

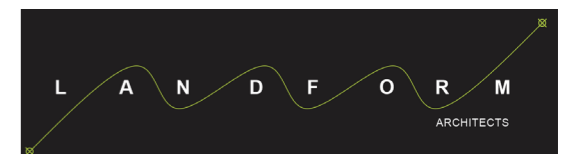
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Heidelberg Materials Australia

Langwarrin Quarry Extension

Landscape and Visual Impact Assessment March



Heidelberg Materials Australia

Langwarrin Quarry Extension

Landscape and Visual Impact Assessment

June 2025

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|-----------------|--|
| Project No: | PJ00067 |
| Document Title: | Landscape and Visual Impact Assessment |
| Document No.: | LVIA-RPT-0001 |
| Revision: | FINAL |
| Date: | June 2025 |
| Client Name: | ES2 A |
| Author: | Hayden Burge |
| File Name: | PJ0067 HMA Langwarrin - LVIA-RPT-0001_FINAL A3 20250612.docx |

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1. Introduction

Heidelberg Materials Australia (Heidelberg Materials) own existing quarry operations north of Quarry Road in Langwarrin, which operate under Work Plan WA13 (WA13) area. Reserves in the existing sand mining areas are exhausted or nearing depletion of resources.

Heidelberg Materials owns the land at 60 Valley Road (the Site) and directly abuts the Heidelberg Materials existing operations. Heidelberg Materials proposes extending its operations to include the Site (Extension Area). The Extension Area is approximately 7.876 hectares in size. The Site and the Extension Area will utilise plant, equipment, offices and access roads at the existing Quarry Road operations.

On November 10 2021, Heidelberg Materials submitted to Earth Resources Regulation (ERR), an application to vary its approved work plan for WA13 (PLN-001130) (Work Plan Variation Application).

The Work Plan Variation was statutorily endorsed by ERR on March 10 2022.

1.1 Purpose of this report

Landform Architects has been engaged to undertake this LVIA of the proposed Extension Area for the Planning Approvals.

The assessment will measure the impacts of the Extension Area against the existing visual Setting and activities that are approved under the WA13 (PLN-001130).

The following sets out the approach to assessing the visual impacts of the changes between the existing Quarry and the proposed Extension.

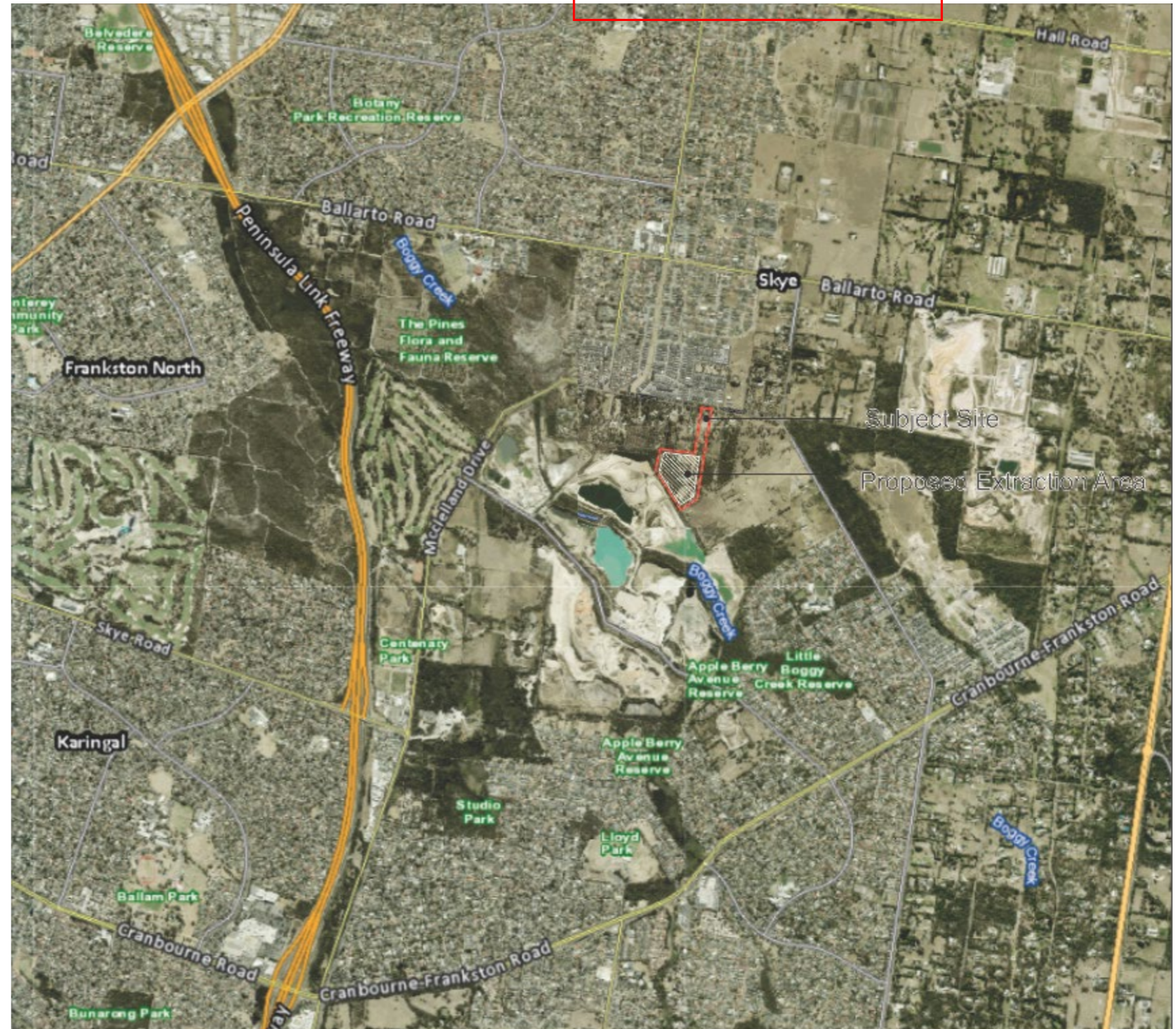
1.2 Report Structure

This report will:

- Located the Project and describe the surrounding land uses
- Describe the visual components of the approved Project and proposed changes.
- Review the Planning Controls and Guidelines that apply to the land within the study area, which assist in objectively defining landscape units and values.
- Review the changes the proposed Extension may have on the existing Quarry in view from publicly accessible locations surrounding the existing Quarry.
- Assess the significance of the change in Landscape and Visual Impacts between the permitted Quarry development under the endorsed plans and the proposed Extension layout.
- Describe the Landscaping proposed as part of the Project
- Summarise the key findings in the Conclusion.

The approach and methodology respond to the key issues required to be considered by previous assessments and existing approvals.

Figure 1-1 Site Location



Report structure

2. Subject site and existing Setting

The Subject Site is approximately 40 kilometres southeast of the Melbourne CBD, eight kilometres from Frankston City Centre and approximately 2.5 kilometres north of Langwarrin.

2.1 Access and roads

Major roads include the Peninsula Link Freeway to the west, Ballarto Road to the north and Cranbourne Frankston Road to the south. Primary access is from the existing entrance along Quarry Road south of the Site.

2.2 Surrounding land use

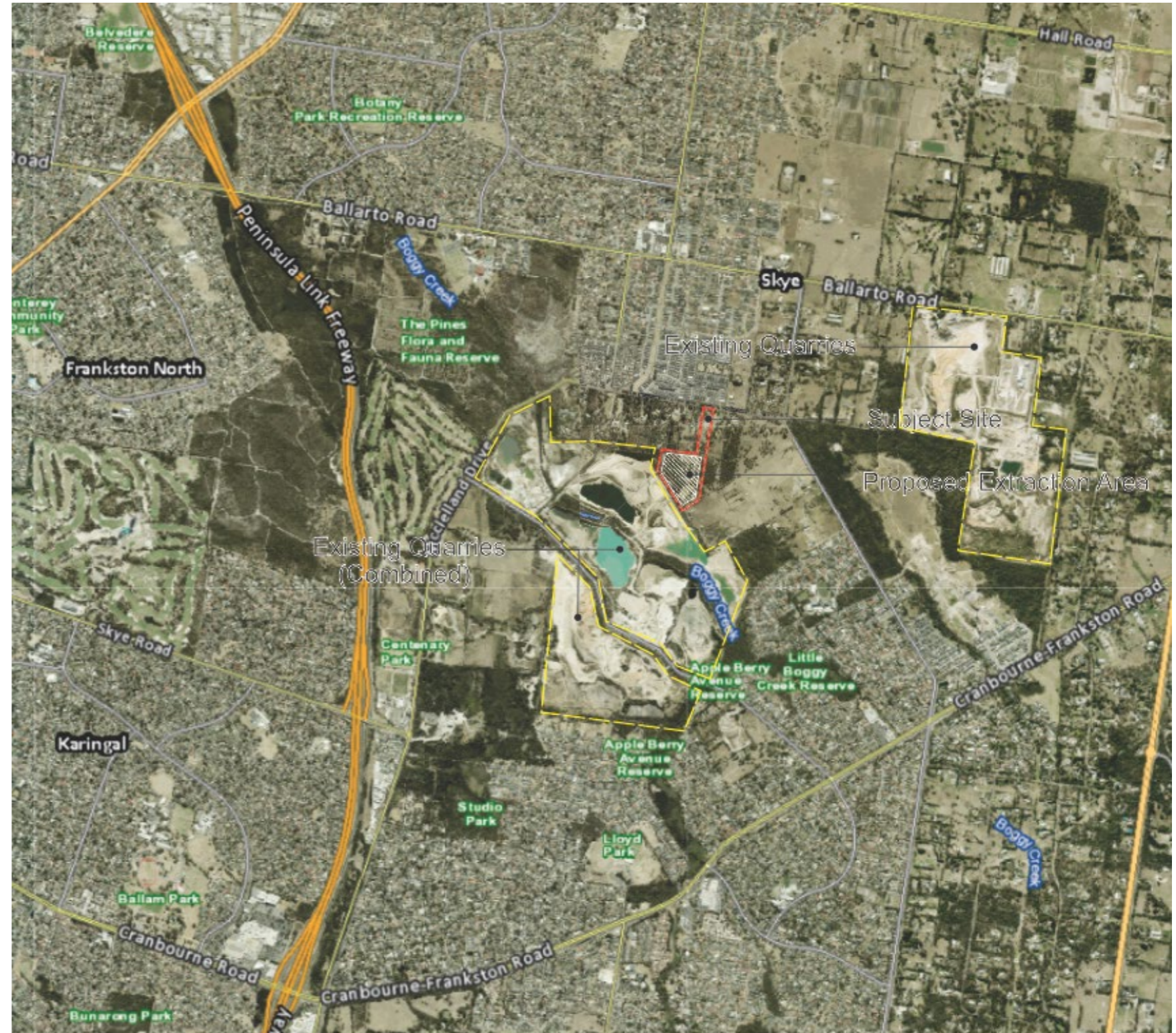
The use of the land surrounding the Site includes combined quarries to the west and south. Lifestyle properties share the sites northern and eastern boundaries, with residential Development beyond.

