatment Plans (RTP) have been formulated where the INHERENT RISK is calculated as VERY HIGH or when the RESIDUAL RISK is calculated as HIGH or VERY HIGH, in accordance with "Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020".

Fire

The Risk Register (Appendix 1) identifies the residual risk of a fire starting on site due to activities associated with setup, operations and rehabilitation is HIGH. In response, a Risk Treatment Plan (RTP1 – Appendix 2) has been developed to mitigate the risk caused by fire as far as reasonably practicable.

Ground Disturbance

A second Risk Treatment Plan (RTP2 – Appendix 3) has been developed to mitigate the risk caused by ground disturbance during the setup, operations and rehabilitation phases of the quarry. Although the residual risk was assessed as MEDIUM, ground disturbance has the potential to impact several sensitive receptors including Aboriginal cultural heritage, other heritage, and vegetation, and for these reasons an RTP was prepared.

Hazard	Risk Rating		RTP
	Inherent	Residual	
Fire starting on site (setup/operation/rehabilitation/ closure phases)	Very High	High	RTP1
Ground disturbance on site (operation/rehabilitation/ closure phases)	Medium	Medium	RTP2

Figure 14 Hazards requiring RTP's

Altered Visual Amenity

The negative impact of quarry operations (including dust plumes) effecting visual amenity of residences



and public road users has been considered. Dust suppression measures as described in the risk register combined with the remote location will effectively lower the residual risk.

Depositing of Dust, Silt, Clay on Public Roads

The effect of depositing of dust, silt and clay on public roads due to vehicle movements resulting from the quarrying processes has been assessed as medium inherent risk. Control measures developed for quarrying activities and additional vehicle movement-related controls result in a low residual risk rating.

Dust Generated from Quarrying Activities

Dust generation caused by quarrying operations have been assessed as having a Medium Inherent Risk. Control measures developed to suppress dust generation reduces the residual risk to low throughout all phases of the project, including dust generated from overburden/stockpiles.

Erosion and Sedimentation

The risk of erosion and sedimentation is assessed as low. The gentle topography of the land and the light soil texture results in rainfall being quickly absorbed into the ground. Watering of roads and hardstands and topsoil management activities will assist in minimisation erosion due to wind. Quarry activities will cease when winds exceed 35km/hr.

Fuel, Lubricants, and Other Hazardous Materials

Fuel will be stored in a double skinned fuel tank. As extraction progresses away from the infrastructure area a double skinned fuel trailer will be used to refuel machinery. A spill kit will be located on-site, proximal to the main fuel tank and spill containment equipment will also be carried on the service vehicle towing the fuel trailer.

All hazardous materials including oils and coolants will be stored in lockable enclosures in accordance with Standards Australia "The storage and handling of flammable and combustible liquids. AS1940:2017".

The risks associated with storage and use of fuels, lubricants and other hazardous materials is assessed as low.

Ground Water Interception

The topography and geology of the site suggests that groundwater will not be encountered as the depth to ground water is between 5m and 20m below natural surface level and extraction is limited to a maximum depth of 1.9m.

In the unlikely event that groundwater is encountered, dewatering the pit is not considered practicable and the response will be to cease extraction, backfill the pit to return natural contours, and to move extraction to an area of higher elevation.

Noise

Due to the distance between the extraction area and residences (1.4km), the risk of noise from quarrying operations effecting residences is assessed to be low. Similarly, the effect on livestock and native fauna is also seen to be low.

Pests, Weeds and Diseases

The risk of pests, weeds and diseases including the introduction of soil-borne disease or noxious weeds to the site and the introduction of pest fauna/vermin due to quarrying activities has been considered in the risk register. All machinery entering and leaving the site will be required to be free of mud, debris, and foreign organic matter.

There is adequate topsoil available within the land holding to cater for remediation of the site and no importation of fill is considered necessary.

The risk of importing pests, weeds and diseases is assessed as low.

Site Access

Access to the site by members of the public has been considered in terms of the risk of personal injury. The perimeter of the property is fenced and there is no proposal to add security fencing to the site due to the shallow depth of the workings and the remote location.

The access gate to the area will be locked when the site is not attended, and signage will include:

- ♦ The name of the Work Authority holder and the Work Authority number
- ♦ The Manager of the Work Authority, and
- ♦ Emergency contact details



Visitors to the site will be accompanied by the site manager or his/her delegate when on site; when this is not possible expected visitors will be inducted to the site at an earlier opportunity.

Given these controls, any risk of injury to a member of the public is seen as rare and therefore low risk.

Soil Biological Activity

Topsoil for rehabilitation purposes will be sourced from within the Work Authority area. Damage to existing soil structure, nutrient levels, and biological activity within soil during stockpiling activities has been considered and the risk assessed as low.

Stormwater (Significant Rainfall)

The potential for excessive water to affect the work authority area or cause flooding on adjacent properties due to quarry operations/rehabilitation activities disturbing the natural flow path of rainfall during a significant rainfall has been considered. Annual rainfall in the region is considered too low for significant stormwater runoff. Rainfall diversion contours and retention basins are not considered necessary for this development.

Average rainfall for Piangil is 308mm, winter-spring dominated with November being the wettest month (mean rainfall of 41.2mm) and March being the driest (mean rainfall of 16.6 mm).

Waste (Rubbish)

It is not expected a large amount of rubbish will be generated on site; and a site induction will include waste management requirements. 200L plastic wheelie bins with lockable lids will be located at the amenity's hub.

Rehabilitated Land Risks

The land disturbed by the works will be rehabilitated to ensure they remain safe, stable, and sustainable.

No native vegetation will be removed during the works or during rehabilitation activities and a 15m buffer zone around vegetation will protect any existing native vegetation.

Remediation works are intended to retain original contours and topsoil as far as practicable and aid in

the return the land to support its end use of cropping. Contours abutting the 15m buffer zone around native vegetation will be returned to as close to original as practicable so that drainage characteristics are not significantly changed.

Community Engagement

Duty to Consult with the Community

The proponent acknowledges they have a duty to consult with the community under section 77K of the Mineral Resources (Sustainable Development) Act, throughout the period of the Work Authority. The Community Engagement Plan for this Work Plan can be found as Appendix 6; It includes:

- ♦ A list of relevant community members and stakeholders.
- ♦ A description of likely attitudes and expectations.
- ♦ Potential impacts on each of the identified community members/stakeholders.
- ♦ How community members/stakeholders will be engaged (and at what level) for the new or changing works.
- ♦ A description of the proposed complaint/community feedback handling process, including when and how ERR will be notified; and
- ♦ A timeline for engagement throughout the life of the quarry.

Site Closure

As items of plant and equipment and/or infrastructure are no longer required, they will be moved off-site.

Final rehabilitation works will be undertaken when all plant and equipment and infrastructure has been removed ensuring no items are retained on site.

Final rehabilitation activities will include the removal of any temporary road structures, the reinstatement of contours as far as reasonably practicable and removal of any stockpiles.

While it is not expected, should any community views be raised during consultation after works have



commenced, these will be considered during the rehabilitation process.

The Work Authority area will be:

- ♦ Left in a stable, safe, sustainable, non-polluting state
- ♦ Suitable for the planned final use of cropping
- ♦ Free from noxious weeds

Rehabilitated areas will not be excessively affected by erosion and vegetation will be consistent with the final land use.

Please refer to the Site Rehabilitation Plan – Appendix 5.

When all rehabilitation is complete, it is expected there will be no requirement for ongoing monitoring or maintenance of the site because of the extraction workings or the related rehabilitation activities.





References

- *Aboriginal Heritage Act* 2006
- *Aboriginal Heritage Regulations* 2018
- *Catchment and Land Protection Act* 1994
- Census Data: <https://www.abs.gov.au/>
- CMPA Dust Management Guidelines: <https://cmpavic.asn.au/downloads/F-PAS-97.pdf>
- Code of Practice for Bushfire Management on Public Land 2012
- *Country Fire Authority Act* 1958
- Country Fire Authority Regulations 2015
- Department of Economic Development, Jobs, Transport and Resources "*Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020 (version 1.3)*".
- Earth Resources Regulation - <https://earthresources.vic.gov.au/>
- Earth Resources Regulation – "*Preparation of Rehabilitation Plans. Guideline for extractive industry projects. March 2021. Version 1.0*"
- Elders Weather Rainfall Data <https://www.eldersweather.com.au/climate-history/vic/werrimull>
- EPA Guideline 1826.4 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*
- EPA Guidance 1943. *Guidance for assessing nuisance dust*
- EPA Guideline 1949: *Recommended separation distances for industrial air emissions*
- EPA Guideline 1961. *Guideline for assessing and minimising air pollution.*
- EPA Protocol for Environmental Management – Mining and Extractive Industries
- Forrest Fire Management - "*Forrest Fire Management Victoria's chronology of major bushfires*" www.ffm.vic.gov.au
- Geological Society of Victoria - "*Geology of Victoria*" (Ed: Birch, WD)
- *Heritage Act* 2017
- Mapshare - Topographical map: <https://mapshare.vic.gov.au/MapshareVic/>
- National Recovery Plan for the Regent Parrot (eastern subspecies) *Polytelis anthopeplus monarchoides*
- *Planning and Environment Act* 1987
- Standards Australia - "*The storage and handling of flammable and combustible liquids. AS1940:2017*".
- State Environment Protection Policy Air Quality Management (SEPP AQM)
- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) [SEPP N-1]
- Swan Hill Rural City Council - Road Register 2021
- *Water Act* 1989



Appendices

Risks from Works:

- Appendix 1 Risk Register
- Appendix 2 Risk Treatment Plan 1 - Fire
- Appendix 3 Risk Treatment Plan 2 – Ground Disturbance
- Appendix 4 Site Fire management Plan

Rehabilitation of Site

- Appendix 5 Rehabilitation Plan

Community Engagement:

- Appendix 6 Community Engagement Plan

Plans

- Appendix 7 Site Plan
- Appendix 8 Sensitive Receptor Map
- Appendix 9 Rehabilitation Map
- Appendix 10 Batter cross-section

Supporting Information

- Appendix 11 Minutes from inception meeting
- Appendix 12 Heritage Victoria consultation response
- Appendix 13 Aboriginal cultural heritage self assessment
- Appendix 14 ACHDDA advisory letter

Tenure:

- Appendix 15 Certificates of Title
- Appendix 16 Planning Property Reports
- Appendix 17 Landowner Consent



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19 Work Plan- Harril Pty Ltd, Cocamba - Miralie Road Piangil V2

Ref: 23-007

RISK REGISTER FOR WORK AUTHORITY NUMBER: WA008287																					
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Setup/ Construction	Operations/ Production	Rehabilitation/ Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Likelihood		Consequence	Risk Rating	Likelihood			Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management		
DUST GENERATED FROM QUARRYING ACTIVITIES	1a	Dust generated from plant and equipment during quarrying operations (vehicle movements, crushing and screening, ground breaking, machinery)	Yes	Yes	Yes	1. Residential Property 2. Infrastructure 3. Environment (Native vegetation)	1. 1.4km southwest 2. Shed 0.3km south; extractive industry infrastructure 0.7km east 3. Towan Bushland Reserve 1.6km southwest	1. Effecting household amenity 2. Nuisance to neighbouring enterprises 3. Reduced photosynthesis	Proximity to site Site Map provided	Possible	Minor	Medium	Adhere to 40km/hr vehicle speed limit Use water truck to suppress dust generation on internal roads and stockpiles Stop dust generating activities when dust suppression is ineffective or when wind exceeds 35km/hr Minimise area of disturbance Face orientation and direction of extraction to take into account prevailing south-westerly winds Sow crops to stabilise rehabilitated areas All loads to and from site to be covered Restrict access by vehicles to dust generation areas in hot and windy conditions Remove putrescible or odorous wastes as soon as practicable	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Environment Reference Standard - Ambient Air. Part 3 details the environmental standards of ambient air that must be maintained Dust generation activities to cease when wind speeds ≥ 35 km/h and in the direction of sensitive receptors	Unlikely	Minor	Low	Dust deposition at nearest sensitive residential location Excessive visible dust observed leaving site boundary	Monitor continuously for 3 months following dust complaint, following applicable EPA guidance Visual observation during operations, particularly in windy conditions	No	
Mineral Resources (Sustainable Development) Act 1990 Tenement Number: WA008287 Plan Number: PLN-001779 Work Plan Statutorily Endorsed Signed:  Delegate of the Department Head Date: 01/05/2024																					
	1b	Dust generated from overburden dumps and stockpiles	No	Yes	Yes	1. Residential Property 2. Infrastructure 3. Environment (Native vegetation)	1. 1.4km southwest 2. Shed 0.3km south; extractive industry infrastructure 0.7km east 3. Towan Bushland Reserve 1.6km southwest	1. Effecting household amenity 2. Nuisance to neighbouring enterprises 3. Reduced photosynthesis	Proximity to site Site Map provided	Possible	Minor	Medium	Minimise volume of stockpiles - transport resource as it is extracted Stabilise soil and overburden stockpiles (eg seeded) if they will not be disturbed for 6 weeks. Water or other dust suppressant agents to prevent dust generation prior to stabilisation. Minimise areas of disturbance Water stockpiles during windy conditions Position stockpiles downwind of nearest sensitive receptors if possible Stop dust generating activities when dust suppression is ineffective or when wind exceeds 35km/hr	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Environment Reference Standard - Ambient Air. Part 3 details the environmental standards of ambient air that must be maintained	Unlikely	Minor	Low	Dust deposition at nearest sensitive residential locations Excessive visible dust being generated on site	Monitor continuously for 3 months following dust complaint, following applicable EPA guidance Visible observations, particularly during windy conditions	No	

OFFICIAL

RISK REGISTER FOR WORK AUTHORITY NUMBER: WA00237																					
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Setup/ Construction	Operations/ Production	Rehabilitation/ Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Likelihood		Consequence	Risk Rating	Likelihood			Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management		
FIRE	2	Fire commencing on-site due to quarrying related operations	Yes	Yes	Yes	1. Public Road Users 2. Nearest Neighbouring Residences 3. Property 4. Environment (native vegetation)	1. Fire Access Road to the east, Cocamba-Mitila Road to the south 2. Dwelling 1.4km southwest 3. Fences, shedding and other infrastructure in immediate area 4. Surrounding native vegetation and Towan Bushland Reserve 1.6km southwest	1. Road safety issues 2. Fire reaching residences / outbuildings 3. Fire reaching residences / outbuildings and other infrastructure 4. Damage to native vegetation and biodiversity	Proximity to site Site Map provided Property Planning Report provided	Possible	Critical	Very High	Provide fire-fighting equipment in all vehicles and mobile plant Develop and implement "hot work" procedures for activities that are a potential ignition source Vehicles will park and be refueled in designated areas Reduce non-native vegetation in designated refueling and parking areas Flammable and combustible waste to be removed from the site as soon as practicable Fire danger rating for site to be advised to staff on a daily basis Staff to be trained in emergency response procedures; hot work procedures and firefighting equipment	The OHS Act 2004 places a duty on employers to reduce the risks of accidents (including fire) as far as reasonably practicable. The Environment Act 2017 places a similar duty on persons to reduce harm to human health and the environment Risk Treatment Plan 01 - Fire Hot Work Procedures Staff induction records Refueling SOP Amount of flammable and combustible materials on site	Rare	Critical	High	Works conducted in line with Fire Risk Treatment Plan Induction records Fire danger rating records Fire equipment training records Fire equipment service records Machinery servicing records Limit vegetation growth around carparking and refueling area	All staff to be aware of the Fire Risk Treatment Plan and to operate under its guidelines at all times Vegetation growth to be maintained around car park areas Portable firefighting equipment to be inspected and serviced every six months Machinery and equipment to be serviced as per manufacturers specifications	YES RTP01	
NOISE	3a	Noise emanating from quarry related operations to a level which would annoy or disturb residents	Yes	Yes	Yes	Residences	1.4km southwest	Annoyance to residents/neighbours	Proximity to site Site Map provided	Possible	Minor	Medium	Maintain plant and equipment in good operating condition Adhere to speed limits Keep internal roads well maintained All activities to occur in scheduled hours of 6.30am to 6.00pm six days per week Where practicable, equipment is to be fitted with noise abatement devices (mufflers) in good working order Fit low frequency sound reversing signals to mobile plant (squawkers/quackers) Extraction area location away from sensitive receptors	EPA Publication 1026-4, Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues Keep Effective Noise Levels at sensitive receptors below EPA thresholds for Farming Zone Day - 46dB(A) Evening - 41 dB(A) Night - 36dB(A) Work to occur within documented operating hours Monday to Saturday 6.30am to 6.00pm Machinery noise to be kept below 85dBa at 10m distance	Unlikely	Minor	Low	Noise at nearest sensitive residential locations comply with EPA requirements (46dBa) Staff to advise supervisor if plant and equipment is noisier than usual Contact details of site manager on the gate for residents to register complaints/concerns	Monitor vehicle service schedules Monitor during operations Operators to notify site manager when noise related issues arise	No	

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA003237																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Set up/ Construction	Operations / Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Evidence to support assessment	Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
	Jb	Noise emanating from quarry operations to a level which would annoy or disturb livestock	Yes	Yes	Yes	Property (livestock)	Immediate surrounding area	Annoying livestock	Proximity to site Site Map provided	Possible	Insignificant	Low	Maintain plant and equipment in good operating condition Adhere to speed limits Keep internal roads well maintained All activities to occur in scheduled hours of 6.30am to 6.00pm six days per week (Mon-Sat) Where practicable, equipment is to be fitted with noise abatement devices (mufflers) in good working order	EPA Publication 1536.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues Keep Effective Noise Levels at sensitive receptors below EPA thresholds for Farming Zone Day - 46dB(A) Evening - 41 dB(A) Night - 35dB(A) Work to occur within documented operating hours Monday to Saturday 6.30am to 6.00pm Machinery noise to be kept below 85dBa at 10m distance	Unlikely	Insignificant	Low	Noise levels at sensitive receptor locations to comply with the EPA requirements Staff to advise site manager if plant or equipment appears to be operating at a louder noise level than usual Land owners to notify site manager if noise is annoying or disturbing to livestock	Monitor vehicle service schedules Monitor during operations Operators to notify manager as and when noise related issues arise	

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA003237																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors			Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Set up/ Construction	Operations / Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor		Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
	Jc	Noise emanating from quarry operations to a level which would annoy or disturb native fauna	Yes	Yes	Yes	Environment (Native fauna)	Immediate area	Annoying native fauna	Proximity to site Site Map provided	Possible	Insignificant	Low	Maintain plant and equipment in good operating condition Adhere to speed limits Keep internal roads well maintained All activities to occur in scheduled hours of 6.30am to 6.00pm six days per week Where practicable, equipment is to be fitted with noise abatement devices (mufflers) in good working order	EPA Publication 1636.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues Keep Effective Noise Levels at sensitive receptors below EPA thresholds for Farming Zone Day - 46dB(A) Evening - 41 dB(A) Night - 35dB(A) Work to occur within documented operating hours Monday to Saturday 6.30am to 6.00pm Machinery noise to be kept below 85dBa at 10m distance	Unlikely	Insignificant	Low	Noise at nearest sensitive receptor locations to comply with EPA requirements Staff to advise site manager if plant or equipment appears to be operating louder than usual	Monitor vehicle service schedules Monitor during operations Operators to notify manager as and when noise related issues arise	

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA00227																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Set up/ Construction	Operations/ Production	Rehabilitation/ Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Evidence to support assessment	Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
STORMWATER (Significant Rainfall)	4	Excessive water affecting work authority area and/or cause flooding on adjacent properties/infrastructure	Yes	Yes	Yes	1. Environment (soil, vegetation) 2. Surface Water 3. Adjacent properties and infrastructure	1. Immediate area 2. Surrounding area 3. Surrounding area	Disturbance to natural flow paths during significant rainfall event	Proximity to site Site Map provided Topographical map	Possible	Minor	Low	Small area of disturbance not expected to cause storm water runoff as surrounding area is planted to crops which will use excess rainfall To the extent practicable, rehabilitation activities will ensure optimal rainfall retention, by reinstating original contours The most effective control in this geographical setting is the low rainfall, high permeability of the soil and relatively flat contours of the landscape	Environmental Reference Standard (ERS) Part 5 Division 3 detailing environmental values of surface water to be maintained Rehabilitation activities designed to enable optimal rainfall retention	Unlikely	Insignificant	Low	Monitor surface drainage flow and dispersion to ensure assumptions are correct	Monitor after heavy rain event(s)	No
GROUND DISTURBANCE	5a	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of unknown Aboriginal Heritage items	Yes	Yes	Yes	Unknown Aboriginal heritage items	On site	Disturbance/damage to, destruction of unknown Aboriginal Heritage	Proximity to site Site Map provided Topographical Map	Possible	Moderate	Medium	ACHDHA conducted by Dr Matt Capper advising the Work Authority area is not culturally sensitive land and a CHMP is not required Induction material to include instructions that works will cease if items of suspected Aboriginal Heritage are uncovered. No works will occur within 50m of known areas of cultural heritage sensitivity. No works within 15m of unexpected items of potential cultural heritage sensitivity	Aboriginal Heritage Act (2006) Part 3 Division 1 details that it is an offence to harm Aboriginal cultural heritage Advice will be sought from First Peoples - State Relations and/or Victoria Police as required	Unlikely	Moderate	Medium	Visual monitoring of site during all phases of the project	Visual monitoring of site and excavated resource	YES RTP02
	5b	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of unknown Heritage (other) items	Yes	Yes	Yes	Unknown heritage (other) items	On site	Disturbance/damage to, destruction of unknown Heritage (other)	Proximity to site Site Map provided Topographical Map Referral advice from Heritage Victoria	Possible	Moderate	Medium	Historic heritage due diligence conducted. HV have advised that there are no items listed in the area Site induction to include instructions that works will cease with 15m should items of suspected Heritage are uncovered.	The Heritage Act 2017 provides blanket protection for all historical archaeological sites in Victoria. Advice will be sought from Heritage Victoria as required	Unlikely	Moderate	Medium	Visual monitoring of site during all phases of project	Visual monitoring of site and excavated resource	
	5c	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of native vegetation and biodiversity	Yes	Yes	Yes	Native vegetation and biodiversity	On site	Disturbance/damage to, destruction of Native Vegetation Destruction of foraging and/or breeding habitat for threatened and endangered species Changed topography and drainage may impact native vegetation	Proximity to site Site Map provided Topographical map Impacts on FFG and EPBC threatened species assessed	Possible	Moderate	Medium	Areas of native vegetation areas are clearly visible at site (all surrounding area is cleared land); have been shown on site map with a 15m buffer zone The 15m buffer zone around Native Vegetation will be clearly marked on site with parawebbing or similar when extraction comes within 100m Trucks and vehicles to have 2-way communication to reduce instances of passing traffic running over native vegetation bordering internal roads NatureKit searches indicate no FFG or EPBC species sighted on the	The Planning and Environment Act 1987 advises that in most instances removing or damaging native vegetation will require a planning permit and securing of offsets to ensure no net loss of biodiversity No activity to be undertaken within the 15m native vegetation buffer zone, including extraction, stockpiling, site infrastructure locating or parking of vehicles Exclusion fencing (paraweb) to be maintained	Unlikely	Moderate	Medium	Visual monitoring of site during all phases of project Buffer zone markings and pegs to be maintained and clearly visible Traffic management rules to be included in site induction, including need to not encroach on native vegetation	Visual monitoring of site and excavated resource Markings to remain in good condition, correct location and easily seen	

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA002237																					
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Setup/ Construction	Operations/ Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Likelihood		Consequence	Risk Rating	Likelihood			Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management		
	5d	Quarrying operations resulting in ground impacts and impacting on infrastructure and easements	Yes	Yes	Yes	GWMW infrastructure - stock and domestic pipeline outlet situated outside southern and eastern boundary fence line GWMW channel easements within WA area	Southern boundary of Work Authority area Channel easements within WA	Destruction or damage to stock and domestic water offtake	Proximity to the Work Authority area. The outlet is located on the southern boundary fence line within the 20m boundary between the property boundary and Work Authority area	Possible	Minor	Medium	Location of GWMW pipeline is shown on site maps and induction material Infrastructure kept free of weed and non-native vegetation so that it remains clearly visible Location of outlet identified by prominent signage in boundary fence Location of channel easements to be included in site plans, no extraction or stockpiling within easement area	No damage to GWMW infrastructure No extraction or stockpiling within easement area	Rare	Minor	Low	GWMW infrastructure and location of stockpiles	Daily observation of outlet during water filling activities and stockpile locations		

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA00237																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors				Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Set up/ Construction	Operations / Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Evidence to support assessment	Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
DUST AND SILT DEPOSITION ON PUBLIC ROADS	6	Deposition of dust, silt or clay on public roads dropped from vehicles exiting the site	Yes	Yes	Yes	Public road users	Roads bordering site and in close proximity to the site. Fire Access Road to the east and Cocamba-Miralle Road to the south	Road safety compromised due to dust, silt or clay on the road	Proximity to the site Site Map provided Planning Property Report provided	Possible	Moderate	Medium	Drivers of all vehicles leaving the site instructed to bring vehicle to a complete stop prior to entering onto public road to 'drop dust' that may have been collected in wheels from site to road side Cover the loads of vehicles carrying dusty materials (soil, sand, rocks etc) when transferring material to/from the site or treat with water or other dust suppressant to minimise dust generation If practicable limit vehicle movements on unsealed or untreated roads/areas to avoid dust generation during windy conditions Watering of internal roads to suppress dust. Watering of public roads as per the requirements of the Road Maintenance Agreement with MROC	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Driver instruction regarding dropping dust prior to entering onto public road Ensure all vehicles have loads covered, or are treated with water or other dust suppressant, when exiting site to transfer materials Water internal roads and cease quarrying operations when wind exceeds 35km/hr	Unlikely	Minor	Low	Visible dust, silt or clay emissions on roads Results of SHRCC road inspections as detailed in a road maintenance agreement	Daily observation by all employees. Remedial road works undertaken if necessary or as instructed by SHRCC	No
FUEL, LUBRICANTS AND OTHER HAZARDOUS MATERIALS	7	Environmental contamination of site and/or surrounding area	Yes	Yes	Yes	Environment (soil) (No waterways close to site)	1. Immediate site 2. Surrounding area	Damage to soil due to leaks or spills of hazardous materials during any phase of operations	Proximity to site Site Map provided	Possible	Minor	Medium	Use of bunded fuel tanks to contain spill in case of rupture The minimum amount of hazardous materials will be stored on site, in lockable storage facilities Current SDS for all hazardous materials to be available to staff Spill kit to be on available on site to control and clean-up spills Light vehicles not to be refuelled on site as far as practicable - plant and equipment only Maintain records of volume of fuel used on site Refuelling to be conducted on low permeability surface isolated from drainage lines	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Double skinned and/or bunded fuel tank designed to contain 125% of full contents of the fuel tank Minimum hazardous materials will be stored on site in appropriate lockable storages as identified on the SDS	Unlikely	Minor	Low	Visible spills or leaks of hazardous materials	Daily observation by all employees. Remedial works undertaken if necessary Incident reporting of any spills of hazardous materials 6 monthly checks of the contents of the spill kit to ensure they are suitable for purpose	No

RISK REGISTER FOR WORK AUTHORITY NUMBER: WA00237																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors			Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Set up/ Construction	Operations/ Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor		Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
EROSION AND SEDIMENTATION	8	Erosion and deposition of sediment within and outside the work authority area	No	Yes	Yes	1. Environment (erosion of ground) 2. Environment (native vegetation)	Immediate area Patches of native vegetation within 100m of extraction	1. Erosion of stockpiles by rainfall 2. Erosion of soil by surface water following rainfall 3. Erosion to stockpiles by wind 4. Contamination of surface water by sediment	Proximity to site Site Map provided	Unlikely	Minor	Low	Limit disturbed area to 5ha at any time Progressive rehabilitation and resulting revegetation of disturbed areas Stabilise soil and overburden stockpiles (seeded / roughened / mulched) if left undisturbed for greater than 6 weeks Stockpiles to be aligned perpendicular to natural slope	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Environmental Standard (ERS) Table 4.2 details environmental standards to be maintained in modified agricultural ecosystems. Maximum area of disturbance at any time will be 5Ha Rehabilitation will be progressive throughout the project	Unlikely	Minor	Low	Evidence of erosion Evidence of sedimentation	Monitor during operations; and rehabilitate any erosion if required	No
PESTS, WEEDS AND DISEASES	9	Introduction of soil-borne disease, pest flora or pest fauna to work authority area and surrounding area	Yes	Yes	Yes	1. Environment (soil) 2. Environment (native vegetation) 3. Land Owner (economic value of land)	Immediate area	1. Introduction of soil-borne disease to site during any phase of operations 2. Introduction of noxious weeds to site during any phase of operations 3. Enable establishment of pest fauna/vermin due to quarrying activities	Proximity to site Site Map provided	Possible	Minor	Medium	As far as practicable no soil will be brought into the site, thereby eliminating chance of soil-borne disease transmission. Management of any noxious weeds. Vehicles will be cleaned and inspected for organic matter and mud that might contain seeds Progressive rehabilitation will follow the direction of the workings. Fully worked out sections of the quarry will be undertaken as soon as practical to limit the likelihood of pest fauna or vermin infestations Limit area of disturbance to the minimum extent possible Staff and contractors undertake inductions that cover vegetation protection zones and actions to take if trapped or injured fauna found in work authority area Minimise handling of topsoil and avoid stripping under sub-optimal conditions	Under the Catchment and Land Protection Act all landowners are legally required to manage declared noxious weeds and pest animals on their land The number of trucks requiring clean down before entering site Infestations of noxious weeds are eradicated No potential pest fauna or vermin refuges are created	Unlikely	Minor	Low	Soils and road debris being carried onto site Evidence of noxious weeds Evidence of pest fauna or vermin	Regular monitoring of trucks as they enter the site Observation while conducting activities and arrange for eradication of any noxious weeds as required Observation while conducting activities and eradicate any pest fauna or vermin as required	No

RISK REGISTER FOR WORK AUTHORITY NUMBER: WA003287																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors			Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Setup/ Construction	Operations/ Production	Rehabilitation/ Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor		Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
WASTE (RUBBISH)	10	Allowing rubbish generated by site activities to damage the environment	Yes	Yes	Yes	1. Environment (ecosystem) 2. Adjoining private land	1. Immediate area 2. Surrounding area	Rubbish management procedures not followed during any phase of the operations	Proximity to site Site Map provided	Possible	Minor	Medium	Covered bins suitable for type of waste provided on site, and regularly emptied Appropriate disposal of wastes (not buried or burnt on site, not stored for extended periods of time) On site toilet amenities contained in portable unit	The Environment Protection Act 2017 General Environmental Duty (GED) poses a duty on everyone to reduce as far as practicable the risk of harm to human health and the environment. Appropriate sealed bins provided and maintained All waste taken off site and disposed of appropriately and in a timely way Appropriate disposal (emptying) of effluent conducted by waste contractor	Unlikely	Minor	Low	Minimise waste stored on site. Waste to be stored in appropriate bins to prevent dispersion by wind or animals Appropriate and timely disposal of wastes off site Approved disposal of toilet amenities wastes	Quantities and types of waste stored on site Monitoring by all staff/users. Unit supplier alerted to any unit malfunction or waste issue	No
SITE ACCESS	11	Members of the public entering the site	Yes	Yes	Yes	Members of the public	On site	Personal injury to members of the public accessing the site without permission. Unauthorised visitors will not be aware of site hazards and traffic management requirements and therefore at increased the risk of a collision with heavy earthmoving equipment and/or trucks transporting resource. Additionally unauthorised visitors will not be aware of PPE requirements for the site that may include the need for high visibility clothing, dust masks and safety goggles.	Proximity to site Site Map provided	Unlikely	Moderate	Medium	Work Authority boundary clearly marked Control access to site when unattended. Install gate at main entrance and hang signage showing WA number and quarry operator contact details Control access to site by authorised persons Lock and secure plant, tools and equipment left onsite when not in use	The OHS Act 2004 places a duty on employers to reduce the risks of accidents on their work sites as far as reasonably practicable. Boundary clearly identified and recognisable Access gate locked when site unattended Authorised visitors to site by appointment only where possible, accompanied by a member of operational staff, visitor register maintained Safety signage placed as appropriate eg: directional signage, speed limit	Rare	Minor	Low	Boundary markers clear and in good condition Signage displayed in appropriate locations and kept clean of dust and legible Site entry by authorised persons	Observation by operational staff of site security requirements and security breaches recorded Operational staff reporting of any damaged signage Operational staff to accompany persons on site, visitor register maintained	No
SOIL BIOLOGICAL ACTIVITY	12	Damage to existing soil structure, nutrient level and biological activity within soil during stockpiling activities	No	Yes	Yes	Environment (soil - health)	Immediate area	Damage to soil health during excavation and rehabilitation operations	Proximity to site Site Map provided	Possible	Minor	Medium	Minimise handling of topsoil and avoid stripping when saturated or very dry Segregate soil layer/type into individual stockpiles (ie: topsoil, overburden) Maintain stockpiles at height of no more than 2m Avoid long term stockpiling of topsoil and overburden by rehabilitating worked out area as soon as possible Replace stockpiled topsoil and overburden during rehabilitation in their original strata to maintain natural soil profile	Environmental Standard (ERS) Table 4.2 details environmental standards to be maintained in modified agricultural ecosystems Condition of soil maintained Individual soil strata retained in separate stockpiles Stockpiles < 2m high Progressive rehabilitation to be conducted Natural soil profile maintained during regressive rehabilitation	Unlikely	Minor	Low	Maintenance of topsoil Maintenance of soil strata Maintenance of stockpiles Re-creation of original soil strata	Quality of topsoil maintained for rehabilitation use Quality of soil strata maintained for rehabilitation use Quality of stockpiles maintained for rehabilitation use	No

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RISK REGISTER FOR WORK AUTHORITY NUMBER: WA008287																				
Quarrying or Rehabilitation Hazard	Risk No.	Risk Event	Phase			Sensitive Receptors			Evidence to support assessment	Inherent Risk Assessment			Control Measures	Performance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Treatment Plan attached?
			Setup/ Construction	Operation / Production	Rehabilitation / Closure	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor		Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored	Details of monitoring and ongoing management	
ALTERED VISUAL AMENITY	13	Quarry operation affecting visual amenity	Yes	Yes	Yes	1. Residences 2. Public road users	1. Residences - 1.4km southwest 2. Immediate area	1. Negative impact on visual amenity, including dust plumes	Proximity to site Site Map Provided	Possible	Insignificant	Low	Dust suppression activities will mitigate dust plumes Location of site infrastructure suitable distance from public roads Progressive rehabilitation of site	Environment Reference Standard - Ambient Air. Plan 3 details the environmental standards of ambient air that must be maintained Progressive rehabilitation of site will reduce impact on visual amenity	Unlikely	Insignificant	Low	Dust plumes being generated on site Site infrastructure located as per Site Plan Visual monitoring of site at times	Observation by operational staff and additional dust suppression activities undertaken as required Operations Manager to respond to any concerns Progressive rehabilitation undertaken	No
Accountable Personnel																				
List Personnel accountable for the implementation, management and review of the Risk Management Plan																				
Personnel			Roles and Responsibilities																	
Work Authority Holder			Implementation and review of all Risk Management Plans																	
Site Manager			Management of all Risk Management Plans, advice to Work Authority Holder of issues																	
All staff			Adherence to all Risk Management Plans																	

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Work Authority Number

WA008287

Scope

This risk treatment plan is for the control of:

Fire

Mineral Resources (Sustainable Development) Act 1990	
Tenement Number:	WA008289
Plan Number:	PLN-001779
Work Plan Statutorily Endorsed	
Signed:	
Delegate of the Department Head	
Date:	01/05/2024

A hazard means any quarrying or rehabilitation activity and circumstance that may pose a risk to the environment, to any member of the public or to land, property or infrastructure in the vicinity of work carried out at a quarry.

This risk management plan is designed to mitigate risks from fires igniting on-site and escaping to surrounding areas. It was formulated in accordance with "Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020 (version 1.3)"

Sensitive Receptors

Sensitive receptors are the environment, any member of the public or land, property or infrastructure in the vicinity of a quarry that may be put at risk by the hazard associated with the quarrying or rehabilitation activity.

In determining sensitive receptors, we considered:

- Members of the public: public health, safety, amenity, Aboriginal heritage and other heritage
- Land, property and infrastructure: neighbouring property as well as nearby infrastructure such as highways, schools and hospitals, transmission lines and pipelines
- Environment: air, water, soil, vegetation, flora and fauna inside/outside the work area
- Land use: stock and stock watering points. During the operation of the quarry the area will not be used for stock grazing and stock watering points will not be in use

The sensitive receptors associated with this hazard include:

#	Details of the Sensitive Receptor	Location and proximity to site	How hazard may harm or damage Sensitive Receptor	Evidence to support assessment (where available)
1	Public road users	Cocamba-Miralie Road and Fire Access Road bordering work area to the south and east	Road safety issues due to fire in area	Proximity to Site Site Map provided Property Planning Report provided
2	Nearest neighbouring residences	1.4km southeast	Fire reaching residences and outbuildings	Proximity to Site Site Map provided Property Planning Report provided
3	Property	On site and immediately surrounding site	Damage to infrastructure (extractive industry infrastructure, sheds, fences, stock watering points)	Proximity to Site Site Map provided Property Planning Report provided
4	Environment (native vegetation)	Immediate area	Damage to native vegetation	Proximity to Site Site Map provided Property Planning Report provided

Risks

These are the risks posed by the hazard to the sensitive receptors. The inherent risk rating is the risk before any control measures have been applied. The residual risk rating is the risk level after the control measures have been applied.

We have described our project phases as Construction, Operation, Rehabilitation, Closure.

Inherent Risk Assessment

#	Details of the Risk	Phase	Consequence	Likelihood	Inherent Risk Rating
1	Fire commencing on-site due to quarrying operations	Setup/Operation/Rehabilitation	Critical	Possible	Very High

Control measures to address hazard

The control measures are to be designed to eliminate or minimise, as far as reasonably practicable, the identified inherent risks.

The objectives of this risk treatment plan are to:

- Control potential sources of fire ignition and activities that could lead to fire ignition and escape, particularly on days of elevated fire danger
- Minimise environmental and human safety risks associated with fires igniting within the licence area

The control measures for this risk treatment plan are:

#	Details of control measures being used	Risk being managed (number from above)	Performance standards
1	Provide fire-fighting equipment in all vehicles and mobile plant and maintain the equipment in good working order	1	Fire-fighting equipment in all vehicles and maintained as per the maintenance schedule; and as per Fire Management Plan
2	Develop and implement "hot work" procedures for the conduct of activities in the open that are a potential source of fire ignition	1	Written hot work procedures have been developed; as per Fire Management Plan
3	Staff to be provided with information and training regarding the fire hazard conditions in the area, "hot work" procedures, relevant emergency response procedures and use of portable firefighting equipment	1	All staff inducted prior upon entering site for first time
4	Internal-combustion engines will be fitted with exhaust pipes, mufflers and spark arresters (where consistent with manufacturers specifications) and maintained in good working order.	1	Where consistent with manufacturers specifications engines are fitted with spark arresting devices.
5	Equip water trucks and water carts with pressure pumps and firefighting hose	1	As per Fire Management Plan
6	Flammable and combustible material not to be stored on site	1	No flammable waste is stockpiled onsite; and as per Fire Management Plan
7	Fire Danger Rating for the area of the site will be checked each work day during the prescribed fire danger period. Communicate the hazard rating and any specific instructions to site personnel	1	Fire Danger Rating checked daily and communicated to site personnel.
8	Do not refuel hot petrol-powered equipment and connect earth strap prior to refuelling	1	Refueling SOP

Residual risk assessment

Considering the control measures being put in place, assessment of the residual risk associated with the risks identified for this hazard is shown in the table below.

#	Details of the Risk	Project Phase	Consequence	Likelihood	Residual Risk Rating
1	Fire commencing on-site due to quarrying operations	Setup/Operation/Rehabilitation	Critical	Rare	High

Compliance standards

The compliance standards are the key best practice standards or guidelines that will be achieved with the control measures in place. These best practice standards or guidelines may come from the EPA, State Environment Protection Policy or other regulatory agencies.

<i>County Fire Authority Act (1958)</i>
<i>Country Fire Authority Regulations (2014)</i>
<i>Planning and Environment Act (1987)</i>
<i>Code of Practice for Bushfire Management on Public Land (2012)</i>

Monitoring and ongoing management

#	Aspect to be monitored/managed	Details of monitoring/ongoing management
1	Works conducted in line with Fire Management Plan	All staff to be inducted to the Fire Management Plan and to operate under its guidelines at all times
2	Training of staff in fire extinguisher use to a level appropriate for the operational risk	All staff to be trained as appropriate
3	Refuelling to be according to SOP	All staff to be signed off on refuelling SOP
4	Fire danger rating known on-site daily, particular during fire season. VicEmergency app to be loaded and used	VicEmergency app to be accessed daily to learn fire danger rating is known on a daily basis to ensure required action is understood

Relevant industry publications

#	Document	Source (e.g. URL, appendix number)
1	Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020 (version 1.3)	https://earthresources.vic.gov.au

Operator's reference documents

#	Document	Location (e.g. work plan appendix number)
1	Site Plan	See Appendix 7 within Work Plan
2	Fire Risk Management Plan	See Appendix 4 within Work Plan
3	Planning Property Report (source: land.vic.gov.au)	See Appendix 16 within Work Plan
4	Forrest Fire Management Victoria's chronology of major bushfires	www.ffm.vic.gov.au
5	Swan Hill Rural City Council Road Register September 2021	www.mildura.vic.gov.au
6	Land Owner's knowledge of bushfire history	N/A

Work Authority Number

WA008287

Scope

This risk treatment plan is for the control of:

Ground Disturbance

A hazard means any quarrying or rehabilitation activity and circumstance that may pose a risk to the environment, to any member of the public or to land, property or infrastructure in the vicinity of work carried out at a quarry.

This risk management plan is for the management of risks associated with the disturbance of the ground, taking into consideration:

- Native Vegetation
- GWMW assets and easements
- Cultural heritage
- Heritage (other)

It was formulated in accordance with "Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020 (version 1.3)".

Sensitive receptors

Sensitive receptors are the environment, any member of the public or land, property or infrastructure in the vicinity of a quarry that may be put at risk by the hazard associated with the quarrying or rehabilitation activity.

In determining sensitive receptors, we considered:

- Members of the public: public health, safety, amenity, Aboriginal heritage and other heritage
- Land, property and infrastructure: neighbouring property as well as nearby infrastructure such as highways, schools and hospitals, transmission lines and pipelines
- Environment: air, water, soil, vegetation, flora and fauna inside and outside the work area

The sensitive receptors associated with this hazard include:

#	Details of the Sensitive Receptor	Location and proximity to site	How hazard may harm or damage Sensitive Receptor	Evidence to support assessment (where available)
1	Aboriginal cultural heritage	Within Work Authority Area	Disturbance/damage to, destruction of Aboriginal cultural heritage	Proximity to site Site Map provided
2	Heritage (other)	Within Work Authority Area	Disturbance/damage to, destruction of heritage items	Proximity to site Site Map provided Title Plan provided
3	Native vegetation	Within Work Authority Area	Disturbance/damage to/destruction of native vegetation	Proximity to site Site map provided
4	GWMW Infrastructure	Abutting and within Work Authority Area	Disturbance or damage to GWMW infrastructure (pipeline) and assets (easement)	Proximity to site Site map provided

Risks

These are the risks posed by the hazard to the sensitive receptors. The inherent risk rating is the risk before any control measures have been applied. The residual risk rating is the risk level after the control measures have been applied.