The Pines Flora and Fauna Reserve is approximately 2.0km to the northwest. Centenary Park Golf Course is to the west, and Studio Park lies to the south.

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Figure 2-1 Proposed Extention Area



2.3 The Site

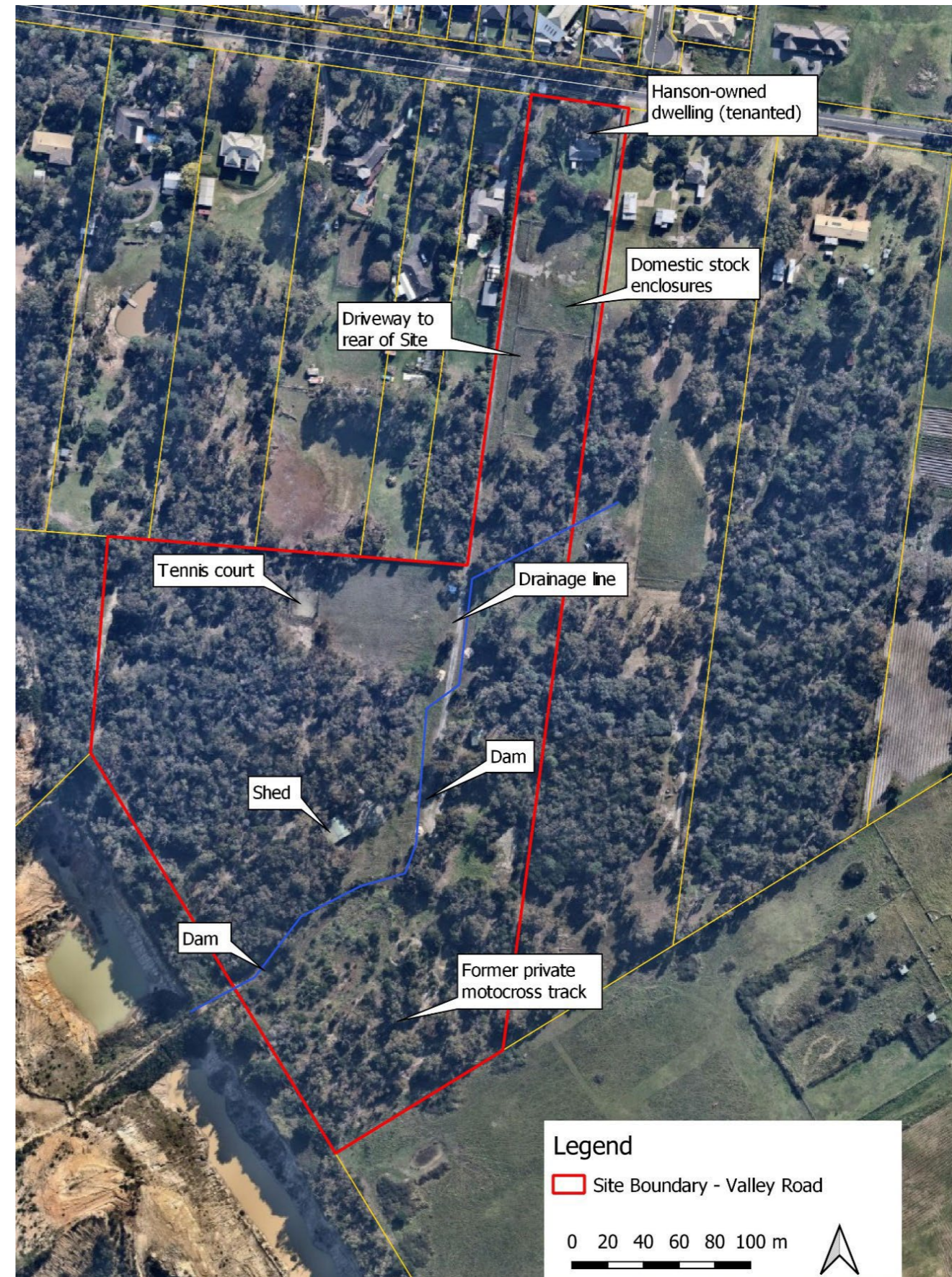
The subject land (shown in red) is located at 60 Valley Road, irregular in shape, generally flat to low-lying with native vegetation. Key features within the Site include:

- The existing dwelling (tenanted) is located at the Site's northern end.
- Domestic stock enclosures.
- The existing driveway leads from Valley Road to the north to the Site's interior.
- A central drainage line bisects the Site, connecting several small dams
- Sheds and storage buildings.
- A former tennis court is located midway along the Site's northern boundary and
- A former private motocross track.

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Figure 2-2 Existing Subject Site Features (Source: Planning Permit Application Ricardo/ESA2)



3. Project Description

This Chapter will review changes to the Quarry and existing features brought about by the proposed Extension that may contribute to a change in the landscape and views.

The Proposal includes extending the existing quarry operations at 150 Quarry Road, Langwarrin, into the subject site, associated works, and removal of native vegetation. Key features and activities proposed by the Extension include:

- Retention of the existing site access (emergency use only) from Valley Road to the north
- The proposed Quarry (including drains, bund walls, and the Pit) is located towards the southern portion of the land.
- Primary access will be from the existing quarry operations to the south.
- Buffer retained along the Site's eastern and northern boundaries
- Staged removal of vegetation within the proposed Extension area
- Site stripping and stockpiling of topsoil and overburden material.
- Extraction and rehabilitation of terminal faces; and
- Revegetation.

Figure 3-1 shows the location of key features associated with the proposed Extension area relative to the Quarry.

3.1.1 Rehabilitation plan

Following completion of quarrying, EPA-approved materials and clean fill will be brought into the Site to fill the void. Material contained in the bunds will be used for rehabilitation of the quarried areas.

The disturbed areas will be landscaped in line with the desired end use and closure objectives for the Site. The desired end use and closure objectives will see the Site annexed into the broader closure objectives which include the existing mining areas south of the Site.

3.2 Relevance to this assessment

The activities and works that have the potential to be visible from locations beyond the site boundaries are limited to vegetation removal, the construction of a 3.0 m high bund along the Pit's western, northern, and eastern boundaries, and the construction of a 3.0 m high acoustic wall on top of the northern bund.

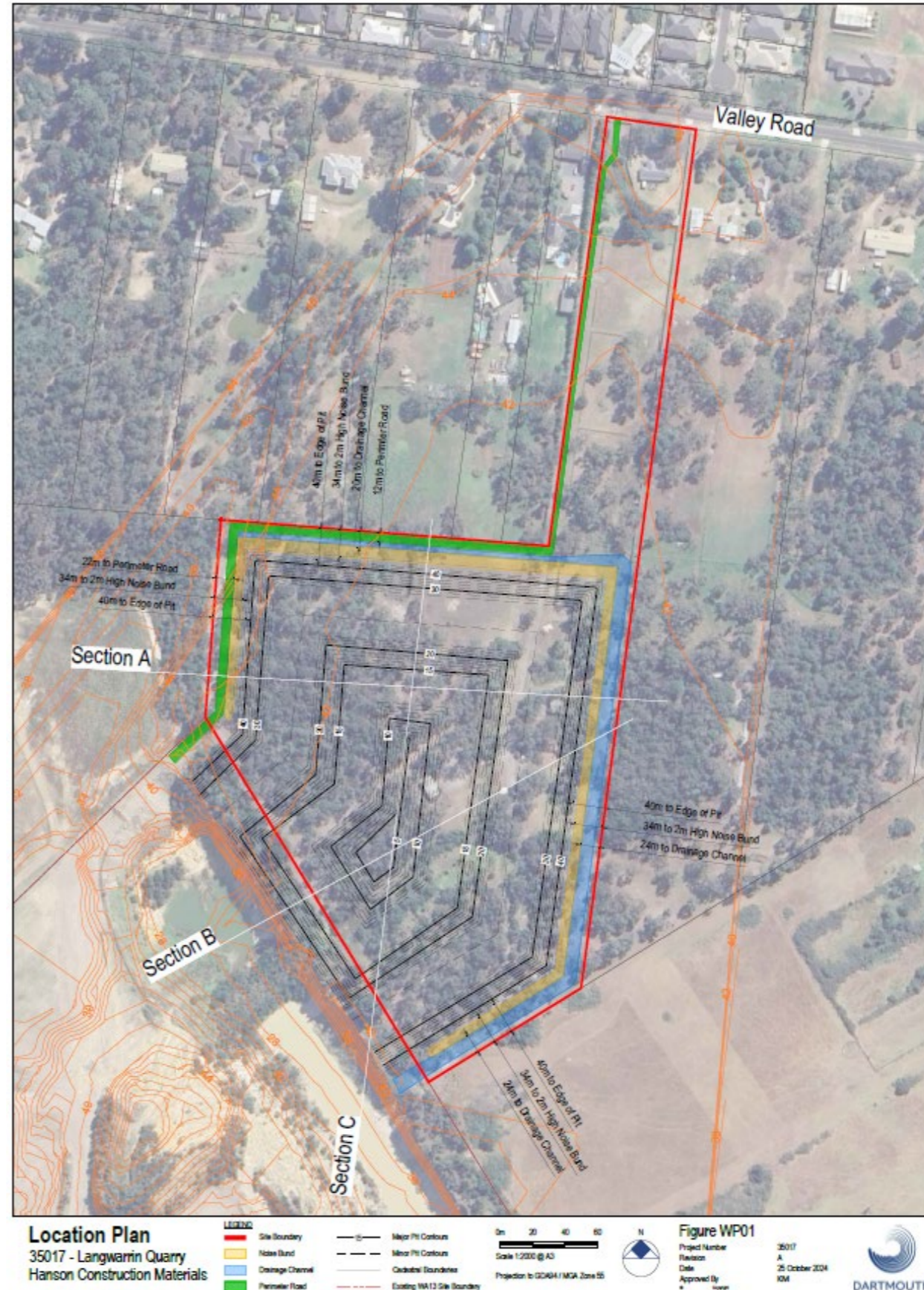
The proposed Extension seeks to retain the existing buildings, plant and equipment associated with the Quarry operation. It was apparent during the site inspection that these features are largely screened by topography and vegetation. This is shown in the views examined in Chapter 5.