We have described our project phases as Construction, Operation, Rehabilitation, Closure.

Inherent Risk Assessment

#	Details of the Risk	Phase	Consequence	Likelihood	Inherent Risk Rating
5a	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of Aboriginal cultural heritage.	Construction Operation Rehabilitation Closure	Moderate	Possible	Medium
5b	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of heritage (other).	Construction Operation Rehabilitation Closure	Moderate	Possible	Medium
5c	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of native vegetation and biodiversity.	Construction Operation Rehabilitation Closure	Moderate	Possible	Medium
5d	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of GWMW assets (pipeline and easements)	Construction Operation Rehabilitation Closure	Moderate	Possible	Medium

Control measures to address hazard

The control measures are to be designed to eliminate or minimise, as far as reasonably practicable, the identified inherent risks.

The objective of this risk treatment plan is to:

- Prevent site activities from adversely affecting unknown Aboriginal Heritage, Heritage (other), Native Vegetation and Biodiversity and GWMW assets and infrastructure.

The control measures for this risk treatment plan are:

#	Details of control measures being used	Risk being managed (number from above)	Performance standards
1	A cultural heritage due diligence assessment has been completed by Dr Matt Cupper. Site inductions include instructions to cease work within 15m of any items of Aboriginal cultural heritage and call First Peoples – State Relations. The police should be called if any human bones are found.	5a	No activity to be undertaken within the 15m of any suspected items of Aboriginal cultural heritage. Unexpected finds protocol to be included in site induction material
2	Heritage Victoria searches were conducted and resulted in no known heritage sites or places in the Work Authority area. Site inductions include instructions to cease work within 15m of any items of heritage (other) and call Heritage Victoria.	5b	No activity to be undertaken within the 15m of any suspected items of Aboriginal cultural heritage. Unexpected finds protocol to be included in site induction material
3	The 15m buffer zone around Native Vegetation will be clearly marked on-site.	5c	Markings to be maintained
4	Native vegetation within 100m of extraction will be identified with parawebbing.	5c	Rehabilitated contours to be as close as possible to original
5	No car parking or stockpiles within 15m of native vegetation	5c	Car parking area and stockpile area identified on site maps
	Traffic management protocols in place to permit trucks entering and leaving site to pass each other	5c	Site induction and work instructions
6	Location of pipeline and easements is shown on site plan.	5d	No activity including extraction or stockpiling to occur within the 20m boundary buffer zone, or within GWMW easement

Residual risk assessment

Considering the control measures being put in place, assessment of the residual risk associated with the risks identified for this hazard is shown in the table below.

#	Details of the Risk	Project Phase	Consequence	Likelihood	Residual Risk Rating
5a	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of Aboriginal cultural heritage.	Construction Operation Rehabilitation Closure	Moderate	Unlikely	Medium
5b	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of heritage (other).	Construction Operation Rehabilitation Closure	Moderate	Unlikely	Medium
5c	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of native vegetation and biodiversity.	Construction Operation Rehabilitation Closure	Moderate	Unlikely	Medium
5d	Quarrying operations resulting in ground disturbance and impacting on values of the area - damage or destruction of GWMW assets (pipeline and easements).	Construction Operation Rehabilitation Closure	Minor	Rare	Low

Compliance standards

The compliance standards are the key best practice standards or guidelines that will be achieved with the control measures in place. These best practice standards or guidelines may come from the EPA, State Environment Protection Policy or other regulatory agencies.

<i>Aboriginal Heritage Act (2006)</i>
<i>Aboriginal Heritage Regulations (2018)</i>
<i>Heritage Act (2017)</i>
<i>Planning and Environment Act (1987)</i>
<i>Flora and Fauna Guarantee Act (1988)</i>
<i>Environment Protection and Biodiversity Conservation Act (1999)</i>

Monitoring and ongoing management

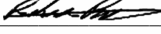
#	Aspect to be monitored/managed	Details of monitoring/ongoing management
1	Visual monitoring of site during all phases of project	Visual monitoring of site and excavated resource
2	Buffer zone markings to be maintained (native vegetation and easements)	Markings to remain in good condition, correct location and easily seen
3	No stockpiling or extraction within buffer zone separating Work Authority area from GWMW pipeline. No extraction or stockpiling permitted within GWMW easement.	Visual monitoring of site

Relevant industry publications

#	Document	Source (e.g. URL, appendix number)
1	Preparation of Work Plans and Work Plan Variations. Guideline for Extractive Industry Projects. December 2020 (version 1.3)	https://earthresources.vic.gov.au

Operator's reference documents

#	Document	Location (e.g. work plan appendix number)
1	Site Plan	See Appendix 7 within Work Plan
2	ACHDDA report from Dr Matt Cupper	See Appendix 14 within Work Plan
4	Heritage Victoria – Correspondence dated 25/7/2022	See Appendix 12 within Work Plan
5	Certificate of Title (indicating easements)	See Appendix 15 within Work Plan

Mineral Resources (Sustainable Development) Act 1990	
Tenement Number:	WA008287
Plan Number:	PLN-001779
Work Plan Statutorily Endorsed	
Signed:	
Delegate of the Department Head	
Date:	01/05/2024



Site Fire Management Plan

Harril Pty Ltd Cocamba-Miralie Road, Piangil
Victoria

Work Authority: WA008287

November 2023

environmental planning and development specialists

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Introduction and Objectives

This Fire Management Plan covers aspects of fire management for the Harril Pty Ltd operated limestone extraction operation located on Cocamba-Miralie Road, Piangil, Victoria. The quarry operations will extract limestone from a depth of approximately 1.5m below the surface (max of 1.9m) and will not involve blasting.

The quarry is located within the Farming Zone and the immediate and surrounding area is used for dry-land farming, however it is noted the extraction site is bordered by established mallee vegetation that represents a viable fuel load for a bush fire.

The objectives of this Fire Management Plan are to document control measures to minimise the risk of a fire occurring through operation of the quarry and to quickly control any outbreaks should they occur, in order to:

- ♦ Protect people, property, and assets
- ♦ Minimise the spread of bushfire within the quarry operation and surrounding areas; and

Controls to be Used

Combustible Waste

Any combustible waste brought onto the site or generated on site will be removed from the site on a regular basis to ensure no fuel load build up.

Vehicles are to be regularly cleared of vegetated debris that has accumulated in engine bays and around exhaust systems and hot bearings to reduce the risk of fire.

Fire extinguishers and firefighting equipment

All vehicles will carry fire extinguishers, maintained in good order and suitable for the intended purpose. A water cart/truck that is usually used for watering internal roads is fitted with a firefighting pump.

Flammable liquids

Minimal volumes of flammable liquids (diesel, other fuels) to effectively operate the site will be kept at the site. The main diesel tank on site will be centrally located in the processing area that is devoid of vegetation.

Hot Work

It is not envisaged hot work will be conducted in areas with fuel loads, except for emergency repairs. Any hot work required to be conducted for general machinery/equipment maintenance will be undertaken at the processing area that is devoid of vegetation. Any hot work conducted onsite (grinding, welding, friction cutting) will only commence after completion of a hot work permit that fully identifies, assesses, and controls the fire risks.

Induction of workers on site

Any workers on site will be fully briefed on this Fire Management Plan as part of their induction to the site.

Vehicle/equipment maintenance and checks

All vehicles and equipment used on site will be kept well maintained. They will be checked regularly to ensure there is no build-up of vegetation debris that could ignite. All vehicles used on site will have an appropriately sized fire extinguisher available.

Vehicle car parking

Worker's cars will be parked in designated locations (initial location will be identified on the site map) with a hard base of crushed limestone which will be kept free of vegetation. Vehicles will not be permitted to park in areas containing native or planted vegetation.

Refueling

An earth-strap will be used when refueling petrol powered equipment (eg. firefighting pumps) to negate the possibility of a static electricity discharge igniting fumes.

The only mobile plant and equipment will be refueled on site - light vehicles (utes) and trucks will not be refueled on site unless in an operational emergency.

Fire Detection

In the case of fire, the safety of all employees is paramount. Any fire incident is to be reported to the site manager and the landowner as soon as practical.

In the event of a fire starting within the work authority area, immediate action should be taken to extinguish the fire, using equipment available on site if safe to do so.

If fire is approaching the work authority area, where safe to do so, all machinery/equipment and flammable stores are to be removed from path of fire.

If the incident is not able to be managed by staff on site, emergency procedures should be enacted.

Emergency Procedures

In the case of a fire that cannot be extinguished by staff on-site the following procedure is to be enacted:

- ♦ Dial 000 for fire service - FRV will deploy the appropriate resources
- ♦ Advise the site manager, who will advise all other staff on-site (via mobile phones and/or two-way radio) to evacuate to a nominated assembly point for role-call
- ♦ Landowner (via mobile phone and/or two-way radio)


Emergency Contacts

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Mineral Resources (Sustainable Development) Act 1990	
Tenement Number:	WA008287
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Work Plan Statutorily Endorsed	
Signed:	
Delegate of the Department Head	
Date:	01/05/2024



Community Engagement Plan

Harril Pty Ltd Limestone Quarry Cocamba-
Miralie Road, Piangil, Victoria

Work Authority: WA008287

November 2023

environmental planning and development specialists

www.jgconsult.com.au





Version Control and Approval

Version No	Prepared	Reviewed	Approved	Date	Description	Next Revision
Draft	James Golsworthy Consulting	James Golsworthy Director		8/11/2023	Draft	
V1	James Golsworthy Consulting	James Golsworthy Consulting		17/11/2023	Issued	17/05/2024

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Introduction

The project involves extracting limestone from a parcel of land in the Piangil region in northwestern Victoria. The material sought is limestone which is either on the surface or at a depth of approximately 1.2m below the surface. Accordingly, 90% of the extraction works will be at this level, occasionally it may go over this to a maximum depth of 1.9m. The extraction activities and plant and equipment used is consistent with extracting limestone from this depth and are more fully described in the Work Plan WA008287.

Harril Pty Ltd acknowledges the environmental, cultural, and economic values in the area surrounding the site; will respect the rights held by private and public landowners; is committed to engaging with the community, listening to community concerns and responding appropriately to community feedback; and seeks to be recognised as a valuable contributor to the community.

As per the Earth Resources guidelines this Community Engagement Plan (CEP) identifies relevant stakeholders/communities and defines how, when and what engagement will occur throughout all stages of the project. It involves the licensee seeking, listening to, and considering community feedback that may be useful to the decision-making process. It does not mean that mutual agreement must be reached but, rather acknowledges that better decisions by industry are likely to be made through community input.

Site Description

Location and Tenure

The subject land is located on the Cocamba-Miralie Road, Piangil on a parcel of land known as CA59 Parish of Piangil West (CA59 PP3392).

The land is owned by Tudor Stone Pty Ltd, however the quarry operator is Harril Pty Ltd. The area included in the Work Authority area is approximately 226 hectares and the Extraction Area is approximately 215 hectares. Outcropping and shallow deposits of resource will be targeted.

Extraction will be to an average depth of 1.2m, however may reach a maximum depth of 1.9m. Following extraction, the land will be rehabilitated back to its current use of cropping.





Figure 1 Locality Map

Current Site Use

The site is located within the Farming Zone and the immediate surrounding area is used for dry-land farming. Access to the site is via the unsealed Cocamba-Miralie Road, which is the sole entrance to the property and is currently used for access by farming equipment including grain trucks and farming equipment.



Figure 2 Existing land use

Sensitive Receptors

Cultural Heritage

The Work Authority area does not include any land identified in Aboriginal sensitivity mapping. Dr Matt Cupper conducted an Aboriginal Cultural Heritage Due Diligence of the site and determined that the land was not in an area of cultural heritage sensitivity and that a CHMP was not required for the development.

Heritage

Heritage Victoria was contacted, and they advised that their records show the subject area has does not contain any Victorian Heritage Inventory sites, places in the Victorian Heritage Register, or places in the National Heritage List.



Native Fauna

NatureKit Victoria searches showed that there no threatened or endangered fauna species within the Work Authority area. Threatened and/or endangered fauna species were identified within a 2km buffer zone of the Work Authority area. Quarrying activities are not expected to significantly impact any threatened species.

Native Vegetation

Due to a long history of cropping, vegetation on the site is minimal. NatureKit Victoria searches showed that there no threatened or endangered flora species within the Work Authority area. Threatened and/or endangered species were identified within a 2km buffer zone of the Work Authority area.

All native vegetation within the extraction area will be protected by a 15m buffer between native vegetation and the start of the extraction batters; the buffer zone will be measured from the start of the batter at ground surface level to either the dripline of the canopy or the understory- whichever is closer. No activities will be undertaken within this buffer zone, including stockpiling or vehicle parking. A 15m buffer zone will be identified using paraweb (or similar) when excavation comes within 100m of native vegetation located on the property.

Public Road Users

The Work Authority area is bounded by the unsealed Cocamba-Miralie Road to the south and the unsealed Fire Access Road to the east. It is estimated that the quarry will result in an average of 12 additional truck movements per day. The effect of quarrying activities on the users of these public roads has been considered. The most likely truck movement route will be via Cocamba-Miralie Road to the Murray Valley Highway.



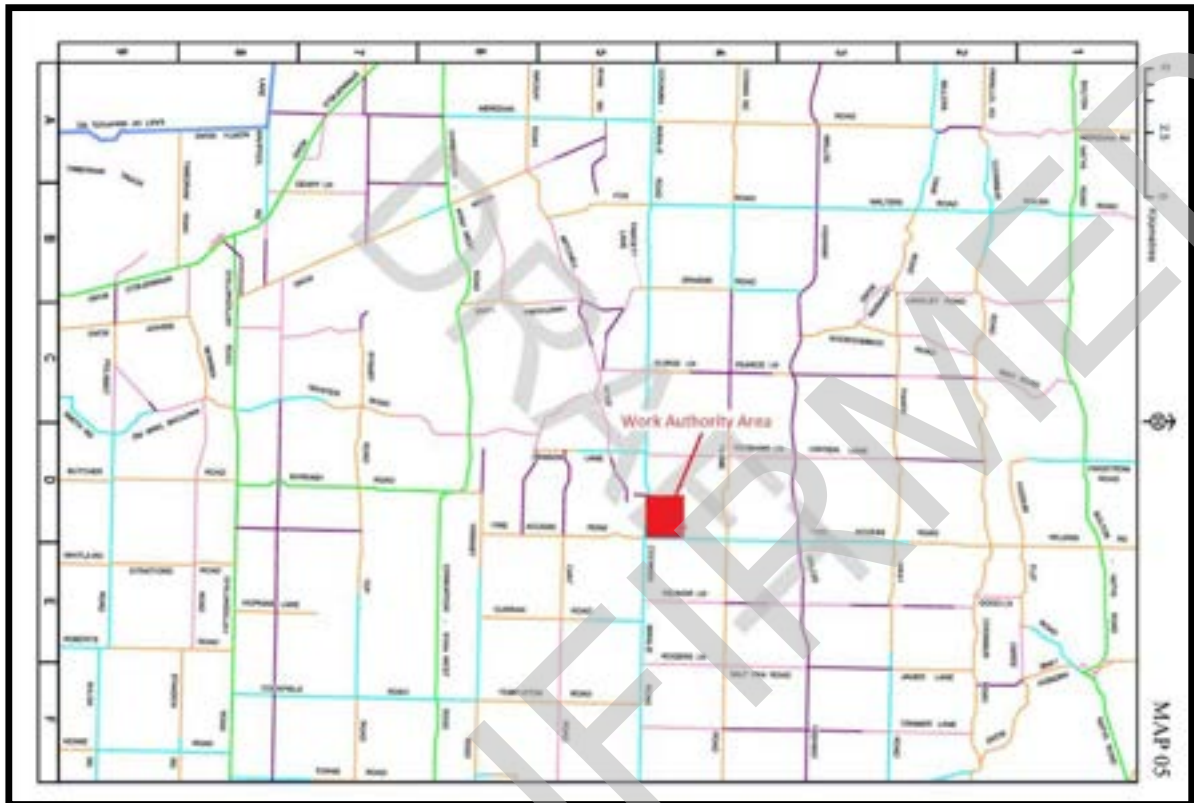


Figure 3 Public Roads

Residences

The closest dwelling to the work authority area is located at 2354 Cocamba-Miralie Road, which is ~1400m southwest of the Work Authority area. There are no other dwellings within 2km of the site.



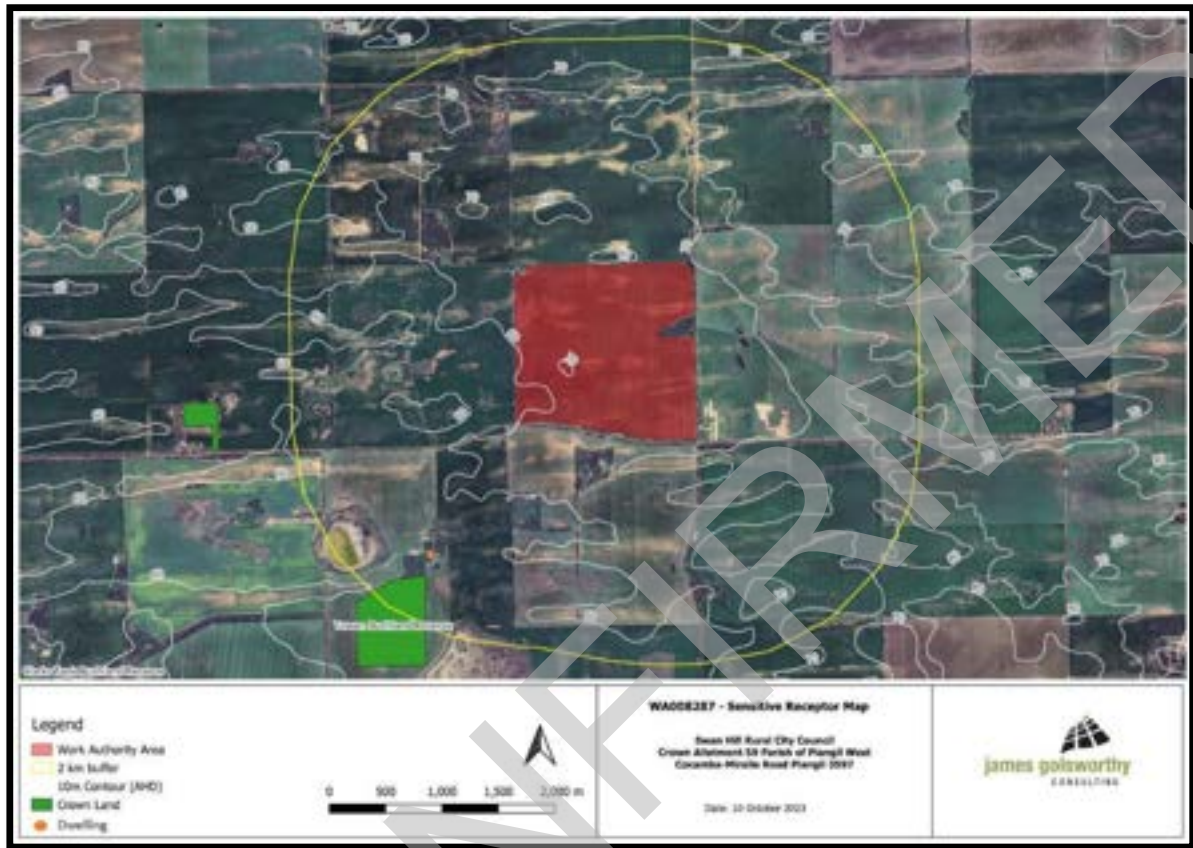


Figure 4 Dwellings within 2km radius

Background

Prior stakeholder engagement

The proponent identifies that a 'stakeholder' is anyone that may be impacted by quarrying operations in any way. Engagement with stakeholders has occurred at the pre-planning stage of the project, as per Table 1 on the following page.



Stakeholder	What was discussed	Why were they engaged	When did engagement take place	Outcome
Name	Key themes	Risk/impact	Date/stage	Commitment/resolution
Earth Resources Regulation	Requirements to be considered for all aspects of operation	Misunderstanding of requirements, delay in Work Authority application process	2023 Pre-planning	Requirements considered in all aspects of planning phase
Heritage Victoria	Requirements to be considered for all aspects of operation	Disturbance to unknown Heritage items (non-Aboriginal heritage)	2023 Pre-planning	No known heritage items on the site. Advice will be sought from Heritage Victoria should any items of possible heritage significance be uncovered during operations.
Swan Hill Rural City Council	Requirements to be considered for all aspects of operation. Planning Permit general requirements	Misunderstanding of requirements, delay in Work Authority application and/or Planning Permit process	2023 Pre-planning	Council's requirements regarding road use taken into account. Road maintenance agreement will be entered into. Planning permit application to be lodged
First Peoples-State Relations (FP-SR)	Requirements to be considered for all aspects of operation	Disturbance to unknown Aboriginal heritage items	2023 Pre-planning	There are no known Aboriginal Cultural Heritage places in the activity area and there are no dunes, as defined in the Aboriginal Heritage Regulations 2018. Advice will be sought from FP-SR should any items of possible cultural heritage significance be uncovered during operations. A mandatory Aboriginal Cultural Heritage Management Plan is not required.
DEECA	Vegetation and flora/fauna requirements to be considered for all aspects of operation	Impacts on native vegetation flora and fauna	2023 Pre-planning	Native vegetation identified on site maps. Work Plan and risk register to articulate how native vegetation, flora and fauna is to be impacted by the development. Native vegetation to be identified by parawebbing when extraction comes within 100m
Grampians Wimmera Mallee Water (GMMW)	Protection of assets	Protection of assets	2023 Pre-planning	No written response from GMMW

Table 1 Prior Stakeholder Engagement



Legislative Framework

This community engagement plan is subject to the legislative requirements set out in the *Minerals Resource (Sustainable Development) Act 1990* and associated regulations. These are provided below.

Legislative framework – extractives

Mineral Resource (Sustainable Development) Act 1990

- Section 77G(3)(e) – Community Engagement Plan for a new work plan
- Section 77K – Extractive industry work authority holders' duty to consult with community

Mineral Resources (Sustainable Development) (Extractive Industries) Regulations 2019

Regulation 12 - Information required in workplans – community consultation

For the purposes of regulation 7(e), as part of the community engagement plan included in the work plan under section 77G(3)(e) of the Act, the specified information is information that –

- a) identifies the community likely to be affected by the quarry operations; and
- b) sets out how the extractive industry authority holder will -
 - (i) identify community attitudes and expectations; and
 - (ii) share information to the community; and
 - (iii) receive feedback from the community; and
 - (iv) analyse community feedback and consider community concerns or expectations; and
- c) register, document and respond to complaints and other communications from members of the community in relation to the quarry operations.

Aims and Objectives

Aims

The aim(s) of this community engagement plan are to:

- Demonstrate the proponent's willingness to engage and consult with stakeholders, particularly local community residents
- Identify stakeholders
- Ensure that stakeholders, fully understand the extractive industry operation
- Ensure the proponent is aware of stakeholder concerns

Objectives

To achieve the aims of this community engagement plan, the objectives are to:

- Provide a forum for stakeholders to register concerns and issues
- Provide consultation that is timely and relevant for the stakeholders
- Review the engagement activities to ensure they remain relevant, valuable, and timely
- Create an internal system for the management of the community engagement process
- Create a system for the recording and processing and responding to stakeholder concerns
- Regularly review the community engagement plan

Stakeholder and Issues Analysis.

It is understood that not all aspects of the operation will be open for negotiation/comment from stakeholders. Several aspects, due to commercial in confidence realities, will not be part of the engagement process.

The proponent will endeavour to consider community concerns that arise from the engagement process in all aspects of our operations. It is accepted that not every community concern will have an impact on the decision making.



A summary of stakeholder groups and what we envisage will be the key issues is provided in Table 2.

Stakeholder	Issues or Concerns	Estimated level of impact on the stakeholder	Controls
First Peoples State Relations (FPSR)	Cultural heritage requirements to be considered (not considered a culturally sensitive area)	Low	The Work Authority area does not include any mapped areas of cultural heritage sensitivity and a due diligence assessment by Dr Matt Cupper did not identify any registered or likely cultural heritage. Advice will be sought from FP-SR should any items of possible cultural heritage significance be uncovered.
Immediate residential neighbours	Noise and dust from operations and cartage of stone	Medium	Dust suppression controls including: water cart on site, area of disturbance minimised, progressive rehabilitation to be undertaken, weather conditions observed. Noise controls including: Designated hours of operation: 6.30am – 6.00pm Mon-Sat, plant and equipment maintained in good condition, site roads maintained, no use of loud speakers, noise abatement devices fitted to plant and equipment where possible.
Heritage Victoria	Non-cultural heritage requirements to be considered	Low	No known heritage items on the site. Advice will be sought from Heritage Victoria should any items of possible heritage significance be uncovered.
Swan Hill Rural City Council	Responsible Authority for planning permit /local road use	Low	Council's requirements regarding road use considered in quarry operation planning process.
Grampians Wimmera Mallee Water (GWMW)	Water assets to be identified and protected	Low	No assets or easements on the site. A registered bore-field abuts the site
Wider Community	Being informed	Low	Informing community of operations and addressing any concerns

Table 2 Stakeholder and issues analysis



Communication

Initial community engagement methods may include some or all the following:

- The proponent will meet in person with neighbouring land holders within 2 km on an individual basis to discuss the proposed operations.
- If required, the proponent will bring the land holders together for a combined meeting to discuss common concerns.
- The development is likely to be advertised as part of obtaining a planning permit from Swan Hill Rural City Council.
- Provide the opportunity for stakeholders to contact the proponent privately, via phone or email, to discuss issues if they are not comfortable doing so in a public setting

Should matters arise that require additional or more detailed engagement, the proponent will activate the stakeholder engagement plan (as shown below) as required and appropriate.

Stakeholder Engagement Plan

The following stakeholder engagement plan has been developed to respond to the issues identified in the stakeholder issues analysis. This may need to be revised as initial engagement takes place and other issues and/or the level of interest is more accurately determined.

The engagement method for the planning phase has been informed by Earth Resources Regulation (ERR) as appropriate to the widespread geographical location of the stakeholders. Authorities such as Swan Hill Rural City Council, First Peoples State Relations, Heritage Victoria and Grampians Millewa Mallee Water have been contacted via phone and/or email and letter.

Immediate residential neighbours within 2km, will be met in person to discuss the proposed operation. If the level of interest is high, or the issues being potentially contentious, a community meeting would be arranged.





Stakeholder	Issue or Concern	Level of engagement	Controls to be communicated to impacted stakeholders	Method of Engagement	Timing
First Peoples State Relations (FP-SR)	While not a culturally sensitive area, cultural Heritage requirements to be considered	Involve	Seeking of advice from First Peoples State Relations should any items of possible cultural heritage significance be uncovered during any phase of the project. Subsequent confirmation of cultural heritage items located/no items located during any phase of the project	Via email and/or on-line meeting	As required
Heritage Victoria	Non-cultural heritage requirements to be considered	Involve	Seeking of advice from Heritage Victoria should any items of possible heritage significance be uncovered during any phase of the project. Subsequent confirmation of heritage items located/no items located during any phase of the project.	Via email and/or on-line meeting	As required
Immediate residential neighbours	Noise and dust from operations and cartage of stone. Any other issues that may arise to be addressed as required	Involve	Dust suppression controls including: water cart on site, area of disturbance minimised, progressive rehabilitation to be undertaken, weather conditions observed Noise controls including: Operating hours: 6.30am – 6:00pm Mon-Sat, plant and equipment maintained in good condition, site roads maintained, no use of loudspeakers, noise abatement devices fitted to plant and equipment where possible. Engagement as required regarding noise and dust issues should they be a concern at any stage during the project.	In person	Prior to project commencing As required
Swan Hill Rural City Council	Responsible Authority for planning permit / local road use	Collaborate	Confirmation of Council requirements being adhered to reported to Council as/if required during all phases of the project.	In person	As required
Wider Community	Being informed	Consult	Informing community of operations Addressing any concerns that may arise during the project	In person	Prior to project commencing (Planning Application notification) As required
Grampians Wimmera Mallee Water	Water assets to be identified and protected	Involve	Protection of stock and domestic water supply on the southern boundary (Cocamba-Miralie Road)	Via email and/or on-line meeting	As required

Table 3 Stakeholder Engagement Plan



Complaints Management & Response Process

All complaints would be handled using the Commonwealth Ombudsman's *Better Practice Guide to Complaint handling*.

- All complaints, received by phone, in person or in writing will be recorded in a complaints register by the Work Authority Holder
- All complaints, received by phone or in writing, will be provided to the Work Authority Holder
 - In the case of a phone complaint, if the Work Authority Holder is not able to speak with the stakeholder immediately, they will be advised s/he will contact them within 48 hours
 - In the case of a complaint in writing, the stakeholder will be contacted by phone or in writing to advise their complaint has been received and will be reviewed by the Work Authority Holder and they will be contacted again within 48 hours
- The complaint will be assessed by the Work Authority Holder; referring to specific operation staff for additional information if required
- If the assessment and resolution process is likely to take some time, regular contact will be made with the stakeholder to advise this
- At the conclusion of the assessment, the stakeholder will be contacted with information about what has been done to rectify the issue

The proponent recognises it is possible that some complaints may be unreasonable or spurious and these will be handled following the above guidelines; and if required, referring to the Victorian Ombudsman's *Unreasonable Complaint Conduct* information and advice.

Evaluation

To ensure compliance against the goals and objectives outlined in this document, the proponent will review the community engagement plan to refine and revise the communication strategies as required.

Following initial consultation, the plan will be reviewed against goals and objectives on a twelve-monthly basis.

Any changes made to operations that have the potential to change the risk profile of a stakeholder will be updated and communicated as soon as practicable.

Electronic and hard copy information will be stored and readily retrievable to be made available when requested by ERR, or other authorities or bodies, subject to commercial in confidence and privacy issues.

In addition, it may be used to produce documentation to update the community on both the engagement process and the project itself on an as required basis.



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Mineral Resources (Sustainable Development) Act 1990	
Tenement Number:	WA008287
Plan Number:	PLN-001779
Work Plan Statutorily Endorsed	
Signed:	
Delegate of the Department Head	
Date:	01/05/2024



Site Rehabilitation Plan

Harril Pty Ltd Cocamba - Miralie Road, Piangil
Victoria.

Work Authority: WA008287

February 2024

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Introduction

The purpose of this Rehabilitation Plan is to describe the natural characteristics and current land use of the site (CA59 Parish of West Piangil) and to articulate the steps to rehabilitate the quarry post extraction to return it to as close to its natural state as practicable. The overarching objective of the rehabilitation of the site is to return it to a safe and stable landform able to support sustainable dryland agriculture industry.

Project and Resource Description

The project involves extracting limestone from a parcel of land in the Piangil area of northwestern Victoria. The limestone is either on the surface or at a depth of approximately 1.2m below the surface.

Site Information

Location

The subject land is located on Cocamba - Miralie Road Piangil. The land is legally known as Crown Allotment 59 Parish of West Piangil. The land is zoned FZ – Farming Zone.

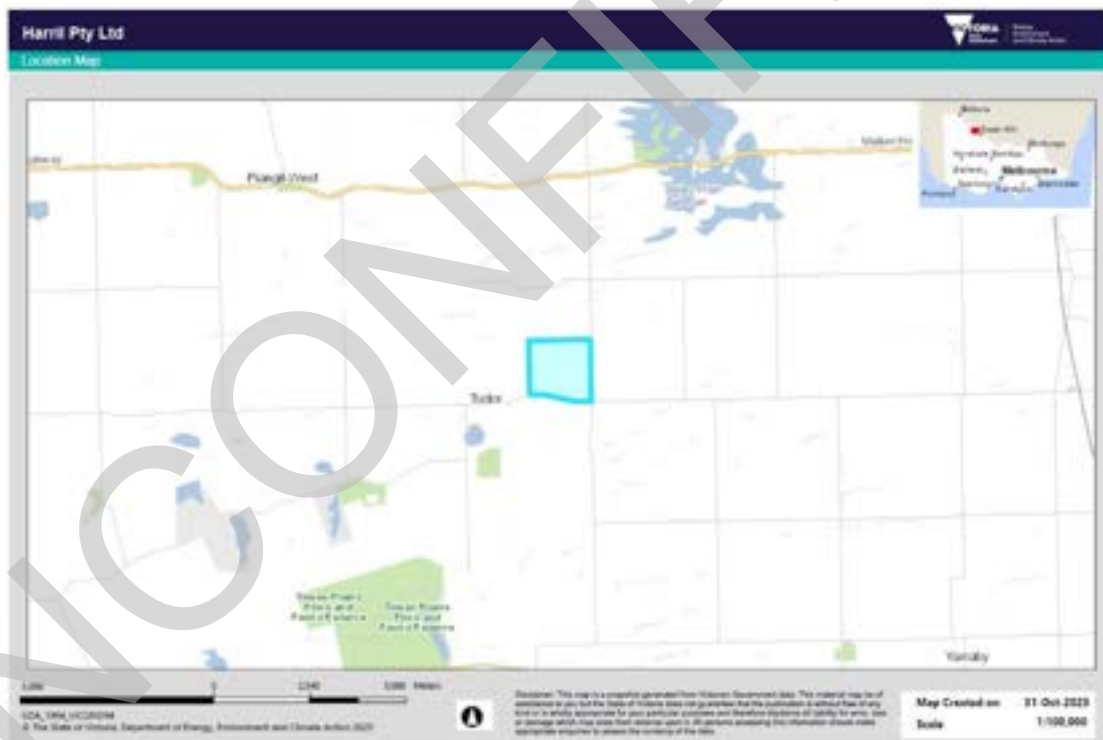


Figure 1 Locality Plan



Tenure

The land is owned by Tudor Stone Pty Ltd, however the quarry operator is Harril Pty Ltd. Certificates of Title are shown as Appendix 1 in the accompanying Work Plan. The total area of the allotment is 246 hectares; however the area of the Work Authority is 226 hectares and the Extraction area is 215 hectares.

Site Description

Site Plan

The site plan below indicates the proposed site with direction of workings. Extraction will commence in a northerly direction in the area labelled as "Initial Starting Point" and will progress in a northerly direction. Progressive rehabilitation will follow the workings. The site plan is provided as Appendix 7 of the Work Plan.

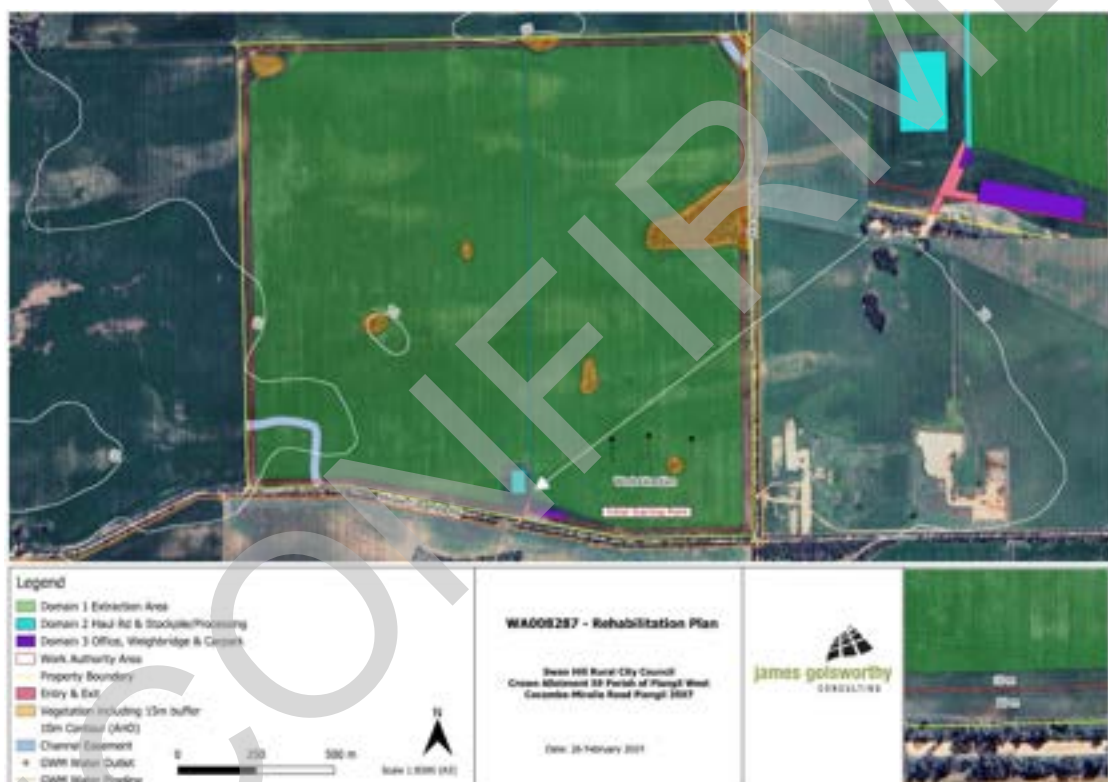


Figure 2 Site plan

Soils Topography and Climate

The site is a representative mallee landform that has superficial undulations of the Woorinen Formation. The topsoil is typical mallee red sandy loam (red sodosols) with low moisture and low organic carbon content overlaying heavier clay soils.

The topographic maps below indicate there is a 11m difference in elevation across the land with elevations ranging from 70m AHD at the highest point (vegetated knoll) to 59m AHD on the western boundary.





Climate conditions for the site are characterised by hot, dry summers and relatively cool, mild winters. Average rainfall for Piangil is 308mm, winter-spring dominated with November being the wettest month (mean rainfall of 41.2mm) and March being the driest (mean rainfall of 16.6 mm). Prevalent wind direction is from the southwest.

Information from the Bureau of Meteorology identify that the 1:100-year storm intensity for Piangil is 107mm in a 24-hr period and 139mm over a 7-day period. It is not expected that a storm event of this magnitude will result in runoff that would negatively impact groundwater, surface water or ecosystem function.

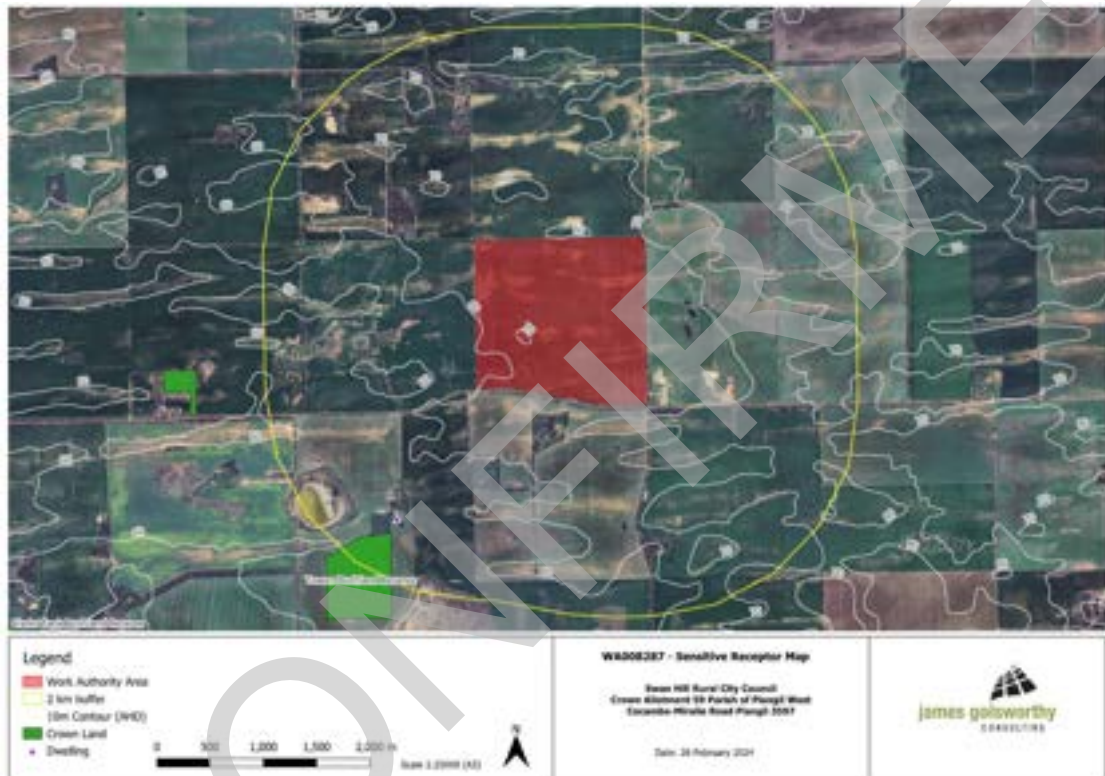


Figure 3 Topography CA59

Hydrology

There are no permanent or ephemeral water bodies close to the site. Annual rainfall of 308mm and a 1:100-year storm event of 107mm is not considered sufficient to impact to impact surface water bodies. Deposited Plan TP767824J indicates that there are 2 GWMW channel easements on the property, however the channels have been filled-in and no longer exist.

Hydrogeology

Water will not be applied to the site as part of the extraction operation, except as a dust suppressant on roads and stockpiles. The annual rainfall for Piangil 308mm which is not considered to be sufficient to access groundwater. The nearest State Observation Bores are nested approximately 2km south of the paddock and indicate depth to groundwater is between 5 and 20m below natural surface level.



The DELWP Groundwater Resource Report for this location identifies that the Work Authority area is located within the Avoca Catchment and that depth to water table is between 10-20m and that typical water table salinity is between 13001-35000 mg/L placing it in the least beneficial use category.

Native Vegetation

The location of the proposed extractive industry has been cleared for cropping purposes and cultivated over many years of farming. Native vegetation will not be impacted by the development and will be protected by 15m buffer zones which will be identified by the erection of parawebbing (or equivalent) whenever extraction comes within 100m. This buffer zone is measured from the start of the extraction batter to either the dripline of the canopy of the tree; or to the extent of the understory – whichever is closer.