The viewpoints examined in Chapter 5 also show the flat to low-lying topography of the area surrounding the Site and the effect of limiting views toward the Site and the location of the pit void.

For these reasons, the focus of this assessment will be on vegetation removal to establish the pit void and visibility of the acoustic bund and wall.

The following section will briefly review policy considerations that apply to the Quarry and the surrounding area that may be relevant to landscape and visual impact.

Figure 3-1 Proposed amended Layout



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4. Policy Review

The Project site is located within an area covered by the Frankston Council Planning Scheme. This Chapter will briefly examine the provisions of the planning scheme that apply to the Site and are relevant to landscape and visual impact. This is not a technical review of the planning scheme, the intention is to understand the objectives and requirements for considering views and visual impact for the proposed quarry extension in the area.

4.1 Planning Policy Framework

The relevant objectives of the Planning Policy Framework are discussed below.

4.1.1 Clause 02.03 – 1 Settlement

Frankston's Green Wedge

Frankston's green wedge comprises of 4,500 hectares and is partly located within the South East Green Wedge and Mornington Peninsula Green Wedge. The green wedges accommodate several different environmental, economic, and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites.

The green wedge plays an important role in protecting and preserving land for agricultural and horticultural activities as well as the protection and conservation of flora and fauna within the area.

There is a need to ensure the ongoing protection and management of the green wedge from unplanned urban land use and Development. Management of bushfire risk is an ongoing issue and priority within each Green Wedge Precinct.

Strategic direction is to:

- Manage the pressure for urban uses in the green wedge areas.

4.1.2 Clause 02.03-2 Environmental and Landscape Values

The municipality's extensive natural environment encompasses the coast and foreshore area, a number of environmentally significant creek and wetland areas, and important landscape features.

Strategic direction:

- Manage competing demands between environmental protection, landscape amenity and facilitating Development.

4.1.3 Clause 02.03-3 - Biodiversity and Indigenous Vegetation

A number of areas of remnant indigenous vegetation, on both public and private land, have been identified as having significance for flora and fauna conservation e.g. the Langwarrin and Pines Flora and Fauna Reserves, Frankston Nature Conservation Reserve. Frankston's bushlands provide refuge for several plant and animal species at risk of extinction. Arresting vegetation loss and the consequent decline in biodiversity is a significant challenge facing the municipality.

Strategic directions include:

- Manage the loss and fragmentation of indigenous vegetation and Australian native vegetation to avoid loss of biodiversity.
- Secure and enhance habitat corridors to sustain the health of indigenous flora and fauna communities.

4.1.4 Clause 02.03-4 Natural Resource Management

Rural Land

Rural areas will be maintained and there will be an emphasis on encouraging agricultural land uses. Council seeks to encourage agricultural production in the Carrum Downs and Skye green wedge areas and rural residential Development in the Langwarrin south green wedge area.

Strategic directions include:

- Support the retention of productive agricultural land in Carrum Downs and Skye.
- Promote rural residential Development in Langwarrin south.

4.1.5 Clause 12.05-2S Landscapes

The objective of Clause 12.05-2S is "To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments".

Strategies include:

- Ensure Development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

4.1.6 Clause 12.05-2L Frankston Landscapes

Strategies include:

- Encourage low intensity private recreational and institutional uses that are consistent with the objective of maintaining essentially rural landscapes.
- Protect remnant bushland areas.
- Protect canopy trees.
- Support proposals that retain and enhance vegetation and contribute to the visual quality of significant landscapes.
- Protect significant landscapes, views, and vistas within the municipality's green wedge areas.

4.1.7 Clause 14.03-1S – Resource exploration and extraction

The objective of Clause 14.03-1S is "To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards".

Strategies include:

- Provide for the long-term protection of natural resources in Victoria.
- Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.
- Ensure planning schemes do not impose conditions on the use or Development of land that are inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Geological Sequestration Act 2008, the Geothermal Energy Resources Act 2005, or the Petroleum Act 1998.
- Develop and maintain buffers around mining and extractive industry activities.
- Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.
- Determine buffer areas between extractive activities and sensitive land uses on the following considerations:
 - Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
 - Whether a change of land use in the vicinity of the extractive industry is proposed.
 - Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
 - Performance standards identified under the relevant legislation.
 - Types of activities within land zoned for public use.

4.2 Particular Provisions

4.2.1 51.02 – Metropolitan Green Wedge Land – Core planning provisions

The purpose of Clause 51.02 is:

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- *To protect metropolitan green wedge land from uses and Development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and Development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*
- *To provide transitional arrangements for permit applications made to the responsible authority before May 19 2004.*
- *To provide deeming provisions for metropolitan green wedge land.*

These provisions apply to land in Metropolitan Melbourne that is outside an Urban Growth Boundary as shown on a planning scheme map in this scheme.

4.2.2 Clause 52.09 – Extractive industry and Extractive Industry Interest Areas

The purpose of Clause 52.09 is:

- *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.*

Decision Guidelines

Before deciding on an application to use and develop land for extractive industry, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The effect of the proposed extractive industry on any native flora and fauna on and near the land.*
- *The impact of the proposed extractive industry on sites of cultural and historic significance, including any effects on Aboriginal places.*
- *The effect of the proposed extractive industry on the natural and cultural 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 effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area.*
- *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 ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community.*
- *The effect of the proposed extractive industry on groundwater quality and the impact on any affected water uses.*
- *The impact of the proposed extractive industry on surface drainage and surface water quality.*
- *Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement under the Mineral Resources (Sustainable Development) Act 1990.*

Requirements for the extractive industry

The use and Development of land for extractive industry must comply with the following requirements, to the satisfaction of the responsible authority:

- *Except in accordance with a permit, no alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of land. This does not apply to driveways, drains, bund walls or Landscaping.*
- *Shrubs and trees must be planted and maintained to screen activity on the land.*
- *Parking areas must be provided for employees' cars and all vehicles used on the land.*

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4.3 Other documents

4.3.1 Frankston Green Wedge Management Plan (June 2021)

Green Wedges are the non-urban areas of metropolitan Melbourne that lie outside the Urban Growth Boundary. There are 12 designated Green Wedge areas, spanning 17 municipalities, which collectively form a ring around the city.

Since 2002, green wedge land has been defined in legislation under the Planning and Environment Act 1987. New planning zones and stronger regulations were also introduced at this time to better control the subdivision and use of green wedge land. The vision for the Green Wedges is to encourage their proper management and to protect them for non-urban uses.

The non-urban areas of the City of Frankston are included within two different Green Wedge areas: with the northern areas included in the South East Green Wedge, which extends through the municipalities of Kingston, Greater Dandenong and Casey, and; the southern non-urban areas included in the Mornington Peninsula Green Wedge.

The Study Area, known as the 'Frankston Green Wedge' comprises all land outside the Urban Growth Boundary within Frankston City Council, covering a total of approximately 4,500 hectares of land.

The Study Area has been categorised into six different precincts as identified in the Frankston Green Wedge Issues Paper. These precincts have been determined by their geographical location and land uses, and include the following:

- Precinct 1: Carrum Downs / Seaford Wetlands
- Precinct 2: Skye
- Precinct 3: Skye South / Langwarrin
- Precinct 4: Langwarrin South
- Precinct 5: Frankston South
- Precinct 6: Langwarrin

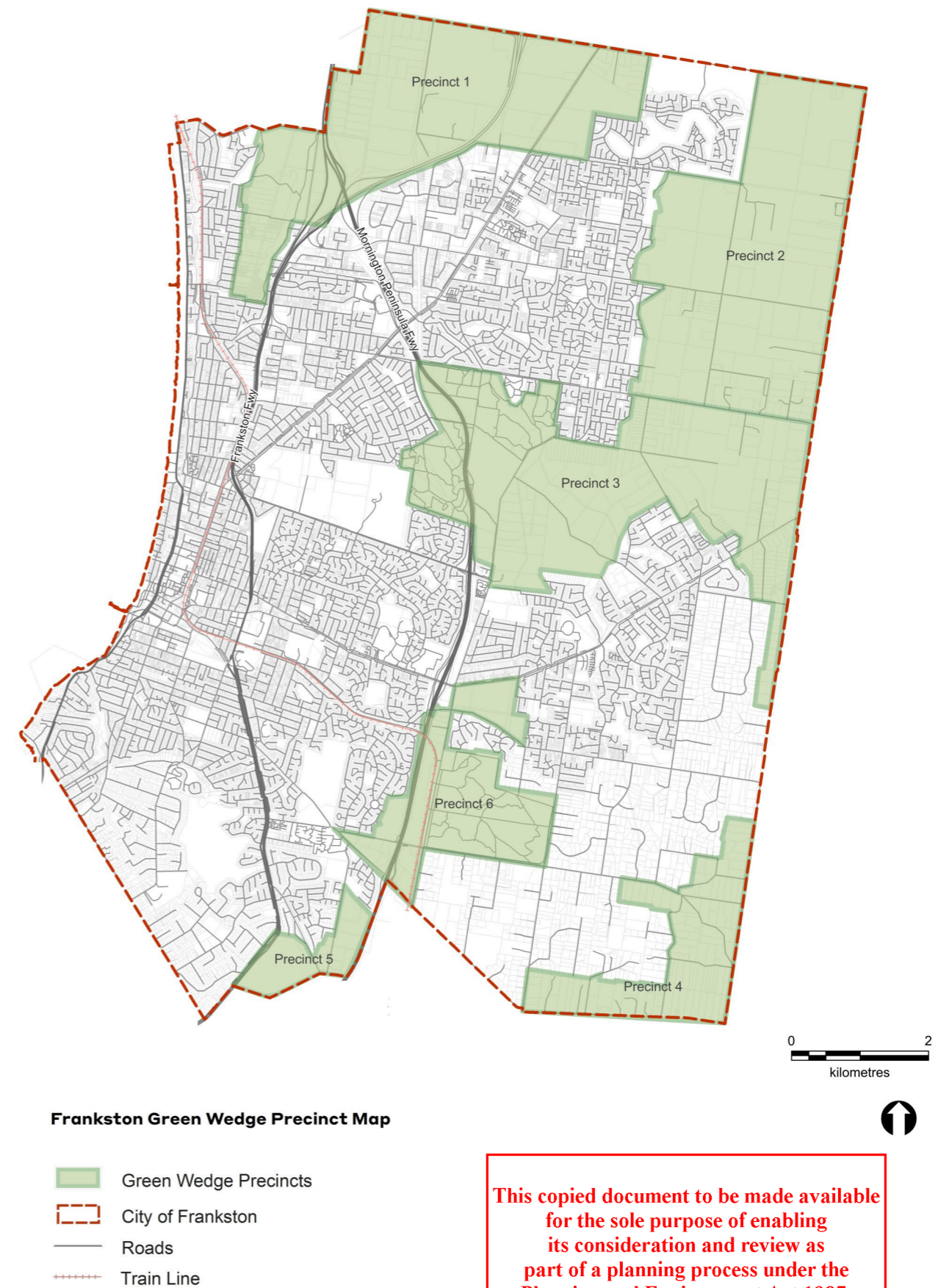
The subject site is located within Precinct 3.

The vision for Precinct 3 is to:

The Skye South – Langwarrin Precinct will continue to accommodate extractive industries and associated activities, while recognising and planning for the eventual exhaustion of the resources. Alternative uses will be found for the remediated land that add to the economic and environmental value of the area. Any future related activities will be managed to minimise visual, physical and other amenity impacts on the Green Wedge, and create an open green landscape. The environmental values of the Pines Flora and Fauna Reserve, Little Boggy Creek, Swampy Riparian and Heathy Woodlands will be protected and enhanced over time. Centenary Park will be formalised and connected to the sporting facilities to the north via the ex-transfer station.

- Objectives identified to achieve this vision include:
- Ensure the environmental values of the Pines Flora and Fauna Reserve and local waterways are protected from encroachment and off-site impacts of extractive industry and urban activities.
- Ensure that the rehabilitation of extractive industries sites does not adversely affect the surrounding flora and fauna reserves, and waterways (e.g. Boggy Creek).
- Preserve the existing habitat linkages present throughout the precinct, enhance these linkages where possible and create new linkages where possible through the rehabilitation of extractive industries sites.
- Maintain, recognise and provide certainty for the operators of the economically important extractive industries within the precinct.
- Ensure preservation of the buffers surrounding the extractive industry areas.
- Plan for the rehabilitation of extractive industries sites and ensure that future land uses are the highest and best use for the land. Work with existing land owners and abutting land owners to ensure that the highest and best use can be achieved for these areas.

Figure 4-1 Frankston Green Wedge Precinct Map (Source: Frankston Green Wedge Management Plan, June 2021)



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4.4 Land Use Zones

Figure 4-2 shows the Land-use Zones that apply to the existing quarries, the proposed Extension and surrounding areas. Nearby residentially zoned land is north of Valley Road, which is zoned (R1Z). Further west, The Pines Flora and Fauna Reserve is zoned Public Conservation and Recreation (PCRZ), and, The Centenary Golf Club is zoned Public Park and Recreation Zone (PPRZ). Existing quarries shown marked in red are in the Public Use Zone (PUZ). Rural Conservation Zone (Schedule 2)

These areas' use and the underlying land-use zones' purpose have not changed materially since original quarries and extractive uses were permitted.

4.5 Rural Conservation Zone – Schedule 2

The proposed Extension area that is the subject of this review, and neighbouring lifestyle properties is zoned Rural Conservations (RCZ2). The purpose of the Rural Conservation Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological, and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage Development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

The conservation values seek to "To maintain and enhance the mosaic of low key rural uses and remnant vegetation on small to medium size rural holdings in the Skye and Langwarrin areas".

Figure 4-2 Land-use Zones



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4.6 Overlays

Figure 4-3 shows the location of the overlays surrounding the Site. An Environmental Significance Overlay affects the Site and neighbouring land to the east. Environmental Significance Overlay (Schedule 4 – Significant Trees and Areas of Vegetation) applies to quarried areas to the sites west, but not the proposed Extension Area.

4.6.1 Environmental Significance Overlay (Schedule 1 – Native Vegetation and Fauna Habitat)

The statement of environmental significance seeks to:

Remnant indigenous vegetation covers about 13% of the municipality, making an important contribution to biological diversity including 23 broad vegetation communities, over 580 indigenous plant species and providing habitat for a variety of fauna, including 13 significant species. Native vegetation also makes an important contribution to the landscape character of the municipality.

State biodiversity and native vegetation provisions place emphasis on protecting higher value biodiversity, particularly that which is significant or important at the national and state level.

Much of the remnant indigenous vegetation within the municipality is of local and regional significance. Local and regionally significant indigenous vegetation makes an important contribution to the biological diversity of the municipality and it is vital to protect, maintain and enhance. Strengthening of connecting habitat links is critical in maintaining biodiversity within the municipality.

Environmental objectives to be achieved includes:

- *Protect national, state, regional and locally significant vegetation and biodiversity within Frankston City Council.*
- *Protect populations or communities of indigenous flora and fauna.*
- *To protect and enhance bio links across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*
- *Ensure that the Development and management of land within areas of native vegetation and fauna habitat as specified in Table 1 and shown on Map 1 to this schedule is compatible with the long term protection and enhancement of their botanical and zoological values.*
- *Avoid and minimise the impacts of buildings and works and subdivision, on areas of native vegetation and fauna habitat specified in Table 1 and shown on Map 1 to this schedule.*
- *To ensure that Development and management of land demonstrates the 'avoidance hierarchy':*
 - *To avoid adverse impacts, particularly through vegetation clearance.*
 - *If impacts cannot be avoided, to minimise impacts through appropriate consideration and expert input to project design or management.*
 - *Identify appropriate mitigation options. Only after avoidance and minimisation actions are thoroughly investigated should mitigation be considered.*

4.6.2 Environmental Significance Overlay (Schedule 4 – Significant Trees and Areas of Vegetation)

The statement of significance states:

Frankston City contains many individual trees, groups of trees and areas of vegetation with special significance. Native and exotic trees and other vegetation contribute to diversity of significant trees because of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance.

Environmental objectives to be achieved are to:

- *To protect and enhance trees and areas of vegetation that have been identified as being significant and which are shown in the Table to this schedule.*

Figure 4-3 Overlays



4.7 Relevance of the review of policy to this assessment

Quarrying is inherently a disruptive activity that alters the landform and vegetation within a site. However, this Site is located within a precinct identified in the Frankston Green Wedge Management Plan 2021 as an area designated for ongoing extractive industries and associated activities. The plan also acknowledges the eventual exhaustion of resources and the need to transition the land to alternative uses that contribute to both economic and environmental value.

Closure of the Site, and the adjoining quarries will including remediation and rehabilitation to ensure that, over time, the Site integrates into an open green landscape that aligns with the broader planning objectives of the area.

Accordingly, the assessment will focus on potential impacts from locations beyond the Site's boundaries where activities and works in the Extension Area may be visible or affect landscape values, rural and scenic character, and the mosaic of low-intensity rural uses and remnant vegetation. Particular focus will be given to views from major roads, ridgelines, and significant vistas.

5. Impact assessment

This Chapter will examine views from publicly accessible locations in the direction of the existing vegetation in the proposed Expansion Area, as well as the proposed 3.0m high acoustic wall along the pit's northern edge.

Views from four publicly accessible locations have been selected from beyond the site boundaries. These locations were selected where there were views across the nearby landscape and areas in the direction of the Site. Two locations have been included along the Site's northern boundary, through which to consider the visibility of changes in the Extension from nearby neighbouring allotments to the north.

These views assist in understanding how the proposed Expansion Area may affect the amenity and landscape character experienced by the wider community. Accordingly, assessment from these vantage points provides an appropriate and objective basis for evaluating potential visual effects.

Figure 5-2 shows all Locations inspected during the site inspection. Viewpoints were selected from locations and places of interest that are familiar to the local community or key intersections where locals or visitors to the regions may slow or pause momentarily, taking in views in the direction of the proposed Development.

- Viewpoint 1 – Insections McClelland Drive -Quarry Road
- Viewpoint 3 – Quarry Road
- Viewpoint 5 – Potts Road
- Viewpoint 7 – Valley Road
- Northern Boundary#1
- Northern Boundary#2

The assessment of the overall visual impact from each viewpoint is arrived at by considering six criteria: visibility, landscape change, distance, duration, viewer numbers, landscape character and sensitivity. Further detail, including the Scale of effects or overall rating is provided in the following section.

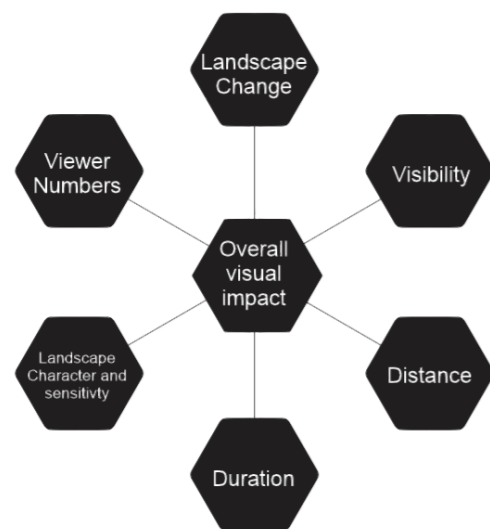


Figure 5-1 Visual impact – public realm

After each viewpoint, a summary table (distance, viewer numbers, and landscape sensitivity) is provided. The summary table is to be read in conjunction with the qualitative analysis to consider factors such as modifications to a view.

Figure 5-2 Viewpoint locations



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5.1 Assessment Considerations

The assessment of the overall visual impact from each location is based on the following criteria. Their relevance to the assessment of the overall visual impact from the public domain is set out below:

- **Landscape Change:** The physical change or alteration to a landscape depends on the nature of the Project being assessed. For example, a Project may transform the landscape, or it may be added to a landscape with minimal alteration. For example, a quarry will alter topography, vegetation and use of a site, thereby transforming the landscape. Whereas a telecommunication tower or wind turbine may be inserted into a landscape without fundamentally changing the character, setting or use. Although this Project will be a transformational change to a view, it will be added to a background or landscape where there are other nearby quarries, and a policy setting that also contemplates this use.
- **Visibility:** The visibility can be affected by topography, vegetation, built form and infrastructure.
- **Distance:** The obviousness of visual change will decrease with increasing distance.
- **Duration:** The duration of a view is also relevant and must be considered in assessing the overall visual impact. The visual impact from places where people may see the Extension area for an extended period is given greater weight than view, which is transient or occasional view and, therefore, short in duration. Examples of views from the public domain which may be longer in duration include roadside stops, public parks, reserves or lookouts.
- **Landscape character and sensitivity:** The landscape character of an area, which is based upon visual features such as topography, vegetation and the use of the land, the naturalness of the area and planning provisions. Sensitivity may also be influenced by specific landscape studies and assessments within the study area. Typically, a modified landscape prevalent within the study area or the region is less sensitive than one ostensibly natural.
- **Viewer numbers:** The overall visual impact level will decrease when there are fewer people who may view the Extension area. Conversely, the level of visual impact may also increase where the viewing location is a recognised key vantage point or tourist route where a greater number of people may view the change.