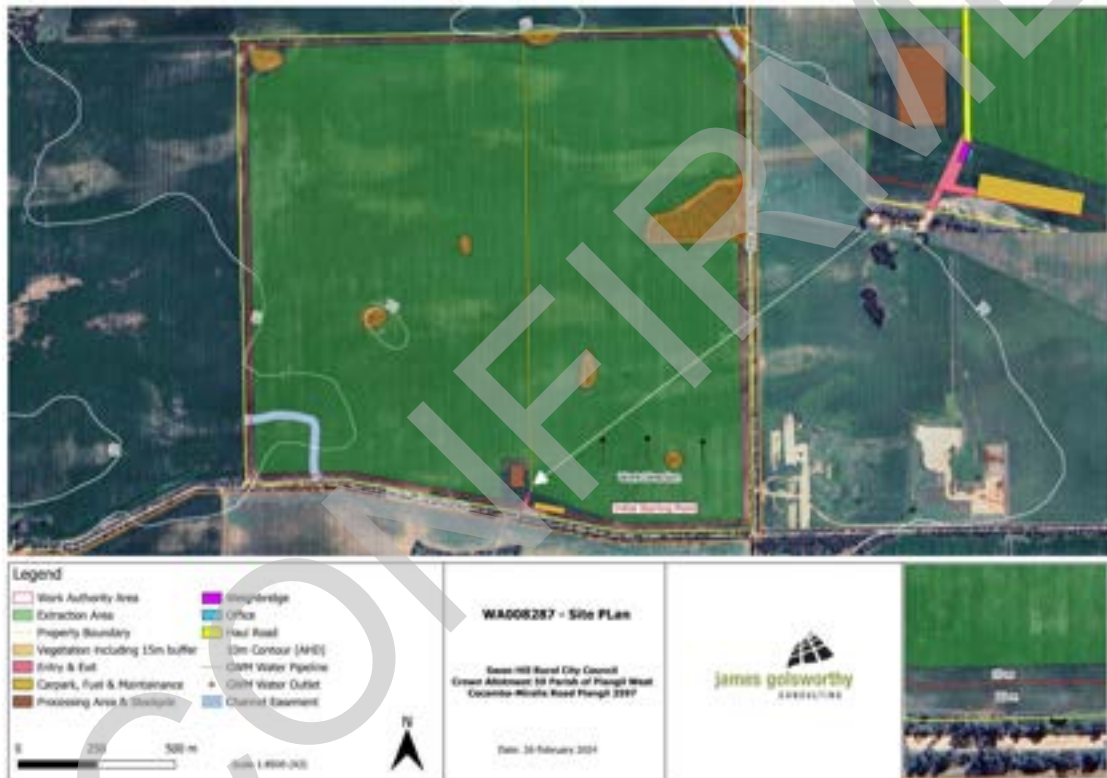


Figure 4 Site plan showing vegetation buffer zones

Current/Previous Land Use

The land is used for dryland cropping and is currently sown to a winter cereal crop. Review of aerial imagery shows that the land has been used for the purpose of cropping for the previous 38 years (earliest image dated 1985). The current proposal is for a maximum of 5 hectares to be disturbed at any time with the remainder of the property to be available for cropping purposes.





Site Operation

Processing Method

Much of the limestone is at surface level, however if required a dozer or grader will be used to push any topsoil into a stockpile, exposing the limestone ready for excavation. An excavator or dozer will then rip the ground containing the limestone, reducing the rubble size while still in the ground prior to extraction. Dump trucks will convey the resource to a centralised processing area.

Benching/Batters

During extraction, working batters will be shallow with a slope at a minimum of 1V:5H (12 degrees). During progressive rehabilitation, these will be flattened off with a grader or scraper to suit the contours of the surrounding landscape to ensure final land use of cropping. Bench height will be at an average of 1.2m.

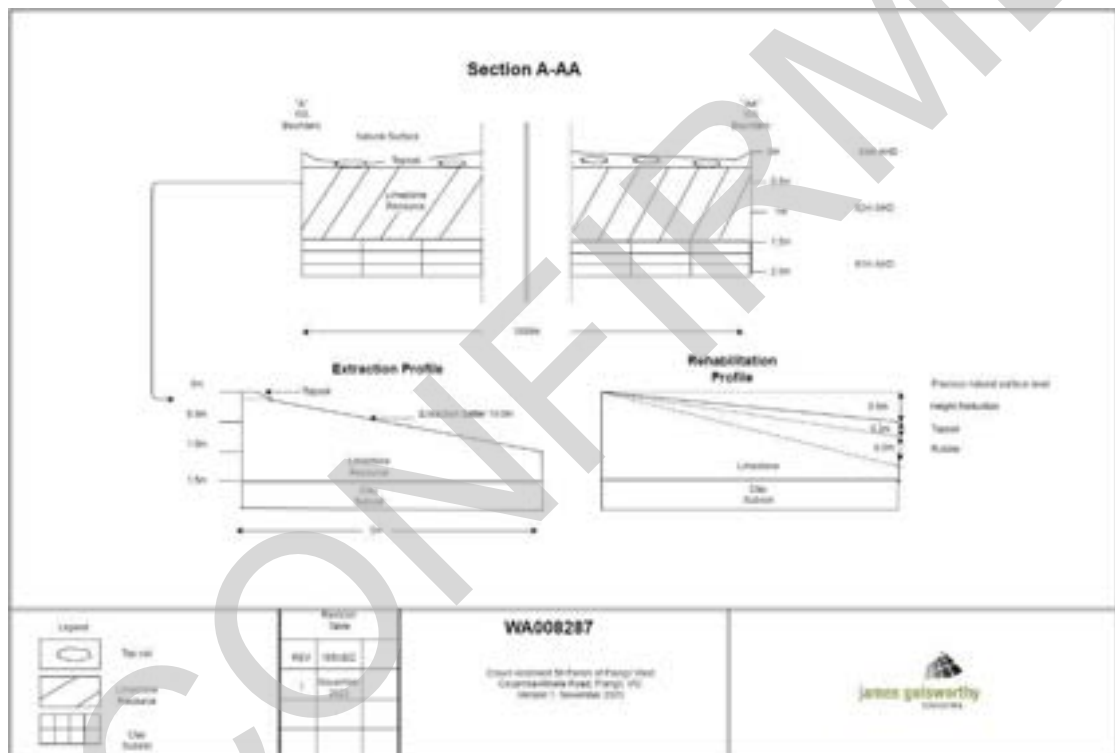


Figure 5 Typical cross section of batters

Annual Production Estimates

The estimated extraction area is 215 hectares. Given an average depth of resource of 1m, we calculate the total "in-ground" reserves to be approximately 2,150,000m³. A recovery rate of 40% after screening, indicates that there is approximately 860,000m³ of resource to be recovered. Given a density of 2 tonnes per cubic metre this equates to approximately 1,720,000 tonnes of limestone to be carted off site. Given a production estimate of 70,000 tonnes per annum, this equates to a quarry life of approximately 25 years.



Containment Dams

Water is not required for the extraction method being used and the annual rainfall for Piangil is 308mm/year and as such, there is no requirement for dams to contain water or slimes.

Predicted Off-Site Discharges

Dust is the only predicted offsite discharge from the operation. This will be mitigated by ceasing operations when wind speed exceeds 35km/hr and by using water carts to water hardstand areas.

Impacts on neighbours, road users and native flora and fauna arising from dust, noise and vehicle movements have been addressed in the risk register for the project.

Blasting

Due to the shallow nature of the deposits, there will be no blasting required to recover the stone.

Topsoil Management

Most of the extraction area has no topsoil or overburden, and the resource is visible on the surface. The average topsoil over the extraction area is estimated to be 0.1m; there is no overburden expected besides the shallow topsoil.

It is noted that because the deposits are so shallow topsoil for remediation purposes will be required to be sourced from higher elevations within the 226-hectare Work Authority area.

Given that only 5Ha will be worked at any time, the volume of topsoil and overburden at any time is calculated below.

$$5\text{Ha} \times 100\text{mm} = 5,0000\text{m}^3.$$

To protect the regenerative capacity of the natural topsoil, it will only be cleared at the time the gravel is to be extracted from that section of the quarry. This will assist to maintain vegetation cover on the site for the maximum period and aid in minimising soil erosion.

Topsoil will be managed as follows:

- Avoid stripping topsoil when it is saturated or when very dry.
- Minimise handling of topsoil.
- Keep topsoils separate from overburden, gravel, and other materials.
- Protect topsoil stockpiles from erosion.
- Avoid burying topsoil.
- Store topsoil above or beside the excavation, depending on which direction the deposit is being worked, to allow for easier respreading.
- Avoid long term stockpiling of topsoil by using it to rehabilitate worked out areas immediately.
- Locate topsoil stockpiles away from traffic, waterways and sources of pollution.
- Install drainage measures to allow drainage through or around large soil stockpiles.
- Grow vegetation on stockpiles (shrubs and grasses).
- Control and/or prevent the spread or establishment of noxious weeds.
- Avoid driving on stockpiles.
- Align stockpiles parallel to the slope contour in stable heaps.



Rehabilitation

Objectives

The overarching rehabilitation objective is to return the site to its original condition after extraction as far as is practicable, with the land to be returned to its current use of dry-land cropping.

While it is not expected, should any community views be raised during consultation after works have commenced, these will be taken into account during the rehabilitation process.

Given the future land use is consistent with the current land use, works and rehabilitation activities are not expected to raise any concerns with neighbouring land holders or the wider community. The works and intended continued land use after rehabilitation has been discussed with near neighbours with no resulting concerns.

The site has been divided into three domains being discreet areas used for different purposes during the life of the quarry, however the rehabilitation objective of returning all areas to support dryland cropping is common to all domains.

Criteria

Regulation 11(2)(d) requires a rehabilitation plan to include criteria for measuring whether the objectives described have been met. Criteria are required to be 'SMART' eg:

1. **Specific**
2. **Measurable**
3. **Achievable**
4. **Relevant**
5. **Time bound**

Successful rehabilitation of the whole site will be achieved when the site topsoil is returned to its current generally flat state, suitable for cropping activities, which is both the current and intended land use. A completion criteria table is provided in Table 1.





Area/Domain Description	Rehabilitation Objective	Activities	Initial Measurement Criteria	Final Measurement Criteria
Domain 1. Extraction Area (Stages A, B, C, and D)	To return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.	<p>As a worked-out section is completed, material that has been extracted but not required will be spread out across the excavated quarry floor. Topsoil will be spread over this to a minimum depth of 150mm. If there is not enough topsoil available from the initial removal, topsoil from raised ridges adjacent to the works will be brought in to rehabilitate the site.</p> <p>Control of vermin and weeds</p> <p>Ensure gates are closed when site not attended or during periods of care and maintenance.</p> <p>Remove valuable consumables (diesel fuel) at the end of every workday.</p>	<ul style="list-style-type: none"> Remove all plant and equipment and stockpiles Contours returned to as close to original as possible Rehabilitation earthworks completed within 6 months of extraction ending Crop sown within 12 months of earthworks being completed 	Landform returned to as close to pre-extraction condition and contours as practicable and suitable for sustainable dryland cropping
Domain 2. Haul Road and Stockpile Processing area	To return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.	<p>Remove all plant and equipment.</p> <p>Rip hardstand areas and spread topsoil from surrounding area to return original contours.</p> <p>Control vermin and weeds</p> <p>Ensure gates are closed when site not attended or during periods of care and maintenance.</p>	<ul style="list-style-type: none"> Remove all plant and equipment Contours returned as close as original as possible Rehabilitation earthworks completed within 6 months of extraction ending Crop sown within 12 months of earthworks being completed No contamination of site 	
Domain 3. Office Weighbridge and Carpark	To return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.	<p>All infrastructure removed, including concrete footings, securing infrastructure.</p> <p>Rip hardstand areas and spread topsoil from surrounding area to return original contours.</p> <p>Ensure gates are closed when site not attended or during periods of care and maintenance.</p>	<ul style="list-style-type: none"> Remove all above and below ground infrastructure Contours returned as close as original as possible Rehabilitation earthworks completed within 6 months of extraction ending Crop sown within 12 months of earthworks being completed No contamination of site 	
Mobile plant and equipment	All plant and equipment off site, no contamination	Progressively removed when no longer required; last items removed at completion of rehabilitation.	<ul style="list-style-type: none"> All plant and equipment, temporary roadways and stockpiles removed. No contamination on site 	

Table 1 Rehabilitation completion criteria table



Milestones

While the rehabilitation will be done progressively as each 5Ha area is disturbed, the milestones for rehabilitation have been set as follows.

1. Progressively - 5Ha area disturbed at any time including worked and rehabilitation area
2. Progressively – removing items of plant and equipment no longer required
3. Final – post conclusion of extraction when removal of all stockpiles, plant and equipment, and temporary hard stands have been achieved; and the site returned to essentially flat suitable for cropping

Rehabilitated Land Risks

We have conducted a process of identification and assessment of relevant risks the rehabilitated land may pose to the environment, to any member of the public or to land, property or infrastructure in the vicinity of the rehabilitated land, including:

- (i) the type, likelihood and consequence of the risks; and
- (ii) the activities required to manage the risks; and
- (iii) the projected costs to manage the risks; and
- (iv) any other matter that may be relevant to risks arising from the rehabilitated land.

The land disturbed by the works within WA008287 will be rehabilitated to ensure it is safe, stable and sustainable and not be likely to cause injury or illness to humans or animals.

No native vegetation will be removed during the extraction nor the rehabilitation activities and the 15m buffer zone around vegetation will remain to protect native vegetation during rehabilitation activities. Contours will be returned to as near as original as practicable so that drainage lines are not significantly impacted.

The workings are shallow (to a maximum depth of 1.5m) and the land surface will be returned to as near flat as possible. Additional fill material will be sourced from within the Work Authority area as required.

There are no identifiable risks the rehabilitated site will pose.

Rehabilitation Materials and Budget

The depth of topsoil varies across the site and ranges from zero (resource on surface) to >1000mm on elevated areas, however, is estimated to average 200mm across the entire 226 hectare Work Authority area. This equates to a total volume of topsoil of 452,000m³ of topsoil available for rehabilitation purposes. The potential extraction area is 215 hectares, and rehabilitation will require 150mm of topsoil to be spread across the 215 hectare quarried area; this equates to 322,500 m³ of topsoil. In summary, adequate topsoil volumes are available to support rehabilitation objectives.

Domain 1. Resource Extraction Area

This domain accounts for almost the entire Work Authority area (>95%), and only excludes the haul road and infrastructure areas.

Objective

The rehabilitation objective of the resource extraction area is to return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.

Activity

Rehabilitation will follow the direction of the workings and will be conducted progressively through the life of the quarry, with rehabilitation of the fully worked out sections of the quarry occurring as soon as possible. A maximum of 5Ha will be disturbed at any one-time including areas of extraction and areas of rehabilitation.



As a worked-out section is completed, material that has been extracted but not required will be spread out across the excavated quarry floor. Topsoil will be spread over this to a minimum depth of 150mm. If there is not enough topsoil available from the initial removal, topsoil from raised ridges adjacent to the works and within the Work Authority area will be brought in to rehabilitate the area.

Although the quarry is in a remote location it is enclosed by fencing and the gate shall remain locked when staff are not present. No fuel or consumables will be left on site.

Control of pests and vermin will continue at levels appropriate to comply with regulations and local expectations regarding invasive weeds and vermin.

Domain 2. Haul Road, Stockpiling and Processing area

The area occupied by the haul road, stockpile area and processing area is approximately 3.5Ha.

Objective

The rehabilitation objective of the haul road area is to return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.

Activity

All plant and equipment not directly involved in rehabilitating the car park will be removed from the site.

The haul road has a hard limestone base that has been compacted and will need to be ripped with a tined implement and topsoil spread from adjacent areas in preparation for subsequent commercial grain crops.

Work Authority area is in a remote location and totally enclosed by fencing and the gate shall remain locked when staff are not present. During extended periods of care and maintenance mobile plant and consumables such as diesel fuel will be relocated to more secure premises.

Control of pests and vermin will continue at levels appropriate to comply with regulations and local expectations regarding invasive weeds and vermin.

Domain 3. Infrastructure Area

The area occupied by infrastructure (weighbridge, office, ablutions, car parking) is approximately 1Ha

Objective

The rehabilitation objective of the infrastructure area is to return the land to a stable and productive landform that is capable of sustainable dryland cropping and animal husbandry purposes.

Activity

All plant and equipment not directly involved in rehabilitating the car park will be removed from the site.

Although the infrastructure is transportable it is likely to remain in-situ during periods of care and maintenance of the quarry. The reason being that areas not actively being quarried will be consistently planted for commercial dryland cropping purposes even when extraction activities are occurring, and the infrastructure will be useful to serve these purposes.

The quarry is in a remote location and is totally enclosed by fencing and all gates shall remain locked when staff are not present. During extended periods of care and maintenance consumables such as diesel fuel



will be relocated to more secure premises.

Control of pests and vermin will continue at levels appropriate to comply with regulations and local expectations regarding invasive weeds and vermin.

At the completing of quarrying activities, all plant and equipment not directly involved in rehabilitating the infrastructure area will be removed from the site.

The infrastructure in this domain is portable and disturbance is minimal and consists of concrete footings to anchor the portable office, amenities building and above ground weighbridge. The concrete footings will be excavated and disposed of at an appropriate land fill facility. The excavated holes will be filled from stockpiled topsoil.

The area will be top-dressed with topsoil in preparation of planting subsequent commercial grain crops.

Rehabilitated Land Risks

We have conducted a process of identification and assessment of relevant risks the rehabilitated land may pose to the environment, to any member of the public or to land, property or infrastructure in the vicinity of the rehabilitated land, including

- (i) the type, likelihood and consequence of the risks; and
- (ii) the activities required to manage the risks; and
- (iii) the projected costs to manage the risks; and
- (iv) any other matter that may be relevant to risks arising from the rehabilitated land.

The land disturbed by the works will be rehabilitated to ensure they remain safe, stable, and sustainable.

No native vegetation will be removed during the works or during rehabilitation activities and a 15m buffer zone around vegetation will protect any existing native vegetation. The Towan Bushland Reserve will not be impacted by the works nor the rehabilitation activities.

The workings are shallow (to an average depth of 1.2m) and the remediation works are intended to retain original contours and topsoil as far as practicable and aid in the return the land to support its end use of cropping and therefore there are no identifiable risks the site will pose.

Community Consultation

While it is not expected, should any community concerns be raised before or during rehabilitation works, these will be taken into account during the rehabilitation process.

Given the future land use is consistent with the current land use, works and rehabilitation activities are not expected to raise any concerns with neighbouring land holders or the wider community. The works and intended continued land use after rehabilitation has been discussed with near neighbours with no resulting concerns.

Site Closure, Monitoring and Maintenance

As items of plant and equipment are no longer required, they will be moved off-site. As previously noted, the majority of the rehabilitation works will take place progressively during the working of the quarry, however final rehabilitation works will be undertaken when all plant and equipment has been removed.

Final rehabilitation will ensure there is no contamination of the site, and it is ready for the intended land use of cropping. Rehabilitation works will continue until the rehabilitation objectives are achieved.



The Work Authority holder will ensure the rehabilitated area is to the satisfaction of the Landowner, and other groups (eg: Swan Hill Rural City Council) as required.

The Work Authority area will be:

- ♦ Left in a stable, safe, sustainable, non-polluting state
- ♦ Suitable for the planned final use or rehabilitation objective (cropping)
- ♦ Free from noxious weeds

Rehabilitated areas will not be excessively affected by erosion and vegetation is consistent with the final land use. The Work Authority holder will regularly monitor the site and arrange for the completion of any remedial works that may be required.

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16 Site Rehabilitation Plan Harril Pty Ltd Cocamba – Miralie Road Piangil

Ref: 23-007



Air Quality Assessment (Level 1)

Limestone Extractive Industry
Cocamba – Miralie Road, Piangil

Work Authority: WA8287

February 2024

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4 Level 1 Air Quality Assessment – Harril Pty Ltd Cocamba - Miralie Road Piangil

Ref: 23-007



1 Executive Summary

Harril Pty Ltd have applied for a Work Authority from Earth Resources Regulation for the extraction of limestone from a parcel of land in a rural setting in northern Victoria, and the application requires an assessment of the air quality impacts arising from the proposed activity.

A review of available information determined that a qualitative approach in accordance with EPA Publication 1961 and EPA Publication 1943 was the appropriate level of assessment.

Sources of emissions were identified and their impacts on the receiving environment, in particular sensitive receptors, was considered and it was determined that the development will comply with the minimum separation distances as specified in EPA Publication 1942.

The impacts from fugitive dust from the quarry were assessed as MODERATE and were able to be controlled as far as reasonably practicable by the implementation of engineering and administrative controls.

2 Scope and purpose

The purpose of this report is to assess the air quality impact to human health and the environment arising from quarrying activities, including extraction, processing and transport.

The scope of work for this assessment included the following:

- ♦ Review of information
- ♦ Qualitative air quality risk assessment in accordance with EPA Publication 1961 *Guideline for assessing and minimising air pollution*.
- ♦ EPA separation distance assessment in accordance with EPA 1949 *Separation distance guideline*.
- ♦ Nuisance dust qualitative assessment in accordance with EPA 1943 *Guidance for assessing nuisance dust*.

3 Introduction

The proposed development involves extracting limestone from a parcel of land in the Mallee region of Victoria. The land is privately owned, by Tudor Stone Pty Ltd, and leased to Harril Pty Ltd.

Harril Pty Ltd have submitted a workplan application to Earth Resources Regulation (ERR) for a work authority to extract limestone and this qualitative air quality assessment has been completed to support this application.

The material sought is limestone which is either on the surface or at a depth of approximately 1.2m below the surface. Accordingly, 90% of the extraction works will be at this level, occasionally it may extend to a maximum depth of 1.9m.

The annual production estimate is expected to be between 50,000 and 100,000 tonnes, depending on demand.

EPA Publication 1961 *Guideline for assessing and minimising air pollution*, Table 1 indicates that the appropriate level of assessment for a quarry with an annual capacity of 50,000 to 100,000 tonnes per year, in a rural setting with residences more than 500m from the work authority is a Level 1 qualitative assessment.



The air quality assessment has been completed according to EPA Publication 1961 *Guideline for assessing and minimising air pollution*. The nuisance dust assessment has been completed according to the protocol in EPA Publication 1943 *Guidance for assessing nuisance dust*.

4 Site Description

4.1 LOCATION AND ZONING

The subject land is located on the corner of Cocamba-Miralie Road and Fire Access Road Piangil and is known as CA 59 PP3392. The land is zoned FZ – Farming Zone within the Swan Hill Planning Scheme. The land area is 248.07 hectares, and the Council Property Number is 3571.

The Swan Hill Planning Scheme identifies the purpose of the Farming Zone:

- ♦ *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- ♦ *To provide for the use of land and agriculture*
- ♦ *To encourage the retention of productive agricultural land*
- ♦ *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture*
- ♦ *To encourage the retention of employment and population to support rural communities*
- ♦ *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision*
- ♦ *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*





Figure 1 Location map

4.2 CURRENT AND PROPOSED LAND USE

The land is in a rural setting and the immediate and surrounding area is used for dryland cropping purposes of winter cereals and for opportunistic grazing by livestock. The land is gently sloping (<5%) and has been cleared of most native vegetation. The land is cropped annually for winter cereals and crop stubble is left standing post-harvest.



Figure 2 Current land use

4.3 SENSITIVE RECEPTORS

The definition of a sensitive receptor or sensitive land use is defined as ‘Any land use that requires a focus on protecting human health and wellbeing, local amenity and aesthetic enjoyment.’ Examples of such sensitive land uses include but is not limited to, ‘dwellings, hospitals, aged care facilities, education centres, childcare centres, places of worship, corrective institutions’ (EPA Publication 1949 p.46). It is further defined in EPA Publication 1961 as “A land use where it is plausible for humans to be exposed over durations greater than 24 hours, such as residential premises, education and childcare facilities, nursing homes, retirement villages, hospitals.”

The only sensitive receptor that meets these definitions is a dwelling located at 2354 Cocamba-Miralie Road, Towan, approximately 1,400m southwest of the proposed development.



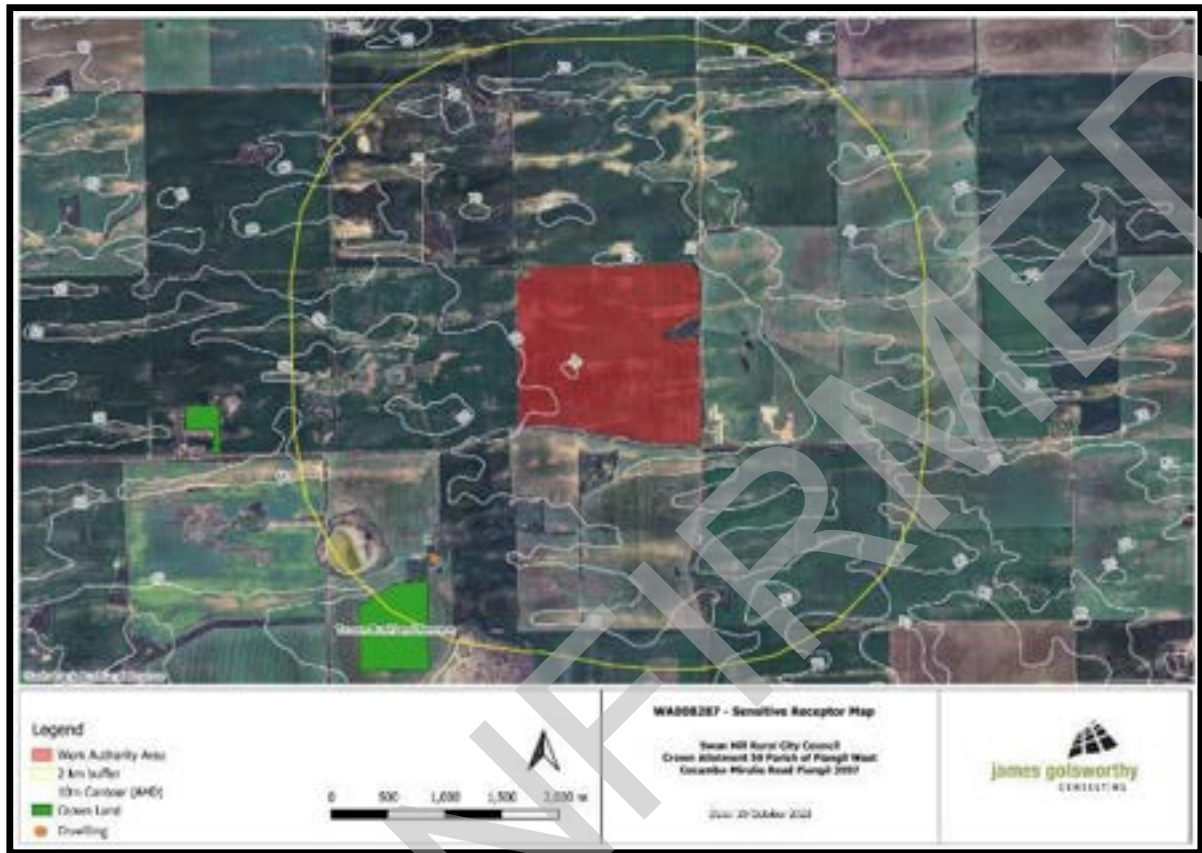


Figure 3 Sensitive receptor location

5 Proposed Development

A workplan application has been submitted to Earth Resources Regulation (ERR) to permit the extraction of limestone from the land. The proposed Work Authority Area is 226.25 hectares, however the area for potential extraction is reduced to 215.52 hectares. Outcropping and shallow deposits will be targeted. The maximum area of disturbance at any time will be 5 hectares.

Much of the resource is at ground level, and will be targeted however, when necessary, a bulldozer will be used to push any topsoil into a stockpile, exposing the limestone ready for excavation. A grader or bulldozer will then rip the ground containing the resource, reducing the rubble size while still in the ground. A front-end loader will be used to remove the resource and load it into moxy dump trucks for conveyance to the processing pad, where it will be screened and crushed as required.

It is expected the resource will be removed from the site as it is produced and that very little of the product will be stockpiled for periods exceeding 6 weeks.



Scrapers and loaders will be used for progressive site rehabilitation, placing topsoil over fully extracted areas. A scraper may be used to take topsoil from raised ridges adjacent to the site if topsoil is limited.

Land contours will be returned to as near as practicable to original contours to ensure that drainage patterns are not significantly altered.

Annual production is difficult to determine as it is based on demand but based on an average annual production of 70,000 tonnes, this equates to approximately 2,500 truck movements (assuming 28 tonnes per load in a truck and dog configuration); assuming the site is operational for eight months annually operating six days per week equates to approximately 11 truck movements per day.

6 Legislative and Policy Requirements

The proposed development requires an endorsed work plan and work authority under the Mineral Resources (Sustainable Development) Act 1990.

The proposed extractive industry requires a planning permit under clause 35.07-1 and clause 35.07-4 of the Swan Hill Planning Scheme.

The general environmental duty (GED), articulated in the Environment Protection Act 2017 places a duty on Victorians engaged in activities that could potentially harm human health and the environment to do everything reasonably practicable to eliminate, reduce or mitigate the risk of harm. In determining whether it is reasonably practicable to minimise risks of harm to human health and the environment, the following matters are relevant:

- ♦ the likelihood of the risk eventuating.
- ♦ the degree of harm that would result if the risk eventuated.
- ♦ what the person knows, or ought reasonably to know about the harm or risks of harm and any ways of eliminating or reducing those risks. This is the state of knowledge.
- ♦ the availability and suitability of ways to eliminate or reduce the risk.
- ♦ the cost of eliminating or reducing the risk.

The EPA Victoria *Separation Distance Guideline*, 2022, Publication 1949 (Draft) provides advice on recommended separation distances between industrial land uses that emit odour or dust, and sensitive land uses.

The purposes of the guideline can be summarised as:

- ♦ Provide clear direction on which land uses require separation.
- ♦ Inform and support strategic land use planning decisions and the consideration of licences, permits, registrations and applications for new or expanding developments.
- ♦ Prevent new sensitive land uses from impacting on existing industrial land uses.
- ♦ Prevent new or expanded industrial land uses from impacting on existing sensitive land uses.
- ♦ Identify compatible land uses that can be established within a separation distance area. In the case of an existing industrial use, EPA recommends separation distances should be considered when preparing a planning scheme, planning scheme amendment, or planning permit application. Therefore, this is the relevant guideline for this assessment.

Table 4 of the EPA separation distance guideline includes a default separation distance for quarries (without blasting) of 500m. Figure 3 below shows there are no residential or other sensitive receptors within 500m of the proposed work authority area.



Figure 4 Proposed work authority area with a 500m buffer





7 Level 1 Air Quality Assessment - EPA Publication 1961

Section 5.1.3 of EPA Publication 1961 Guideline for assessing and minimising air pollution in Victoria, identifies that a Level 1 qualitative assessment is sufficient for activities when a source is very common and well understood, with risks that are known to be controllable using certain techniques or technologies. In these instances, the resulting risks are usually so low that a qualitative assessment is sufficient. This allows duty holders to proceed directly to risk control.

The guiding principles of a Level 1 assessment include:

1. Routine activities that have controls that are known to be effective
2. Mass emission rates that are so low they can be considered negligible. As a general rule, emission sources that are not required to report to the National Pollution Inventory can often be considered to pose a negligible inherent risk.
3. Fugitive emissions that are difficult to assess accurately, including earth-moving activities and construction activities.

Further to the above Table 1 in EPA 1961 identifies that a Level 1 is an appropriate level of assessment for a small mine or quarry between 50,000 tonnes per year and 150,000 tonnes per year of extraction.

The level 1 assessment must provide:

- ♦ A description of the emission sources in line with identifying hazards in EPA 1961 (section 5.1)
- ♦ A description of the receiving environment in line with EPA 1961 (section 5.2)
- ♦ All proposed risk controls and checks in line with EPA 1961 (section 5.3)
- ♦ A concise rationale justifying proposed approach against the three principles listed above (section 5.4).

7.1 DESCRIPTION OF QUARRY EMISSIONS

The most significant emission from quarrying activities is the emission of fugitive dust from the extraction, screening and transport of the resource. Typical particle size of these emissions is 90 microns and they are addressed as an amenity issue as current health research indicates that the smaller size (PM₁₀ and PM_{2.5}) fractions have a greater influence on human health (EPA 1961, page 23). Finer dust particles may be produced by the process of crushing limestone.

As indicated in section 5.2 of EPA Publication 1961, a Level 1 assessment is appropriate for fugitive emissions that are difficult to assess accurately, including earth-moving activities and construction activities. A detailed description of the sources of emissions is provided below.

7.1.1 Emissions during quarrying activity

Fugitive Emissions are generated during various quarrying activities such as excavation, breaking and loading etc.

7.1.2 Emissions during transportation

Transportation by heavy vehicles results in fugitive dust emission due to the movement of heavy vehicles on unsealed roads. The quantity of emissions depends on various aspects like climatic conditions, moisture in the soil, speed of the vehicle, frequency of the vehicles etc. Generally, such emissions can be controlled largely by applying water.



7.1.3 Emissions during crushing

During crushing, the generation of particulate emissions is inherent, and the emissions are most apparent at crusher feed and discharge points. The greater the reduction in size during subsequent crushing stages the higher the emissions.

7.1.4 Emissions during screening

In the screening process, the mixture of stones is classified and separated according to size. Generally, the screening efficiency is considered to be in the range of 60 to 75%. Commonly used screening equipment includes shaking screens, vibrating screens and revolving screens. Although screening may be performed wet or dry, dry screening is the most common. Dust is emitted from screening operations as a result of the agitation of dry stone.

7.1.5 Emissions during material handling

Various handling devices like feeders, and belt conveyors are used to transport crushed materials from one point to another. Particulates may be emitted from any of the material handling operations. Most of the emissions occur at transfer points. The amount of uncontrolled emissions depends on the size distribution of the material handled, the belt speed and the free fall distance.

A nuisance dust assessment is included in section 8 of this report.

Other emissions to arise from the use of diesel fuelled equipment used in the extraction, screening, crushing and transport of the resource. Potential emissions include:

- ♦ Carbon monoxide
- ♦ NO_x
- ♦ SO_x
- ♦ Particulate matter (PM₁₀ and PM_{2.5})

As indicated in section 5.2 of EPA 1961 the earthmoving equipment used in extractive industry (dozers, loaders, scrapers) fall within the category of "routine activities that have controls known to be effective" and therefore it is considered that a Level 1 assessment is sufficient to assess the risk from these emissions.

7.2 RECEIVING ENVIRONMENT

The proposed development is in a rural setting with the Farming Zone. The land is currently used for cropping purposes, and it is the landholder's intention to continue to crop the land surrounding the extraction face should a work authority be granted. Topography of the subject and surrounding land is gently sloping. The subject land is bordered to the south and east by unsealed roads described as access roads in the Swan Hill Municipal Register of Public Roads (2021). The nearest sensitive receptor is a dwelling located 1,400m southwest (upwind) of the proposed development.

The nearest population centre is the township of Piangil, located approximately 15km east of the proposed development. Section 4.5.2 of EPA Publication 1961 states that in addition to the identification of sensitive land uses, it is useful to consider additional descriptive data to characterise the potentially exposed population, such as the size and vulnerability of the exposed population.

At the time of the 2021 census, the population of Piangil was 230 people. The setting is a rural environment within the farming zone. The nearest dwelling is located 1,400 south-west of the proposed development,

The vulnerability of a community is classified through the Socio-Economic Indexes for Areas (SEIFA) by the ABS, which ranks areas according to their relative socio-economic advantages and disadvantages. Of particular interest is the index of relative socio-economic disadvantage (IRSD) for the statistical area level 1 (SA1). EPA Publication



1961 states that if the IRSD score is in quintile one (most disadvantaged), then the population is likely to be particularly vulnerable to pollution. The SEIFA index for Piangil has a quintile rating of three (this is the middle quintile, meaning that the population is neither advantaged nor disadvantaged) and therefore the population surrounding the site is not expected to be significantly vulnerable to pollution.

7.3 METEROLOGY

The BoM weather station at Swan Hill post office operated from 1960 to 1996. This weather station is located 42km east of the proposed development site. Analysis of the wind rose for this period indicates that the wind speed is typically less than 10km/hr and predominantly from a westerly direction (ranging from southwest to northwest).

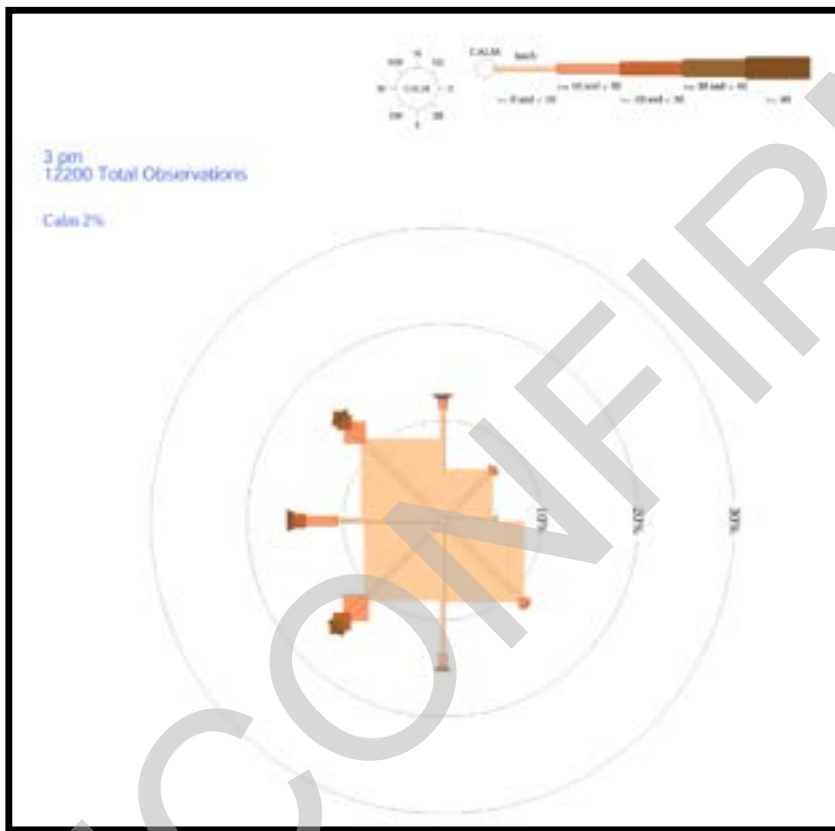


Figure 5 Swan Hill wind rose

The BoM weather station at Ouyen is 80km from the site and provides continuous data from 1957 to the present and provides similar information showing that wind direction is predominately from the southwest.



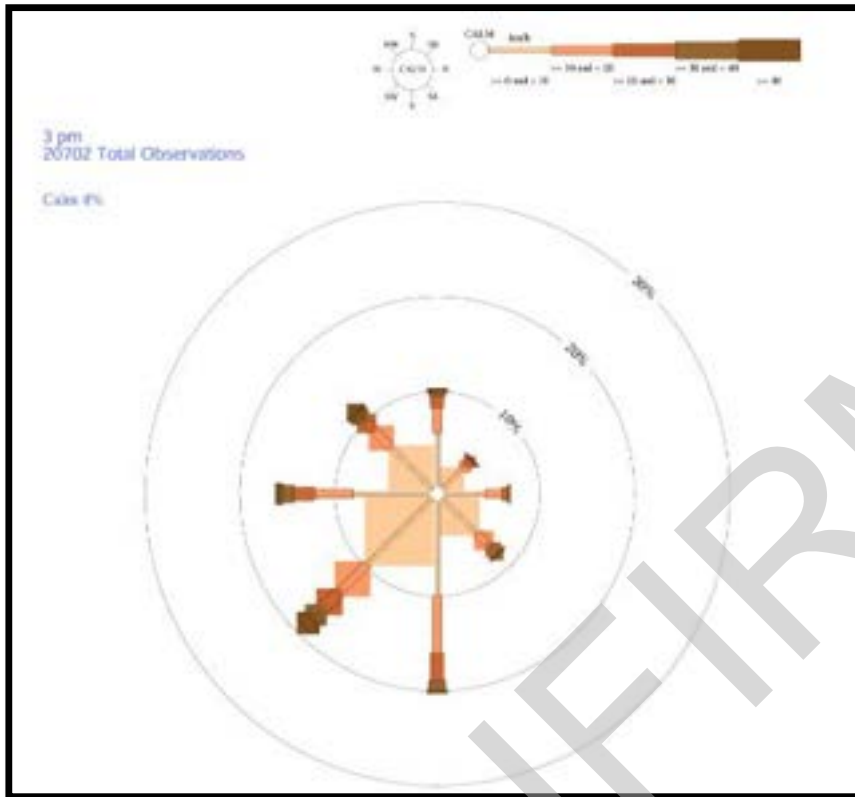


Figure 6 Ouyen wind rose

7.4 APPLICATION TO SITE

From figures 5 and 6 it can be determined that the predominant wind direction recorded at both BoM sites is from the southwest direction, representing approximately 20% of the period for Ouyen and 15% of the period for Swan Hill. Correspondingly the least predominant wind direction for both sites is from the northeast representing approximately 4% of the period for Ouyen and 6% for Swan Hill. Based on the BoM data it is determined that the only sensitive receptor located within 2km of the proposed development is located downwind of the development. Furthermore, winds from the northeast (towards the sensitive receptor) is the least frequent wind direction.

7.5 BACKGROUND AIR QUALITY

The proposed development is in the farming zone and there are no activities within a 2km radius of the site that have an EPA Victoria licence, approval or permit or report to the national pollutant inventory (NPI). The nearest activity reporting to the NPI is a winery located in Piangil, 15km to the east.



8 Nuisance Dust Qualitative Assessment – EPA Publication 1943

EPA Publication 1943 outlines a four-step process to conduct a qualitative risk assessment for nuisance dust, as detailed below.



Figure 7 Nuisance dust – risk assessment process (EPA 1943)

8.1 SOURCE HAZARD POTENTIAL

Table 1 of EPA Publication 1943 has been used to assign a score to the dust source hazard potential. Assessment against the criteria resulted in a risk matrix score of 10 out of 12, as detailed below.

- ♦ Size of dust emitting source = LARGE (3 points)
- ♦ Potential for dust emissions = HIGH (3 points)
- ♦ Type of dust emissions = INTERMEDIATE (2 points)
- ♦ Level of control = PARTIAL (2 points)

Table 1 Dust source hazard potential (EPA 1943)

Score	Size of dust emitting source	Activities being undertaken	Type of dust emission	Level of Control
1	Small: materials usage in the order of hundreds of tonnes/m ³ per year; area sources of tens m ²	Low potential for dust emissions: Dust not generated by activity per-se (car yards, auto recyclers, washing and cleaning leads to sediments. Sites with exposed areas without activity (typically vacant yards, lots etc).	Coarse: only larger stony materials on site, very coarse sand, blue metal	Full control or containment: Fully sealed areas and/or highly effective, tangible measures in place leading to little or no residual dust. Releases only due to plant failure. Good housekeeping, enclosed operation with extraction and treatment equipment
2	Medium: materials usage in the order of thousands of tonnes/m ³ per year; area sources of hundreds of m ²	Moderate potential for dust emissions: activities on unsealed sites, i.e., container parks, or other access roads, leading to track-out onto external roads. Cement and building products manufacturing.	Intermediate: crushed rock, beach and builders' sands, or fine stone, aggregates.	Partial Control or containment: Some areas of the site may be controlled or sealed but there are areas not addressed (e.g., haul roads or car parks). Reliance on management and housekeeping (i.e., water carts, keeping tip faces small, wheel washes etc.).
3	Large: Materials usage in the order of hundreds of thousands of tonnes/m ³ per year; area sources of thousands of m ²	High potential for dust emissions: grinding, blasting, material handling in open air, crushing, screening, haul roads for heavy vehicles, agricultural activities (ploughing fields)	Fine: Very fine dusts that can readily become airborne (i.e., silt clay, coal dust, dried tracked out mud, gypsum, cement etc.)	No effective control or containment: Large exposed stockpiles or unsealed areas, specifically dry conditions, open air operation with no containment, management controls not maintained.

8.2 PATHWAY EFFECTIVENESS

Table 2 of EPA Publication 1943 has been used to assign a score to the pathway effectiveness. Assessment against the criteria resulted in a risk matrix score of 6 out of 12, as detailed below.