Viewer sensitivity is based on the nature or purpose of the viewing location. For example, the sensitivity of a person viewing a project from a reserve or lookout will be higher than the same viewer travelling the local road network town.

The overall visual impact is not assessed numerically or through a matrix, rather, it is the examination of the qualitative aspects observed at each selected viewpoint, supported by the criteria listed above. The overall visual impact at each viewpoint will range from Nil to High. A definition is provided opposite.

Table 5-1 Scale of effects

| Scale of Effects | Description of effects |
|--------------------------|--|
| Nil visual impact | An overall assessment of Nil will be arrived at where the proposed Extension Area will be screened by topography, vegetation, buildings and other structures or Project features are at such a distance that they will no longer be a readily discernible feature in views. |
| Negligible visual impact | An overall assessment of Negligible is a minute level of effect that is barely discernible over ordinary day-to-day effects. The assessment of a 'negligible' level of visual impact is usually based on distance. That is, the proposed Extension Area will be at such a distance that, when visible in good weather, it will be a minute element in the view within a modified landscape or will be predominantly screened by topography, vegetation and buildings or will be added to a view that includes many other similar features. |
| Low visual impact | An overall assessment of Low will be arrived at where the proposed Extension area is noticeable but will not cause significant adverse impacts. A "low" level of visual impact will be assessed if the rating of several, but not all, assessment criteria (visibility, distance, viewer numbers and landscape sensitivity) is assessed as low. Examples of a low level of visual impact are where the proposed Extension area is visible in a highly modified landscape, there are few people who will see the proposed Extension area, or where views are transient rather than stationary. Another example may be where the proposed structures are viewed from such a distance that they appear to be similar or smaller in scale than other elements in a view. |
| Medium visual impact | An overall assessment of Moderate may occur where several criteria are considered to be higher than "low", or the visual effects can be mitigated/remedied from an initial rating of High. |
| High visual impact | An overall assessment of High will be arrived at where significant adverse effects cannot be avoided, remedied, or mitigated. For example, a highly sensitive landscape, viewed by many people, with the proposed Extension area in close proximity and largely visible, will lead to an assessment of a high level of visual impact. |

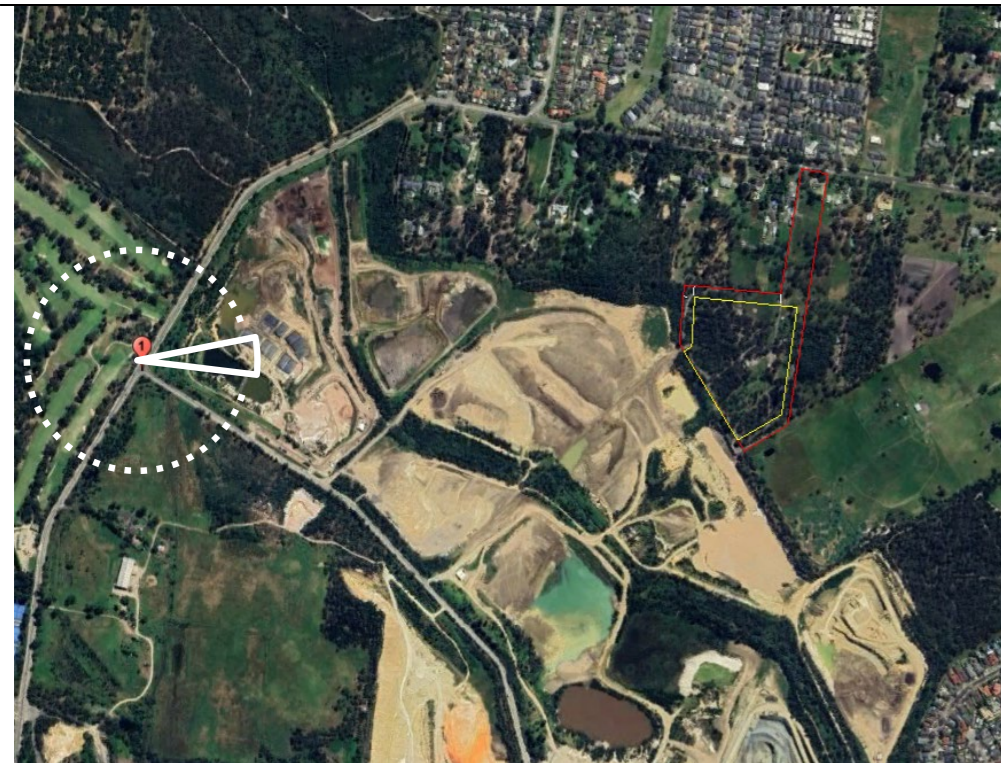
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5.1.1 Viewpoint 1 – Insections McClelland Dr -Quarry Road (GPS 55H 340518.87 m E, 5778350.02 m S)



Figure 5-3 Viewpoint 1 – View looking East



| Summary of "Scale of Effects" Criteria | | Existing Setting and change in views | Assessment |
|--|-------------------------------|--|---|
| Visibility | Screened | Viewpoint 1 is from a shared-use path at the intersection of McClelland Drive and Quarry Road. The proposed quarry extension would be approximately 1.1km to the east. | Existing vegetation along the roadside and operating quarry areas screen the Site and vegetation proposed to be removed in the extraction area. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | 1.1 km east | Figure 5-3 shows the view looking east from this location. | Because the proposed works would not be visible from this location, there would be no visual impacts, nor would there be any discernable change in the values and objectives for managing the Green Wedge or Rural Conservation Zone. |
| View Duration | Short | | |
| Viewer numbers | Moderate | The map opposite shows the viewing location relative the existing quarries, the Subject site and the proposed Extension Area. | The visual impact from this location would Nil. |
| Landscape Character / Viewer sensitivity | Low – modified, not protected | | |
| Overall Visual Impact | Nil | | |

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5.2 Viewpoint 3 – Quarry Road (GPS 55H 341502.00 m E m E, 5777430.00 m S)



Figure 5-4 Viewpoint 3 – View looking southwest



| Summary of "Scale of Effects" Criteria | | Existing Setting and change in views | Assessment |
|--|-------------------------------|---|---|
| Visibility | Screened | Viewpoint 3 is from through a break in roadside vegetation and the entrance to the existing Heidelberg Materials Quarry operations along Quarry Road. | The visual impact from this location would be negligible. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | 0.93 km southwest | The proposed quarry extension would be approximately 850m to the north. Figure 5-4 shows the existing view looking north. | Views from Quarry Road are limited to brief openings in roadside vegetation at quarry entrances. These views are short in duration, oblique to the direction of travel, and primarily encompass existing quarry operations. |
| View Duration | Short | The map opposite shows the viewing location relative the existing quarries, the Subject site and the proposed Extension Area. | |
| Viewer numbers | Low – Local Road | Highlighted is the existing vegetation along Boggy Creek. | The Site is partially screened or filtered by vegetation along the realigned section of Boggy Creek. |
| Landscape Character / Viewer sensitivity | Low – modified, not protected | | |
| Overall Visual Impact | Negligible | | Due to the limited visibility, the proposed Extension Area would have negligible impact on the values and objectives for managing the Green Wedge or Rural Conservation Zone. |

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5.3 Viewpoint 5 – Potts Road (GPS 55H 3 342761.00 m E, 5778080.00 m S)



Figure 5-5 Viewpoint 5 – View looking northwest



| Summary of "Scale of Effects" Criteria | | Existing Setting and change in views | Assessment |
|--|-----------------------------|--|--|
| Visibility | Screened | Viewpoint 5 is from Potts Road, north of a residential subdivision. The proposed quarry extension would be approximately 890m to the west. Figure 5-5 shows the view looking west towards the Site. Topography in the intervening landscape and existing vegetation along roadsides, property boundaries and fencelines limit views to the northwest and the direction of the existing Quarry and proposed Extension area. | This visual impact from this location would be nil. Existing vegetation along the roadside and operating quarry areas screen the Site and vegetation proposed to be removed in the extraction area. Because the proposed works would not be visible from this location, there would be no visual impacts, nor would there be any discernable change in the values and objectives for managing the Green Wedge or Rural Conservation Zone. Due to the limited visibility, the proposed Extension Area would not impact on the values and objectives for managing the Green Wedge or Rural Conservation Zone. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | 890 m northwest | | |
| View Duration | Short to medium | | |
| Viewer numbers | Low – Local Road | | |
| Landscape Character / Viewer sensitivity | Low-modified, not protected | | |
| Overall Visual Impact | Nil | | |

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5.4 Viewpoint 7 – Valley Road (GPS 55H 341907.87 m E, 5778796.09 m S)