Distance from sensitive receptors = >1km (1 point)

Source = upwind (1 point)

Terrain = same altitude (2 points)

Intervening land use = moderate (2 points)

Table 2 Pathway effectiveness (EPA 1943)

Score	Distance	Orientation of receptors relative to the prevailing wind direction	Terrain	Intervening land use
1	<ul style="list-style-type: none"> Receptors are hundreds of metres or kilometres from source or Separation distance has been met easily. 	<ul style="list-style-type: none"> Winds rarely (<10%) blow from source to receptor or Source is upwind, winds are of low speed 	<ul style="list-style-type: none"> Source located in a valley or quarry hole, downslope from receptor or highly undulating terrain between source and receptor 	<ul style="list-style-type: none"> High vegetation, i.e., densely forested or, Highly built-up or intervening zone with multiple non-sensitive uses that have no dust emissions of their own
2	<ul style="list-style-type: none"> Receptors are tens or hundreds of metres from source or Separation distance has not been met or met but only just at the threshold distances 	<ul style="list-style-type: none"> Even distribution of winds (10–20%) from source to receptor or source is upwind, winds are of moderate speed High frequency (>10%) of stable weather conditions with low dispersion. 	<ul style="list-style-type: none"> Source is on same altitude as receiving environment, generally flat land 	<ul style="list-style-type: none"> Moderate vegetation and/or Intervening land use zone contains other non-sensitive industry or smaller businesses.
3	<ul style="list-style-type: none"> Receptors are adjacent to the source/site or Distance well below (less than half) separation distances. 	<ul style="list-style-type: none"> High frequency (>20%) of winds from source to receptor or source is upwind, winds are of high speed 	<ul style="list-style-type: none"> Source is upslope of receiving environment and/or located in the same valley 	<ul style="list-style-type: none"> Open land and cleared of obstacles and/or Isolated dwellings or structures in pathway

8.3 RECEIVING ENVIRONMENT SENSITIVITY WEIGHTING

Table 3 of EPA Publication 1943 has been used to assign a score to the pathway effectiveness. Assessment against the criteria resulted in a risk matrix score of 4 out of 12, as detailed below.

Compliance = no incidents (2 points)

Land use = Low expectation (2 points)

Table 3 Receiving environment sensitivity weighting (EPA 1943)

Score	Historical context	Land use
2	No previous history no incidents or non-compliance. Only single isolated reports. Generally, the public is unconcerned.	Low general expectation of amenity <ul style="list-style-type: none"> exposure can be easily avoided. Dust doesn't have an impact in any lasting way on appearance, aesthetics or value of property by soiling or, locations where human exposure is transient or, areas of low ecological value E.g., footpaths, walking or bike trails, farmland (unless sensitive horticultural land,) short term car parks, roads, no nearby water ways, dry arid areas, or waste land (abandoned paddocks etc.).
4	Some history Occasional complaints, history of the industry causing problems elsewhere. Some concern in immediate area but not widespread.	Moderate general expectation of amenity <ul style="list-style-type: none"> people can move on, can potentially avoid exposure. Dust could impact on appearance, aesthetics or value of property, locations where people are occupationally exposed over a full working day but not in a home setting or, areas of moderate ecological value E.g., enjoyment of the outdoors, recreational activities, playing sport, offices, warehouses and industrial units, playgrounds, shopping areas, longer term vehicle storage, peri-urban or outer suburban nature areas, somewhat modified water ways.
6	Significant history Community has had regular impacts of dust and is highly sensitised. Regular or repeated non-compliance, past enforcement activity	High general expectation of amenity <ul style="list-style-type: none"> exposure cannot be avoided. Dust is likely to impact on damage to property, clothes, vehicles, affects food preparation, etc. or, individuals may be exposed for over eight hours or more in a day, areas of high ecological value E.g., residential properties with backyards and open living areas, rural living zones, hospitals, schools, prisons, accommodation, residential care homes, car parks associated with workplace or residential parking

**Table 4** Risk Score (EPA 1943)

Score	Descriptor	Comment
32-36	very high	Dust impacts almost certain
27-31	high	Dust impacts highly likely to occur
22-26	medium	Dust impacts likely
17-21	moderate	Dust impacts only likely to occur on rare occasions
12-16	Low	Dust impacts are not likely

The total score of the impacts from nuisance dust is 20 which according to Table 4 of EPA Publication 1934 is assessed as MODERATE – dust impacts only likely to occur on rare occasions.

9 Proposed Risk Controls and Checks

9.1 RISK CONTROLS

Under the GED Harril Pty Ltd has a responsibility to prioritise the elimination of risks from air emissions. When this is not possible, emitters must implement appropriate controls to minimise or mitigate risks to human health or the Environment as far as reasonably practicable. When risk cannot be eliminated, risk control options should be prioritised, based on the risk and waste management hierarchies.

Risk minimisation under the GED involves following the hierarchy of control, which in order of effectiveness is as follows:

1. Eliminate the hazard
2. Substitute the hazard
3. Engineering controls
4. Administrative controls
5. Personal Protective Equipment

The hierarchy of control has been applied to the activity as follows:

9.1.1 Eliminate the hazard

It is not considered practicable to eliminate fugitive emissions from the quarrying activity.

9.1.2 Substitute the hazard

It is not considered practicable to substitute the fugitive emissions from the quarrying activity.

9.1.3 Engineering controls

It is considered practicable to introduce engineering controls to reduce the fugitive emissions from the activity by:

- ♦ Applying water to internal haul roads by sprinklers, monitors or water truck.
- ♦ Enclosing conveyors and transfer points on the mobile crusher.
- ♦ Installation of HEPA cab air filters on machinery.



9.1.4 Administrative controls

It is considered practicable to introduce administrative controls to reduce fugitive emissions from the quarrying activity by implementing the following controls.

- ♦ Reducing the fall height of rock during material handling – loading and stockpiling.
- ♦ Ceasing quarrying, screening, crushing, and transport of resource when wind speed exceeds 35km/hr or when visible dust is seen beyond the property boundary.
- ♦ Rehabilitating and revegetating the land quickly following cessation extraction.
- ♦ Sowing of grasses on stockpiles expected to remain in-situ for more than 6 weeks.
- ♦ Adherence to the internal document “Hazard Control Statement – Crystalline Silica”.

9.1.5 Personal protective equipment

It is considered practicable to issue PPE to workers to protect them from the harmful effects of fugitive dust.

- ♦ Issue of N95 dust masks and close-fitting eye protection (goggles)

9.2 CHECKS AND MONITORING

EPA Publication 1961 states that the development of risk controls is not intended to be the end of the risk management process. Ongoing performance evaluation through monitoring and continual improvement is required under the GED to ensure ongoing compliance.

Emissions from fugitive dust sources are typically large in area and are discharged directly to the atmosphere in an unconstrained manner rather than from a point source and as such a quantitative measurement of these emissions is considered to be difficult, if not impossible.

It is recommended that Harril Pty Ltd keep a register to log any incidents and/or complaints, should they occur. Periodic analysis of the silica content of the limestone should be considered once operational to ensure that crystalline silica remains below thresholds considered to be harmful to workers.



10 Rationale

Based on the contents of this assessment, it was determined that:

- ♦ Fugitive dust emissions associated with the proposed quarry are classified under the third guiding principle, namely that fugitive emissions from earth-moving activities and construction activities are difficult to assess and therefore a qualitative risk assessment approach is appropriate.
- ♦ Nuisance dust emissions from the proposed quarry is assessed as MODERATE – dust impacts only likely to occur on rare occasions.
- ♦ The receiving environment is in a rural setting with no sensitive receptors within 500m of the proposed development. The nearest sensitive receptor is identified as being 1,400m upwind of the proposed development.
- ♦ The receiving environment is in the middle quintile of the SEIFA index (neither advantaged nor disadvantaged), and therefore is not likely to be significantly impacted by pollution.
- ♦ No industries surrounding the site have a permission from EPA Victoria or submit reports to the National Pollution Inventory.
- ♦ Topography is largely flat and not conducive to trapping emissions in low laying areas.
- ♦ Engineering and administrative controls are available to Harril to mitigate emissions.

From the above it is considered that the risk to air quality associated with emissions from the proposed quarry is considered to be MODERATE and able to be controlled and managed by Harril in accordance with their duties articulated in the GED.



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25 Level 1 Air Quality Assessment – Harril Pty Ltd Cocamba - Miralie Road Piangil

Ref: 23-007

UNCONFIRMED

Department of
Premier and Cabinet

Process List

Project Name: Harril Pty Ltd

Project Location: Cocamba-Miralie Road, Piangil

Date: 17-Nov-2023

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
Question 3	Does your activity include significant ground disturbance?	Yes
Question 4	Does your activity area include areas of a registered cultural heritage place (regardless of significant ground disturbance) or cultural heritage sensitivity that have not previously been subject to significant ground disturbance?	No
Answer:	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN</p> <p><u>FOR THIS PROJECT</u></p>	
	<p>This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.</p>	

Extractive Industry

Crown Allotment 59 Parish of Piangil West

(Cocamba-Miralie Road, Piangil)

Significant Ground Disturbance Assessment



Report to Harril Pty Ltd

22 November 2023

Landskape

a division of ML Copper Pty Ltd
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Extractive Industry

Crown Allotment 59, Parish of Piangil West
(Cocamba-Miralie Road, Piangil)

Significant Ground Disturbance Assessment

Report to Harril Pty Ltd



Author: Dr Matt Copper
Date: 22 November 2023

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tel: 0408 006 690

Executive Summary

Harril Pty Ltd proposes to extract limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil.

As part of the planning approvals process preceding the proposed development Landskape's principal research scientist Dr Matt Cupper was engaged by Harril Pty Ltd to complete a significant ground disturbance assessment and identify whether a mandatory Aboriginal cultural heritage management plan is required for the activity. Dr Cupper is a qualified archaeologist and geoscientist, with over 20 years' experience as a cultural heritage practitioner and high-level expertise in geomorphology and soil science. He is also a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne.

The Victorian *Aboriginal Heritage Regulations* 2018 (r.7) require an Aboriginal cultural heritage management plan for a proposed activity, if: (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity (not subject to significant ground disturbance); and, (b) all or part of the activity is a high impact activity.

The activity area is not in an area of cultural heritage sensitivity according to Division 3 of the *Aboriginal Heritage Regulations* 2018.

Therefore a Cultural Heritage Management Plan under section 46 of the *Aboriginal Heritage Act* 2006 is not required for the proposed extraction of limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil.

No Aboriginal cultural heritage sites have previously been recorded in the area proposed for extractive industry. Predictive modelling shows there is low to negligible potential for Aboriginal cultural heritage to occur in the activity area.

Nevertheless, it is an offence to harm Aboriginal cultural heritage without a valid Cultural Heritage Permit or Cultural Heritage Management Plan and in accordance with the conditions of that permit or management plan.

A voluntary Cultural Heritage Management Plan could also be prepared for the activities under section 45 of the *Aboriginal Heritage Act* 2006.

In the event that previously unidentified Aboriginal cultural heritage items are encountered during the proposed activities, any further disturbance must be avoided. Works within 20 metres of the Aboriginal cultural material must cease immediately and a heritage advisor or First Peoples – State Relations (tel: 1800 762 003) consulted about an appropriate course of action prior to recommencement of activities. In the case of suspected human remains, all activity in the vicinity must be suspended. If human

skeletal remains are encountered, the Police or Victorian Coroner's office must be notified immediately. The State Coroner's Office can be contacted on tel: 03 9684 4444. If it is suspected on reasonable grounds that the human remains are Aboriginal Ancestral remains, the Coronial Admissions and Enquiries hotline on tel: 1300 888 544 must be contacted immediately.

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List of Abbreviations

ACHRIS – Aboriginal Cultural Heritage Register and Information System

CHMP – Cultural Heritage Management Plan

1 Introduction

Harril Pty Ltd proposes to extract limestone from a portion of Crown Allotment 59 Parish of Piangil West, located at Cocamba-Miralie Road, Piangil (Figure 1).

As part of the planning approvals process preceding the proposed development Landskape's principal research scientist Dr Matt Cupper was engaged by Harril Pty Ltd to complete a significant ground disturbance assessment and identify whether a mandatory Aboriginal cultural heritage management plan is required for the activity. Dr Cupper is a qualified archaeologist and geoscientist, with over 20 years' experience as a cultural heritage practitioner and high-level expertise in geomorphology and soil science. He is also a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne (see section 1.3).

1.1 Proposed Activity

The activity area to be used for limestone extraction was cleared for dryland cropping and grazing purposes around a century ago and regularly cultivated for cereal crops and pasture since this time.

The land use would be extraction of limestone. The activity would be adjacent to and utilize existing road infrastructure.

Activities for the proposed extractive industry would occupy a Work Authority area of approximately 200 ha (Figure 1).

Heavy earthmoving equipment (mechanical scrapers, excavators, front-end-loaders, etc) would be used to excavate the limestone. Earthmoving equipment and support vehicles would utilize existing access roads and tracks.



Figure 1. Location of the extractive industry

1.2 Aims of the Investigation

The aim of this geomorphic investigation was to prepare a general statement identifying whether the activity area has been subject to previous significant ground disturbance. Statutory requirements pertaining to Aboriginal cultural heritage were also examined to determine their applicability to the proposed activity.

Preparation of this assessment involved review of the *Aboriginal Heritage Act 2006* and the *Aboriginal Heritage Regulations 2018*.

Aerial photographs were used to identify areas of potential significant ground disturbance.

1.3 Personnel Involved in the Assessment

Landscape's principal research scientist Dr Matt Cupper undertook the investigation and produced this report.

Dr Cupper has a wide background in the sciences and humanities, with degrees (including a PhD) in archaeology and classical history, geology and botany, with particular expertise in understanding the formation of archaeological sites and Quaternary environments. He has published extensively on these topics in high-profile, peer-reviewed scientific journals and was lead author for the Quaternary chapter of the *Geology of Victoria* (Cupper *et al.* 2003), the current, premier reference to Victoria's geology.

Dr Cupper is currently a Research Fellow in the School of Geography, Earth and Atmospheric Sciences at The University of Melbourne (www.findanexpert.unimelb.edu.au/display/person20521), where he manages the luminescence dating facility in addition to teaching geological methods and sedimentary geology to undergraduate students and supervising postgraduate research.

As a consulting archaeologist and geoscientist, Dr Cupper has been engaged in hundreds of management and research-oriented studies throughout southeastern Australia for industry and government.

Dr Cupper also meets the requirements of a 'heritage advisor' under s. 189 of the *Aboriginal Heritage Act 2006*: (<https://www.firstpeoplesrelations.vic.gov.au/choose-heritage-advisor>).

2 Contextual Information

2.1 Legislative Context

All Victorian registered and unregistered Aboriginal cultural heritage sites are protected by the *Aboriginal Heritage Act 2006* (commenced 28 May 2007). This Act prohibits the wilful destruction or disturbance of any Aboriginal cultural heritage site, place or object.

First Peoples – State Relations is the Victorian State Government agency that administers this Act.

2.1.1 *Aboriginal Heritage Act 2006*

The *Aboriginal Heritage Act 2006* and its *Aboriginal Heritage Regulations 2018* are of particular relevance to the proposed development. A core component of this Act is the preparation of Aboriginal cultural heritage management plans (CHMPs), which are required under certain circumstances for high impact activities.

The regulations can be used to determine if an Aboriginal cultural heritage management plan is required for an activity. Section 4 of this scoping study makes such a determination for the proposed extractive industry. The regulations also detail the standards expected of an Aboriginal cultural heritage management plan.

2.2 Environmental Context

The area proposed for limestone extraction is on Quaternary (Present-3 million year old) sandplains of the Woorinen Formation (Lawrence 1966, VandenBerg 1997, Cupper *et al.* 2003).

The topsoil and subsoil within the extraction area has been substantially disturbed during past agricultural land use. This includes clearing of the original vegetation, land levelling and repeated ploughing for broadacre cereal crops (Figures 2-7).

2.3 Aboriginal Cultural Heritage Context

2.3.1 Previous Archaeological Studies

Previous archaeological studies in northwestern Victoria have demonstrated Aboriginal occupation dating back at least 30,000 years. The oldest archaeological site in the region is at Lake Tyrrell, some 45 km southwest of Wood Wood, where stone artefacts and hearths were excavated adjacent to the lakeshore (Macumber 1991, Richards and Webber 2004). Charcoal at the Lake Tyrrell site was radiocarbon dated to $40,384 \pm 766$ years before present (AHU-171; Richards and Webber 2004), although this may not relate to human occupation.



Figure 2. Location of the activity area for proposed extractive industry.



Figure 3. Activity area for proposed extractive industry.



Figure 4. Activity area for proposed extractive industry.



Figure 5. Activity area for proposed extractive industry.



Figure 6. Activity area for proposed extractive industry.



Figure 7. Activity area for proposed extractive industry.

The Nyah State Forest, stretching some 10 km upstream along the Murray River from Wood Wood to Nyah, east of the activity area, has perhaps the most studied archaeological sites in the region (eg. Coutts 1977, Coutts et al. 1979, Cusack 2000). Earth mounds, freshwater mussel shell middens and trees scarred by Aboriginal people have been identified in the Nyah State Forest during these previous studies. Earth mounds are features that may have been used by Aboriginal people as cooking ovens or as campsites. Earth oven material, stone artefacts, food refuse and the remains of hut foundations have been recovered from excavated earth mounds. Those sites that have been dated are less than 3000 years old (Coutts and Witter 1977, Downey and Frankel 1992).

2.3.2 Previously Identified Aboriginal Cultural Heritage in the Study Area

According to the Aboriginal Cultural Heritage Register and Information System (ACHRIS), no Aboriginal cultural heritage places have been located previously in the area proposed for limestone extraction. There are stone artefacts and shell middens in the wider sandplain some distance from the activity area.

3 Cultural Heritage Predictive Model

Previous archaeological studies indicate that the most frequently recorded Aboriginal cultural heritage sites in the Piangil area are stone artefacts. Shell middens are also represented in the regional archaeological record of the Mallee hinterland. Based on these observations of archaeological site types and their distribution and landscape setting, the following predictive model of Aboriginal cultural heritage site locations for the activity can be proposed. A summary of the predictive model is presented in Table 1.

Past Aboriginal occupation of the area that is now Piangil would have been heavily focussed on the Murray River corridor to the east as this offered a rich resource zone in an otherwise arid landscape. Consequently, most archaeological sites can be expected adjacent to water sources. The sandplain hinterland some distance from the river such as that proposed for extractive industry has a much lower potential for containing Aboriginal cultural heritage places and items.

The potential for encountering Aboriginal cultural heritage in the activity area is also mitigated to a large extent by the high degree of previous disturbance of the area. For example, the removal of the original vegetation during past land use means scarred trees will not be encountered. Similarly, extensive modification of the original land surface by ploughed cultivation during the past agricultural land use could have destroyed or dispersed Aboriginal stone artefacts and the remains of hearths, had they previously existed in these areas. Burials are unlikely, given that most occur in sandy dune deposits. Stone quarries or stone features are definitely not represented because suitable rock outcrop is absent.

Table 1. Desktop predictive model of encountering Aboriginal cultural heritage sites in the activity area.

Scarred trees	Stone artefacts	Earthen features	Stone features	Burials	Hearths	Shell middens
Negligible	Low	Negligible	Negligible	Negligible	Low	Negligible

4 Assessment of Proposed Development According to *Aboriginal Heritage Regulations 2018*

All Aboriginal cultural heritage is protected by the State *Aboriginal Heritage Act 2006*. Responsibility rests with the proponent of a development to demonstrate that due care and diligence have been taken to identify and avoid impacts on archaeological sites through construction works.

A key component of the Act is Aboriginal Cultural Heritage Management Plans, which are required under certain circumstances for high impact activities.

Using the *Aboriginal Heritage Regulations 2018* that accompany the *Aboriginal Heritage Act 2006* it is possible to determine whether the development proposal for the extractive industry would trigger an Aboriginal Cultural Heritage Management Plan.

The *Aboriginal Heritage Regulations 2018* (r.7) stipulate that an Aboriginal Cultural Heritage Management Plan is required for a proposed activity, if:

- (a) all or part of the activity area for the activity is an area of *cultural heritage sensitivity*; and,
- (b) all or part of the activity is a *high impact activity*.

The second limb (part [b]) of regulation 7 is met for the proposed extractive industry. According to r.51 of the *Aboriginal Heritage Regulations 2018*, activities requiring Earth Resource Authorisations are high impact activities.

However, with reference to the first limb (part [a]) of regulation 7, the proposed extraction area is not located in an area of cultural heritage sensitivity as defined by Division 3 of the Victorian *Aboriginal Heritage Regulations 2018* (see also: <https://achris.vic.gov.au/#/onlinemap>; Appendix 1). Specifically, the proposed extraction area is not within 50 metres of a registered Aboriginal place (r.25[2]), 200 metres of a waterway (r.26[1]), prior waterway (r.27[1]), ancient lake (r.28[1]), declared Ramsar wetland (r.29[1]), coastal crown land (r.30 [1]) or coastal land (r.31[1]), a park (r.32[1]), the High Plains (r.33[1]), the Koo Wee Rup Plain (r.34[1]), a greenstone outcrop (r.35[1]), a stony rise (r.36[1]), a volcanic cone (r.37[1]), a cave (r.38), a lunette (r.39[1]), a dune¹ (r.40[1]) or a sand sheet (r.41[1]).

Therefore, a cultural heritage management plan under section 46 of the *Aboriginal Heritage Act 2006* is not required for the proposed extractive industry.

¹ this section of the Woorinen Formation tends to be an undulating sandplain rather than comprising distinct dune landforms; see Cupper *et al.* (2003).

5 Conclusions and Recommendations

The activity area is not in an area of cultural heritage sensitivity according to Division 3 of the *Aboriginal Heritage Regulations* 2018.

No Aboriginal cultural heritage sites have previously been recorded in the area proposed for extractive industry. Predictive modelling shows there is low potential for Aboriginal cultural heritage to occur in the proposed extraction area.

Nevertheless, it is an offence to harm Aboriginal cultural heritage without a valid Cultural Heritage Permit or Cultural Heritage Management Plan and in accordance with the conditions of that permit or management plan.

A voluntary Cultural Heritage Management Plan could also be prepared for the activities under section 45 of the *Aboriginal Heritage Act* 2006.

In the event that previously unidentified Aboriginal cultural heritage items are encountered during the proposed activities, any further disturbance must be avoided. Works within 20 metres of the Aboriginal cultural material must cease immediately and a heritage advisor or First Peoples – State Relations (tel: 1800 762 003) consulted about an appropriate course of action prior to recommencement of activities. In the case of suspected human remains, all activity in the vicinity must be suspended. If human skeletal remains are encountered, the Police or Victorian Coroner's office must be notified immediately. The State Coroner's Office can be contacted on tel: 03 9684 4444. If it is suspected on reasonable grounds that the human remains are Aboriginal Ancestral remains, the Coronial Admissions and Enquiries hotline on tel: 1300 888 544 must be contacted immediately.

6 References

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Appendix 1. ACHRIS map

UNCONFIRMED



PLANNING PROPERTY REPORT



Environment,
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From www.planning.vic.gov.au at 28 March 2023 04:19 PM

PROPERTY DETAILS

Address: **COCAMBA-MIRALIE ROAD PIANGIL 3597**
 Crown Description: **Allot. 59 PARISH OF PIANGIL WEST**
 Standard Parcel Identifier (SPI): **59\PP3392**
 Local Government Area (Council): **SWAN HILL**
 Council Property Number: **3571**
 Planning Scheme: **Swan Hill**
 Directory Reference: **Vicroads 13 D3**

www.swanhill.vic.gov.au

[Planning Scheme - Swan Hill](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampians Wimmera Mallee Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

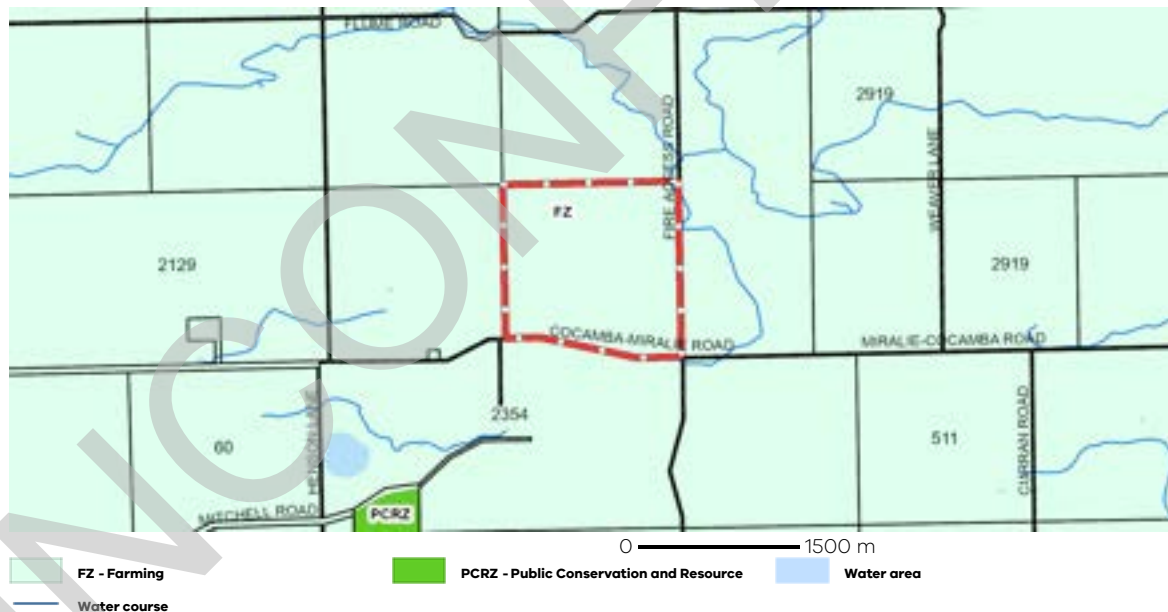
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MILDURA**
 OTHER
 Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: COCAMBA-MIRALIE ROAD PIANGIL 3597

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PLANNING PROPERTY REPORT



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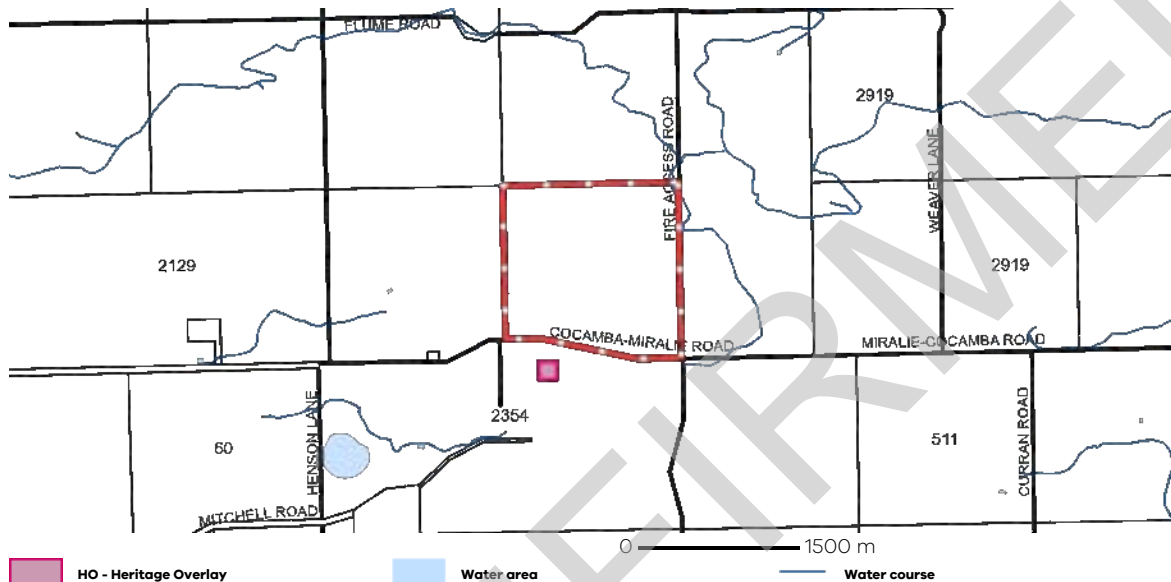
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 23 March 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT



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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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PLANNING PROPERTY REPORT



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Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

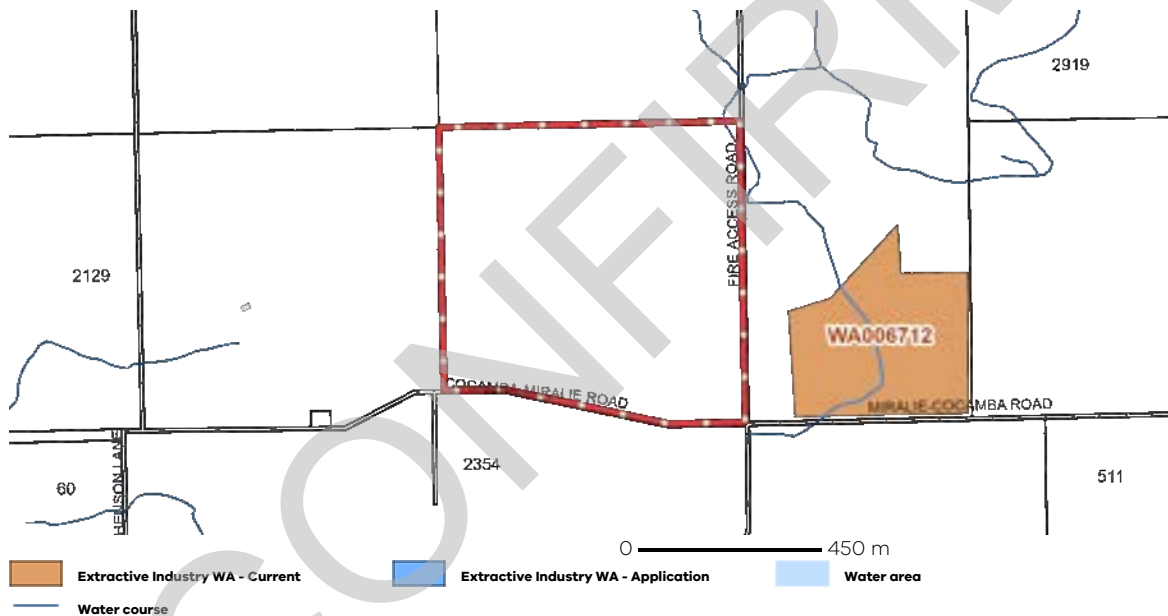
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://planning.vic.gov.au) webpage.

Further information on extractive and mining activities in Victoria can be found on the ([GeoVic - Earth Resources](https://www.geovic.vic.gov.au)) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08067 FOLIO 164

Security no : 124104995956P
Produced 28/03/2023 05:01 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 59 Parish of Piangil West.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TUDOR STONE PTY LTD of 303 RIVER ROAD NYAH VIC 3594
AW439205V 10/01/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW439206T 10/01/2023
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP767824J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW439204X (E)	DISCHARGE OF MORTGAGE	Registered	10/01/2023
AW439205V (E)	TRANSFER	Registered	10/01/2023
AW439206T (E)	MORTGAGE	Registered	10/01/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: COCAMBA-MIRALIE ROAD PIANGIL VIC 3597

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 10/01/2023

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TITLE PLAN		EDITION 1	TP 767824J
Location of Land Parish: PIANGIL WEST Township: Section: Crown Allotment: 59 Crown Portion: Last Plan Reference: Derived From: VOL 8057 FOL 164 Depth Limitation: 55 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8057 FOL. 164 AND NOTED ON SHEET 2 OF THIS PLAN IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/01/2003 VERIFIED: L.S.	
		COLOUR CODE Y=YELLOW R=RED	
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.301186 x Links		Sheet 1 of 2 sheets	

TITLE PLAN		TP 767824J
<p align="center">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>		
<p>containing six hundred and eight acres one rood and twenty perches more or less being allotment fifty-nine in the Parish of Plangil West County of Fethers.</p> <p>ALL THAT PORTION OF LAND IN THE MALLER COUNTRY IN THE SAID STATE</p> <p>delimited with the measurements and sketches thereof in the map drawn in the margin of these presents and therein colored yellow and red and being land which is subject to Section 205 of the Land Act 1925. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Reservation nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1925 in upon or under or within the boundaries of the land hereby granted. Also reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines veins lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. Also also reserving to Us Our heirs and successors—</p> <p>(c) all petroleum as defined in the Mines (Petroleum) Act 1925 on or below the surface of the said land and</p> <p>(d) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and</p> <p>(14) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.</p> <p>It is a further condition that the State Rivers and Water Supply Commission shall have all that the full and free right and liberty to sink for it and its servants ponds and weirs at all times hereafter to enter in and upon so much of the said land as is approximately shown by red color in the said map and to clear the same of obstructions and to dig out excavations and construct a water channel and waterworks for the purposes of water supply and drainage through in and upon the said land colored red in such manner and of such width depth and nature as the said Commission may deem advisable and to use such channel and waterworks for all purposes of water supply and drainage and also to repair and alter the said channel and waterworks and also to deposit or place and allow to remain on or along the said land colored red or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or accumulated in clearing the said land colored red or in the making or construction of the said channel and waterworks or in repairing or altering the same and also to go pass and repair for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the land colored red aforesaid.</p> <p>Provided always that this Our Grant is made on the express condition that the grantee and all persons for the time being claiming from under or through such grantee any estate or interest in the whole or any portion of the land hereby granted will observe and be bound by the conditions hereinafter (hereinafter respectively (a) and (b)) which are included as conditions of this grant in accordance with the requirements of Section 205 of the Land Act 1925 (that is to say) —</p> <p>(a) That the grantee or the owner of the land for the time being shall as and when The Board of Land and Works of Our said State (hereinafter referred to as "the Board") may direct and in the satisfaction of the Board present or future to be protected from fire or any other destruction whatsoever all indigenous trees growing upon an area of not less than three per centum of the total area of the land the subject of this grant. Provided that the Board may if it thinks fit by writing under its seal in line of this condition permit the planting in and when the Board may direct and to the satisfaction of the Board of a like area with trees of such kind or kinds in such manner and in such numbers as may be prescribed by Regulations of Our said State in Council.</p> <p>(b) That in the event of any breach of any of the conditions hereinafter contained We Our heirs and successors may at any time re-enter upon the land hereby granted and hold possession and enjoy the same as fully and effectually to all intents and purposes as if this Grant had never been made. Provided always that any breach of the condition set forth in the last preceding paragraph (a) of these presents may be waived by the Governor of the said State in Council if the grantee or owner of the land or any assignee or licensee thereof complies within twelve months after notice in writing under the seal of the Board of the occurrence of any such breach with the requirements of the said condition in the satisfaction of the Board.</p> <p>Provided always that the said land is and shall be subject to be resumed for mining purposes under Section 160 of the Land Act 1925.</p> <p>Also reserves also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1925 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner as under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said GRANTEE</p> <p>his executor administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>		
LENGTHS ARE IN LINKS	Meters = 0.3048 x Feet Meters = 0.201168 x Links	Sheet 2 of 2 sheets



9/11/2023

To whom it may concern;

Tudor Stone recently purchased Crown Allotment 59 Parish of Piangil West, Cocamba – Miralie Road Piangil.

This property has been leased to Harril Pty Ltd for a term of 5 years with the option of further extensions at the end of the term.

Permitted land use: Obtaining a Work Authority for extraction and mining of limestone as well as general agricultural farming

Lease per annum: \$0.00

Royalties: \$4.00 per ton to be paid monthly on receipt of invoice

An official signed lease has been signed and both Tudor Stone Pty Ltd and Harril Pty Ltd have a copy of this lease.

If you require any further information, please contact me on the below.

Shane Coburn

Director
Tudor Stone Pty Ltd
Ph: 0428 500 421
Email: shane@coburnsearthmoving.com.au

Hi David,

Apologies for the delay this one.

Heritage Victoria will not need to attend a site meeting for the above proposed Work Authority/Extractive industry as our records currently indicate that the subject area does not contain any Victorian Heritage Inventory sites or places in the Victorian Heritage Register

Please note, the Heritage Act 2017 provides blanket protection for all historical archaeological sites in Victoria. If archaeological remains or artefacts are identified at any stage during works, all works must cease immediately and this office must be contacted.

Kind Regards,

Nicole Smith

Statutory Support Officer | Heritage Victoria
Planning Implementation and Heritage | Planning | Department of Transport and Planning
Address: 2 Lonsdale Street, Melbourne, Victoria 3000
Mail: PO Box 500, East Melbourne 8002
Tel: 03 7022 6390 | Email: heritage.victoria@delwp.vic.gov.au | Email: nicole.smith@delwp.vic.gov.au
Heritage Victoria Website: www.heritage.vic.gov.au | DTP Website: www.dtp.vic.gov.au

Click here for Heritage Victoria's [Wiki Page](#) 



Department
of Transport
and Planning

I acknowledge the Traditional Aboriginal Owners of Country throughout Victoria and pay my respect to Elders past, present and emerging and to the ongoing living culture of Aboriginal people. I am sending you this email from the land of the Wurundjeri People.

My flexible working arrangements are:

M	T	W	T	F
Home	Home	Office	Not available	Not available

OFFICIAL

From: David McClure <david@jgconsult.com.au>
Sent: Tuesday, 29 August 2023 12:28 PM
To: Nicole Smith (DEECA) <nicole.smith@delwp.vic.gov.au>
Subject: FW: Referral letter - proposed limestone quarries managed by MRCC

EXTERNAL SENDER: Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Nicole

You have assisted me previously by providing written advice regarding proposed limestone extraction quarries located in the Mallee region of northwest Victoria. I sent the email below to

Heritage Victoria 17th July 2023 and am yet to receive a response. I am preparing documents to obtain a work plan from Earth Resources Regulation (ERR) and need to include a response from Heritage Victoria – are you able to assist please.

Thank you in advance

Regards



David McClure Environmental Consultant
T:(03) 5022 8411 M: 0427 283 038 E: david@jgconsult.com.au

PO Box 1650, Mildura, Victoria 3502
140 Pine Avenue, Mildura, Victoria 3500
www.jgconsult.com.au

From: David McClure
Sent: Monday, July 17, 2023 12:18 PM
To: Heritage Victoria (DELWP) <Heritage.Victoria@delwp.vic.gov.au>
Cc: Tegan Douglas <tegan@jgconsult.com.au>
Subject: Referral letter - proposed limestone quarries managed by MRCC

Hello Heritage Victoria

Please find attached a covering letter and briefing papers for three proposed limestone quarries in the Mallee region of northwest Victoria. The quarries are located on privately owned land however the quarries will be managed by Mildura Rural City Council. The covering letter includes an invitation to attend site meetings scheduled to be conducted Tuesday 1st August.

I would also like to advise that I will shortly be sending you a referral letter and briefing paper for another proposed limestone quarry located at Piangil in northwestern Victoria and that the site meeting for this project is scheduled for the following day – Wednesday 2nd August.

Please do not hesitate to contact me if you have any questions or require additional information.

Regards



David McClure Environmental Consultant
T:(03) 5022 8411 M: 0427 283 038 E: david@jgconsult.com.au

PO Box 1650, Mildura, Victoria 3502
140 Pine Avenue, Mildura, Victoria 3500
www.jgconsult.com.au



planning and development specialists

www.jgconsult.com.au

telephone 03 5022 8411
email admin@jgconsult.com.au
140 pine avenue mildura victoria 3500
po box 1650 mildura victoria 3502
ABN 51 124 624 148

Minutes of Site Meeting for the Work Authority Applications at Cocamba Miralie Road Piangil

When: Wednesday 2 August, 2023 at 10:15am

Where: Cocamba Miralie Road Piangil (Allotment 59 Parish of Piangil West)

Present: The information contained in this document has been redacted as defined in the Privacy & Data Protection Act 2014 and is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this Internet site you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited. If you have any questions, please contact Council's Privacy Officer on 5036 2333.

Apologies:

1. Introductions and purpose of meeting

The purpose of the meeting is to introduce proposed extractive industry (limestone quarries) to be managed by Harril Pty Ltd (privately owned and operated company).

2. Items of note

- It was explained that the initial proposal is for the entire parcel, 246ha, excluding all areas of vegetation which reduces the area to approximately 240ha (identifying required buffer distances to boundaries and areas of vegetation).
- Client advised the proposal is to include a haul road down the centre of the land with progressive extraction commencing at the back corner (far north west corner) avoiding adhoc patches of vegetation.
- Client advised that the preferred local access road by SHRCC is via Fire Access Road (from previous discussion with Council) and that owner would preference direct access from the property to Fire Access Road at the south eastern corner of the lot. Discussion around native vegetation impacts and vehicle sight lines concluded in retaining the existing access along Cocamba Miralie Road, unanimously agreed.
- David McClure explained that the area has been identified to be included within the Woorinen Formation Area yet no dunes are visually evident.
- Stephen Laird advised that a self assessment against Cultural Heritage Management Plan Tool should be undertaken and to arrange for a local assessment (walk over) of the land by Local Land Council representative.
- Client explained the works would include a portable weighbridge, fuel tanker, office and amenities, stock piles, etc
- Proposed hours of operation proposed to be 7am to 4:30pm, Monday to Friday with Saturday mornings on an as needed basis/arrangement
- It was identified that there is a fire fighting tank located at the corner of Henson Lane and Cocamba Miralie Lane.
- Ben White advised to address any items relating to repair and maintenance on site (given the extreme heat and hot weather patterns experienced within the area of far north west Victoria)
- Unanimously agreed that dust suppression/mitigation will be addressed via a water tanker. Stock and domestic pipeline exists along the front boundary of the property (adjoining Cocamba Miralie Road).
- Confirmed by Shane that the nearest sensitive receptor is considered to be a dwelling 2+km away.

- Ben White identified to be a channel easement (as shown on title)
- Joel Reither enquired as to what obligations VHM Limited would have given their association with the land, Stephen Laird confirmed none if the works and application are being undertaken by Shane (owner)
- Joel also enquired into the arrangement between Harril and VHM Limited regarding the working capacity of the land should another matter be found during exploration. Unanimously agreed that it would be a matter for the landowner and VHM Limited to take up.

As there were no additional comments, the meeting was closed.