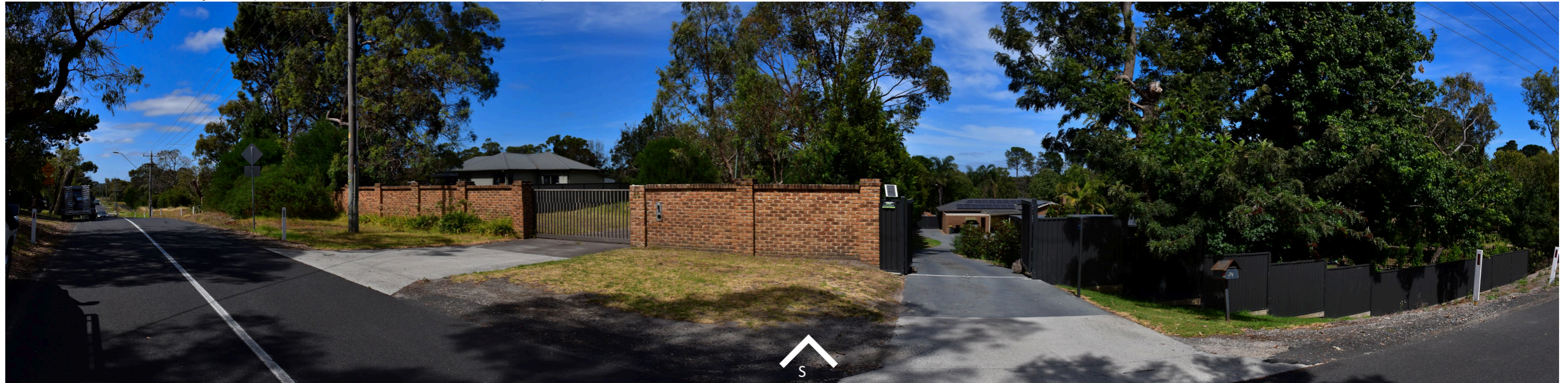
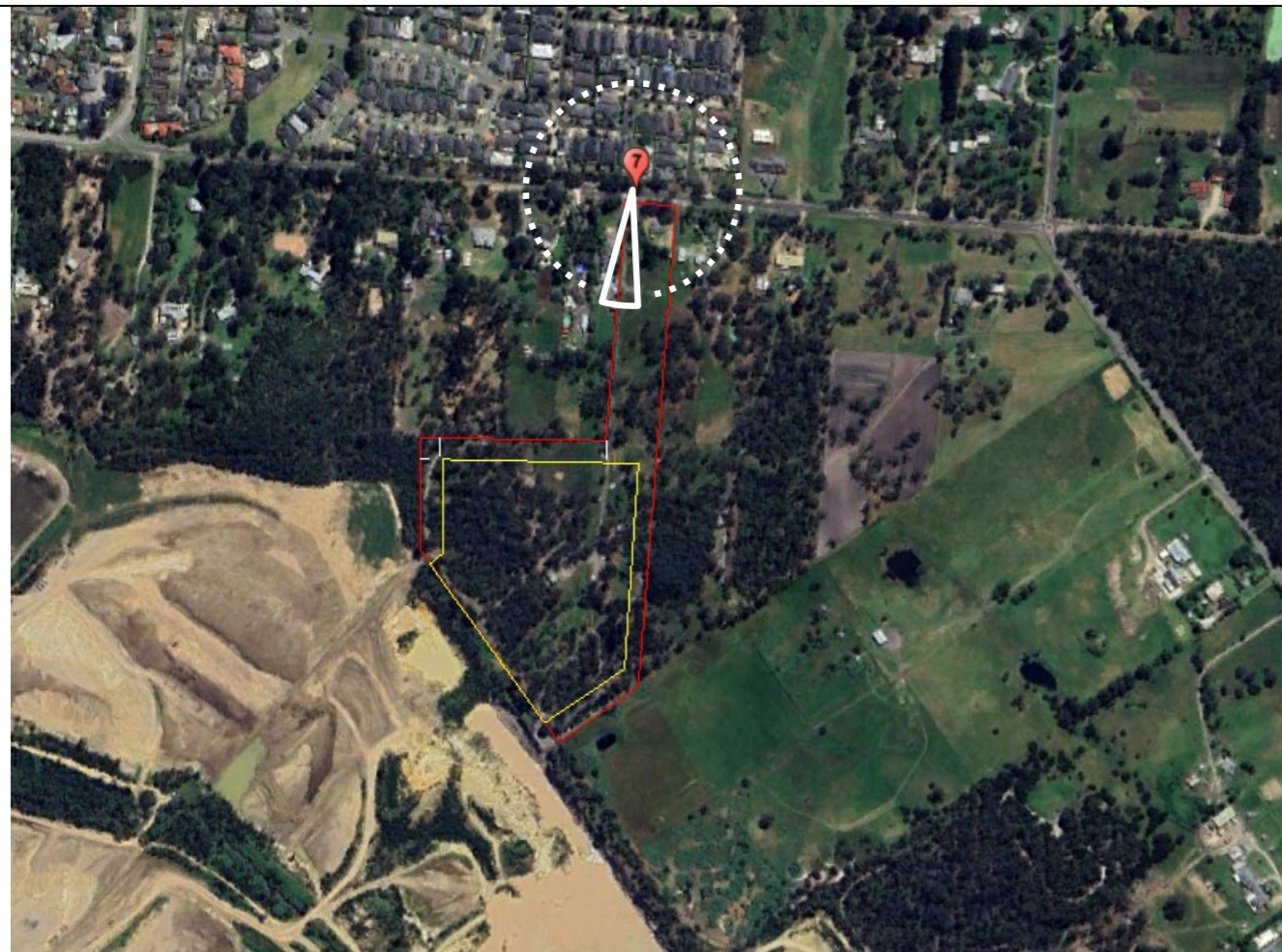


Figure 5-6 Viewpoint 7 – View looking south



| Summary of "Scale of Effects" Criteria | | Existing Setting and change in views | Assessment |
|--|-------------------------------|--|--|
| Visibility | Screened | Viewpoint 7 is from Valley Road, adjacent to the existing site entrance and driveway to the neighbouring property. | There were no obvious locations along Valley Road where the proposed Extension Area would be visible. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | 300 m south | The proposed quarry Extension would be approximately 300m to the south. | Vegetation within the Site, and the area proposed to be altered by the Extension Area is screened by vegetation along roadsides and in neighbouring lots, topography and boundary fencing. |
| View Duration | Short | Figure 5-6 shows the existing view looking south along the driveway of the neighbouring property. | Because the proposed works would not be visible from this location, there would be no visual impacts, nor would there be any discernable change in the values and objectives for the Green Wedge or Rural Conservation Zone. |
| Viewer numbers | Low – Local Road | The map opposite shows the viewing location relative to the existing quarries, the Subject site and the proposed Extension Area. | |
| Landscape Character / Viewer sensitivity | Low – modified, not protected | | |
| Overall Visual Impact | Nil | | |

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5.5 Northern Boundary#1 (GPS 55H 341847.42 m E, 5778501.32 m S)



Figure 5-7 View looking north



| Summary of "Scale of Effects" Criteria | | Existing Setting | Change in views |
|--|------------------|--|---|
| Visibility | Limited | This viewpoint is from within the Site, looking north towards neighbouring lifestyle properties in the Rural Conservation Zone. | The Colorbond fence along the Site's northern boundary will be retained. The proposed access road will run just inside the boundary, along the southern edge of the retained fence. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | N/A | Figure 5-7 shows the view looking northwest to northeast along the Site's northern boundary. | The viewing location is within the area designated for the proposed acoustic mound and fence along the northern edge of the Pit. Over time, the landscape screening planned for the northern face will assist in filtering views of the acoustic attenuation features from the north. |
| View Duration | Short | This viewpoint makes observations regarding the location and potential for views of the Site. It is not the intention to assess likely views and visual impacts from dwellings. Impacts would be subject to the dwelling's elevation, orientation and outlook, and intervening vegetation or other structures. | |
| Viewer numbers | Low N/A | A colour bond fence establishes the section of the northern boundary. Vegetation within the Site is largely cleared of tall trees and shrubs along this section. | |
| Landscape Character / Viewer sensitivity | Modified | Existing buildings and structures on the neighbouring lot to the north appear to be closer to Valley Road, away from the proposed Extension Area and are not visible from this location. | A combination of vegetation within the neighbouring properties to the north, existing fencing, acoustic attenuation and shallow topography will limit northern views of the proposed Expansion Area. |
| Overall Visual Impact | N/A | | |

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5.6 Northern Boundary#2 (GPS 55H 341732.00 m E, 5778531.08 m S)



Figure 5-8 View looking northeast



| Summary of "Scale of Effects" Criteria | | Existing Setting | Change in views |
|--|------------------|--|---|
| Visibility | Limited | Figure 5-7 shows the view looking northwest to northeast along the Site's northern boundary. This viewpoint is also from within the Site | The Colorbond fence along the Site's northern boundary will be retained. The proposed access road will run just inside the boundary, along the southern edge of the retained fence. |
| Landscape Change | Transformational | | |
| Distance to nearest extraction boundary | N/A | The location of the former tennis court seen in Figure 2-2 above, is visible to the views right. | The viewing location is within the area designated for the proposed acoustic mound and fence along the northern edge of the Pit. Over time, the landscape screening planned for the northern face will assist in filtering views of the acoustic attenuation features from the north. |
| View Duration | Short | At this location, the northern boundary is partly established by a post and wire fence and partly by the colour bond fence seen in the previous viewpoint. | |
| Viewer numbers | Low N/A | Existing buildings and structures on the neighbouring lots to the north also appear to be setbacks from the boundary and are screened by existing vegetation within the neighbouring Site. | |
| Landscape Character / Viewer sensitivity | Modified | | A combination of vegetation within the neighbouring properties to the north, existing fencing, acoustic attenuation and shallow topography will limit northern views of the proposed Expansion Area. |
| Overall Visual Impact | N/A | | |

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6. Landscaping

The Quarry has been operational for several decades. Many features within the Quarry, including former terminal faces and extraction areas, overburden and material stockpile areas have transitioned from active quarrying to rehabilitation. The rehabilitation of former quarries in the surrounding area indicates that the proposed Extension Area's rehabilitation will also be successful. Examples include buffer plantings established along the perimeter of the work authority boundaries further to the south.

Following quarrying, the terminal extraction faces will be rehabilitated following the methodology implemented and adapted successfully elsewhere within the Quarry. Following establishment, the rehabilitated faces will merge with the existing stand of trees on the site boundary and will have similar height and character within the Quarry and surrounding areas to the south, west, and north.

6.1 Proposed Landscaping

Figure 6-1 shows the proposed Landscaping along all external faces of the acoustic bund to be installed along the Pit's western, northern and eastern faces. Figure 6-1 shows a cross-section of the bund, inclusive of the proposed Landscaping.

The proposed vegetation is to be fast-growing and comprise native shrubs and ground covers selected from EVC 48: Heathy Woodland, described in Section 6.4.1 below.

A 3.0m high acoustic fence is proposed along the northern section of the acoustic bund. When combined, these features will be up to 6.0m high along the northern edge of the extraction area. Taller shrubs and trees that are also fast-growing are proposed along the lower slopes of the acoustic bund to filter or screen views of the acoustic bund and fence. The trees and the base of the wall are positioned to take advantage of deeper soil profiles and water run-off from the bund. These taller trees are also to be selected from EVC 48.