Meeting Closed: 12noon



Legend

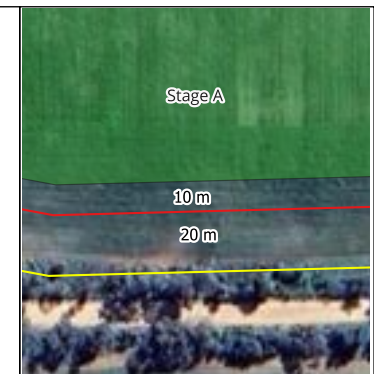
- Extraction Area
- Work Authority Area
- Property Boundary
- Vegetation including 15m buffer
- Entry & Exit
- Carpark, Fuel & Maintenance
- Processing Area & Stockpile
- Weighbridge
- Office
- Haul Road
- 10m Contour (AHD)



WA008287 - Site Plan

Swan Hill Rural City Council
Crown Allotment 59 Parish of Piangil West
Cocamba-Miralie Road Piangil 3597

Date: 10 October 2023



Delivered by LANDATA®, timestamp 14/05/2024 09:42 Page 1 of 2

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TITLE PLAN		EDITION 1	TP 767824J
Location of Land Parish: PIANCOIL WEST Township: Section: Crown Allotment: 59 Crown Portion: Last Plan Reference: Derived From: VOL 8067 FOL 164 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8067 FOL. 164 AND NOTED ON SHEET 2 OF THIS PLAN IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/01/2003 VERIFIED: L.B.	
		COLOUR CODE Y=YELLOW R=RED	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN	TP 767824J	
<h2 style="margin: 0;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</h2>		
<p style="text-align: center;">All THAT PIECE OF LAND in the MALLEE COUNTRY in the said State of New South Wales being Allotment fifty-nine in the Parish of Mangil West County of Tatchera</p> <p>containing six hundred and eight acres one rood and twenty perches more or less being Allotment fifty-nine in the Parish of Mangil West County of Tatchera</p> <p>dedicated with the measurements and details thereof in the map drawn in the margin of these presents and therein colored yellow and red and being land which is subject to Section 205 of the Land Act 1925. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1925 in or upon or under or within the boundaries of the land hereby granted. And reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make driven street machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines means holes and deposits containing such gold silver and minerals in upon or under the land hereby granted. And also reserving to Us Our heirs and successors—</p> <ol style="list-style-type: none"> (i) all petroleum as defined in the Mines (Petroleum) Act 1925 on or below the surface of the said land and (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and surveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land. <p>It is a further condition that the State Rivers and Water Supply Commission shall have all that the full and free right and liberty to and for it and its agents agents and workmen at all times hereafter to enter in and upon so much of the said land as is approximately shown by red color in the said map and to clear the same of obstructions and to dig cut excavate and construct a water channel and waterworks for the purposes of water supply and drainage through in and upon the said land colored red in such manner and of such width depth and nature as the said Commission may deem advisable and to use such channel and waterworks for all purposes of water supply and drainage and also to repair and alter the said channel and waterworks and also to deposit or place and allow to remain on or along the said land colored red or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or contained in clearing the said land colored red or in the making or construction of the said channel and waterworks or in repairing or altering the same and also to go past and repass for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the land colored red aforesaid.</p> <p>PROVIDED ALWAYS that this Our Grant is made on the express condition that the grantee and all persons for the time being claiming from under or through such grantee any estate or interest in the whole or any portion of the land hereby granted will observe and be bound by the conditions following (inserted respectively (a) and (b)) which are included as conditions of this grant in accordance with the requirements of Section 205 of the Land Act 1925 (that is to say) :—</p> <ol style="list-style-type: none"> (a) That the grantee as the owner of the land for the time being shall at and where The Board of Land and Works of Our said State (hereinafter referred to as "the Board") may direct and to the satisfaction of the Board protect or cause to be protected from fire or any other destruction whatsoever all indigenous trees growing upon an area of not less than three per centum of the total area of the land the subject of this grant. PROVIDED that the Board may if it thinks fit by writing under its hand in line of this condition permit the planting or and when the Board may direct and to the satisfaction of the Board of a like area with trees of such kind or kinds in such manner and in such numbers as may be permitted by Regulations of the Governor of Our said State in Council. (b) That in the event of any breach of any of the conditions herebefore contained in this Grant and hereunder made. PROVIDED ALWAYS that any breach of the condition set forth in the last preceding paragraph (a) of these presents may be waived by the Governor of Our said State in Council if the grantee or owner of the land or any mortgage or incumbrance thereon within twelve months after notice in writing under the hand of the Board of the occurrence of any such breach with the requirements of the said condition to the satisfaction of the Board. <p>PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 165 of the Land Act 1925.</p> <p>AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1925 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner as under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said GRANTEE</p> <p style="text-align: center;">his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08067 FOLIO 164

Security no : 124114935789X
Produced 14/05/2024 09:41 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 59 Parish of Piangil West.

REGISTERED PROPRIETOR

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ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE TP767824J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: COCAMBA-MIRALIE ROAD PIANGIL VIC 3597

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 10/01/2023

DOCUMENT END

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Objection to a Planning Permit

Note: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the Planning and Environment Act 1987. The first person listed will receive correspondence from Council unless another contact is specifically provided.

Who is objecting?

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What application do you object to?

Permit application No: PLN2024040

Address of proposed permit: Cocamba-Miralie Road PIANGIL VIC 3597

What is proposed: Use & Development of an Extractive Industry (Limestone Quarry) and Associated Works in the Farming Zone

The Objection:

Reasons for your objection

I object to this application for the following reasons:

I wish to express concern regarding increased heavy vehicle traffic along the Miralie Cocamba Road and Fire Access Road.

Heavy large slow moving farming equipment often travel along these narrow roads between properties - high potential for accident occurrence

Roads in this area already significantly degraded - concern regarding ongoing road condition and maintenance.

45 Splatt Street SWAN HILL VIC 3585
PO Box 488 SWAN HILL VIC 3585
DX30166 Swan Hill
Telephone: (03) 5036 2333 Fax: (03) 5036 2340
Email: council@swanhill.vic.gov.au
ABN 97435620016

How will you be affected by the grant of this permit?

Signed:

Date: 26/06/2024

UNCONFIRMED



Objection to a Planning Permit

Note: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the Planning and Environment Act 1987. The first person listed will receive correspondence from Council unless another contact is specifically provided.

Who is objecting?

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What application do you object to?

Permit application No: PLN2024040

Address of proposed permit: Cocamba-Miralié Road PIANGIL VIC 3597

What is proposed: Use & Development of an Extractive Industry (Limestone Quarry) and Associated Works in the Farming Zone

The Objection:

Reasons for your objection

I object to this application for the following reasons:

I would like to lodge an objection to the Mine PLN2024040.

The reason for this would be for the Roads that would or may be used by the trucks in cartage of the gravel. The majority of these roads are not safe or suitable for the change in volume of traffic.

There needs to be more detailed description on which roads may be used.

Thanks

45 Splatt Street SWAN HILL VIC 3585
PO Box 488 SWAN HILL VIC 3585
DX30166 Swan Hill
Telephone: (03) 5036 2333 Fax: (03) 5036 2340
Email: council@swanhill.vic.gov.au
ABN 97435620016

How will you be affected by the grant of this permit?

Signed:

Date: 26/06/2024

UNCONFIRMED



Objection to a Planning Permit

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What application do you object to?

Permit application No: PLN2024040

Address of proposed permit: Cocamba-Miralie Road PIANGIL VIC 3597

What is proposed: Use & Development of an Extractive Industry (Limestone Quarry) and Associated Works in the Farming Zone

The Objection:

Reasons for your objection

I object to this application for the following reasons:

My concern is for the increase in heavy vehicle traffic along the Cocamba-Miralie Road

The road is sealed but very narrow for 9-10 km from the Murray Valley Highway then gravel for the remainder

Please advise where the main transport route(s) are to be.

Previous gravel pit applicant - CA 58 Piangil West, adjacent to this new application, was directed to use of Fire Access Road north to Mallee Highway.

Please also note the first document in the file list is of the wrong block of land (CA57)

45 Splatt Street SWAN HILL VIC 3585
PO Box 488 SWAN HILL VIC 3585
DX30166 Swan Hill
Telephone: (03) 5036 2333 Fax: (03) 5036 2340
Email: council@swanhill.vic.gov.au
ABN 97435620016

How will you be affected by the grant of this permit?

Signed:

Date: 25/06/2024

UNCONFIRMED



planning and development specialists

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email admin@jgconsult.com.au
140 pine avenue mildura victoria 3500
po box 1650 mildura victoria 3502
ABN 51 124 924 148

Warrick Fisher
Planning Team Leader
Swan Hill Rural City Council
PO Box 488
Swan Hill Victoria 3585

24 October 2024

Dear Warrick

RESPONSE TO OBJECTIONS
CA59 PARISH OF PIANGIL WEST
EXTRACTIVE INDUSTRY

Thank you for the opportunity to meet with Awaits and yourself to discuss the concerns raised by the objectors. As has previously been expressed, we wish to meet with the objectors to discuss the matters raised and seek a copy of Council's Engineering response to the application to assist with planning for this meeting.

As has been highlighted during previous discussions, Council's Engineering team identified to our client during earlier planning for this proposal, that they would support the use of Fire Access Road rather than Cocamba Miralie Road.

The existing site access is proposed to be retained as detailed upon the proposed site plan accompanying the submission. Consideration was given to direct access off Fire Access Road during initial discussions with Agencies and Authorities. Due to the requirement to remove Native Vegetation to enable a second access, it was not pursued. It is noted that should Council request direct access from Fire Access Road, an amendment to the Endorsed Work Plan (issued by Earth Resource Regulation) will be required resulting in further time implications for our client.

Utilising the existing access from Cocamba Miralie Road for a length of approximately 750m before turning onto Fire Access Road and then onto the Mallee Highway, with appropriate signage identifying trucks entering and temporary reduction of speed limits if necessary, is considered a plausible option to enable safe use of roads for all. This arrangement has been considered by relevant Agencies and Authorities when considering the application for the Work Plan.

As has been offered throughout previous interactions with Council, it is of no benefit to our client to utilize the road/s during wet weather events, nor to ruin them, as it will severely impact upon their business operations and vehicle maintenance costs. It is considered that utilizing local roads such as Cocamba Miralie Road and Fire Access Road be a shared responsibility of our client with neighbouring farmers. Therefore, there is not considered to be a specific onus on the maintenance of the roads by our client alone. Should it be agreeable for Cocamba Miralie Road to be utilized for a short section before turning onto Fire Access Road to the Mallee Highway, our client will assist with dust suppression and general maintenance as necessary.

Our Ref: 23-007



We would be pleased to receive a response from Council with regards to the current remedial rectifications, if any, being undertaken by the operators of the Flume Road quarry to assist in further understanding Council's position and expectation upon our clients for the operations undertaken as part of the proposed development.

We would appreciate your feedback in relation to our response above and request an applicant/objector meeting at your earliest convenience.


Should you have any queries, please contact our office on 03 5022 8411.

Yours sincerely
James Golsworthy Consulting

A handwritten signature in black ink, appearing to be 'JG', is written over a large, light grey diagonal watermark that reads 'UNCONFIRMED'.


James Golsworthy
Director


Encs:


 <p>SWAN HILL Rural City Council</p> <p>Planning Enquiries Phone: (03) 5032 0322 Web: www.swanhill.vic.gov.au</p>	Office Use Only	
	VicSmart:	No
	Specify class of VicSmart application:	
	Application No:	Date Lodged:

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

 Questions marked with an asterisk (*) are mandatory and must be completed.


 If the space provided on the form is insufficient, attach a separate sheet.

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

True

If 'yes', with whom?:

Date: 23/02/2024

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:

St. No:


St. Name: COCAMBA-MIRALIE ROAD

Suburb/Locality: PIANGIL

Postcode: 3597

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.

A

Lot No:

☐

Lodged Plan

☐

Title Plan

☐

Plan of Subdivision

No:

OR

B

Crown Allotment No: 59

Section No:

Parish/Township Name: Piangil West

If this application relates to more than one address, please attach details.

The Proposal



You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- ① For what use, development or other matter do you require a permit?*

Extractive Industry - limestone quarry



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ① Estimated cost of development for which the permit is required*

Cost \$300,000.00



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Dryland cropping and opportunistic grazing



Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

*Please provide at least one contact phone number **

The information contained in this document has been redacted as defined in the Privacy & Data Protection Act 2014 and is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this Internet site you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited. If you have any questions, please contact Council's Privacy Officer on 5036 2333.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.


Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

- ☐ Yes
- ☐ No

Declaration ⓘ**This form must be signed by the applicant***

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:
James Golsworthy
James Golsworthy Consulting Pty Ltd


Date: 23 May 2024

day / month / year

Checklist ⓘ**Have you:**

☐ Filled in the form completely?

☐ Paid or included the application fee?

 Most applications require a fee to be paid.
Contact Council to determine the appropriate fee.



Provided all necessary supporting information and document?

☐ A full and current copy of the information for each individual parcel of land forming the subject site.

☐ A plan of existing conditions.

☐ Plans showing the layout and details of the proposal.

☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Swan Hill Rural City Council
45 Splatt Street,
Swan Hill VIC 3585
Telephone: (03) 5036 2352

Contact information:
Telephone: (03) 5036 2352

Email: planning@swanhill.vic.gov.au



planning and development specialists

www.jgconsult.com.au

telephone 03 5022 8411
email admin@jgconsult.com.au
140 pine avenue mildura victoria 3500
po box 1650 mildura victoria 3502
ABN 51 124 824 148

Awais Sadiq
Development Manager
Swan Hill Rural City Council
PO Box 488
Swan Hill Victoria 3585

17 May 2024

Dear Awais

**CA59 PARISH OF PIANGIL WEST
EXTRACTIVE INDUSTRY**

Please find attached planning permit application for proposed Extractive Industry (Limestone) at the abovementioned property.

A submission detailing the requirements of the Planning and Environment Act and Swan Hill Planning Scheme, as appropriate, is attached in support of the application.

We would appreciate your feedback in relation to the proposal and would be happy to meet with you to discuss the proposal further, if required.

Should you have any queries, please contact our office on 03 5022 8411.

Yours sincerely
James Golsworthy Consulting


James Golsworthy
Director

Encs:

Our Ref: 23-007



Planning Permit Application

Harril Pty Ltd
Extractive Industry (Limestone Quarry)

Cocamba Miralie Road Piangil

May 2024

Planning, environmental & development specialists

www.jgconsult.com.au





James Golsworthy Consulting

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Introduction

A planning permit is sought for an Extractive Industry development upon land located at the corner of Cocamba - Miralie Road and Fire Access Road Piangil, Victoria. The land is currently used for dryland cropping purposes.

The project involves extracting limestone from a 246Ha parcel of land identified as CA 59 Parish of Piangil West.

The material sought is limestone which is either on the surface or at a depth of approximately 1.5m below the surface.

The annual production estimate is expected to be between 50,000 and 100,000 tonnes, depending on demand.

The proposal is consistent with the Swan Hill Planning Scheme and should be supported for the following reasons:

- ♦ The proposal is consistent with the Planning Policy Framework (PPF)
- ♦ The use and development is consistent with the purpose of 52.09 in relation to Stone Extraction
- ♦ It is consistent with and respects the character of the area
- ♦ The proposal satisfies the purpose of the Farming Zone (FZ) by providing sustainable measures for a specific section of land.

Site Information

Location

The subject land is located at the corner of Cocamba - Miralie Road and Fire Access Road Piangil, Victoria on a parcel of land identified as Crown Allotment 59 Parish of Piangil West.



Figure 1 Location map

Tenure

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The proposed Work Authority area is approximately 226Ha, however as all vegetation is to be retained and not impacted the area for potential extraction is reduced to ~215Ha. From this reduced area outcropping and shallow deposits will be targeted.

Our clients currently operate a limestone quarry (WA151534) at CA 49 Parish of Turoar.

Proposal

The application proposes the development of a limestone quarry on the subject land. The limestone resource is located on or just below the surface and the maximum extraction depth will be 1.5m. Shallow deposits will be targeted.

The annual production estimate is difficult to establish as it is based on demand but is expected to be between 50,000 and 100,000 tonnes. Estimated extraction area is 215 hectares. Given an average depth of 1.0m, we calculate the total "in-ground" reserves to be 2,150,000m³. A recovery rate of 40% after screening, indicates that there is approximately 860,000m³ of resource to be recovered. Given a density of 2 tonnes per cubic metre this equates to approximately 1,720,000 tonnes of limestone to be carted off site. Given a production estimate of 70,000 tonnes per annum, this equates to a quarry life of approximately 25 years.

Shallow deposits will be targeted where the resource is present on the surface, however, should topsoil be required to be removed it will be stripped and stockpiled for later remediation of the site.

The maximum area being disturbed (being worked) at any one time is 5Ha. During extraction activities, working batters will be a shallow slope at a minimum of 1V:5H and an average bench height of 1m. It is noted that much of the resource is at ground level, however, when necessary, a front-end loader will be used to push any topsoil into a stockpile, exposing the limestone ready for excavation. A grader or excavator will then rip the ground containing the limestone (if required), reducing the rubble size while still in the ground. An excavator will be used to remove the resource and either load it directly into the screen or create a stockpile for a loader to load into the screen. Oversized limestone may be fed directly into the crusher to be downsized and then fed back into the screen for resizing.

The mobile crushing/screening plant will be moved through the deposit in straight lines stockpiling crushed and/or screened material in continuous heaps.



Figure 2 Example of crushing and screening equipment

The sized limestone will be put into stockpiles using a loader. The limestone will then be loaded into truck and trailer combinations using a loader and taken off site.

Rehabilitation will be continuous with a maximum area of disturbance being restricted to 5Ha. A loader will be used for progressive site rehabilitation, placing topsoil over fully extracted areas. A scraper may be used to take topsoil from raised ridges adjacent to the site if topsoil is limited.

Planning controls

Definition

Extractive Industry

Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works.

It includes: the rehabilitation of the land; and the treatment of stone (such as crushing and processing) or the manufacture of bricks, tiles, pottery, or cement or asphalt products on, or adjacent to, the land from which the stone is extracted or removed.

Zoning

The land is contained within the FZ of the Swan Hill Planning Scheme. The purpose of the FZ is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Pursuant to clause 35.07-1 a permit is required to use land for an Extractive Industry, as it is a use not listed within Section 1 or 3 of the table. A permit is also required for works at Clause 35.07-4.

A Planning Permit Report is appended to this application.

Overlay controls

No additional overlay controls are applicable to this parcel of land.

Particular provisions

Extractive Industry and Extractive Industry Interest Areas (Clause 52.09)

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.

To ensure that excavated areas can be appropriately rehabilitated.

To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.

A copy of the Approved Work Plan, written notice of Statutory Endorsement as well as all conditions specified under the relevant section is provided, as attached in support of this Planning Application (Appendix 6 and 7).

Planning Policy Framework

The PPF provides a state-wide approach to planning which is common to all planning schemes across Victoria. For the type of use and development proposed, issues of note listed in the PPF include the following.

14.01-2S Sustainable agricultural land use

Objective, *to encourage sustainable agricultural land use.*

14.03-1S Resource exploration and extraction

Objective, *to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.*

15.03-2S Aboriginal cultural heritage

Objective, *to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Local policies

There are not considered to be any local policies relevant to this application.

Site Information

Locality

The site is located within the Piangil district. The locality of the site has been predominately used for dryland crop production purposes. The surrounding land includes remnant patches of native vegetation.

The proposed site is approximately 20km from the settlement of Nyah to the south-east. Murray Valley Highway to the east is the major connecting route to surrounding feeder towns with Swan Hill to the South, and Robinvale/Mildura to the north. The Mallee Highway to the north is the major connecting route with the Manangatang township to the west.

Topographical Information

The topsoil is typical mallee red sandy loam (red sodosols), contains very little moisture and has low levels of organic matter. A band of limestone sheet and limestone rubble can be found at a depth from surface to approximately 1.5m.

There is a 5m difference in elevation across the land parcel with elevations ranging from 60 – 70m AHD as shown in the Site Plan (Appendix 2). Figures 3 and 4 shows topography of the land.

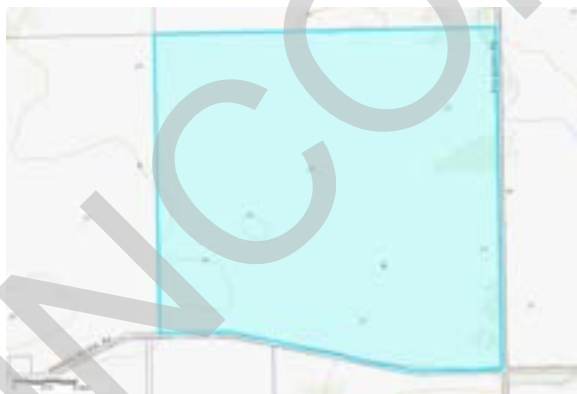


Figure 3 Topography of paddock

Average rainfall for the Piangil area is approximately 349mm/year, reasonably evenly spread throughout the year with October being the wettest month (mean rainfall of 33.4mm) and March being the driest (mean rainfall of 19.6mm).

Current Land Use

The site is located within the Farming Zone and the immediate surrounding area is used for dry-land cropping. The subject land is currently cleared for cropping and a wheat crop was harvested in December 2023.



Figure 4 Typical land use and topography

Native Vegetation

The land has been extensively cleared and farmed for many years and there remains little native vegetation understory and groundcover.

An isolated patch of paddock trees and patches of remnant vegetation bordering the boundary will remain unaffected by the extractive industry. No vegetation will be removed as part of this proposal and extraction of limestone will occur around these trees, using a tree protection buffer zone of 15m. Additionally, a minimum 30m buffer will be utilised between the parcel boundary and extraction area to protect roadside vegetation.

Cultural Heritage

A review of the ACHRIS mapping does not indicate any areas of cultural sensitivity on the land. A cultural heritage self-assessment was conducted using the planning tool available from the First Peoples – State Relations website which indicated that a Cultural Heritage Management Plan is not required. This advice can be found as Appendix 4.

The land is within the Woorinen geological formation which can contain east-west running sand dunes, and therefore an Aboriginal Cultural Heritage Due Diligence Assessment report was produced by Dr Matt Cupper. Dr Cuppers report advises that the land is unlikely to contain Aboriginal cultural heritage and therefore a CHMP is not required.

Should an item of cultural heritage sensitivity be identified during development or operations then all activities will cease within 15m of the find, and First Peoples – State Relations will be contacted for advice. If suspected human bones are found then Victoria police will be notified.

The cultural heritage self-assessment tool and due diligence assessment report are included in the endorsed workplan.

Planning assessment

Policy context

The proposed use and development is considered appropriate in its location and complies with the Planning Policy Framework. The land consists of approximately 240Ha of dryland agricultural land, which is red loam soil. The presence of limestone in the topsoil impacts crop emergence seedling vigour and it is expected the extraction of the limestone will result in improved crop establishment and yields.

As per the supporting Endorsed Work Plan WA008287 (issued by Earth Resources Regulation), great due diligence has been given to the proposal. The Endorsed Work Plan has been provided as a supporting document to this application.

Staffing

The maximum number of staff on site at any time will be 8, comprising 5 machinery operators and 3 truck drivers. The truck drivers will be on site only whilst trucks are being loaded.

Site Office and Amenities

The site office will be a portable structure and will have a generator to provide power. The site office will include basic staff amenities, first aid provisions, items necessary for site administration and a fuel spill kit. As mobile phone coverage in the area is reliable, there is no requirement for fixed communication services.

Toilet amenities will be provided via a portable toilet unit. Waste will be removed under arrangement with the service provider.

Hours of Operation

The hours of operation will be 6:30am to 6:00pm Monday to Saturday. All operations relating to the site (including stripping, extraction, crushing, screening, stockpiling, loading of trucks, truck movements, rehabilitation activities) will be undertaken within this timeframe. Weigh Bridge. A 20m long x 3m wide above ground weighbridge will be installed on the site adjacent to the site office. The weighbridge will be constructed on concrete foundations.

Shade Structure

A temporary shade structure will be erected between shipping containers for the purpose of conducting routine (minor) machinery maintenance out of the impacts of the weather.

Traffic

Annual production is difficult to determine as it is based on demand but based on an average annual production of 70,000 tonnes, this equates to approximately 2,500 truck movements (assuming 28 tonnes per load in a truck and dog configuration); assuming the site is operational for eight months annually operating six days per week equates to approximately 11 truck movements per day. The effect of quarrying activities on the users of public roads has been considered. Please refer to the Risk Register (Appendix 1 of Work Plan).

Residences

There is a single dwelling within 2km of the proposed quarry located approximately 1.4km southwest of the Work Authority area. EPA Victoria Publication 1949 *Separation Distance Guideline* identifies a 500m buffer requirement for quarries without blasting.

Potential impacts to this residence from nuisance dust has been assessed and controlled in accordance to EPA Publication 1943 Nuisance Dust Qualitative Assessment.

Parking

A dedicated area has been allocated for staff and site visitor parking and is shown on the site plan included in the endorsed workplan.

Access to Site

The perimeter of the property is currently fenced. There is no proposal to add security fencing to the site due to the nominal depth of the workings and the remote location. The approved work authority boundary will be marked with white posts and the approved limits of the extraction will be indicated with yellow posts.

Relevant access gates to the area will be locked when site is not attended.

Due to the remote location, access to the site by unauthorised persons is expected to be rare.

Appropriate signage will be in place to warn unauthorised persons not to enter. Signage, including on-site safety requirements, will be in place to direct authorised site visitors.

As the workings move towards the middle of the site, a temporary road base may be laid towards the new extraction area to maintain suitable access. When this road is no longer required, the road base will be removed, and the area made good for the intended future use of cropping.

Fuel Storage

Fuel will be stored in a double bunded fuel tank. As extraction operations move away from the infrastructure area, fuel will be delivered to mobile plant using a double bunded fuel trailer or dedicated fuel truck. A spill kit will be available whenever mobile plant and equipment is being refuelled.

Refuse

It is not expected large amounts of waste will be generated on site. Appropriate covered containers suitable for the type of waste will be available on site to contain any waste created. Any waste will be removed promptly and disposed of using the method appropriate to the type of waste. No waste will be buried, burnt or left on site for an extended period.

Clause 52.09 Extractive Industry and Extractive Industry Interest Areas

A detailed assessment of the proposal has been undertaken and provided as part of obtaining Statutory Endorsed Work Plan WA008287 (Appendix 6). The assessment report from ERR is attached to this submission however the following important matters are noted.

Native Fauna

Impacts on native fauna, including on the nearby Towan Bushland Reserve has been considered during the risk assessment process to obtain an endorsed Work Plan appended to this application.

Native Vegetation

Impacts on native vegetation, including on the nearby Towan Bushland Reserve has been considered during the risk assessment process to obtain an endorsed Work Plan appended to this application.

Heritage

There are no identified heritage values within the Work Authority area or the immediate surrounds. Heritage Victoria have been consulted and their response is as contained within the endorsed workplan.

Cultural Heritage

A review of the ACHRIS mapping does not indicate any areas of cultural sensitivity on the land. A cultural heritage self-assessment was conducted using the planning tool available from the First Peoples – State Relations website which indicated that a Cultural Heritage Management Plan is not required.

An Aboriginal Cultural Heritage Due Diligence Assessment report was produced by Dr Matt Cupper which advises that the land is unlikely to contain Aboriginal cultural heritage and therefore a CHMP is not required.

Should an item of cultural heritage sensitivity be identified during development or operations then all activities will cease within 15m of the find, and First Peoples – State Relations will be contacted for advice. If suspected human bones are found then Victoria police will be notified.

Conclusion

In conclusion, it is considered for reasons outlined above the use and development responds well to the opportunities and constraints of the site, the appearance and function of site and location of buildings and their uses on adjoining land.

The proposal is considered appropriate for the site for the following reasons:

- ♦ The proposal is consistent with the Swan Hill Planning Scheme including the Planning Policy Framework (PPF)
- ♦ The use and development is consistent with the purpose of 52.09 in relation to Extractive Industries.
- ♦ The proposal satisfies the purpose of the Farming Zone (FZ) by providing an alternative use of the land, which is complementing the established dry land agricultural holding.
- ♦ Amenity impacts have been considered and responded to accordingly through the design and operation of the activity.

James Golsworthy Consulting

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telephone 03 5022 8411
email admin@jgconsult.com.au

www.jgconsult.com.au





Legend

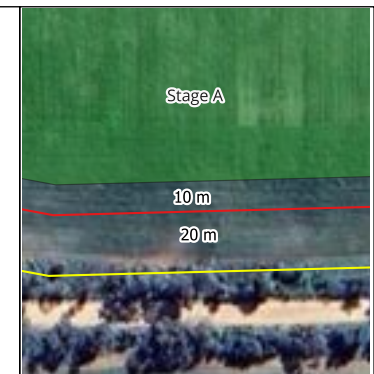
- Extraction Area
- Work Authority Area
- Property Boundary
- Vegetation including 15m buffer
- Entry & Exit
- Carpark, Fuel & Maintenance
- Processing Area & Stockpile
- Weighbridge
- Office
- Haul Road
- 10m Contour (AHD)

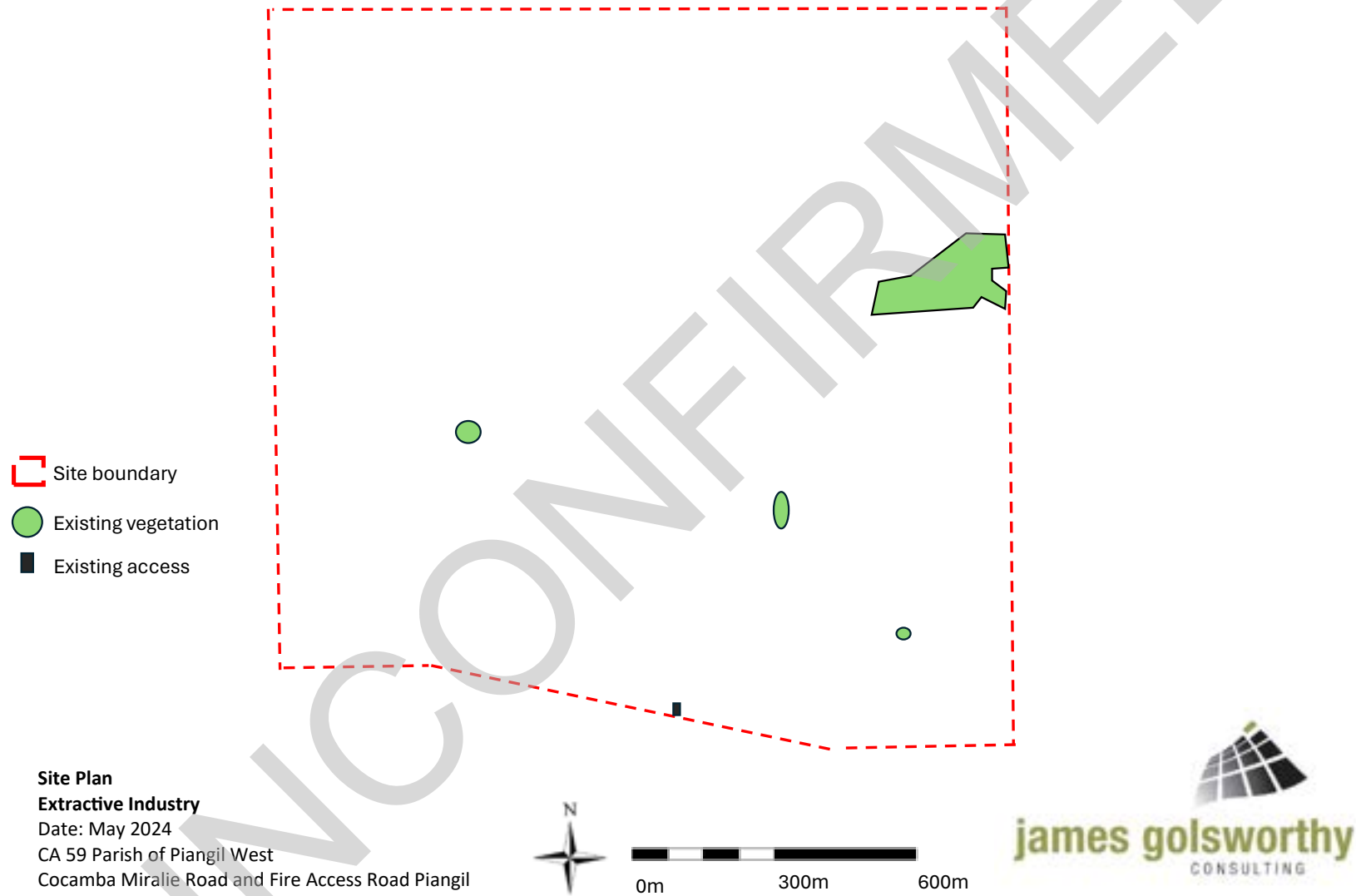


WA008287 - Site Plan

Swan Hill Rural City Council
Crown Allotment 59 Parish of Piangil West
Cocamba-Miralie Road Piangil 3597

Date: 10 October 2023





PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 28 March 2023 04:19 PM

PROPERTY DETAILS

Address: **COCAMBA-MIRALIE ROAD PIANGIL 3597**
 Crown Description: **Allot. 59 PARISH OF PIANGIL WEST**
 Standard Parcel Identifier (SPI): **59\PP3392**
 Local Government Area (Council): **SWAN HILL**
 Council Property Number: **3571**
 Planning Scheme: **Swan Hill**
 Directory Reference: **Vicroads 13 D3**

www.swanhill.vic.gov.au

[Planning Scheme - Swan Hill](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampians Wimmera Mallee Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

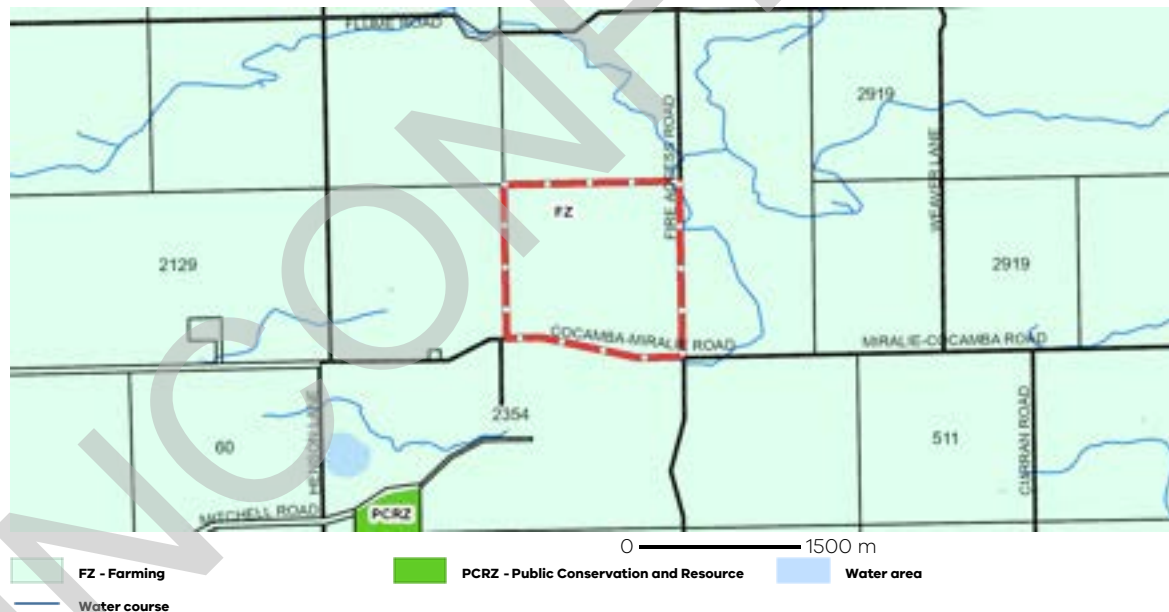
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MILDURA**
 OTHER
 Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: COCAMBA-MIRALIE ROAD PIANGIL 3597

Page 1 of 4

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

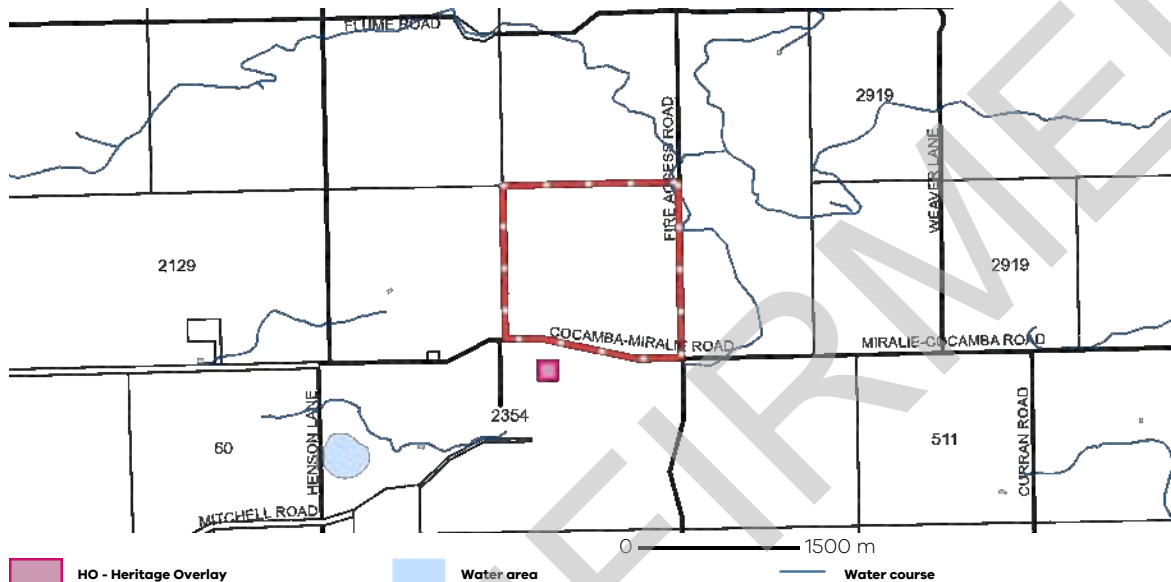
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



Further Planning Information

Planning scheme data last updated on 23 March 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: COCAMBA-MIRALIE ROAD PIANGIL 3597

Page 2 of 4

PLANNING PROPERTY REPORT



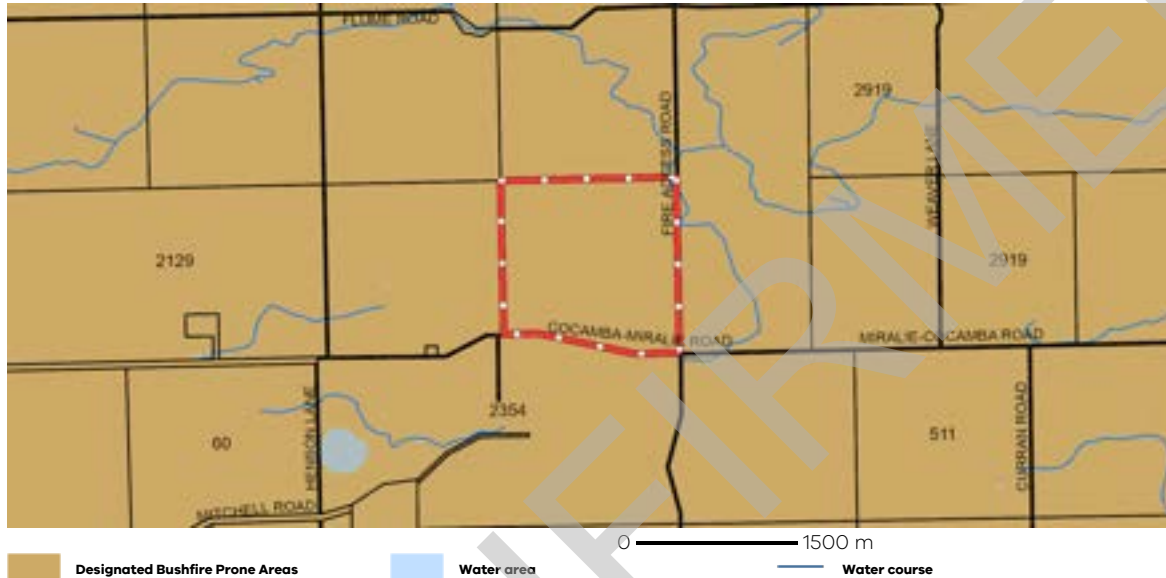
Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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PLANNING PROPERTY REPORT: COCAMBA-MIRALIE ROAD PIANGIL 3597

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

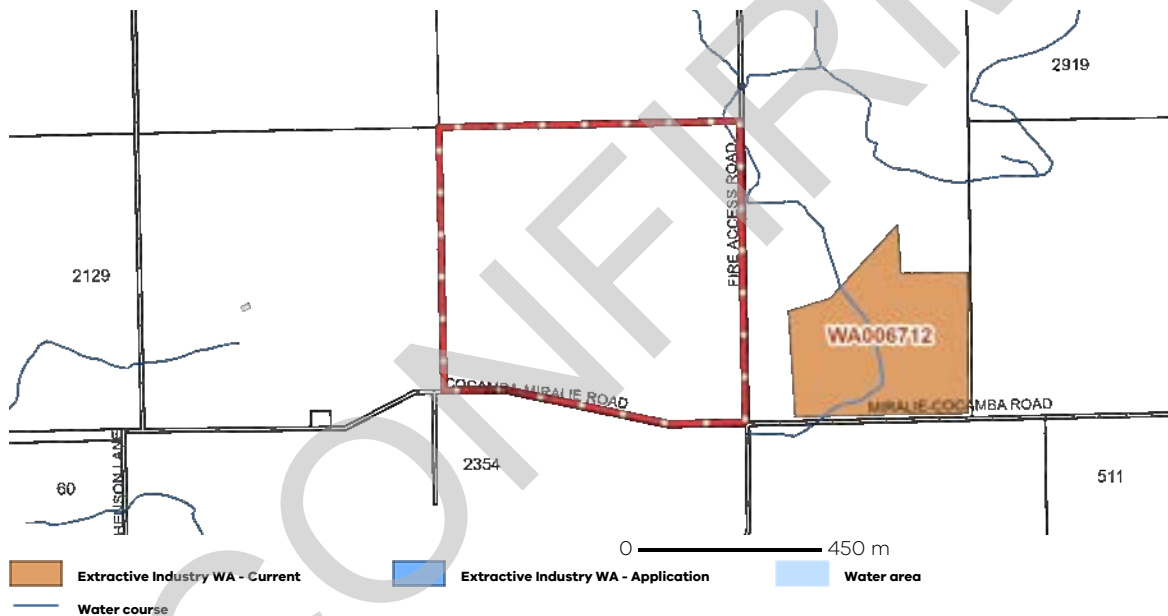
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://planning.vic.gov.au) webpage.

Further information on extractive and mining activities in Victoria can be found on the ([GeoVic - Earth Resources](https://www.geovic.vic.gov.au)) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



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PLANNING PROPERTY REPORT: COCAMBA-MIRALIE ROAD PIANGIL 3597

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TITLE PLAN		EDITION 1		TP 767824J	
Location of Land Parish: RANGIL WEST Township: Section: Crown Allotment: 59 Crown Portion: Last Plan Reference: Derived From: VOL 8067 FOL 164 Depth Limitation: 50 FEET			Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8067 FOL. 164 AND NOTED ON SHEET 2 OF THIS PLAN IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN		
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/01/2003 VERIFIED: L.S.		
<div style="text-align: right;"> COLOUR CODE Y=YELLOW R=RED </div>					
LENGTHS ARE IN LINKS 1 LINK = 0.3048 x Feet 1 LINK = 0.301188 x Miles		Sheet 1 of 2 sheets			

TITLE PLAN		TP 767824J
<p align="center">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>		
<p>containing six hundred and eight acres one rood and twenty perches more or less being Allotment fifty-nine in the Parish of Plangil West County of Fife.</p> <p>ALL THAT PART OF LAND IN THE MALLER COUNTRY IN THE SAID STATE</p> <p>delimited with the measurements and details thereof in the map drawn in the margin of these presents and therein colored yellow and red and being land which is subject to Section 205 of the Land Act 1925. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Reservation nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1925 in upon or under or within the boundaries of the land hereby granted. Also reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their domestic agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines veins lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. Also also reserving to Us Our heirs and successors—</p> <p>(c) all petroleum as defined in the Mines (Petroleum) Act 1925 on or below the surface of the said land and</p> <p>(d) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and</p> <p>(14) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.</p> <p>It is a further condition that the State Rivers and Water Supply Commission shall have all that the full and free right and license to sink for it and its servants quads and workings at all times hereafter to enter in and upon so much of the said land as is approximately shown by red color in the said map and to clear the same of obstructions and to dig out excavations and construct a water channel and waterworks for the purposes of water supply and drainage through in and upon the said land colored red in such manner and of such width depth and nature as the said Commission may deem advisable and to use such channel and waterworks for all purposes of water supply and drainage and also to repair and alter the said channel and waterworks and also to deposit or place and allow to remain on or along the said land colored red or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or accumulated in clearing the said land colored red or in the making or construction of the said channel and waterworks or in repairing or altering the same and also to go pass and repair for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the land colored red aforesaid.</p> <p>Provided always that this Our Grant is made on the express condition that the grantee and all persons for the time being claiming from under or through such grantee any estate or interest in the whole or any portion of the land hereby granted will observe and be bound by the conditions hereinafter (hereinafter respectively (a) and (b)) which are included as conditions of this grant in accordance with the requirements of Section 205 of the Land Act 1925 (that is to say) —</p> <p>(a) That the grantee or the owner of the land for the time being shall as and when The Board of Land and Works of Our said State (hereinafter referred to as "the Board") may direct and in the satisfaction of the Board present or future to be protected from fire or any other destruction whatsoever all indigenous trees growing upon an area of not less than three per centum of the total area of the land the subject of this grant. Provided that the Board may if it thinks fit by writing under its seal in line of this condition permit the planting in and when the Board may direct and to the satisfaction of the Board of a like area with trees of such kind or kinds in such manner and in such numbers as may be provided by Regulations of the Governor of Our said State in Council.</p> <p>(b) That in the event of any breach of any of the conditions hereinafter contained We Our heirs and successors may at any time re-enter upon the land hereby granted and hold possession and enjoy the same as fully and effectually to all intents and purposes as if this Grant had never been made. Provided always that any breach of the condition set forth in the last preceding paragraph (a) of these presents may be waived by the Governor of the said State in Council if the grantee or owner of the land or any assignee or licensee thereof complies within twelve months after notice in writing under the seal of the Board of the occurrence of any such breach with the requirements of the said condition in the satisfaction of the Board.</p> <p>Provided always that the said land is and shall be subject to be resumed for mining purposes under Section 160 of the Land Act 1925.</p> <p>Also reserves also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1925 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner as under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said GRANTEE</p> <p>his executor administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>		
LENGTHS ARE IN LINKS	Meters = 0.3048 x Feet Meters = 0.201166 x Links	Sheet 2 of 2 sheets

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		COLOUR CODE Y=YELLOW R=RED	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN		TP 767824J
<p>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>		
<p>All THAT PIECE OF LAND in the MALLEE COUNTRY in the said State of Plangil West County of Tatchera containing six hundred and eight acres one rood and twenty perches more or less being Allotment fifty-nine in the Parish delineated with the measurements and setbacks thereof in the map drawn in the margin of these presents and therein colored yellow and red and being land which is subject to Section 205 of the Land Act 1925. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1925 in, upon or under or within the boundaries of the land hereby granted. And reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make driven street machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines means holes and deposits containing such gold silver and minerals in upon or under the land hereby granted. And also reserving to Us Our heirs and successors—</p> <p>(i) all petroleum as defined in the Mines (Petroleum) Act 1925 on or below the surface of the said land and</p> <p>(ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and</p> <p>(iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and surveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.</p> <p>It is a further condition that the State Rivers and Water Supply Commission shall have all that the full and free right and liberty to and for it and its servants agents and workmen at all times hereafter to enter in and upon so much of the said land as is approximately shown by red color in the said map and to clear the same of obstructions and to dig cut excavate and construct a water channel and waterworks for the purposes of water supply and drainage through in and upon the said land colored red in such manner and of such width depth and nature as the said Commission may deem advisable and to use such channel and waterworks for all purposes of water supply and drainage and also to repair and alter the said channel and waterworks and also to deposit or place and allow to remain on or along the said land colored red or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or contrasted in clearing the said land colored red or in the making or construction of the said channel and waterworks or in repairing or altering the same and also to go past and repass for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the land colored red aforesaid.</p> <p>PROVIDED ALWAYS that this Our Grant is made on the express condition that the grantee and all persons for the time being claiming from under or through such grantee any estate or interest in the whole or any portion of the land hereby granted will observe and be bound by the conditions following (inserted respectively (a) and (b)) which are included as conditions of this grant in accordance with the requirements of Section 205 of the Land Act 1925 (that is to say) :—</p> <p>(a) That the grantee as the owner of the land for the time being shall at and where The Board of Land and Works of Our said State (hereinafter referred to as "the Board") may direct and to the satisfaction of the Board protect or cause to be protected from fire or any other destruction whatsoever all indigenous trees growing upon an area of not less than three per centum of the total area of the land the subject of this grant. PROVIDED that the Board may if it thinks fit by writing under its Seal in line of this condition permit the planting as and when the Board may direct and to the satisfaction of the Board of a like area with trees of such kind or kinds in such manner and in such numbers as may be prescribed by Regulations of the Governor of Our said State in Council.</p> <p>(b) That in the event of any breach of any of the conditions herebefore contained in the Grant hereby made. PROVIDED ALWAYS that any breach of the condition set forth in the last preceding paragraph (a) of these presents may be waived by the Governor of Our said State in Council if the grantee or owner of the land or any mortgagee or lessee thereof accepts within twelve months after notice in writing under the Seal of the Board of the occurrence of any such breach with the requirements of the said condition to the satisfaction of the Board.</p> <p>PROVIDED ALWAYS that the said land in and shall be subject to be resumed for mining purposes under Section 165 of the Land Act 1925.</p> <p>And PROVIDED also that the said land in and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1925 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner as under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said GRANTEE</p> <p>his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>		
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08067 FOLIO 164

Security no : 124114935789X
Produced 14/05/2024 09:41 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 59 Parish of Piangil West.

REGISTERED PROPRIETOR

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ENCUMBRANCES, CAVEATS AND NOTICES

DIAGRAM LOCATION

SEE TP767824J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: COCAMBA-MIRALIE ROAD PIANGIL VIC 3597

ADMINISTRATIVE NOTICES

NIL

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2.3 Planning Scheme Amendment C79swan - 42 Monash Drive Swan Hill

Directorate: Development and Planning
File Number: C79swan
Purpose: For Discussion

EXECUTIVE SUMMARY

Application Number:	C79swan
Proposal:	Planning Scheme Amendment
Applicant's Name:	Swan Hill Rural City Council
Address:	42 Monash Drive Swan Hill
Land Size:	8,692m ² lot
Site Features:	One former silo on site and a large storage shed
Zoning:	Transport Zone 1
Overlays:	Design and Development Overlay (Schedule 2) (DDO2) and a Specific Controls Overlay
Referral Authorities:	Environment Protection Authority (EPA), VicTrack, DEECA, First Peoples-State Relations, CFA, LMW, DTP, NCCMA, Regional Development Victoria DV & V-Line
Why is a Permit Required?	N/A
Lodgement date:	N/A
Relevant VCAT Decisions:	N/A

Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary:

The purpose of this report is to seek adoption on the Planning Scheme Amendment C79swan which is primarily seeking to rezone land to a Commercial 1 Zone from the existing Transport Zone 1 (State transport infrastructure) at 42 Monash Drive, Swan Hill (the land) and seeks Council resolution to adopt the amendment pursuant to section 29(1) of the *Planning and Environment Act 1987* (the Act).

The subject land is the former GrainCorp site that was purchased by Council in June 2022. This proposed rezoning will support the implementation of the Swan Hill Riverfront Master Plan, which seeks to encourage a variety of public and private realm renewal along the river waterfront.

BACKGROUND:**The proposal and site context**

Amendment C79swan amendment proposes to rezone land from a Transport Zone 1 (State transport infrastructure) to a Commercial 1 Zone, apply an Environmental Audit Overlay to the land and minor word changes to Clause 17.02-2L and Design and Development Overlay (Schedule 2) to reflect the higher-level guidance provided within the Riverfront Masterplan.

The subject site is irregular in shape having an area of 8,692m². The site is approximately 350 metres long and only 35 metres at the widest point. The site adjoins the Swan Hill railway corridor and the railway station is located directly adjacent to the west. This site forms part of the wider Murray Riverfront precinct.

The former wheat receiving site, contains one silo and a large storage shed that is approximately 85 metres long by 20 metres wide. All other buildings and silos have been removed from the site and the remaining area is dominated by an open asphalt area.

Planning Framework

The subject land is in the Transport Zone 1 (State transport infrastructure) and covered by a Design and Development Overlay (Schedule 2) (DDO2) and a Specific Controls Overlay. The purpose of the zone is to provide for an integrated and sustainable transport system.

DDO2 design objectives seek to establish the Swan Hill River Precinct as the focus of public leisure, cultural and tourism opportunities. It also seeks to develop strong physical and visual links between the river reserve and the Swan Hill CBD.

Strategic planning assessment

The strategic planning assessment of the amendment states that the proposed amendment will:

- Implement the strategic directions for settlement (Clause 11.02.03) by promoting growth in Swan Hill and will maintain its role as the regional service

centre. It will also implement the strategic directions for economic development by facilitating redevelopment of the Swan Hill Riverfront to support tourism attractions along the Murray River.

- Support the Loddon Mallee Regional Growth Plan (Clause 11.01-1R Settlement – Loddon Mallee North) by directing growth towards Swan Hill as a regional centre and an important tourism destination.
- Support the objective *“to facilitate the orderly development of urban areas”* by implementing the Swan Hill Riverfront Masterplan which will guide the orderly growth and development along the Murray River. (Clause 11.02-2S Structure planning)

Swan Hill Riverfront Master Plan

The amendment has been assessed against Council’s adopted master plan for the Swan Hill riverfront. A plan extract from the adopted master plan is below for this section of the riverfront and clearly indicates ‘Potential future development’ and ‘Re-use of the Silos’. As such the amendment will allow for private investment to undertake development on this land to fulfil the anticipated outcomes of the master plan.



Figure 1: Extract from the master plan

Authorisation

On 19 December 2023, Council resolved to seek authorisation from the Minister to prepare and publicly exhibit the subject amendment. The proposal was authorised by the Department of Transport and Planning (DTP) on 25 June 2024 under delegation from the Minister.

Authorisation was granted with nine different conditions, requiring the inclusion of an Environmental Audit Overlay, wording changes to the local 'Out of Centre' policy, changes to the Design and Development Overlay (Schedule 2) wording, update to the explanatory report template and a number of other minor corrections. These additions and corrections were completed to the satisfaction of DTP prior to exhibition.

Consultation:

The proposal was publicly exhibited for a period of five weeks, from 12 November 2024 to 17 December 2024. Notice of the amendment was given by:

- Public notices in the Government Gazette and Guardian Newspaper on Council's website
- Individual letters to owners and occupiers of land surrounding the subject site
- Letters to relevant authorities and agencies
- Letters to prescribed ministers.

During the exhibition period, members of the community could enquire about the amendment with Council staff via phone, email or in writing, or by visiting the Council office to speak with a planner. A total of five submissions were received, all from authorities or agencies with no objection to the amendment. The submissions are summarised as follows:

- **Submission 1** was received from the Department of Energy, Environment and Climate Action (DEECA) advising about the DEECA's support to the amendment unconditionally.
- **Submission 2** was from Lower Murray Water advising about their support to the amendment. However, they did provide several comments about their adjoining Water Treatment Plant, including the 24-hour nature of the site, chemical storage on site and a request to realign title boundaries into the future.
- **Submission 3** was from VicTrack advising about their support to the amendment unconditionally.
- **Submission 4** was from North Central Catchment Management Authority (NCCMA) advising that they do not have any objection to the amendment. However, they did provide several comments about the area of flooding along the river front.
- **Submission 5** was from the Head of Transport for Victoria and they advised they do not object to the rezoning. However, they did provide several comments about the interface with the adjoining railway land.

The public exhibition process has not raised any objecting submissions from the nearby landowners or any authorities and agencies. Therefore, Council can now progress this planning scheme amendment to the next stage of the process.

Financial Implications:

Should Council resolve to adopt the amendment and seek approval from the Minister for Planning, the likely costs will be associated paying statutory fees for approval of an amendment.

Social Implications:

Implementing amendment will continue to develop the riverfront precinct as the primary open space precinct in Swan Hill for the community.

Economic Implications:

The implementation of the amendment will drive the future redevelopment of this site and allow for long term economic benefits for the region including supporting business growth and attraction of new investment opportunities.

Environmental Implications:

Application of the Environmental Audit Overlay will ensure the future use and redevelopment of the site must firstly address any remaining contaminants from the previous industrial use of the site.

Risk Management Implications:

The amendment has followed the prescribed planning scheme amendment process so all risks have been minimised.

Conclusion

Having considered the strategic planning assessment and the Swan Hill Riverfront Master Plan and that the land is no longer used primarily for transportation purposes, it is concluded that the proposed amendment is strategically justified and Council should adopt the Amendment and submit it for approval to the Minister for Planning.

Options: (choose applicable):

Council must decide whether to:

- **Option A** – support the amendment by resolving to adopt it as exhibited, pursuant to section 29(1) of the Act and submit the adopted amendment to the Minister for Planning; or
- **Option B** – refuse to adopt the amendment and abandon the amendment on the basis that it lacks strategic justification.

Having considered the strategic planning assessment and the Swan Hill Riverfront Master Plan and that the land is no longer used primarily for transportation purposes, officers conclude that the proposed amendment is strategically justified and therefore support Option A.

- Attachments:**
1. Amendment C 79 swan - Explanatory Report [2.3.1 - 10 pages]
 2. Amendment C 79 swan - Instruction sheet [2.3.2 - 1 page]
 3. Amendment C 79 swan - Location and Zoning Map [2.3.3 - 2 pages]
 4. Submission 1 - DEECA [2.3.4 - 1 page]
 5. Submission 2 - LMW [2.3.5 - 2 pages]
 6. Submission 3 - VicTrack [2.3.6 - 2 pages]
 7. Submission 4 - NCCMA [2.3.7 - 2 pages]
 8. Submission 5 - Head of Transport Victoria [2.3.8 - 2 pages]

**Recommendation/s
That Council:**

1. **Adopts Amendment C79swan to the Swan Hill Planning Scheme pursuant to section 29(1) of the *Planning and Environment Act 1987* to prepare Planning Scheme Amendment C79swan to the Swan Hill Planning Scheme generally in accordance with the documentation in Attachments this report.**
2. **Submits the adopted Amendment C79swan to the Swan Hill Planning Scheme together with the prescribed information to the Minister for Planning for approval pursuant to section 31(1) of *Planning and Environment Act 1987*.**
3. **Authorises the Director of Development & Planning to make editorial and administrative changes to Attachments, if required.**
4. **Notifies all submitters to Amendment C79swan in writing of Council's decision.**

CM 2025/4 Motion**MOVED Cr Jennings****That Council:**

- 1. Adopts Amendment C79swan to the Swan Hill Planning Scheme pursuant to section 29(1) of the *Planning and Environment Act 1987* to prepare Planning Scheme Amendment C79swan to the Swan Hill Planning Scheme generally in accordance with the documentation in Attachments this report.**
- 2. Submits the adopted Amendment C79swan to the Swan Hill Planning Scheme together with the prescribed information to the Minister for Planning for approval pursuant to section 31(1) of *Planning and Environment Act 1987*.**
- 3. Authorises the Director of Development & Planning to make editorial and administrative changes to Attachments, if required.**
- 4. Notifies all submitters to Amendment C79swan in writing of Council's decision.**

SECONDED Cr Broad**The Motion was put and CARRIED 6 / 0**

Planning and Environment Act 1987

Swan Hill Planning Scheme

Amendment C79swan

Explanatory Report

Overview

The amendment is required to rezone land formerly owned by Grain Corp and recently purchased by Swan Hill Rural City Council at 42 Monash Drive, Swan Hill. The land forms part of the Swan Hill river front and this land is a critical element of the adopted Swan Hill Riverfront Masterplan (2013). The rezoning to a Commercial 1 Zone will allow future redevelopment of the site and become a catalyst project for the implementation of the adopted masterplan.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Swan Hill Rural City Council website at www.swanhill.vic.gov.au

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Swan Hill Business Centre, 45 Splatt Street, Swan Hill
- Robinvale Resource Centre, 75 Herbert Street, Robinvale

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 29 August 2024.

A submission must be sent to:

- Post: Swan Hill Rural City Council. PO Box 488. Swan Hill VIC 3585
- In person: Swan Hill Business Centre, 45 Splatt Street, Swan Hill
- Email: council@swanhill.vic.gov.au - Please include 'Amendment C79swan', in the email subject line.

- Directions hearing: 27 January 2025
- Panel hearing: 24 February 2025

The amendment has been made at the request of Swan Hill Rural City Council.

The amendment makes the following changes:

Zoning Maps

- Amends Planning Scheme Map No. 40 to rezone 42 Monash Drive, Swan Hill from Transport Zone 1 - State transport infrastructure (TRZ1) to Commercial 1 Zone (C1Z).

Overlay Maps

- Insert a new Planning Scheme Map No. 40EAO to apply the Environmental Audit Overlay to the land at 42 Monash Drive, Swan Hill.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to guide the development of Swan Hill Riverfront over the next 20 years by implementing the Swan Hill Riverfront Masterplan including technical assessments (biodiversity, flooding and heritage). The application of new zones and overlays will guide development to achieve the desired outcomes for riverfront.

The site has been sold to Swan Hill Rural City Council and is no longer required by GrainCorp for storage and transportation of wheat. As such the rezoning will assist with redevelopment and activation of the site.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

a) Provide for the fair, orderly, economic and sustainable use, and development of land

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing the most appropriate zone to implement the Swan Hill Riverfront Master Plan.

b) Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

The amendment rezones previously used land for wheat storage and transportation, currently occupied by a silo, large storage shed and asphalt. This rezoning will not result in any further impact on the natural resources of the river front.

c) Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The amendment introduces a new zone that focus on implementation of the Swan

Hill Riverfront Masterplan where the community can live, work and play safely by creating new commercial land, by introducing the Commercial 1 Zone.

d) Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

The existing wheat silo and storage shed have no architectural or historical interest.

f) Facilitate development in accordance with the objectives;

The amendment achieves this objective by introducing a zone that will allow and encourage development for the benefit of Swan Hill Riverfront, consistent with state, regional and local planning policy.

g) Balance the present and future interests of all Victorians.

The proposed zone will ensure development occurs in a logical manner consistent with the objectives set out in paragraphs (a) to (e).

How does the amendment address any environmental, social and economic effects?

- Environmental

The amendment will not impact negatively on the environment of this previously altered area of the riverfront. The amendment does not identify land for future residential development or other sensitive uses that may be contaminated. The Transport Zone land was predominantly used for storage of wheat with no known contamination sources such as a fuel storage.

- Social

This amendment aims to facilitate the orderly growth and development of Swan Hill, specifically the redevelopment and enhancement of the riverfront. The amendment will provide a community benefit by allowing future development to be located in an area identified for renewal in the Murray Riverfront Master Plan. Engagement has occurred with the Traditional Owners, as some of the land affected by the amendment is in an area of Aboriginal cultural heritage sensitivity, however, has been significantly modified. The Traditional Owners did not raise any concerns at this stage but development plans and planning permit applications within areas of Aboriginal cultural heritage sensitivity will require further investigation in accordance with the *Aboriginal Heritage Act 2006*.

- Economic

Swan Hill's economy is largely reliant on agriculture and industry servicing agriculture, with a smaller tourism sector. The Riverfront Master Plan identifies

significant economic potential with redevelopment of this area, with an anticipated \$46 million injection into the town's gross regional product. This rezoning to Commercial 1 Zone will allow for the first redevelopment and significant investment into the riverfront precinct.

Does the amendment address relevant bushfire risk?

The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because it is not located within a Bushfire Management Overlay or a designated Bushfire Prone area. It is considered that the proposed amendment will not change the bushfire risk profile for the site or surrounds.

Furthermore, the future development on this proposed Commercial 1 Zone land will be a building constructed to comply with the relevant bushfire building standards.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act).

Direction No. 1: Potentially Contaminated Land

The amendment complies with Ministerial Direction 1 (Potentially contaminated land). It does include rezoning of land to C1Z that could potentially be contaminated, given the TRZ1 can be used for a range of uses including industry. The C1Z allows for sensitive uses. As such the amendment will include the application of an Environmental Audit Overlay to the entire site.

Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11: (Strategic Assessment of Amendments) under section 12 of the PE Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause “to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements” as well as implementing several strategies, by guiding the redevelopment of Swan Hill Riverfront Masterplan, including redevelopment of the former Grain Corp site.

Clause 11.01-1R – Settlement – Loddon Mallee North

The amendment accords with the Loddon Mallee Regional Growth Plan and the strategy to “plan for and facilitate growth of Swan Hill as a regional centre and important tourism destination” and provide for a new commercial precinct along the river front within this regional centre.

Clause 11.02-1S – Supply of urban land

The amendment is consistent with the objective “to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses” and implements the reuse of now underutilised land alongside the train line.

Clause 11.02-2S– Structure planning

The amendment supports the objective of this clause “to facilitate the orderly development of urban areas” by implementing the Swan Hill Riverfront Masterplan which will guide the orderly growth and development along the Murray River.

Clause 11.03-6S Regional and local places

This amendment will provide for the ‘needs of regional and local places in planning for future land use and development’ within the Swan Hill riverfront precinct.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs and Clause 12.03-1L – River corridors, waterways, lakes and wetlands

The amendment implements the objectives and strategies in these clauses by applying the Commercial 1 Zone and allow for appropriately designed development

into the future to enhance the river corridor.

Clause 13.02-1S – Bushfire planning

The amendment meets the requirements for bushfire protection, minimisation and management as discussed earlier in the explanatory report under 'Bushfire Risk'.

Clause 13.03-1S Floodplain Management

The amendment supports this clause as it is outside the Land Subject to Inundation Overlay area.

Clause 13.04-1S Contaminated and potentially contaminated land

The amendment responds appropriately to this clause by applying the Environmental Audit Overlay to ensure that the land is suitable for any future use or development before the commencement of any development.

Clause 15.01-1S Urban design

Any future development on this site will be responsive to the riverfront masterplan suggested character ideas and building materials.

Clause 17.02-1S Business and Clause 17.02-1L Business

Any future development will contribute to the broader business sector within Swan Hill and the broader region by providing tourism and hospitality services.

Clause 17.04-1S Facilitating tourism, Clause 17.04-1R Tourism – Loddon Mallee North and Clause 17.04-1L Facilitating tourism

The amendment implements the objectives and strategies in these clauses by applying the Commercial 1 Zone and allow for appropriately designed development into the future to enhance the river corridor.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the following clauses of the Municipal Planning Strategy and will assist in achieving objectives of the clauses as follows:

- The amendment implements the strategic directions for settlement (Clause 02.03) by promoting growth in Swan Hill and maintain its role as the regional service centre.
- The amendment implements the strategic directions for economic development by facilitating redevelopment of the Swan Hill river front to support tourism attractions along the Murray River. More specifically it will facilitate significant tourism opportunities with the redevelopment of the river front precinct.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment uses the correct mapping formats as outlined by the Ministerial Direction on the Form and Content of Planning Schemes. The amendment will ensure that the Swan Hill Planning Scheme is of a high quality and contains only relevant and necessary planning tools.

How does the amendment address the views of any relevant agency?

Views of a number of agencies were sought prior to authorisation request from the CFA, Lower Murray Water Authority, VicTrack, North Central Catchment Management Authority, Freight Victoria, First Peoples – State Relations and the EPA.

Only the EPA, North Central Catchment Management Authority, VicTrack and Lower Murray Water provided a written response and advised they have no objection to the rezoning.

The views of these agencies will be sought formally through the public exhibition phase of this planning scheme amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

This planning scheme amendment is not likely to have a significant impact on the transport system and is considered a correction to land that is no longer used for any transport uses.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Swan Hill	Land bound by Monash Drive and the Swan Hill railway reserve	40ZN Map 40	42 Monash Drive, Swan Hill	Rezone from TRZ1 to C1Z	EAO	N/A

Planning and Environment Act 1987

Swan Hill Planning Scheme

Amendment C79swan

Instruction sheet

The planning authority for this amendment is the Swan Hill Rural City Council.

The Swan Hill Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 40 in the manner shown on the one attached map marked "Swan Hill Planning Scheme, Amendment C79swan".

Overlay Maps

2. Insert new Planning Scheme Map No. 40EAO in the manner shown on the one attached map marked "Swan Hill Planning Scheme, Amendment C79swan".

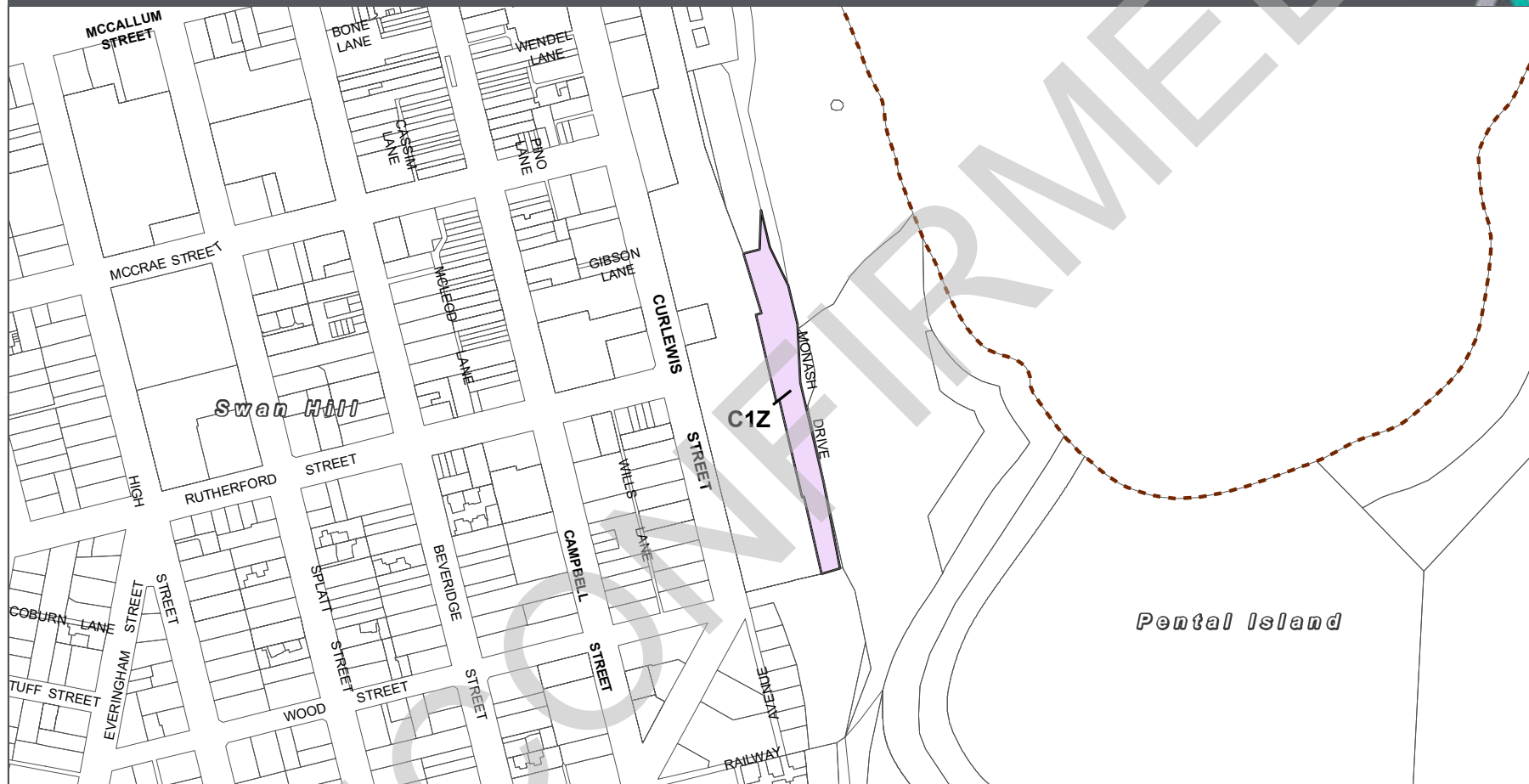
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Planning Policy Framework**- replace Clause 17.02-2L with a new Clause 17.02-2L in the form of the attached document.
4. In **Zones** – Clause 34.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
5. In **Overlays** – Clause 43.02, replace Schedule 2, with a new Schedule 2 in the form of the attached document.
6. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

SWAN HILL PLANNING SCHEME - LOCAL PROVISION AMENDMENT C79swan



LEGEND

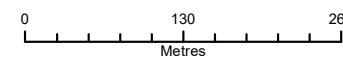
C1Z - Commercial 1 Zone

Local Government Area

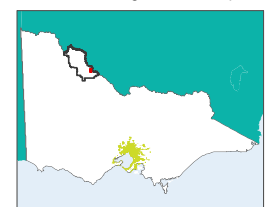
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Planning Group
Print Date: 04/07/2024
Amendment Version: 1



Part of Planning Scheme Map 40



SWAN HILL PLANNING SCHEME - LOCAL PROVISION AMENDMENT C79swan



LEGEND

- EAO - Environmental Audit Overlay
- Local Government Area

Disclaimer

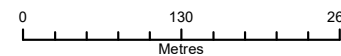
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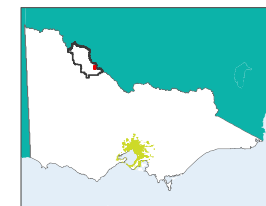
Print Date: 19/07/2024

Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 40EAO





Department of Energy, Environment
and Climate Action

189-229 Lyttleton Terrace Bendigo
Box 3100, Bendigo DC, VIC 3554
Telephone: 035430 4444
pe.assessment@deeca.vic.gov.au

Ref:00007081
20241205 CN

Mr Awais Sadiq
Manager Development Services
Swan Hill Rural City
PO Box 488
Swan Hill Vic 3585
via: planning@swanhill.vic.gov.au

Dear Mr Sadiq,

**PLANNING SCHEME AMENDMENT APPLICATION C79SWAN
REZONE LAND FROM TRANSPORT ZONE 1 TO COMMERCIAL ZONE 1
42 MONASH DRIVE SWAN HILL**

Thank you for your letter dated 12 November 2024 to the Minister for Environment regarding the above planning scheme amendment.

The amendment seeks consent to rezone land that forms part of the Swan Hill river front from Transport Zone 1 to Commercial 1 Zone which is in line with the Swan Hill Riverfront Masterplan.

The Department of Environment, Land, Water and Planning wishes to advise that it supports the proposed amendment. If you have any questions regarding this matter, please contact me at pe.assessment@deeca.vic.gov.au.

Yours sincerely

Chris Naylor
Senior Planning Officer
Planning Environment Assessment

5 December 2024

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

10 December 2024



Our Ref: 080/040/008

Planning Department
Swan Hill Rural City Council
PO Box 488
Swan Hill Vic 3585

Dear Awais

**SWAN HILL PLANNING SCHEME – AMENDMENT C79swan
NOTICE OF PREPARATION OF AMENDMENT**

I refer to your letter dated 12 November 2024

Lower Murray Water, as adjoining landowner, does not object to the rezoning of the land from Transport 1 Zone to Commercial 1 Zone.

The following comments are to be taken into consideration.

- LMW, as the adjoining landowner would like it noted the 24 hour nature of the Swan Hill Water Treatment Plant and its operations.
- LMW would also like it noted that chemicals used in the day-to-day business require buffer zones for public safety.
- LMW require a minor realignment of title boundaries to occur to the northern boundary between LMW owned land and 42 Monash Drive so that LMW has continual unimpeded 24 hour access for its critical operations through its existing gate access.

Lower Murray Water, as a servicing authority, does not object to the rezoning of the land from Transport 1 Zone to Commercial 1 Zone.

The following comments relate to the servicing of the land:-

Water:

Potable water supply to the land is available through the extension of LMW's potable water supply network.

We would like it noted that servicing of potable water may be restricted with limited access through V/Line Corporation land.



Mildura (Head Office)
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502

Swan Hill (Area Office)
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585

Kerang (Area Office)
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579

Call Centre
(incl. 24 Hour Faults & Emergencies)
1800 808 830
E contactus@lmwvic.gov.au
ABN 18 475 805 826

lmw.vic.gov.au





The provision of water infrastructure to service the land must be carried out under a Developer Design & Construct Agreement with LMW which will include detailed design and the payment of all associated fees and charges.

Sewer:

Gravity sewerage infrastructure will be required to be installed to service the land.

We would like it noted that servicing of gravity sewer may be restricted with limited access through V/Line Corporation land.

The installation of the sewerage infrastructure to service the land must be carried out under a Developer Design & Construct Agreement with LMW which will include detailed design and the payment of all associated fees and charges.

Yours Sincerely

AO'Rourke

**ANNE O'ROURKE
MANAGER GROWTH AND DEVELOPMENT**



Mildura (Head Office)
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502

Swan Hill (Area Office)
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585

Kerang (Area Office)
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579

Call Centre
(incl. 24 Hour Faults & Emergencies)
1800 808 830
E contactus@lmwvic.gov.au
ABN 18 475 805 826

lmw.vic.gov.au



Our Ref: CSM 78147

28 November 2023

David Bergin
Strategic Planner
Swan Hill Rural City Council
PO Box 488
SWAN HILL VIC 3585

Emailed to: council@swanhill.vic.gov.au
david.bergin@swanhill.vic.gov.au

Dear David,

**Swan Hill Planning Scheme Amendment C79swan
Rezoning of 42 Monash Drive SWAN HILL**

We refer to Council's correspondence dated 16 October 2023 notifying VicTrack of the preparation of Amendment C79 to the Swan Hill Planning Scheme.

We understand that the amendment proposes to rezone the land at 42 Monash Drive, Swan Hill from Transport Zone 1 to Commercial 1 Zone.

It is understood that this is to facilitate the implementation of the 'Swan Hill River Front Masterplan Report (2013)' and the rezoning of this land is reflective of the proposed use outlined within the Masterplan.

42 Monash Drive, Swan Hill is no longer required for Transport purposes and was sold to VicGrain in 1995.

We have reviewed the amendment documentation in the context of the site and the rail corridor. VicTrack wishes to advise that the proposed rezoning does not impact on the VicTrack land, existing rail operations or future network development.

On this basis, VicTrack supports the rezoning to the Commercial 1 Zone.

VicTrack
Level 8, 1010 La Trobe St Docklands VIC 3008
GPO Box 1681 Melbourne VIC 3001
T 1300 VICTRACK (1300 842 872)
victrack.com.au

VicTrack

Should you have any queries, please contact me on 03 9619 0222 or kate.kraft@victrack.com.au.

Yours sincerely



KATE KRAFT
Planning Manager



VicTrack



NCCMA Ref: NCCMA-F-2024-01425
Council Ref: C79swan
Date: 16 November 2024

Awais Sadiq
Development Manager
Swan Hill Rural City Council
Po Box 488,
Swan Hill Vic 3585

Dear Awais

Planning Scheme Amendment No: C79swan
Development Description: Proposes to rezone land from a Transport Zone 1 to a Commercial 1 Zone, apply an EAO to the land
Street Address: 42 Monash Drive Swan Hill Vic 3585

Thank you for your referral under Section 19 of the *Planning and Environment Act, 1987* dated 14 November 2024, and received by North Central Catchment Management Authority (CMA) on 14 November 2024, regarding the above matter.

North Central CMA advises that it supports the amendment as proposed.

North Central CMA takes this opportunity to highlight to Council that the existing LSIO does not accurately reflect current flood risk in this location. North Central CMA confirms that the land to be rezoned is not subject to inundation in a 1% AEP, however LIDAR information available indicates a significant portion of the Riverside Park is below the declared 1% AEP flood level. Figure One below denotes the existing LSIO in light blue and the darker blue area denotes the additional land that is below the declared 1% AEP flood level.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2024-01425** in your correspondence.

Yours sincerely

Camille White
Manager Floodplain

Connecting rivers, landscapes, people

ABN 73 937 058 422
628-634 Midland Highway, Huntly
PO Box 18, Huntly Victoria 3551

Telephone 03 5448 7124
Email info@nccma.vic.gov.au
www.nccma.vic.gov.au

www.nccma.vic.gov.au





Figure One: Light Blue – Existing LSIO and Darker Blue – Additional land below the 1% AEP flood level





Department of Transport
and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PSA686/24

Mr Awais Sadiq
Development Manager
Swan Hill Rural City Council
PO Box 488
SWAN HILL VIC 3585

Dear Mr Awais

SHRCC Planning Scheme Amendment – C79 Swan Hill

Thank you for your request to provide preliminary feedback on the proposed rezoning of specific land from Transport 1 to Commercial 1 zoning, located adjacent to the Swan Hill Railway Line within the Swan Hill Township.

The Head, TfV is a statutory authority established by s64A of the *Transport Integration Act 2010* responsible for coordinating, providing, operating and maintaining the public transport system, the freight rail network and the road system in Victoria.

This amendment proposes to rezone land that currently houses the former grain silos and surrounding land from Transport 1 zone to Commercial 1 and insert a new Clause 17.02-2L to implement a design and development overlay over the subject land, to support the implementation of the following Council plans:

- Swan Hill Council Plan
- Swan Hill Riverfront Precinct Master Plan
- Swan Hill Economic Development Strategy

The Department of Transport and Planning (DTP) under delegation of the Head, TfV has reviewed the documentation and makes the following comments for your consideration.

Comments in relation to the proposed rezoning

- Ensure that DTP remains a referral authority for any development within the site to ensure that development does not compromise rail operations on the adjacent corridor.
- Ensure that there are no restrictions on the operation of the railway line through the development of this site.
- No sensitive noise receivers are to be permitted adjacent to the railway line within the newly rezoned land.



- Council are requested to confirm whether the proposed footbridge across the railway line has been confirmed, and the preferred corridor identified. If so, this footbridge should be incorporated as part of this amendment.

Additionally, to help support development, it may be worthwhile to discuss in more detail with the DTP rail infrastructure team and VicTrack, whether the boundaries can be simplified and straightened to maximise development potential.

Should you have any enquiries regarding this matter, please contact Murray West at LMH.Statutory.Planning@transport.vic.gov.au.

Yours sincerely



Dr Benish Chaudhry
Manager Transport Strategy, Loddon Mallee Hume
Under delegation from the Head, Transport for Victoria

20 / 01 / 2025

2.4 Swan Hill Showgrounds, Sport and Recreation Precinct - Draft Masterplan Public Exhibition and Comment

Directorate: Development and Planning
File Number: S09-04-01
Purpose: For Discussion

Council Plan Strategy Addressed

1. Liveability - We will be a healthy, connected and growing community supported by a range of infrastructure and services.

1.2 Careful and responsible management of our environment for a sustainable future

1.2.1 Engage, empower and mobilise communities to prepare for, adapt to and mitigate the effects of a changing climate

1.2.2 Accessible open spaces, healthy rivers and lakes

Current Strategic Documents

Recreation Reserves Masterplan Concepts

Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

The Swan Hill Showgrounds, Sport and Recreation Precinct Draft Masterplan has been developed based on the feedback and input from stakeholders and the community. The plan is a comprehensive masterplan generated on a set of evidence-based vision and principles obtained through background research, stakeholder engagement and site analysis.

The Draft Masterplan is now ready for the next round of community engagement.

Discussion

Following the engagement of Solucio consultants in November of 2023, the development of the Swan Hill Showgrounds, Sport and Recreation Precinct Masterplan project commenced on 15 January 2024 and has now been developed into an advanced Draft. Community feedback is now sought on the draft Masterplan.

The development of the Masterplan aims to guide the Precinct development for the next 10 to 20 years. Masterplan review timeframes will be triggered accordingly, either by significant changes affecting user groups or every five years, whichever comes first.

A range of items that have been cause for lengthy discussion and varied opinion between stakeholders have been considered in the development of the Draft Masterplan.

The recommendations from the Draft Masterplan are intended for delivery in stages, over a 10-to-20-year timeframe, with a series of prioritised major and minor projects identified. The plan has aspirational and innovative elements with outcomes that account for the needs of the wider community while ensuring diversity and inclusiveness.

The objective of the Masterplan is to meet the evolving needs of the community and to meet growing and developing expectations of the Swan Hill region. A masterplan provides a vision that in time will lead to precinct or project-based implementation or design plans.

Issues

The community survey that was conducted raised a number of issues for further consideration in the development of the draft Masterplan. Such items have been reviewed but not necessarily finalised.

It is anticipated that several of these issues may attract significant comment and will be subject to further development and more comprehensive community consultation at the time these elements are progressed to detailed design and implementation. These issues are briefly outlined below:

1. The lack of an identified site for the relocation of the Swan Hill outdoor swimming pool (from Monash Drive) to the proximity of the Recreation and Aquatic Centre on the south ground of the Precinct.
 - o An Outdoor pool and associated infrastructure could be part of the 'Sports Centre Expansion' as per *Aspirational Projects* in the Masterplan
 - o The location may impact other proposed infrastructure parcels (*Aspirational Projects*).
 - o The future of the Swan Hill Outdoor Pool will be presented as an issue for Council discussion separately to the Masterplan and include feasibility options.
2. The possibility of a Children's Services Hub located near the Recreation and Aquatic Centre (High Street) currently labelled 'Community Use';
 - o This is one of the infrastructure parcels that could be impacted if agreement is reached to relocate the Outdoor pool to the south ground of the Precinct.
 - o Further work on the location and feasibility associated with a Children's/Youth Services hub will be presented in a separate, future report.
3. The construction of new netball courts in a location on the south ground reserve;

- The position of additional netball courts will impact other current users and potential projects, particularly for the operational activities of the Swan Hill Show.
 - This issue should be further investigated if there is a significant change to the status of user groups on the reserve.
4. The relocation of the CFA Sports Infrastructure to another site and the subsequent cost implications;
- CFA have agreed “in principle” to relocate at no cost to them.
5. The closure of Pritchard Street.
- The consultants have recommended traffic calming measures rather than complete closure.
6. Carparking has not been addressed more broadly in the context of the streets surrounding the precinct, other than within the vicinity of the reserve and a proposal to alter the conditions along the immediate abutment to McCallum Street with angled parking (ie: expansion to McCallum Street median parking has not been included)
- Planning as part of the CBD Masterplan will address carparking options for the CBD and CBD fringe. The McCallum Street median zone will be highlighted for assessment and carparking potential.
7. Planning in the context of the Draft Masterplan, in respect to the long-term viability of user groups, has been carried out in accordance with the information available to and compiled by the consultants in their stakeholder research and data collection process.
- The Masterplan will be reviewed every 5 years or in the event there is a significant change in circumstance to one or more of the user groups

Consultation

The aim of the Swan Hill Showgrounds, Sport and Recreation Precinct Advisory Committee formed in October 2022, is to work with Council to develop the Masterplan and a 2050 vision for the precinct.

- The Draft Masterplan has been presented to the Advisory Committee who provided some feedback and expressed several concerns.
- The public will have access to the summary of Community Survey outcomes for the period the Draft Masterplan is on exhibition
- The community can comment on the final Draft Masterplan with input to be considered for inclusion in the final plan
- The online consultation package, made up of the Draft Masterplan, Frequently Asked Questions (FAQ's) and responses and the Summarised Community Survey Results have been prepared.
- Seeking community input over a 6 week period (19 February 2025 – 2 April 2025)

Financial Implications

The Masterplan has taken a financially responsible approach, concentrating on zones and spaces that are already developed or do not require expensive adaptation in addition to substantial infrastructure renewal and new facilities. The Draft Masterplan has been developed using a staged delivery model that may cost in the vicinity of \$20m to \$30m over the next 10 to 20 years.

Social Implications

It is now appropriate to share the draft Masterplan with the community seeking their input.