Figure 6-1 Northern Bund

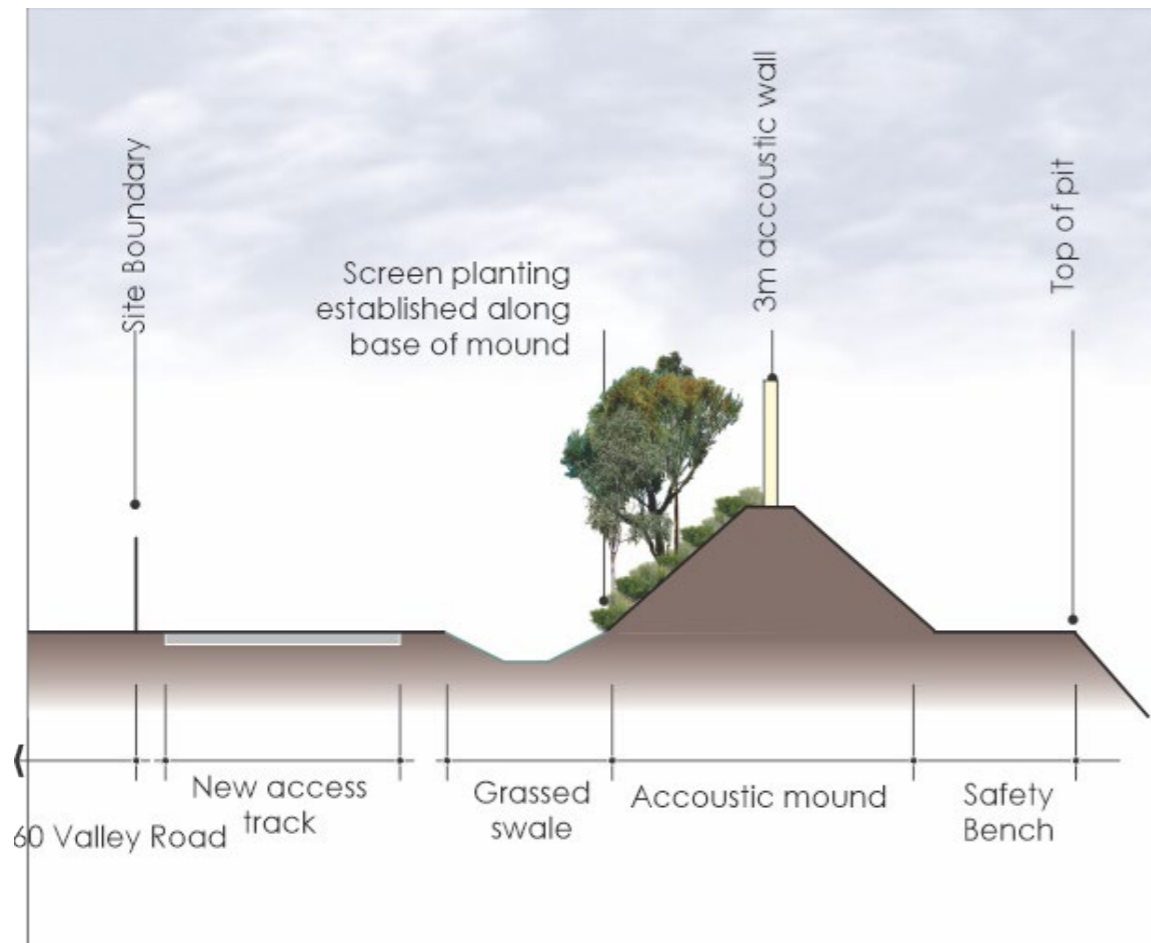
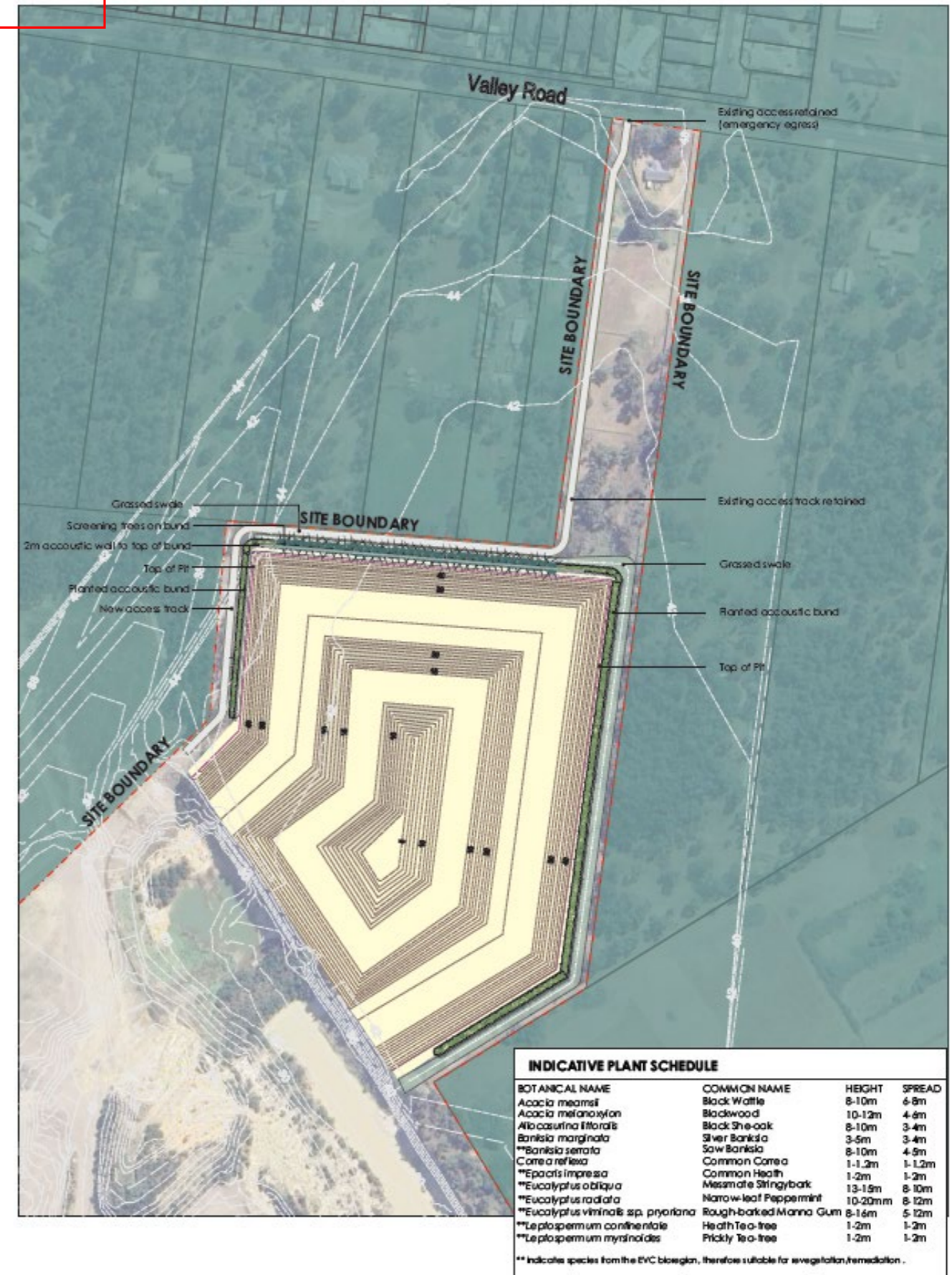


Figure 6-2 Proposed landscaping



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6.2 Rehabilitation

All rehabilitation techniques seek to provide a safe environment after extraction. Revegetation should be cognisant of the flora and fauna values of the area, but also species that have proved successful elsewhere at the Quarry.

6.1 Features of the existing landscape

It is apparent that native vegetation will be successful at maintaining visual screening of the proposed quarry extension in views from the surrounding area. Revegetation in the former extraction areas and along the section of the previously realigned Boggy Creek demonstrates that rehabilitating the extraction will also be successful. Examples of native vegetation in other disturbed areas near the Site are shown below.

It is apparent that rehabilitation of the extraction areas is achievable with appropriate preparation and the selection of appropriate species. This is demonstrated in plantings around the Site's former quarrying areas, which are adjacent.

6.2 Spreading of Topsoil and Plant Establishment

Topsoil and overburden stockpiled elsewhere within the Quarry is available for use in the rehabilitation of the proposed Extension.

Terminal extraction faces will be rehabilitated at both the upper and lower areas consistent with existing approvals and rehabilitation undertaken successfully elsewhere at the Quarry.

In areas where slopes have been created, topsoil will be spread down the slope from the upper level, where it can fill the voids between the rocks. Topsoiled areas will be hydro-seeded with a range of species selected from the relevant local Ecological Vegetation Classes (EVC's). A list of the relevant EVC's and selected species are set out below.

6.2.1 Vegetation

The Site is within EVC 48: Heathy Woodland. This EVC spans various geologies typified by nutrient-poor soils and deep uniform sands and clays altered to form quartzite gravel. Species are, therefore, well suited to rehabilitation and reclamation of disturbed sites. Eucalypts and Banksias dominate vegetation to 10 m tall, limited secondary tree layer and a diverse array of low shrubs.

Tree Species include:

- *Eucalyptus willisii* - Jimmy's Shining Peppermint
- *Eucalyptus obliqua* - Messmate Stringybark
- *Eucalyptus radiata* s.l. - Narrow-leaf Peppermint
- *Eucalyptus viminalis* ssp. - pryoriana Rough-barked Manna Gum
- *Banksia serrata* - Saw Banksia

Low Shrubs and ground covers include:

- *Epacris impressa* - Common Heath
- *Leptospermum myrsinoides* - Heath Tea-tree
- *Leptospermum continentale* - Prickly Tea-tree
- *Monotoca scoparia* Prickly - Broom-heath
- *Amperea xiphoclada* var. *xiphoclada* - Broom Spurge
- *Leucopogon virgatus* - Common Beard-heath
- *Dillwynia glaberrima* - Smooth Parrot-pea
- *Gahnia sieberiana* - Red-fruit Saw-sedge
- *Hypolaena fastigiata* Tassel Rope-rush
- *Cassytha glabella* Slender Dodder-laurel

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Vegetation in residential Development is located on former farming lands to the east.



Roadside Vegetation



Un-managed vegetation in former quarry areas



Vegetation surrounding an existing tennis court within the Site

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7. Conclusion

Although the Proposal would require removing vegetation and altering the landscape features and objectives identified in Policy, there were no nearby significant or sensitive locations in the Public realm identified where the proposed changes to these areas and values brought about by the proposed quarry expansion would be visible. For this reason, there appear to be no landscape or visual reasons precluding the granting of a permit.