The Draft Masterplan is a concept based on wholistic, inclusive outcomes, while still retaining and considering the needs of most of the current users.

The Draft Masterplan considers the future development of a sports hub, a children and youth services hub and expansion of the existing leisure and aquatic facilities.

Economic Implications

The satisfaction of well met community needs contributes to an overarching sense of wellbeing which can have an economic benefit brought about by the feeling of optimism and willingness to invest in the region.

Environmental Implications

A development plan that considers best use of existing facilities provides for a more sustainable methodology in both environmental and sustainability contexts.

Green zones and tree plantings contribute to habitats for native fauna.

The removal of some trees may ensue because of the implementation of the masterplan. It is intended that new, well-located plantings will substitute the loss of any trees.

Risk Management Implications

The preparation of the draft Masterplan has been a consultative process and further community consultation should reduce risk.

There may be disenchantment by some users regarding the outcomes proposed in the Masterplan.

The inclusion of options around community use infrastructure may redirect the perceived focus of what the community considers the reserve is intended for.

Attachments: Community Survey Results Summarised

**Swan Hill Showgrounds, Sport and Recreation Precinct
Masterplan (Draft)**

Artistic Impressions – Swan Hill Showgrounds, Sport and Recreation Precinct

Link to Lets Talk Community Comment Package:

https://letstalk.swanhill.vic.gov.au/project_link/k5gL6YyhKStgZmM5yqs6LAt0mMOEc2PgZsRSfsiJgkBkm6LC5ININwU1QncYxSIQ

Options

1. That Council commences community consultation on the Swan Hill Showgrounds, Sport and Recreation Precinct Draft Masterplan seeking comments from stakeholders and the wider community for a six-week period commencing Wednesday 19 February 2025 to 2 April 2025.
2. Council seeks further amendment to the Swan Hill Showgrounds, Sport and Recreation Precinct Draft Masterplan prior to undertaking any further community consultation.

Recommendation/s

That Council commences community consultation on the Swan Hill Showgrounds, Sport and Recreation Precinct Draft Masterplan seeking comments from stakeholders and the wider community for a six-week period commencing Wednesday 19 February 2025 to 2 April 2025.

CM 2025/5 Motion

MOVED Cr McPhee

That Council commences community consultation on the Swan Hill Showgrounds, Sport and Recreation Precinct Draft Masterplan seeking comments from stakeholders and the wider community for a six-week period commencing Wednesday 19 February 2025 to 2 April 2025.

SECONDED Cr Broad

The Motion was put and CARRIED 6 / 0



Swan Hill Showgrounds Sport and Recreation Precinct Masterplan

Swan Hill Rural City Council

Community Survey Results 2024



Acknowledgement of Country

...

We respectfully acknowledge the Traditional Custodians of the land on which we are located and recognise their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging, and extend this to all Aboriginal and Torres Strait Islander People.

...

Introduction

Background

Swan Hill Rural City Council has engaged Solucio and The Office for Collective Design (The OCD) to undertake a thorough process to develop a Masterplan for the Swan Hill Showgrounds Sport and Recreation Precinct.

The desired outcome from this project is a comprehensive Masterplan which provides a vision that guides growth and development within the Precinct until 2050 – ensuring it can meet the evolving needs and expectations of the community.

Community Feedback

The data and findings in this update were collected from an online community survey of 402 complete responses conducted during mid-2024.

This provides an overview of the insights gathered from the community survey – forming part of the broader stakeholder engagement process.

Please note:

Due to rounding and respondents skipping questions, numbers presented throughout this report may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures.



Summary of Community Feedback



Usage and Functionality

- **Demand for the Precinct and its facilities is healthy and sustainable.**
 - 71% of respondents visit the Precinct at least once a week.
 - The Precinct is visited by over half of the respondents for formal sport (65%) and the annual Show (56%).
 - Over half (58%) of the respondents are likely to remain involved with their club/the Precinct within the next 10 years.
- **The Precinct must provide adequate parking whilst also ensuring pedestrian safety.**
 - 87% of respondents travel by car to the Precinct.
 - The Reserves have satisfaction ratings between just 4.5-5.2/10 for existing car parking.
 - Respondents support improving vehicular circulation, car parking, and pedestrian safety.



Sport and Supporting Facilities

- **Respondents are generally satisfied with the ovals/courts/Leisure Centre.**
 - For Alan Garden Reserve, respondents are most satisfied with the oval and hard courts.
 - For Swan Hill Showgrounds, respondents are most satisfied with the scoreboard, oval, and Leisure Centre.
- **However, respondents are significantly less satisfied with the supporting facilities.**
 - Each Reserve's kitchen/canteen facilities and changerooms have satisfaction ratings of less than 5/10.
 - The Showground's pavilion and facilities have a satisfaction rating of 4.7/10.
 - Improving quality and accessibility of toilets is the most-supported improvement (8.7/10).



Open Space and General Amenity

- **Seating and shading is a key area for improvement.**
 - Seating and shading is the component of Alan Garden Reserve that respondents are least satisfied with (4.0/10).
 - Increasing seating and shading is the second most-supported improvement (8.1/10).
- **There is an opportunity to enhance the attractiveness and activation of the Precinct's open spaces.**
 - Both Reserves have satisfaction ratings of less than 5/10 for landscaping and vegetation.
 - *'The precinct is an attractive place for both locals and people from outside Swan Hill to visit'* is the statement respondents agreed least with.
 - Increasing activation and use of underutilised areas is the third-most supported improvement.



Strengths and Ideas

- **Respondents identified several strengths of the Precinct, including:**
 - Centralised/accessible location.
 - Quantity and diversity of facilities and amenities.
 - A large multi-purpose asset.
 - Ability to encourage community togetherness.
- **Some of the ideas raised by the community include:**
 - Upgrade the clubrooms and facilities such as toilets, kitchens and changerooms.
 - Enhance pedestrian safety, including improving the functionality of Pritchard Street.
 - Introduce netball courts to the Swan Hill Showgrounds Reserve.
 - Facilities for children/families.
 - Accommodate informal sport and community events.

Summary of Key Themes and Masterplan Response

Overall Community Priorities		How this will be addressed in the Masterplan
1 Upgrade Supporting Facilities	Upgrade supporting facilities: quality and accessibility of toilets, kitchen/canteen facilities, changerooms, etc.	The guiding principles for the Masterplan will include a strong emphasis on prioritising projects that address the existing shortcomings of the precinct ahead of developing new infrastructure. The plan will also focus on asset renewal and consolidation to enhance the quality of built facilities, improve the operational usage and strengthen the return on community investment.
2 Safe and Connected	Improve and prioritise pedestrian safety and increase opportunities for additional car parking spaces.	Implement a systematic safety improvement program for Pritchard Street and on key surrounding intersections, including expanded formalised pedestrian crossing zones with greater signage and visual cues, reduced road width, increased on-street parking, dedicated passenger drop-off zone and reduced vehicular speeds.
3 Activated and Accessible	Improve precinct activation opportunities including informal sport and community events.	The Masterplan will identify opportunities and locations for: <ul style="list-style-type: none"> • A community play space, sheltered seating and youth activity equipment. • A connected, continuous walking/running track in a figure-eight around the precinct. • Improved lighting at the Precinct for walkers and runners.
4 Seating, shading, landscaping and amenity.	Increase seating, shading, landscaping and amenity.	The Masterplan will seek to consolidate the overall building footprint of the Precinct to provide a net increase in open space, as well as improve the quality of green open space, tree canopy and shading across the Precinct. These priorities will reinvigorate the precinct as a source of pride and cultural showcasing for the current and future Swan Hill community.

Selection of Community Comments (Verbatim Comments)

"The location is the most prime piece of real estate in town. It is highly visible so any groups that use this area are seen by many residents traversing this area. This is quite important for these sports as it keeps them in front of mind with the community..."

"...it hosts many different groups and organisations for the community. It is a place for children and adults to access sporting and recreational activities as well as community events. With upgrades and consideration it would be an attractive place for people to visit."

"...The size of the space is incredible and given its location, a key highlight is it breaks up housing, which is quite compacted in other areas of Swan Hill."

"... I think if we were able to re-imagine the area as a Sporting/ Entertainment precinct we would be able to better utilise the area to include things like periodic markets, Farmers Markets, Show and Shines, Food Truck, Swap meets etc. The list and possibilities is endless. The opportunity to also collaborate with current community groups which use this area to go after funding for projects would also be very high..."

"...Pritchard St closed for safety of pedestrians, particularly children crossing road from netball courts to clubrooms on training nights Tue and Thur..."

"Provide TWO netball courts at the Swan Hill recreation reserve behind the club rooms, absolute hazard for kids coming from Alan Garden courts over to SHFNC rooms in darkness after training, accident waiting to happen!!..."

"...The canteen needs huge upgrades, the toilets and clubrooms are unsafe and not accessible for disabled people, and everything is run down."

"...Renovation of the Clubrooms ... They are not welcoming or accessible for people with young children, especially those with prams. There is no room to navigate, and getting to the toilet is a nightmare due to the narrow space and crowding. A redesign to create a more spacious and accessible environment is essential..."

"New Swan Hill clubrooms & kitchen facilities are a MUST. Functional toilet facilities would be a great start! Change rooms for the football club & the Boxing club to have appropriate facilities to function all year round."

"Upgrade to toilet facilities- there is no mirrors, very dark, no soap, paper towel etc. in outside brick toilets. Hard to get into as you have to 'hug' the toilet to shut the door (female toilets)."

"Area between Swan Hill Football parking area and CFA track to be made more pedestrian/wheelchair friendly and all entrances into SH football and Tyntynder ovals are not practical and can be unsafe."

"I believe that if you want women to be more involved in sports give them a place where occasional child care is available. Also a place playgroups, MCH etc. are co-located so they don't have to drive all around town to attend different things. The spot would give us so much open space, parking, it's central and would utilise the space a lot better than just for sport and the show."

"Facilities for children and families linking them to community services including maternal child and health , youth and support for families with children with additional needs. Providing resources for children to play on such as play ground..."

Responses collected from selection of the following survey questions: Q16) What are the key strengths, or best things about Swan Hill Showgrounds and Alan Garden Reserve Precinct? | Q17) What are some of the general things that need improving at Swan Hill Showgrounds and Alan Garden Reserve Precinct? | Q18) Are there any sports or activities that the Precinct does not cater for that you would like to see? | Q22) What are the top three projects or improvements that you would like to see addressed in the master plan and do you have any final comments you would like to add?



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The background features a dark blue field with large geometric shapes: an orange semi-circle, a blue trapezoid, and a teal triangle. A satellite image of a suburban area with a school and sports fields is visible in the bottom right corner. A large, light blue 'UNCONFIRMED' watermark is oriented diagonally across the center of the slide.

DRAFT FOR DISCUSSION PURPOSES ONLY



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Toward 2050

PREPARED BY:



URBAN / MASTER PLANNING / DESIGN

theocd.com.au

Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Executive Summary

Swan Hill Rural Council has embarked on developing a Master plan for the Swan Hill Showgrounds Sport and Recreation Precinct, and appointed independent consultants, Solucio and The OCD to lead this process.

The Precinct is one of Council's premier open spaces, encompassing the Swan Hill Showgrounds and Alan Garden Reserve. It is centrally located to the Central Business District and connected to the Riverfront by McCallum Street Shared Path

The overall Precinct incorporates two grass ovals, eight netball hardcourts, cricket wickets and nets, scoreboards, clubroom facilities, the Swan Hill Leisure Centre, a boxing gym, a grandstand with seating, a CFA training and competition facility, horse pens, storage sheds and public toilets.

The Precinct is home to the Swan Hill Agricultural and Pastoral Society, which utilises various buildings in the precinct and hosts the Swan Hill Show on the first weekend in October every year, which it has done since 1895.

Developing the Master plan has involved a robust process of background research, substantial site analysis and urban design, extensive stakeholder engagement, broad community consultation and ongoing workshops and discussions with Council Officers.

The initial phase of background research and stakeholder engagement resulted in the following objectives being established to guide the Master plan development:

- Define the purpose and function of the Showgrounds and Alan Garden Reserve within the Swan Hill community.
- Understand active use and establish a blueprint of future activities and the required facilities.
- Plan for the ongoing viability of the Swan Hill Show for attracting new regional events.
- Establish a list of core principles to guide future decision making.
- An evidence-based Vision and Principles, distilled from the background research, stakeholder engagement and site analysis.
- Master plan themes and actions, inspired by the community feedback, which are proposed to be fully committed to by Council.
- A series of additional aspirational projects to support the ongoing viability of the key stakeholder/sporting user groups and the overall vibrancy of the Precinct, which are proposed to be subject to securing additional funding.
- A series of contingency plans, ensuring some flexibility to adjust the overall plan should various external conditions change over the duration of the plan.

Once the Master plan is delivered, the intended community benefits, as outlined in the Master plan Vision, include:

- The Swan Hill Showgrounds and Alan Garden Reserve will be the home of active community sport, recreation and events precinct for Swan Hill and the surrounding region.
- The precinct provides a sense of identity to the Rural City and its continually improving activations are a source of pride and cultural showcasing for the current and future Swan Hill community.
- The organised and formalised community activity on this site is complementary to the proximal CBD and residential interfaces, the leisure-based activations of the Swan Hill Riverfront, and the general recreational functions of Barry Steggall Park, each of which is connected by McCallum Street Shared Path

This document provides the final draft Master plan to be published for community comment, before being reviewed for a final time by the project team prior to submitting back to Council for formal endorsement. Following Council endorsement, additional graphic design and supporting digital content will be developed to support Council in advocating for funding opportunities.



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Existing Site Plan

Scale: 1:2000 @A3

0 25 50 75 100

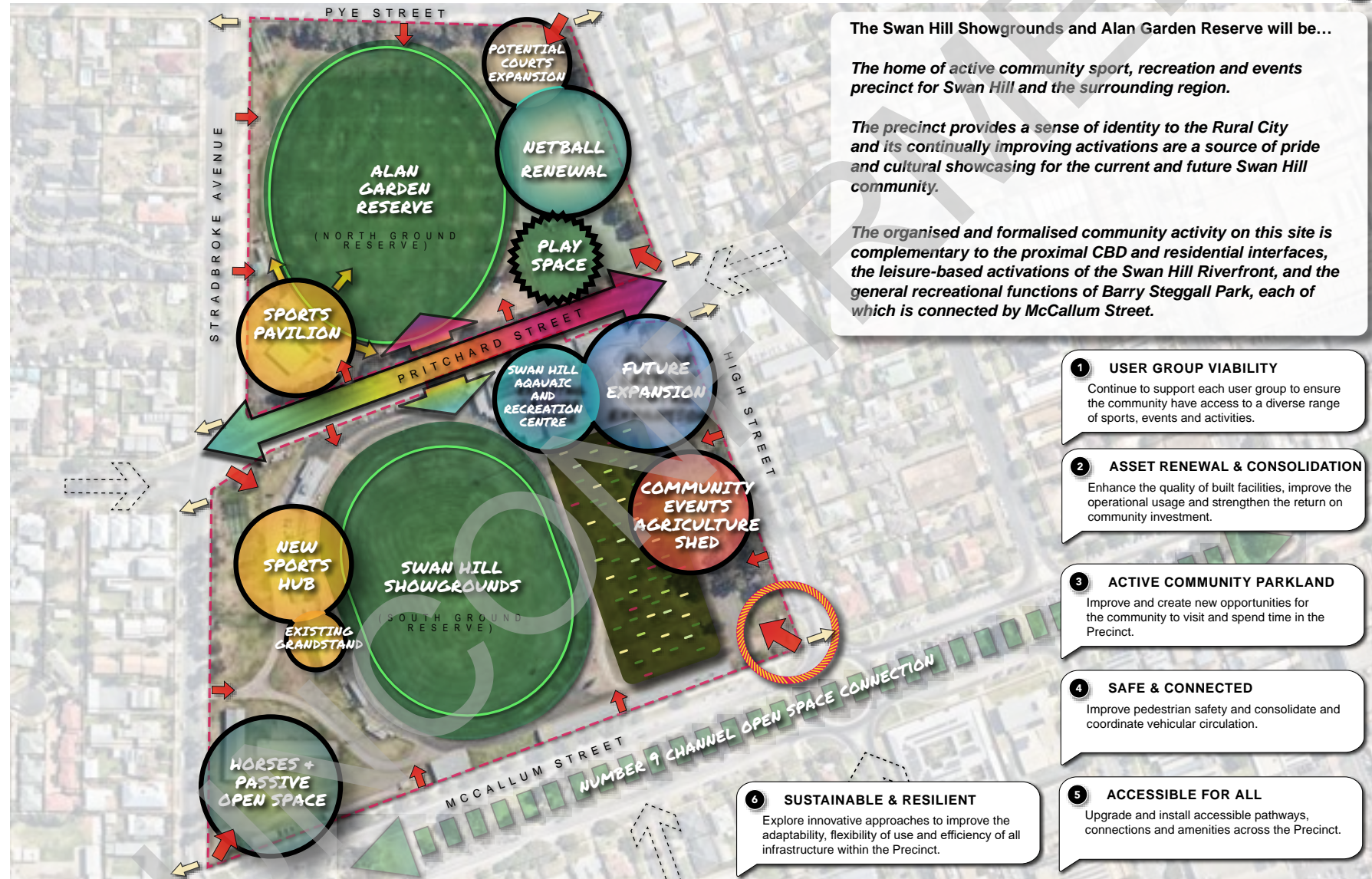


Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Vision and Principles

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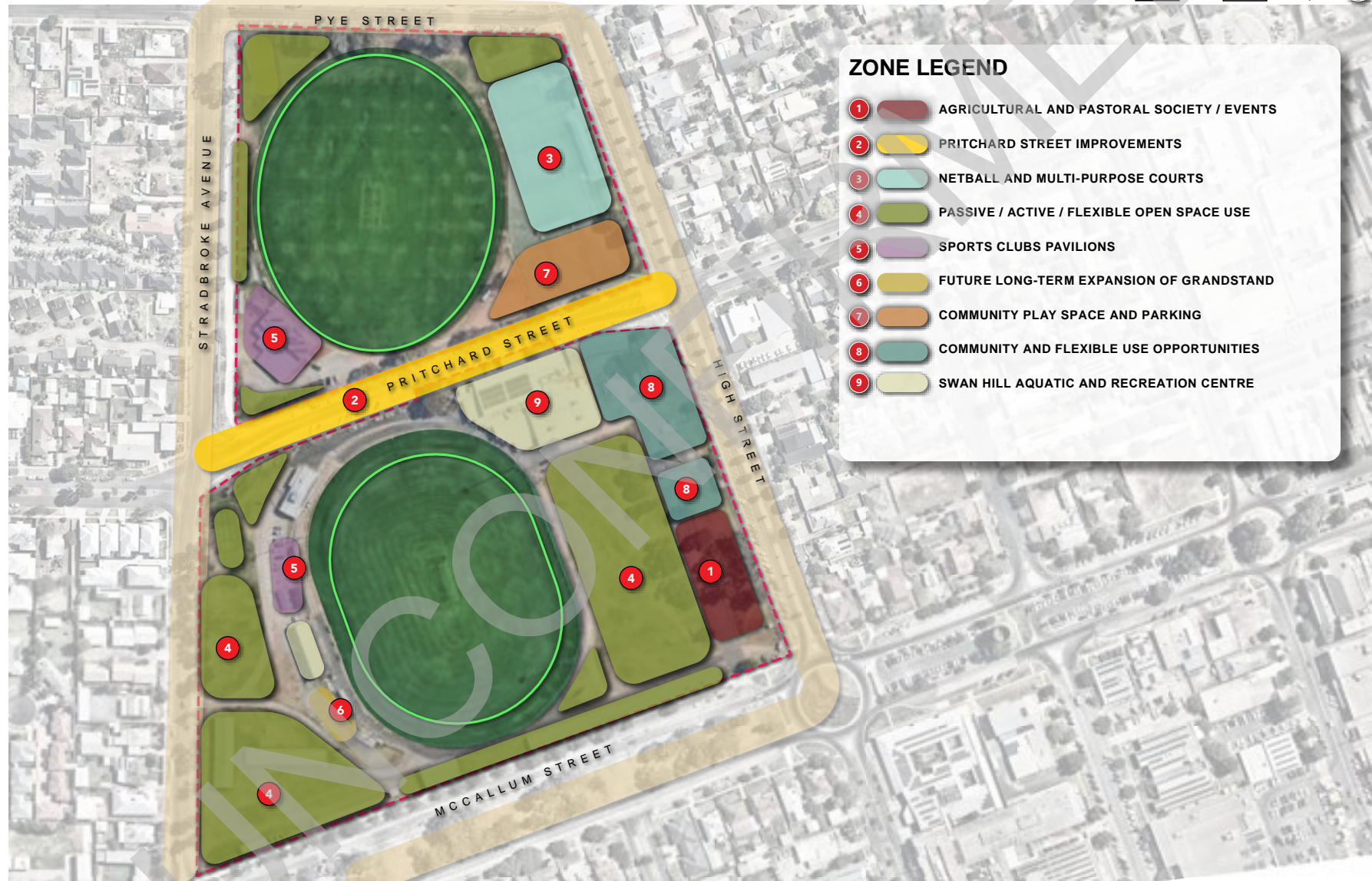


Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Master Plan Precinct Zones

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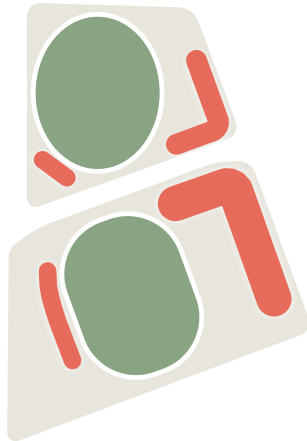


Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Community Feedback and Themes

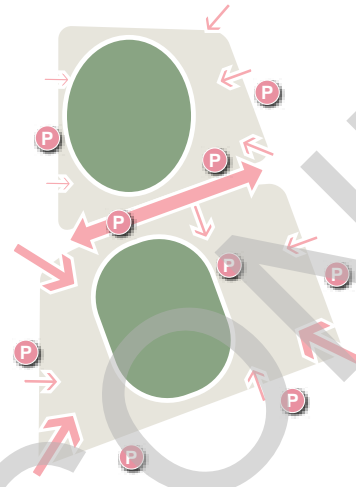
Theme 1:

Upgrade Supporting Facilities



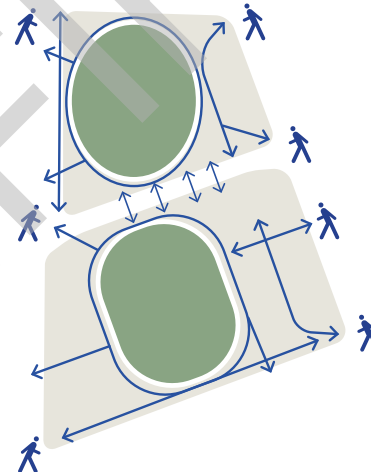
Theme 2:

Safe and Connected



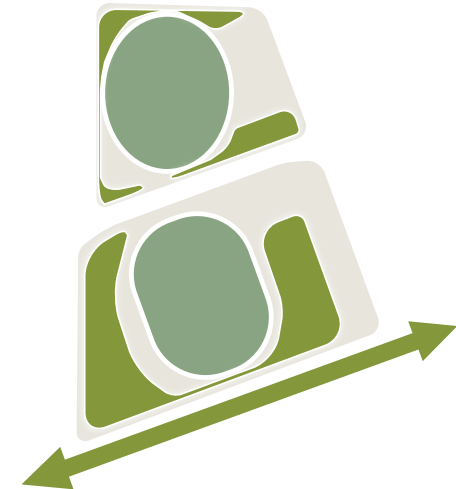
Theme 3:

Activated and Accessible



Theme 4:

Seating, Shading, Landscaping and Amenity



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Theme 1: Upgrade Supporting Facilities

The guiding principles for the Masterplan will include a strong emphasis on prioritising projects that address the existing shortcomings of the precinct ahead of developing new infrastructure.

The plan will also focus on asset renewal and consolidation to enhance the quality of built facilities, improve the operational usage and strengthen the return on community investment.

Swan Hill Showgrounds Grandstand



Shade/Shelter example for outdoor courts



1 GRANDSTAND

- Upgrade Grandstand to include accessible and gender-appropriate change rooms.

2 ALAN GARDEN RESERVE PAVILION

- Initiate a refurbishment to improve changerooms.
- Explore opportunities to improve accessibility, patron seating and bathrooms to the North of the pavilion to substitute decommissioned infrastructure.

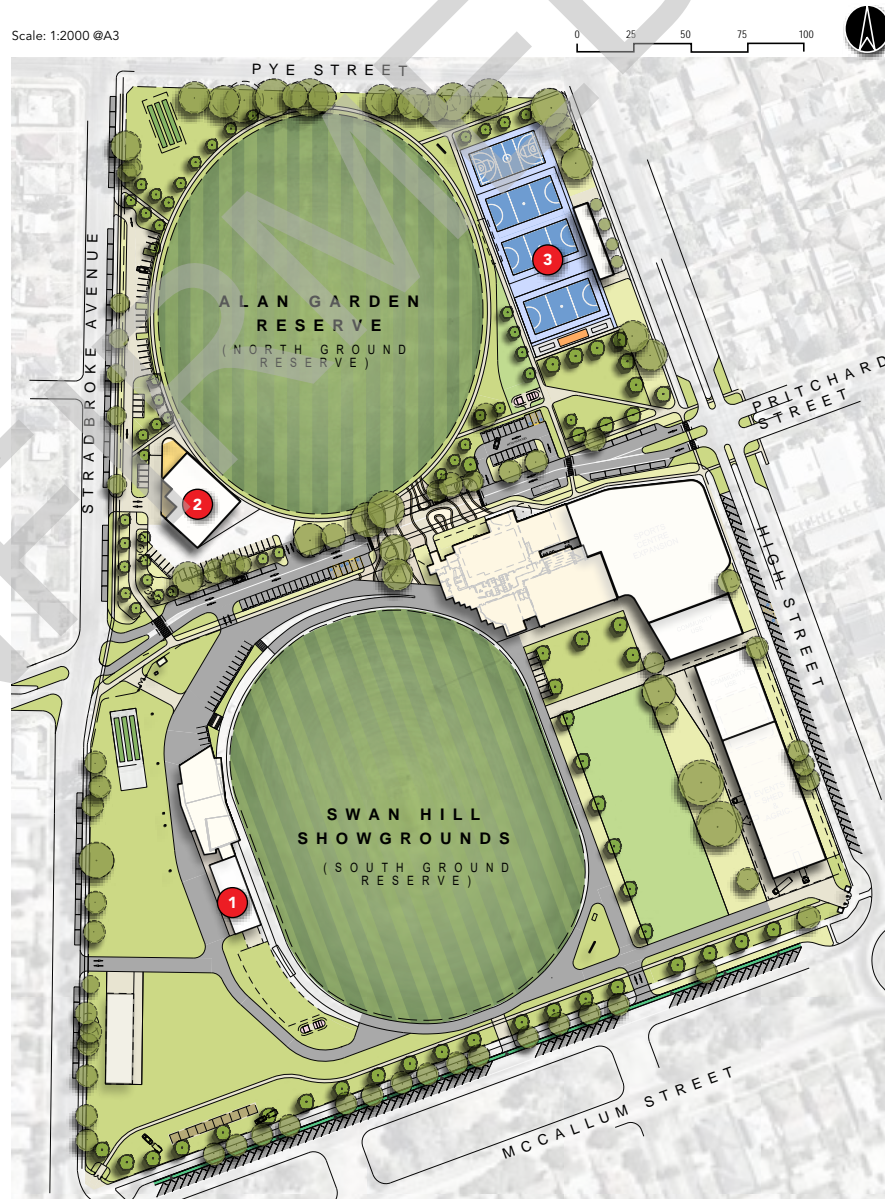
3 NETBALL COURTS

- Upgrade a minimum of three courts (including a show court with permanent seating and warm-up space).
- Create space for future expansion and upgrade opportunities.
- Provide additional spectator and player seating/shelters in accordance with user needs and run-off tolerances.

Upgraded Netball courts example



Scale: 1:2000 @A3












Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Theme 2: Safe and Connected

Include expanded formalised pedestrian crossing zones with greater signage and visual cues, reduced road width, increased on-street parking, dedicated passenger drop-off zone and reduced vehicular speeds.

1 SAFE ACCESS AND PARKING

- Improve pedestrian safety and crossings on key surrounding intersections.
- Include designated parking spaces around Alan Garden Reserve for football spectators.
- Expand delineated parking where current sports pavilion is on the Swan Hill Showgrounds (once redeveloped).
- Create reduced speed limit within the shared use zone on Pritchard Street.
- New delineated parking spaces and reconfigured bicycle lane along McCallum Street.

-  EXISTING CAR PARKING
-  NEW DELINEATED CAR PARKING
-  VEHICLE DROP-OFF/ PICK-UP ZONE
-  NEW PEDESTRIAN CROSSING AND REFUGE
-  INFORMAL CAR PARKING
-  DDA CAR PARKING
-  BUS DROP-OFF / PICK-UP
-  DEDICATED BICYCLE LANE
-  TRUCK LOADING ACCESS FOR SHED

Informal perimeter parking on gravel areas.



Increased pedestrian safety



Scale: 1:2000 @A3

0 25 50 75 100



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Theme 2: Safe and Connected

Scale: 1:1000 @A3

0 25 50



Implement a systematic safety improvement program for Pritchard Street and on key surrounding intersections.

2 PRITCHARD STREET

- Improve pedestrian safety by reducing vehicular speed, increasing the number and size of pedestrian crossings and reducing road widths.
- Create a dedicated and expanded pedestrian priority zone connecting the Swan Hill Showgrounds and Alan Garden Reserve.
- Improve and increase on-street parking.
- Create a formalised drop-off zone near the Leisure Centre.

- EXISTING CAR PARKING
- NEW DELINEATED CAR PARKING
- VEHICLE DROP-OFF/ PICK-UP ZONE
- NEW PEDESTRIAN CROSSING AND REFUGE
- INFORMAL CAR PARKING
- DDA CAR PARKING
- BUS DROP-OFF / PICK-UP
- PUBLIC TOILETS










Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Theme 3: Activated and Accessible

The Master plan will identify opportunities and locations for:

- A community play space, sheltered seating and youth activity equipment.
- A connected, continuous walking/running track in a figure-eight around the precinct.
- Improved lighting at the Precinct for walkers and runners.

-  SHELTERED AREA
-  COMMUNITY PLAY SPACE
-  PUBLIC TOILETS
-  KEY PRECINCT AND RESERVE ENTRY
-  RUNNING AND WALKING LOOP
-  STREET GRID CONNECTIONS
-  SECONDARY CONNECTIONS

Reserve corner entries example



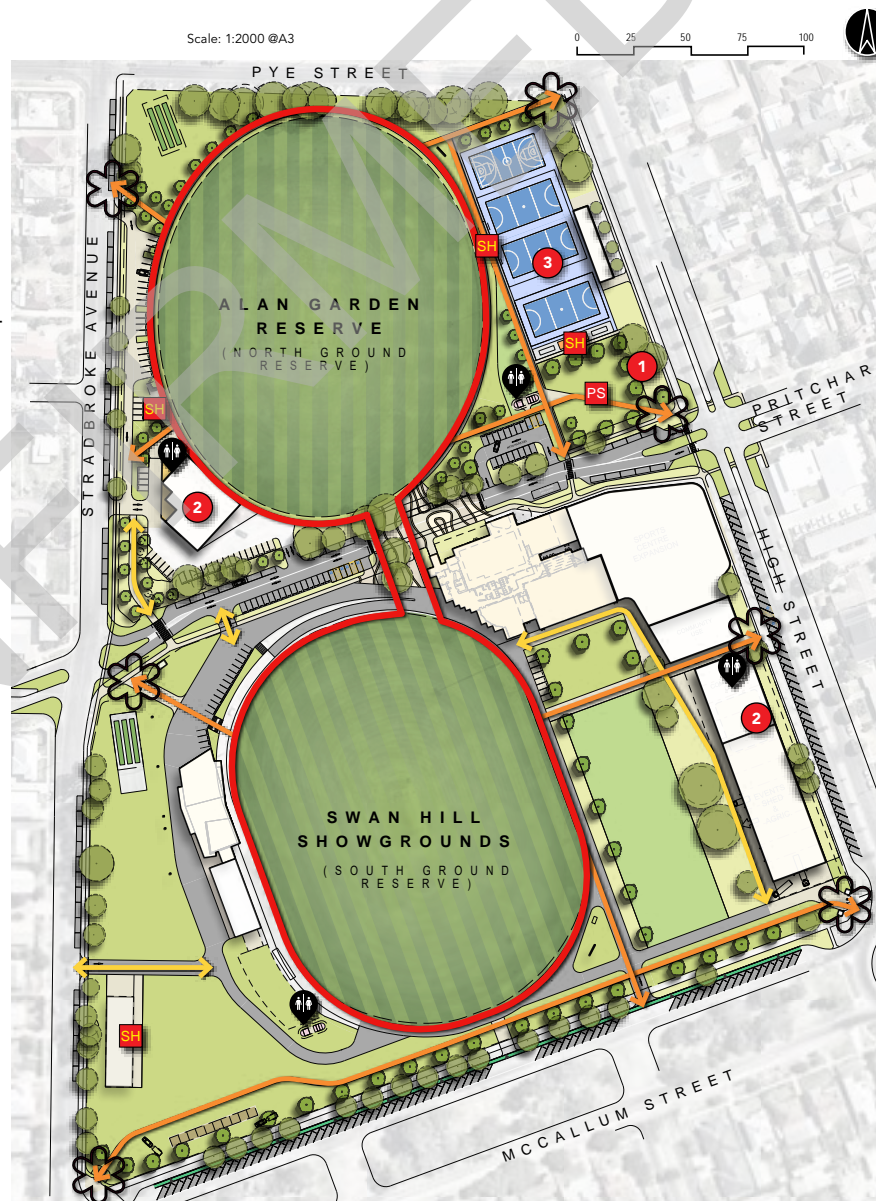
1 COMMUNITY ACTIVATION

- Develop a designated area for play space, sheltered seating and youth activity equipment.
- Develop a walking/running track in a figure-eight around Alan Garden and Swan Hill Showgrounds with distance markers.
- Improve lighting at the Precinct for walkers and runners along formalised pedestrian connections.

2 COMMUNITY AMENITIES

- Improve public toilet accessibility and amenity for year-round use and events.
- Remove public toilets near the Centenary Pavilion, behind Tyntynder Football Club rooms, and new cricket nets.
- Accessible and gender-neutral toilets to be incorporated in the new Show Society building Alan Garden Reserve pavilion and the Swan Hill Community Hub.

Community play space example



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Theme 4: Seating, Shading, Landscape and Amenity

The Master plan will seek to consolidate the overall building footprint of the precinct to provide a net increase in open space, as well as improve the quality of green open space, tree canopy and shading across the Precinct.

These priorities will reinvigorate the precinct as a source of pride and cultural showcasing for the current and future Swan Hill community.

1 LANDSCAPE AMENITY

- Increase green open space, tree canopy and shading across the Precinct.
- Increase perimeter seating around Alan Garden sports ground

- EXISTING TREES
- NEW SHADE TREE PLANTING
- OPEN SPACE AND PASSIVE RECREATION
- AREA FOR MULTI-PURPOSE EVENT USE
- PRITCHARD STREET CLOSURE FOR EVENTS
- ADDITIONAL PRITCHARD STREET CLOSURE FOR EVENTS

Tree canopy shading for events and recreation



Open space events areas



Scale: 1:2000 @A3



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Aspirational Projects

A1 PROPOSED SPORTS HUB

- Deliver the proposed Sports Hub project.

A3 AGRICULTURE AND PASTORAL SOCIETY

- Foster a connection between Swan Hill Inc and the Show Society to build the Show's commercial success.
- Design and develop a multi-purpose community event hub, that can accommodate the Show Society offices, Animal Pavilion, Storage, Boxing Club – and other community events.
- Refurbish and improve safety of horse stalls and stables.

A2 CFA

- Identify an alternative fit-for-purpose location that can be developed for the satisfactory relocation of the CFA for its long-term future.

A4 FUTURE EXPANSION OPPORTUNITIES

- Explore the feasibility of expanding Swan Hill Aquatic and Recreation Centre (aquatics, gym and stadium) within the precinct.
- Protect space for existing Annual Show requirements that could be re-purposed for expanded organised sport in the future.
- Community services hub.

Open sided flexible-use shed



Temporary horse stabling undercover example



Large open and flexible use for multiple events



Mixed purpose community shed



Scale: 1:2000 @A3

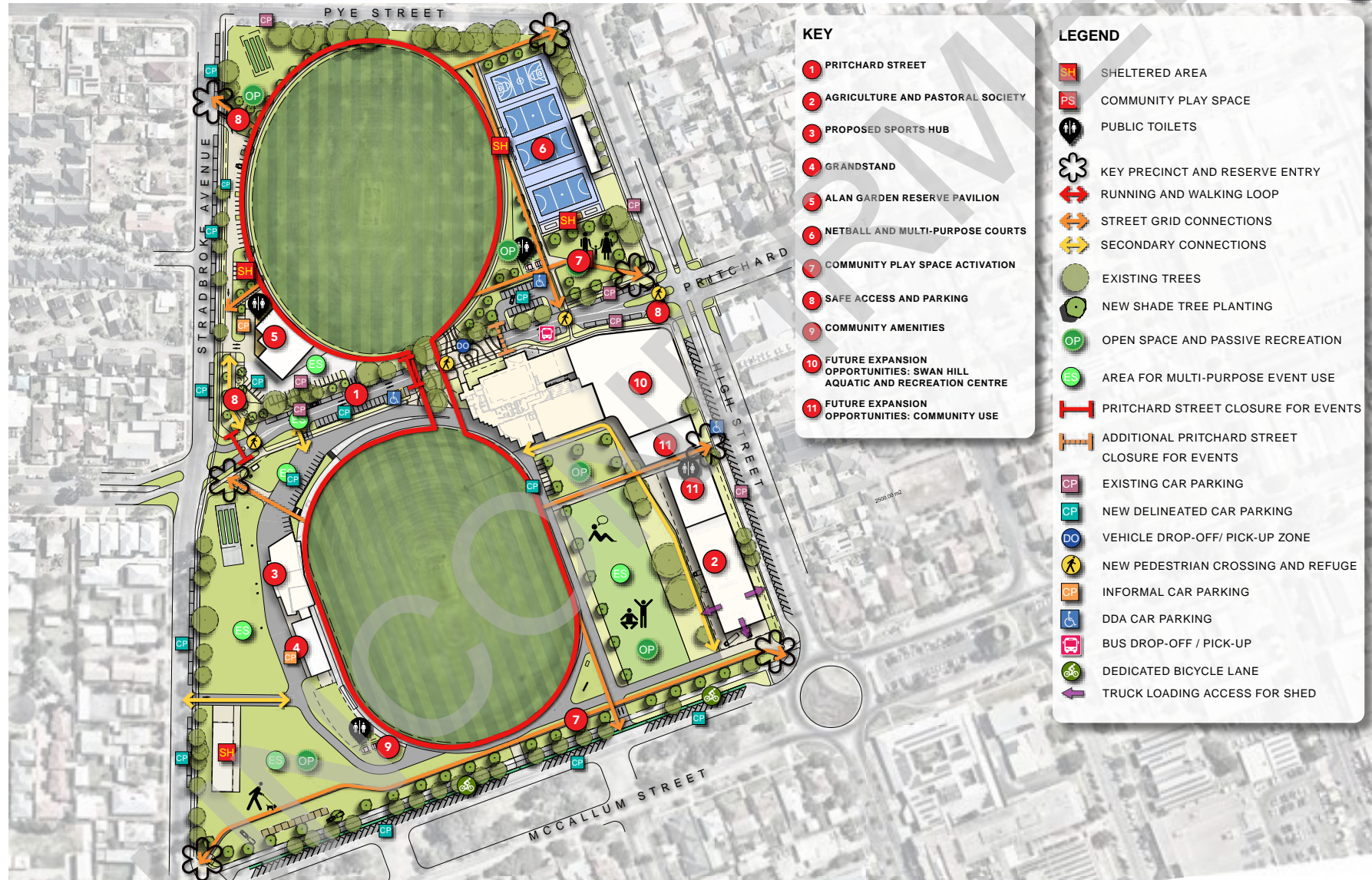


Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Draft Master Plan Overview

Scale: 1:2000 @A3

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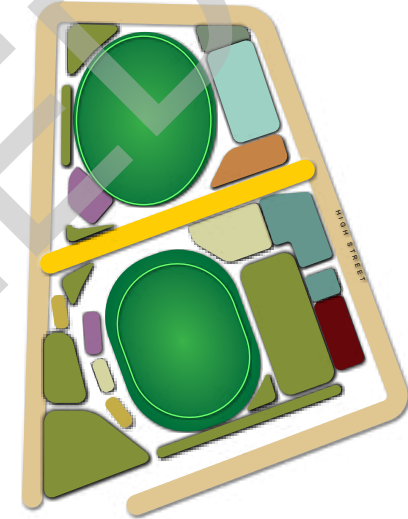


Implementation and Contingency Planning

The Master plan has been developed through a thorough, integrated process of analysis, stakeholder and community feedback, and applying best practice urban design principles.

The master plan is representative of all evidence available at the time of development. As with all master plans, a 10-20 year timeframe to deliver the specified projects means that many things can change over this timeframe.

The following table provides a series of potential future scenarios, an estimate of how likely each is to occur, and a proposed action to address or mitigate the scenario should it eventuate.



Risk/Scenario	Likelihood	Masterplan contingency action should risk occur
Unable to secure funding for planned sports hub.	Moderate	Invest in maintaining existing facility as long as possible. If situation becomes untenable, initiate a short-term temporary portable pavilion.
Unable to identify and develop a suitable alternative location for the CFA.	Low	Consider an alternative location for the multi-purpose event pavilion.
Unable to secure funding for the multi-purpose event pavilion.	Moderate	Maintain existing Agricultural and Pastoral Society assets on the reserve.
Council decides to relocate aquatic facilities to Swan Hill Showgrounds.	Moderate	Assess the technical feasibility of expanding the existing leisure centre to incorporate additional facilities.
Council decides to locate a community services hub within the Swan Hill Showgrounds.	Moderate	Assess the technical feasibility and Council's capacity to deliver the project within a designated facility expansion zone on the Showgrounds site.
Existing user group viability deteriorates and is no longer active on site.	Low	<ul style="list-style-type: none"> If one of the football/netball clubs, consider the opportunities to consolidate football/netball facilities on one reserve. If one of the cricket clubs, consider the opportunities to consolidate cricket pitches to one of the reserves. If the Agricultural and Pastoral Society, create new event content to activate the community events building, and provide a new facility lease to the boxing club.
Horse facilities are no longer required on the reserve.	Low	Re-purpose existing space to improve amenity and community activation.

Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

McCallum Street and Stradbroke Avenue pedestrian view



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

McCallum Street and Stradbroke Avenue aerial overview



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

Pritchard Street aerial overview



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

Pritchard Street pedestrian view



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

Alan Garden Reserve pedestrian view



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

Swan Hill Showgrounds pedestrian view



Swan Hill Showgrounds Sport and Recreation Precinct Master Plan

Artist Impressions

Alan Garden Reserve pedestrian view



2.5 Swan Hill Regional Livestock Exchange Advisory Committee Terms of Reference

Directorate: Infrastructure
File Number: Records
Purpose: For Decision

Council Plan Strategy Addressed

2. **Prosperity** - We will continue to build and strengthen a prosperous local economy, through sustainable growth and education. We will focus on creating jobs and wealth through adding value to existing strengths in all areas of our economy.

2.1 Effective partnerships for prosperity

2.1.2 Support our key industries

2. **Prosperity** - We will continue to build and strengthen a prosperous local economy, through sustainable growth and education. We will focus on creating jobs and wealth through adding value to existing strengths in all areas of our economy.

2.2 A thriving diverse economy

2.2.1 Encourage the growth and development of our economy

4. **Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

4. **Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

4.2 Transparent communication and engagement

4.2.1 Effective and authentic engagement with our community

Current Strategic Documents

No strategic documents applicable.

Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

This report is a procedural review of the Swan Hill Regional Livestock Exchange (SHRLE) terms of reference (attached) which is required to be undertaken at least once every 4 years. The original development of this committee and terms of reference was in 2022 and this review was prompted due to the election of new Council representatives and the need to make the document clearer to participants.

Current members of the SHRLE advisory committee have also requested Council consider the appointment of further members to the committee, to bring expertise and experience to the discussions. This process requires public advertising and appointment through a Council resolution.

Discussion

The terms of reference have been reviewed with the SHRLE advisory committee. The document has been made easier to read, clarified the role of the advisory committee and the membership requirements, voting and achieving a quorum.

The membership requirements in the terms of reference are as follows under clause 3:

The Committee will consist of:

- *A minimum of one Councillor, with a maximum of two, appointed by the Council.*
- *A minimum of one Council Officer responsible for the management of the SHRLE, with a maximum of three.*
- *A representative of Agriculture Victoria, or other Government Agency with responsibility in the area of operations of the SHRLE.*
- *A minimum of three external independent members, and a maximum of eight, with a view to maximising diversity and inclusion. Those are to be drawn from:*
 - *A minimum of one representative, if interested, from the following organisations: Selling Agents Association; Transporters; Producers and local business.*
 - *One independent member*

The current composition of the committee includes:

- ◆ one councillor – one voting member (not two)
- ◆ three council staff - one voting member (not three)
- ◆ one representative from Agriculture Victoria – one voting member
- ◆ three agents, two transporters and one producer – independent members, up to eight voting member positions available

Attendance numbers at each meeting varies.

Under clause 4, the following administrative arrangements are stipulated for appointments and tenure:

Appointments and Tenure

- *The CEO, in consultation with the Mayor, can appoint external independent Committee members to fill any vacancy that occurs within the Council term and cannot reasonably be left vacant until the beginning of the next Council term.*
- *The Chair of the Committee must be a Councillor Representative.*
- *Appointment of external members shall be made by the Council by way of a public advertisement, and Council Resolution.*
 - *Appointment to the Committee may be decided by factors such as suitability, experience, expertise, and with a view to ensuring a diverse and well balanced Committee.*
 - *People wishing to serve as an external independent member may nominate for successive terms without restriction.*

The SHRLE advisory committee have endorsed the terms of reference to be presented to Council and have requested Council undertake advertising for additional members on to the committee. It is intended to bring in more members with skills and expertise in the industry which will then be brought back to Council for endorsement.

Consultation

Council officers have reviewed and updated the terms of reference to make the document easier to read. The terms of reference were then reviewed by the SHRLE advisory committee members who endorsed the document at the meeting held on 10 December 2024.

Financial Implications

There are no financial implications with the adoption of the terms of reference and only minimal costs associated with the advertising for external members which will be absorbed within Councils existing budgets.

Social Implications

It is essential for the community to understand and have confidence in the role of SHRLE advisory committee and full transparency with membership.

Economic Implications

Nil.

Environmental Implications

Nil.

Risk Management Implications

Nil.

Attachments: 1. SHRLE Terms of Reference [2.5.1 - 5 pages]

Options

1. That Council adopt the updated terms of reference for the SHRLE and support the advertising and recruitment of new independent members.
2. That Council does not adopt the updated terms of reference for the SHRLE and does not support the advertising and recruitment of new independent members.

Recommendation/s

That Council:

1. **Adopt the updated terms of reference for the SHRLE; and**
2. **Support the advertising and recruitment of new independent members onto the Swan Hill Regional Livestock Exchange.**

CM 2025/6 Motion

MOVED Cr McPhee

That Council:

1. **Adopt the updated terms of reference for the SHRLE; and**
2. **Support the advertising and recruitment of new independent members onto the Swan Hill Regional Livestock Exchange.**

SECONDED Cr Rogers

The Motion was put and CARRIED 6 / 0

Date adopted TBC - 2022
 Last review
 Next review November 2024
 Responsible Officer Director Infrastructure

Fully compliant with Victorian
 Charter of Human Rights and
 Responsibilities Act 2006



SWAN HILL REGIONAL LIVESTOCK EXCHANGE (SHRLE) ADVISORY COMMITTEE TERMS OF REFERENCE (ToR)

1. Purpose

The Swan Hill Rural City Council (Council) Advisory Committee (the Committee) is a formally appointed Advisory Committee of the Council.

The Committee's role is to provide appropriate advice and recommendations on matters relevant to this Terms of Reference in order to facilitate decision making by Council in relation to the discharge of its responsibilities.

2. Duties and Responsibilities

The Committee will carry out the following duties and responsibilities:

- Provide advice on Stakeholder needs and how the stakeholders can work to solve issues of common interest:
- Ensure compliance with statutory and mandated requirements.
- Suggest potential improvements and efficiency gains.
- Share knowledge gained at other Saleyards to facilitate best practice operations, where possible.
- Agree on priorities for improvements for consideration by the Council.
- Provide appropriate advice and recommendations to officers when requested.

3. Membership

The Committee will consist of:

- A minimum of one Councillor, with a maximum of two, appointed by the Council.
- A minimum of one Council Officer responsible for the management of the SHRLE, with a maximum of three.
- A representative of Agriculture Victoria, or other Government Agency with responsibility in the area of operations of the SHRLE.
- A minimum of three external independent members, and a maximum of eight, with a view to maximising diversity and inclusion. Those are to be drawn from:
 - A minimum of one representative, if interested, from the following organisations: Selling Agents Association; Transporters; Producers and local business.
 - One independent member

Swan Hill Regional Livestock Exchange (SHRLE) Stakeholder Committee Terms of Reference POL/SRLE1202		
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4. Administrative Arrangements

Reporting Responsibilities

- Minutes of all meetings are to be recorded in Councils record management system
- A review of the Committee will take place at least once every four years at which time the Terms of Reference will also be reviewed.

Decision making

- The committee will generally adopt a consensus approach to decision making, where a majority of members agree, with the remainder content to give way.
- Where consensus cannot be achieved, decisions will be made by majority vote.
- All members shall have full voting rights, with the Chairperson having a casting vote as required.
- Council officers have one vote (not 3), and the Councillor can only have one vote (not 2).

Appointments and Tenure

- The CEO, in consultation with the Mayor, can appoint external independent Committee members to fill any vacancy that occurs within the Council term and cannot reasonably be left vacant until the beginning of the next Council term.
- The Chair of the Committee must be a Councillor Representative.
- Appointment of external members shall be made by the Council by way of a public advertisement, and Council Resolution.
 - Appointment to the Committee may be decided by factors such as suitability, experience, expertise, and with a view to ensuring a diverse and well balanced Committee.
 - People wishing to serve as an external independent member may nominate for successive terms without restriction.

Disqualification of a Member

- If the Council proposes to remove a member from the Committee, it must give written notice to the member of its intention to do so and provide that member with the opportunity to be heard if that member so requests.

Members are expected to:

- Contribute the time needed to study and understand the papers provided;
- Apply good analytical skills, objectivity and judgement; and
- Express opinions frankly, ask questions that go to the fundamental core of the issue and pursue independent lines of enquiry.

5. Meetings

5.1. Conduct of Meetings

Swan Hill Regional Livestock Exchange (SHRLE) Stakeholder Committee Terms of Reference POL/SRLE1202		
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- The Chief Executive Officer, or their delegate, will provide the support required to enable the meetings of the Committee and invite members of staff or others to attend meetings to provide pertinent information as necessary.
- 5.2. Attendance and Quorum
- All Committee members are expected to attend each meeting.
 - Quorum will be a majority of Committee members with a least two external independent members and at least one Councillor.
 - In the absence of the Chairperson from a meeting, the meeting shall appoint an acting Chairperson from the independent or Councillor Representatives present.
- 5.3. Meeting Administration
- The Committee will aim to meet once a quarter, with ability to convene additional meetings as circumstances require.
 - To facilitate the operation of the Committee, Council will provide secretariat services and officer advice in respect of matters before the Committee.
 - Meeting agendas will be prepared and provided to members, along with appropriate briefing materials electronically.
- 5.4 Observers / guests
- An observer or subject matter expert can attend a meeting. Committee members will advise the chair or secretariat of the meeting of the attendance of any guest or observer prior to the meeting.

6. Conflicts of Interest

- In accordance with Sections 126 to 131 of the Local Government Act 2020, members of the Committee are required to disclose all conflicts of interests and may not be eligible to vote on a matter or attend a meeting at which the subject of the conflict will be considered, depending on the nature of the conflict.
- Failure to comply with provisions of the Local Government Act 1989 and 2020 with regard to conflicts of interest may result in termination of the Member's appointment.

7. Confidentiality

- All Members are subject to Section 125 of the Local Government Act 2020 in terms of information that the person knows, or should reasonably know, is confidential information as defined by the Act.
- Failure to comply with provisions of the Local Government Act 2020 with regard to confidentiality may result in termination of the Member's appointment.

Swan Hill Regional Livestock Exchange (SHRLE) Stakeholder Committee Terms of Reference POL/SRLE1202		
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8. Document History

Version Number	Issue Date	Description of Change
1.0	TBC 2022	Initial release
2.0	December 2024	Comprehensive review

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UNCONFIRMED

Swan Hill Regional Livestock Exchange (SHRLE) Stakeholder Committee Terms of Reference POL/SRLE1202		
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2.6 Australian Local Government Association Conference

Directorate: Chief Executive Officer
File Number: S16-04-05
Purpose: For Discussion

Council Plan Strategy Addressed

4. Leadership - We will ensure accountable leadership, advocacy and transparent decision making.

4.3 Bold leadership, strong partnerships and effective advocacy

4.3.2 Strong relationship with State and Federal governments to influence advocacy and funding opportunities

Current Strategic Documents

Council Plan

Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

This report proposes that Council be represented at the Australian Local Government Association (ALGA) Conference in Canberra (24-27 June 2025) by the Mayor, Stuart King (or delegate), Chief Executive Officer, Scott Barber (or delegate) and one other Councillor (or delegate).

Discussion

The annual ALGA Conference in Canberra is the only opportunity that Local Government has, to bring all Mayors, CEO's and key decision makers together at a national event.

At previous events, Swan Hill Rural City Council has taken the opportunity to meet with Federal Ministers, Shadow Ministers, senior bureaucrats and other Councils to advocate for major projects and community issues that are affecting the people of this municipality. Joint advocacy meetings with the Murray River Group of Councils have been extremely effective at gaining access to various people on a range of topics.

It is recommended that Council send the Mayor, Stuart King (or delegate), Chief Executive Officer, Scott Barber (or delegate) and one other Councillor (or delegate) as

its delegation to ensure that maximum benefit can be gained from the 4 days of presentations and panels.

Delegates will only be used if the named Councillor or officer cannot attend due to unforeseen circumstances. Delegates will be a Councillor for a Councillor or a senior officer for the CEO.

This delegation composition has been effective for Swan Hill Rural City Council at previous conferences.

Council may choose to approve a larger or smaller delegation to attend.

Consultation

Councillor Briefing

Financial Implications

Accommodation and travel costs associated with attending this conference.

Social Implications

Nil.

Economic Implications

Nil.

Environmental Implications

Emissions associated with travel.

Risk Management Implications

Risk to Council associated with travel related injury or loss of life for Councillor(s) and senior management travelling together.

Attachments: Nil

Options

Council can choose to change the number of representatives attending the conference.

1. Authorise the travel of the Mayor, Cr Stuart King (or delegate), Chief Executive Officer, Scott Barber (or delegate) and one other Councillor (or delegate). Council will support the cost of the selected Councillors (or delegate) and CEO (or delegate).
2. Endorse attendance of additional Councillors who wish to attend, at their own cost.

3. Authorise Cr King (or their delegate) to exercise the voting rights of the Swan Hill Rural City Council at the 2025 National General Assembly.
4. Request all participants to submit summary reports listing sessions attended, key messages and recommended actions, if any, to Council upon return from the conference.

Recommendation/s

That Council:

1. Authorise the travel of the Mayor, Cr Stuart King (or delegate), Chief Executive Officer, Scott Barber (or delegate) and one other Councillor (or delegate). Council will support the related cost for attendance.
2. Endorse attendance of additional Councillors who wish to attend, at their own cost.
3. Authorise Councillor King (or their delegate) to exercise the voting rights of the Swan Hill Rural City Council at the 2025 National General Assembly.
4. Request all participants to submit reports to Council upon return from the conference.

CM 2025/7 Motion

MOVED Cr Rogers

That Council:

1. Authorise the travel of the Mayor, Cr Stuart King (or delegate), Chief Executive Officer, Scott Barber (or delegate) and Councillor Jennings (or delegate). Council will support the related cost for attendance.
2. Endorse attendance of additional Councillors who wish to attend, at their own cost.
3. Authorise Councillor King (or their delegate) to exercise the voting rights of the Swan Hill Rural City Council at the 2025 National General Assembly.
4. Request all participants to submit reports to Council upon return from the conference.

SECONDED Cr Englefield

The Motion was put and CARRIED 6 / 0

2.7 Policy review - Fraud Control Policy

Directorate: Corporate Services
File Number: S16-25P-04-226
Purpose: For Decision

Council Plan Strategy Addressed

4. Leadership - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

Current Strategic Documents

No strategic documents applicable.

Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

The Fraud Control Policy has been reviewed.

Discussion

The Fraud Control Policy outlines Council's fraud control program that covers prevention, detection, investigation and reporting strategies.

In 2021 the Fraud Control Policy underwent a major update to align with the Commonwealth Fraud Control Framework as a matter of good practice.

The Policy has recently undergone the 3 yearly review by the Risk and Compliance Officer, in conjunction with the Risk Management Committee. This review resulted in only minor amendments; most notably updates to the definitions to align with updated Standards.

Consultation

The Risk Management Committee and Executive Leadership Team have been consulted on the review of the Fraud Control Policy.

Financial Implications

Nil.

Social Implications

Nil.

Economic Implications

Nil.

Environmental Implications

Nil.

Risk Management Implications

The Fraud Control Policy guides Council's comprehensive fraud control program that covers prevention, detection, investigation and reporting strategies.

Attachments: 1. Fraud- Control- Policy POLCOR P 226 V 1.4 202502 [2.7.1 - 3 pages]

Options

1. Adopt the Fraud Control Policy as presented
2. Apodt the Fraud Control Policy with amendments

Recommendation

That Council adopt the Fraud Control Policy as presented.

CM 2025/8 Motion

MOVED Cr Jennings

That Council adopt the Fraud Control Policy as presented.

SECONDED Cr McPhee

The Motion was put and CARRIED 6 / 0

Date adopted	September 2008
Last review	February 2025
Next review	February 2028
Responsible Officer	Risk and Compliance Officer

Fully compliant with Victorian
Charter of Human Rights and
Responsibilities Act 2006



POLICY TITLE FRAUD CONTROL POLICY

POLICY NUMBER CPOL/CORP226

1. PURPOSE

Swan Hill Rural City Council (Council) is committed to protecting its assets and resources from any attempt, either by members of the public, contractors, agents, intermediaries or its own employees from dishonestly obtaining a benefit, or causing a loss, by deceit, bias or dishonest conduct.

The objectives of this Policy are to:

- protect public resources, including information and property,
- protect the integrity, security and reputation of Council, and
- maintain a high level of service to the community consistent with good governance.

This policy should be read in conjunction with the Staff Code of Conduct and Model Councillor Code of Conduct.

2. SCOPE

This policy applies to all contractors, Councillors, committee members, volunteers and employees of Council.

3. DEFINITIONS

Fraud Means dishonest activity causing actual or potential gain or loss to any person or loss to any person or organisation including theft of moneys or other property by persons internal and/or external to the organisation and/or where deception is used at the time, immediately before or immediately following the activity. *Standards Australia 2021, Fraud and Corruption Control (AS 8001–2021).*

4. POLICY

Council does not tolerate dishonest or fraudulent behaviour and is committed to deterring and preventing such behaviour in the performance of its operations.

Council demonstrates its commitment to preventing fraud and deterring fraudulent behaviour by establishing and maintaining a fraud control framework that includes:

- thorough regular assessment of fraud risks particular to the operating environment of Council and the programs Council administers;
- the development and implementation of processes and systems to effectively prevent, detect and investigate fraud;

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- the application of appropriate prosecutorial, administration or disciplinary action to remedy the harms from fraud; and
- the training of all employees in fraud awareness and specialised training of employees involved in fraud control activities to establish a culture of sound ethics and integrity at Council.

5. RESPONSIBILITIES

The **Chief Executive Officer** is responsible for ensuring there are adequate fraud control strategies and structures in place to ensure compliance with the Policy.

The **CEO and Directors** are responsible for fostering an environment that promotes the highest standards of ethical behaviour.

The **Audit and Risk Committee** is responsible for monitoring and providing advice on risk management and fraud prevention systems and controls.

The **Organisational Development Unit** has responsibility for policy and management of fraud prevention and fraud control.

All **staff** have a role in preventing and detecting fraud and must immediately report suspected or known incidents of fraud.

6. RELATED POLICIES/PROCEDURES/DOCUMENTS

Model Councillor Code of Conduct CPOL/GOV026
 Risk Management Policy CPOL/CORP216
 Gifts, Benefits and Hospitality Policy CPOL/GOV027
 Attractive Assets Policy POL/CORP221
 Procurement Policy CPOL/CORP229
 Serious Misconduct, Negligence and Fraud Policy POL/STAFF123
 Recruitment Policy POL/STAFF 110
 Staff Code of Conduct POL/STAFF127
 Risk Management Framework PRO/CORP251
 Public Interest Disclosure Procedure PRO/GOV018
 Police Check Procedure PRO/STAFF141

7. RELATED LEGISLATION

Public Interest Disclosures Act 2012 (VIC)
Local Government Act 1989 (VIC)
Local Government Act 2020 (VIC)
Independent Broad-based Anti-corruption Commission Act 2011
 Standards Australia 2008, Fraud and Corruption Control (AS 8001–2021)

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8. DOCUMENT HISTORY

Version Number	Issue Date	Description of Change
1.0	September 2008	Initial release
1.1	November 2014	Review
1.2	December 2017	Review
1.3	March 2021	Review
1.4	February 2025	Review

Signed:**Mayor****Date:**

Fraud Control Policy CPOL/CORP226		
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3 Officer Report for Noting

3.1 Quarterly Review of Financial Performance and Financial Position to 31 December 2024

Directorate: Corporate Services
File Number: S15-28-04
Purpose: Information Only

Council Plan Strategy Addressed

4. Leadership - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

Current Strategic Documents

Budget

Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

A review of Council's Financial Performance (Income and Expenditure) and Financial Position (Balance Sheet) to the adopted Budget for the six months to 31 December 2024 has been conducted. The results are summarised in this report.

Discussion

A summarised Statement of Income and Expenditure and a summarised Balance Sheet for the six months ended 31 December 2024 are included with this report.

Major variations to budget as at 31 December 2024 are also explained by way of notes on the attached reports.

The forecast result is expected to be better than budget at this stage of the financial year. Many of the variances to budget at this stage are due to the timing of works and the full year results are expected to remain on budget. The predicted surplus assumes that Major Projects and Capital Works for the remainder of the financial year will be within budget.

Significant forecast variations to the annual budget include:

	Current Forecast Variances	
Grants Commission – Financial Assistance Grants (including Transfer from Reserve)	\$149,375	Favourable

<i>The approved Financial Assistance Grant was \$160,855 higher than the budgeted grant.</i>		
Grants Commission – 2024 Underpayment <i>Final calculation of the 2023/24 Financial Assistance Grant undertaken by the Victorian Local Government Grants Commission resulted in an additional allocation to Council.</i>	\$11,480	Favourable
WorkCover Premiums <i>Final premium calculation for 2023/24 resulted in a refund of \$43,480 paid to Council.</i>	\$43,480	Favourable
Electricity Costs – Swan Hill Leisure Centre <i>Forecast savings from solar installation.</i>	\$45,000	Favourable
Insurance – Industrial Special Risk <i>Premium paid was below forecast.</i>	\$60,000	Favourable
Net Variation to 2024/25 Budget	\$309,335	Favourable

Consultation

Consultation occurred as part of the Budget preparation process.

Financial Implications

The report shows a predicted rates determination result of \$309,335 above the budgeted surplus for the 2024/25 financial year. This is an indicative figure, the final figures will not be known until the end of the financial year statements are audited.

Social Implications

Not relevant to this item.

Economic Implications

Not relevant to this item.

Environmental Implications

Not relevant to this item.

Risk Management Implications

Not relevant to this item.

Attachments: 1. December 2024 Financial Statements [3.1.1 - 2 pages]

Options

Nil

2020 Local Government Act Compliance Statement by CEO

The Local Government Act 2020 requires a statement by the Chief Executive Officer as to whether a revised budget is or may be required at the time the second quarterly report is presented to Council.

I, Scott Barber, Chief Executive Officer of the Swan Hill Rural City Council hereby state that a revised budget is not anticipated for the 2024/25 financial year. The better than budget forecast indicated in this quarterly finance report supports my assessment.

Recommendation/s

That Council note that the anticipated end of financial year result is \$309,335 better than the adopted budget surplus of \$69,270 at this stage.

CM 2025/9 Motion

MOVED Cr Englefield

That Council note that the anticipated end of financial year result is \$309,335 better than the adopted budget surplus of \$69,270 at this stage.

SECONDED Cr McPhee

The Motion was put and CARRIED 6 / 0

**SWAN HILL RURAL CITY COUNCIL
STATEMENT OF INCOME & EXPENDITURE
FOR THE 6 MONTHS ENDING 31/12/2024**

	Actual Year To Date 31/12/2024 \$000	Budget Year To Date 31/12/2024 \$000	\$ Variance To Budget \$000	% Variance To Budget	Original Annual Budget 2024/25 \$000	Notes
OPERATING INCOME :-						
Rates, garbage charges and marketing levy	33,410	33,307	103	0.3%	33,307	
Statutory fees & fines	451	535	(84)	-15.7%	1,070	1
User fees	2,254	2,196	58	2.6%	4,392	
Grants - operating (recurrent)	9,366	5,189	4,177	80.5%	10,378	2
Grants - operating (non-recurrent)	207	248	(41)	-16.4%	495	3
Grants - capital (recurrent)	0	750	(750)	-100.0%	1,500	4
Grants - capital (non-recurrent)	721	2,626	(1,905)	-72.5%	5,251	5
Contributions - cash non recurrent	122	100	22	22.0%	200	6
Interest income	1,581	1,109	472	42.6%	2,218	7
Proceeds from disposal of assets	411	1,019	(608)	-59.7%	2,038	8
Other revenue	1,142	3,439	(2,297)	-66.8%	6,877	9
TOTAL INCOME	49,665	50,517	(852)	-1.7%	67,726	
OPERATING EXPENSES (Excluding Depreciation) :-						
Employee benefits	10,542	10,862	(320)	-2.9%	21,723	10
Contract payments, materials & services	9,472	10,883	(1,411)	-13.0%	21,765	11
Bad & doubtful debts	1	1	1	0.0%	1	
Finance costs	27	40	(13)	-32.5%	80	
Other expenses	503	509	(6)	-1.2%	1,018	
TOTAL OPERATING EXPENSES (Excl. Depn.)	20,545	22,294	(1,749)	-7.8%	44,587	
OPERATING RESULT (Excl. Depn.)	29,120	28,223	897	3.2%	23,139	
CAPITAL ITEMS :-						
Capital works/asset purchases	10,580	17,590	(7,010)	-40%	35,180	12
SURPLUS (DEFICIT) AFTER CAPITAL ITEMS	18,540	10,633	7,907	74%	(12,041)	
ADD FINANCING TRANSACTIONS						
Loan principal redemption	(142)	(142)	0	0.0%	(284)	
Transfers to/from reserves	0	0	0	0.0%	12,395	
Proceeds from loans	0	0	0	0.0%	0	
TOTAL FINANCING TRANSACTIONS	(142)	(142)	0	0.0%	12,111	
BUDGET RESULT SURPLUS	18,398	10,491	7,907	75.4%	70	

- 1 The Statutory fees and fines unfavourable variance relates to income below budget for Building Permits (\$121k), this is partially offset by a favourable variance in the Engineering Design & Investigation inspection fees (\$31k).
- 2 Eighty five per cent of Council's 2024/25 Victoria Grants Commission allocation was received in July 2024.
The full year result for the Victoria Grants Commission allocation will be \$204,353 better than forecast due to an additional \$149,373 from the indexation of our allocation in the 2025 year, \$11,478 being the underpayment from 2024 and \$43,502 for a Local Roads Data Project.
- 3 Non-recurrent Operating Grants unfavourable variance is due to Community Care - Regional Assessment Service forecast to continue. Service ceased earlier than anticipated.
- 4 Timing issue. The Roads to Recovery grant funding first instalment is yet to be received.
- 5 Timing issue. The unfavourable variance relates to Karinie Street Reconstruction grant funding not yet received.
- 6 Public Open Space contribution received (\$70k) which was not forecast, this is partially offset by Recreation - General Reserves User Group Capital Contributions not yet received (\$55k).
- 7 Interest income is favourable in comparison to the budget, due to higher than forecast cash holdings and interest rates.
- 8 The budget allowed for the sale of Council properties (lots in Ronald Street Robinvale) over the financial year. Proceeds from disposal of assets consists of plant item sales only to date.
- 9 Timing issue. The unfavourable variance is due to lower than forecast Tower Hill sales to date.
- 10 Employee benefits are significantly below forecast (\$320k) due to the number of vacant positions within Council over the year and the issues faced with recruiting suitably qualified staff. This includes an increase in agency staff costs incurred to fill the vacant roles, currently \$243k above forecast.
- 11 The variance in contract payments, materials and services is due to pending Waste Management major projects, outstanding Environmental Protection Authority levies, and delays in landfill contractor payments, while Emergency Management Services expenditure for the 2022 Flood Response remains minimal to date.
- 12 Significant capital works projects forecast for the 2024/25 year are the Art Gallery redevelopment, Pioneer Settlement Tourism & Cultural Hub, Ultima Compost Facility establishment, Tower Hill development and Karinie Street reconstruction. The majority of the variance relates to lower than forecast works on the Art Gallery redevelopment and Tourism & Cultural Hub to date.

**SWAN HILL RURAL CITY COUNCIL
SUMMARISED BALANCE SHEET
AS AT 31/12/2024**

	Last Year Actual As At 30/06/2024 \$000	This Year Actual As At 31/12/2024 \$000	\$ Movement Y.T.D. \$000	Budget As At End 2024/25 \$000
CURRENT ASSETS:-				
Cash and Cash Equivalents	47,460	58,355	10,895	25,262
Trade & Other Receivables	8,203	19,542	11,339	5,138
Inventories	156	286	130	144
Other Assets	7,469	245	(7,224)	2,090
TOTAL CURRENT ASSETS	63,288	78,428	15,140	32,634
CURRENT LIABILITIES:-				
Trade & Other Payables	6,444	3,339	(3,105)	4,091
Trust Funds & Deposits	414	973	559	485
Unearned Income/Revenue	2,747	1,915	(832)	0
Provisions	4,591	4,761	170	7,243
Interest Bearing Loans & Borrowings	532	510	(22)	530
Lease Liabilities	51	51	0	124
TOTAL CURRENT LIABILITIES	14,779	11,549	(3,230)	12,473
NET CURRENT ASSETS	48,509	66,879	18,370	20,161
NON-CURRENT ASSETS:-				
Trade & Other Receivables	50	50	0	50
Property, Plant, Equipment & Infrastructure	641,875	643,056	1,181	672,179
Right-of-use Assets	60	60	0	399
Intangible Assets	3,430	3,430	0	3,995
TOTAL NON-CURRENT ASSETS	645,415	646,596	1,181	676,623
NON-CURRENT LIABILITIES:-				
Interest Bearing Loans & Borrowings	1,538	1,418	(120)	1,255
Lease Liabilities	17	17	0	280
Provisions	3,380	3,380	0	1,252
TOTAL NON-CURRENT LIABILITIES	4,935	4,815	(120)	2,787
TOTAL NET ASSETS	688,989	708,660	19,671	693,997
EQUITY:-				
Accumulated Surplus & Reserves	341,249	360,920	19,671	329,565
Asset Revaluation Reserve	347,740	347,740	0	364,432
TOTAL EQUITY	688,989	708,660	19,671	693,997

3.2 Audit and Risk Committee Meeting Minutes 5 December 2024

Directorate: Corporate Services
File Number: S15-28-01
Purpose: Information Only

Council Plan Strategy Addressed

4. Leadership - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.2 Provide robust governance and effective leadership

Current Strategic documents

Council Plan

Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

Council's Audit Committee met on 5 December 2024 and this report summarises the items that were discussed at this meeting.

Discussion

The Audit Committee met on 5 December 2024 and, as well as the usual procedural items, the agenda included:

1. Internal Audit updates – Depot Operations
2. Internal Audit updates – Capital Projects
3. Internal Audit Review Update (AFS)
4. Review of Risk Register
5. Quarterly Risk Report
6. Risk Management Framework
7. Strategic Risk Review
8. Six-month review of risks with a “High” residual risk rating
9. Quarterly Review of Financial Performance and Position to 30 September 2024
10. External Audit Final Management Letter & Closing Report
11. Bi-annual Report of Audit Committee Activities April to August
12. Suspected and Actual Frauds, Thefts and Breaches of the Law by Management
13. Former Drag Strip Update

14. Excessive Annual Leave Balances including LSL
15. Swan Hill Art Gallery and Visitation Centre and Swan Hill Tourism and Cultural Hub Update
16. Councillor Expenses July to September 2024
17. Immunisation Manual

General Business

1. Set Meeting Dates for 2025

Consultation

Not applicable

Financial Implications

The sitting fee paid to independent members on the Audit Committee is adjusted annually by CPI. Sitting fees are included in Council's budget.

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

The Audit Committee helps to oversee Council's risk management practices. Internal and other audits are routinely done to reduce the risk to Council.

Attachments: 1. AC Placeholder [3.2.1 - 1 page]

Options

Not applicable

Recommendation/s

That Council note the contents of this report.

CM 2025/10 Motion

MOVED Cr Rogers

That Council note the contents of this report.

SECONDED Cr Broad

The Motion was put and CARRIED 6 / 0

UNCONFIRMED

Confidential attachment

- Audit Committee Confidential unconfirmed Minutes 5 December 2024 (attachment will be included into the in-camera agenda)

4 Decisions Which Need Action / Ratification

4.1 Sign and Seal

Directorate: Chief Executive Officer
File Number: S16-05-01
Purpose: For Noting

Declarations of Interest:

Council officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

Summary

The following documents and agreements have been signed and sealed by the Councillors and the Chief Executive Officer on the respective dates. Those actions require the ratification of the Council.

Discussion

During any month Council is required to sign and seal a range of documents arising from decisions made on a previous occasion(s). Examples include sale of land, entering into funding arrangements for Council programs etc.

As the decision to enter into these agreements has already been made, these documents are signed and sealed when received, with Council ratifying the signing and sealing at the next Council meeting.

The following documents were signed and sealed since the last Council meeting:

No.	Document Type	Document Description	Date signed/ sealed
1176	Sublease Swan Hill Motorplex	Between Swan Hill Rural City Council (head-lord) and Chisholm Reserve Complex Incorporated (head-tenant) and Skid City (Swan Hill) Inc (sub-tenant).	17/12/24
1177	Citation – Australian Day	Citizen of the Year 2025	21/01/25
1178	Citation – Australian Day	Event of the Year 2025	21/01/25

Consultation

Council authorise the signing and sealing of the above documents.

Recommendation/s

That Council notes the actions of signing and sealing the documents under delegation as scheduled.

CM 2025/11 Motion

MOVED Cr McPhee

That Council notes the actions of signing and sealing the documents under delegation as scheduled.

SECONDED Cr Englefield

The Motion was put and CARRIED 6 / 0

4.2 Councillor Briefing - Record of Attendance and Agenda Items

Directorate: Chief Executive Officer
File Number: S15-05-06
Purpose: For Noting

Declarations of Interest:

Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

Summary

The following report provides attendance details of Councillor Assemblies on a monthly basis.

Discussion

Whilst Minutes have not been recorded, Agenda items and those in attendance are reported and presented to Council.

An assembly of Councillors is defined as a meeting that is planned or scheduled and where the matters being considered that are intended or likely to be the subject of a Council decision.

No formal decisions can be made at an assembly but rather direction can be given that is likely to lead to a formal decision of Council.

Details of the most recent assemblies of Council are attached.

Council Plan Strategy Addressed

4. Leadership - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

Current Strategic documents

No strategic documents applicable.

Key Legislation

There is no key legislation applicable

Attachments: 1. COUNCILLOR BRIEFING ATTENDANCE AND AGENDA
February [4.2.1 - 3 pages]

Options

Council Assemblies are reported to ensure good governance and transparency.

Recommendation

That Council note the contents of the report.

CM 2025/12 Motion

MOVED Cr Englefield

That Council note the contents of the report.

SECONDED {seconder}

The Motion was put and CARRIED 6 / 0

COUNCILLOR BRIEFING ATTENDANCE AND AGENDA
21 January 2025 at 1.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- Peter Walsh – Member for Murray Plains
- Herbert Street, Robinvale
- Fraud Control Policy
- Belgravia/Leisure Centre update
- DPO1 Development Plan overlay – Schedule 1 for approval
- Regional Worker Accommodation fund round 2

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Stuart King
- Cr Les McPhee
- Cr Peta Thornton
- Cr Philip Englefield
- Cr Hugh Board
- Cr Terry Jennings
- Cr Lindsay Rogers

Apologies / Leave of Absence

- Nil

OFFICERS

- Michelle Grainger, Acting Chief Executive Officer
- Bruce Myers, Director Community and Cultural Services
- Leah Johnston, Director Infrastructure
- Bhan Pratap, Director Corporate Services
- Dennis Hovenden, Acting Director Development and Planning
- Awais Sadiq, Development Manager
- Nathan Keighran, Economic Development Coordinator

Other

- The Hon. Peter Walsh, Member for Murray Plains
- Tim Free, Belgravia Leisure Centre

CONFLICT OF INTEREST

- Nil

COUNCILLOR BRIEFING ATTENDANCE AND AGENDA

28 January 2025 at 1.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- Jade Benham MP – Nationals Member for Mildura
- Murray Regional Tourism (MRT)
- Cocamba-Miralie Road, Piangil (limestone Quarry) planning application
- Saleyards Report
- Tender evaluation Recommendation Report – MAV State Wide Roads Panel
- Verbal feedback on Australia Day
- Request for land donation – MRI appeals committee
- Councillors/Directors question time

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Stuart King
- Cr Peta Thornton
- Cr Philip Englefield
- Cr Hugh Board
- Cr Terry Jennings
- Cr Lindsay Rogers

Apologies / Leave of Absence

- Cr Les McPhee

OFFICERS

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director Community and Cultural Services
- Leah Johnston, Director Infrastructure
- Bhan Pratap, Director Corporate Services
- Michelle Grainger, Director Development and Planning
- Jess Chislett, Procurement and Properties Coordinator
- Brooke O'Connor, Community Engagement and Communications Coordinator
- Nathan Keighran, Economic Development Coordinator

Other

- Jade Benham MP, Nationals Member for Mildura
- Cameron Sutton, Chief Executive Officer – Murray Regional Tourism

CONFLICT OF INTEREST

- Nil

COUNCILLOR BRIEFING ATTENDANCE AND AGENDA

4 February 2025 at 2.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- Audit and Risk Committee Activity Report

- Amendment C79 (Monash Drive)
- Showgrounds Masterplan update
- Australian Local Government Association (ALGA) conference
- Art Gallery Tourism Hub
- Enquiry into Local Government Funding & Services
- Sharyon Peart, Lower Murray Water
- CX Strategy scope briefing and overview

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Les McPhee
- Cr Stuart King
- Cr Philip Englefield
- Cr Hugh Board
- Cr Terry Jennings
- Cr Lindsay Rogers
- Cr Peta Thornton

Apologies / Leave of Absence

- Nil

OFFICERS

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director Community and Cultural Services
- Leah Johnston, Director Infrastructure
- Bhan Pratap, Director Corporate Services
- Michelle Grainger, Director Development and Planning
- Ash Free, Finance Manager
- Jess Chislett, Procurement and Properties Coordinator
- Helen Morris, Organisational Development Manager
- Dennis Hovenden, Manager Economic & Community Development
- Dione Heppell, Liveability and Project Development Coordinator
- Ian Tully, Art Gallery Director
- Brian White, Principal Project Manager
- Awais Sadiq, Development Manager
- Vicki Taylor, Customer Service and Revenue Coordinator
- Helen Morris, Organisational Development Manager

Other

- Rosanne Kava – Audit and Risk Committee (Chair)
- Sharyon Peart – Lower Murray Water (Chair)

CONFLICT OF INTEREST

- Nil

5 Notices of Motion

Nil.

6 Foreshadowed Items

Nil.

7 Urgent Items Not Included In Agenda

Nil.

8 To Consider and Order on Councillor Reports

8.1 Cr Terry Jennings

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
25/01/25	SHRCC	Citizenship and awards ceremony
26/01/25	SHRCC	Australia Day breakfast Riverside Park
26/01/25	SHRCC	Australia Day Award ceremony Manangatang
12/02/2025	Swan Hill Tennis Club	Country Week Tennis
13/02/2025	SHRCC	Art Gallery site inspection
10/02/25	FRRR	Investing in small communities futures

8.2 Cr Lindsay Rogers

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
25/01/25	SHRCC	Citizenship and awards ceremony
26/01/25	SHRCC	Australia Day breakfast Riverside Park
26/01/25	Lake Boga	Australia Day Lunch Lake Boga
26/01/25	SHRCC	Australia Day Shared Connection Event

8.3 Cr Philip Englefield

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
24 Jan	MVWG	Board meeting
3 Feb	REBA	meeting
5 Feb	Robinvale P-12	BBQ

8.4 Cr Les McPhee

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
25/01/2025	Australia Day Awards and Citizenship	
26/01/2025	Australia Breakfast Swan Hill	
26/01/2025	Australia Day Lunch Ultima	
26/01/2025	Shared Connections Day Swan Hill	
28/01/25	Ultima Progress meeting	
4/02/2025	Financial Literacy training	
13/02/2025	Country Week Tennis	
18/02/2025	Strategic Planning Training	

8.5 Cr Hugh Broad

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
26th January	Lions and Rotary Club	Swan Hill Australia Day Breakfast
26th January	Lake Boga Lions Club	Lake Boga Australia Day Lunch
26th January	Shared Connections	Shared Connections Australia Day event
25th January	SHRRC	Citizenship ceremony
10th February	Lake Boga Inc	Lake Boga Inc Meeting
17 February	Swan Hill Inc	Swan Hill Inc Meeting
9th February	Swan Hill Lawn Tennis and Croquet Club	Country Week Tennis Opening Night

8.6 Cr Stuart King

List events / meetings attended

Date	Organisation / Group	Details (if relevant)
22/01/2025	Swan Hill Freemasons	Presentation of student scholarships (Jodie Sharam Knox Memorial)
24/01/2025	Rural Councils Victoria	State Committee Meeting
25/01/2025	Australia Day Awards & Citizenship Robinvale	25/01/2025
25/01/2025	Australia Day Awards & Citizenship Swan Hill	
26/01/2025	Australia Day Breakfast Swan Hill	Re-announce Citizen of the Year & Community Event of the Year
26/01/2025	Australia Day Breakfast Nyah West	Present Student Award & re-present Citizen of the Year
26/01/2025	Australia Day Lunch Lake Boga	
26/01/2025	Shared Connections Event Swan Hill	
03/02/2025	Swan Hill Primary School	School & House Captain Badge Presentations

Date	Organisation / Group	Details (if relevant)
03/02/2025	Murrabit Community Group	Public meeting re VNI West project
04/02/2025	VLGA	Financial Literacy training for Councillors
04/02/2025	SH District Health	Meeting re joint SHRCC & SHDH matters
05/02/2025	Robinvale College	School Year commencement BBQ & gathering
09/02/2025	SH Lawn Tennis & Croquet Club	Country Week Tennis Opening
10/02/2025	Nyah District Primary School	School Leader Badge Presentation

8.7 Cr Peta Thornton

9 In-Camera Items

RECOMMENDATION

That, in accordance with sections 66(1) and 66(2)(a) of the *Local Government Act 2020*, the meeting be closed to members of the public for the consideration of the following confidential items:

Audit and Risk Committee Meeting Minutes 5 December 2024

CONFIDENTIAL ITEM This item is to be considered at an In Camera meeting in accordance with Section 3(1) (a) of the Local Government Act 2020, this item is to be considered in an incamera meeting on the grounds that the item concerns Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

Statewide Roads Panel - Tender Evaluation Recommendation Report

CONFIDENTIAL ITEM This item is to be considered at an In Camera meeting in accordance with Section 3(1) (a) of the Local Government Act 2020, this item is to be considered in an incamera meeting on the grounds that the item concerns Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

CM 2025/13 MOTION

MOVED Cr Englefield

That Council, resolve to close the meeting at 2:53 pm to members of the public to consider the following items.

SECONDED Cr Rogers

The Motion was put and CARRIED 6 / 0

CM 2025/16 MOTION

MOVED Cr McPhee

That the meeting move out of closed session at 2:55 pm.

SECONDED Cr Rogers

The Motion was put and CARRIED 6 / 0

The following decisions were made in-camera:

Audit and Risk Committee Meeting Minutes 5 December 2024

CONFIDENTIAL ITEM This item is to be considered at an In Camera meeting in accordance with Section 3(1) (a) of the Local Government Act 2020, this item is to be considered in an incamera meeting on the grounds that the item concerns Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

CM 2025/14 Motion

MOVED Cr McPhee

That Council notes the report.

SECONDED Cr Broad

The Motion was put and CARRIED 6 / 0

Statewide Roads Panel - Tender Evaluation Recommendation Report

CONFIDENTIAL ITEM This item is to be considered at an In Camera meeting in accordance with Section 3(1) (a) of the Local Government Act 2020, this item is to be considered in an incamera meeting on the grounds that the item concerns Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

CM 2025/15 Motion

MOVED Cr Jennings

That Council:

- 1. Authorises the use the MAV Statewide Roads Panel Contract RD7214-2024 as the primary Contract for the provision of bitumen, asphalt, surface rehabilitation and associated materials and services for an initial period of five (5) years commencing from 1 January 2025, with an option to extend the Standing Offer for a further 1 x five (5) year period ending 31 December 2034.**
- 2. Authorises the Chief Executive Officer to sign the MAV Statewide Roads**

Panel RD7214-2024 Contract Commitment Form thereby enabling Council to access and utilise the panel.

SECONDED Cr Englefield

The Motion was put and CARRIED 6 / 0

10 Close of Meeting

There being no further business the Mayor, Councillor Cr King closed the meeting at 2:56 pm