This is supported by the following:

- There are no nearby significant or sensitive viewing locations from the public realm where the Site, existing vegetation or quarrying activities would be a feature in views.
- Most views in the direction of the Quarry and the proposed Extension area are either screened by topography, vegetation or a combination of both.
- The topography within the Quarry and the surrounding area restricts most nearby viewing opportunities and locations that are further removed.
- There will be limited to no views of the proposed Extension area from either main roads, secondary or local roads.
- Views from nearby dwellings would be limited to neighbouring properties that share the Site's northern boundary. Dwellings are located to the northern end of those lots, slightly elevated and set within native vegetation. The combination of which partially screens or filters views toward the Site.
- Landscaping proposed along the Site's northern boundary will assist in screening these features in views until the completion of quarrying. The Landscaping proposed for the rehabilitation of the Site is based upon species that are represented in the local EVC's for the area, are already present on the Site, and in the surrounding area. The species selected are also well suited to sites that are disturbed or generally of poorer quality soils.
- Views from dwellings along the northern side of Valley Road and residential areas to the east would be at a distance where most views are screened or the Proposal would be a background element in views that include other quarrying activities. From these areas, the proposed Development would not be a discernible change from existing operations.

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Figure 7-1 Landscape Screening within the Site

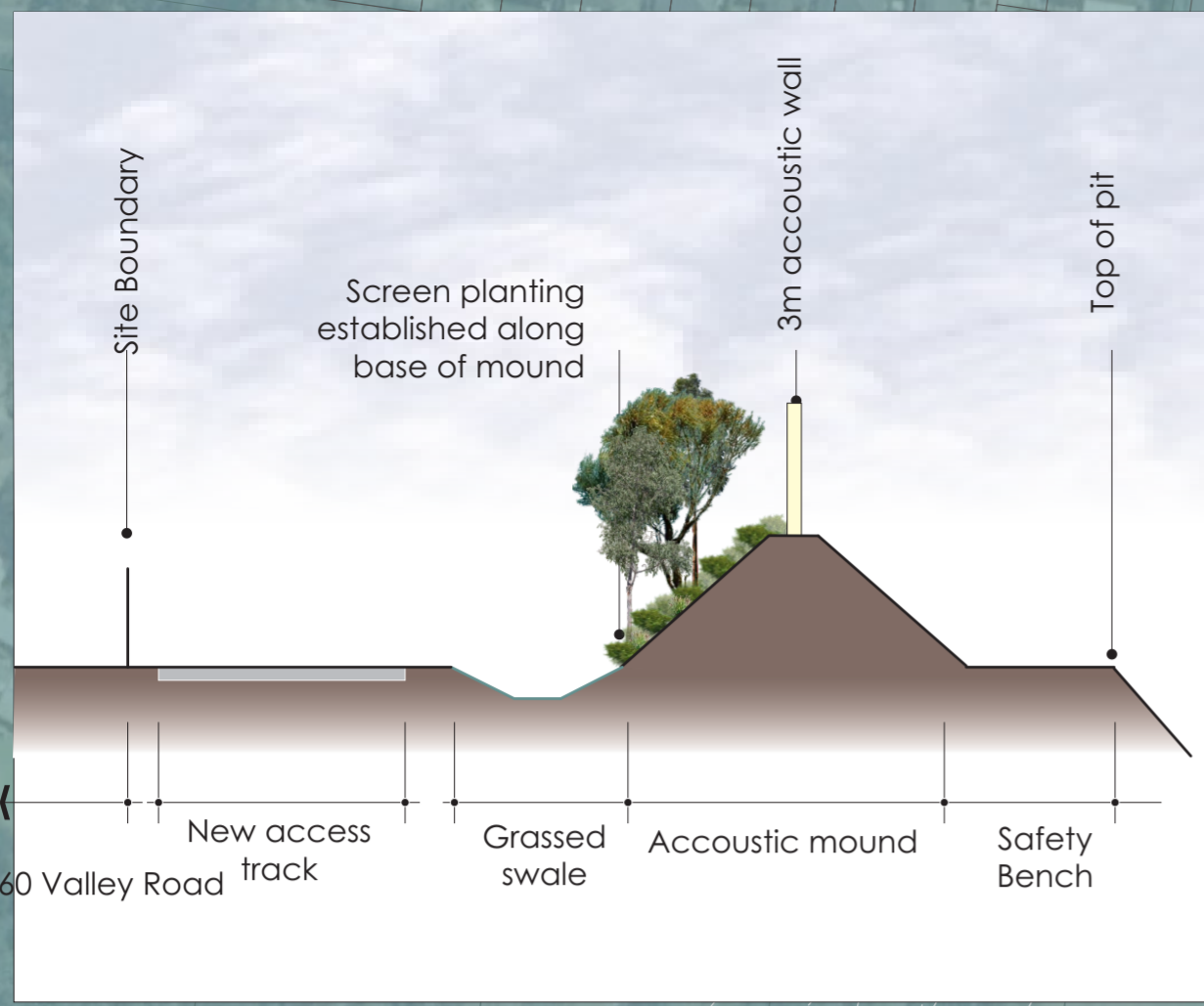


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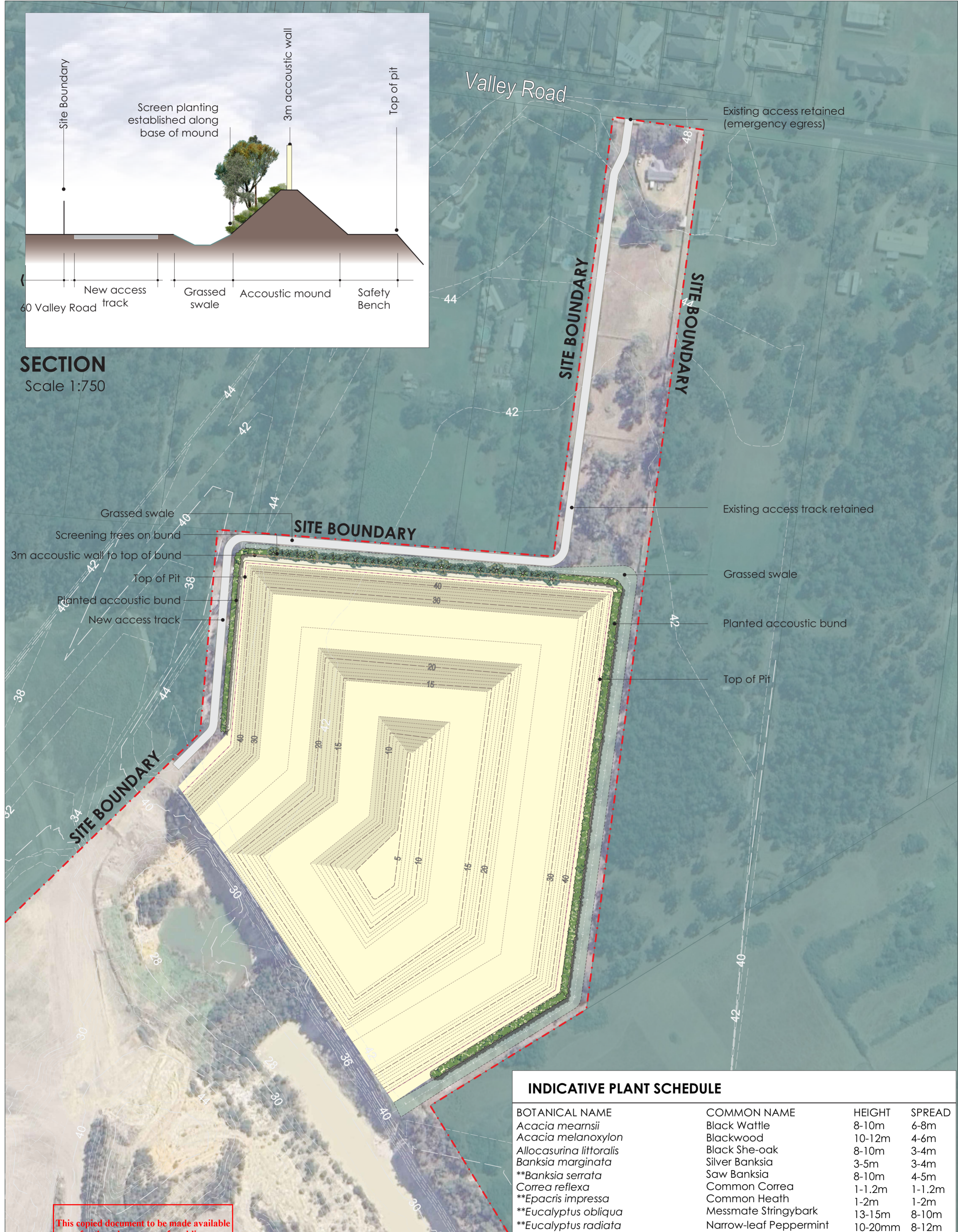
Appendix A - Landscape Plan

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SECTION
Scale 1:750



INDICATIVE PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD |
|---|------------------------|---------|--------|
| <i>Acacia mearnsii</i> | Black Wattle | 8-10m | 6-8m |
| <i>Acacia melanoxylon</i> | Blackwood | 10-12m | 4-6m |
| <i>Allocasurina littoralis</i> | Black She-oak | 8-10m | 3-4m |
| <i>Banksia marginata</i> | Silver Banksia | 3-5m | 3-4m |
| ** <i>Banksia serrata</i> | Saw Banksia | 8-10m | 4-5m |
| <i>Correa reflexa</i> | Common Correa | 1-1.2m | 1-1.2m |
| ** <i>Epacris impressa</i> | Common Heath | 1-2m | 1-2m |
| ** <i>Eucalyptus obliqua</i> | Messmate Stringybark | 13-15m | 8-10m |
| ** <i>Eucalyptus radiata</i> | Narrow-leaf Peppermint | 10-20mm | 8-12m |
| ** <i>Eucalyptus viminalis ssp. pryoriana</i> | Rough-barked Manna Gum | 8-16m | 5-12m |
| ** <i>Leptospermum continentale</i> | Heath Tea-tree | 1-2m | 1-2m |
| ** <i>Leptospermum myrsinoides</i> | Prickly Tea-tree | 1-2m | 1-2m |

** indicates species from the EVC bioregion, therefore suitable for revegetation/remediation .

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LEGEND

- SITE BOUNDARY
- PROPOSED WORK AUTHORITY BOUNDARY
- PROPOSED TREES
- PROPOSED PLANTING

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| | | | | | | | | |
|-------|-----------|----------------|------------------|-------------------|------------------|--------------------|-------------------|------------------------|
| Notes | Revisions | Drawn By HB | Checked By HB | Drawing No Ls1 | Revision No - | Scale 1:2500@A2 | Date June 2025 | Project No. PJ00067 |
|-------|-----------|----------------|------------------|-------------------|------------------|--------------------|-------------------|------------------------|

North

LandscapePlan Ls1
Langwarren Quarry