

Colac Quarry, Northern Development Area

Planning Permit Application Report

Holcim (Australia) Pty Ltd

Reference: P509485

Revision: 2

20-September-2024

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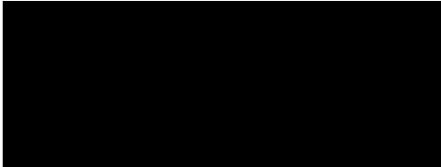
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Executive Summary

This report has been prepared on behalf of Holcim Pty Ltd (Holcim, the Proponent) to support the planning permit application for the use and development of the proposed Colac Quarry in Ondit, Victoria. The proposal is to expand the existing basalt quarry extraction area at Colac Quarry, known as the Northern Development Area (NDA) (the Project).

This application seeks planning approval from the Department of Transport and Planning via the Development Facilitation Program using the approval pathway provided through Clause 53.22 (Significant Economic Development) of the Colac Otway Planning Scheme. Clause 53.22 seeks to *prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians*. The Project is consistent with Victorian Government strategies regarding extractive industry development and the planning policy framework of the Colac Otway Planning Scheme and will make a significant contribution to Victoria's economy for the following reasons:

- Victoria continues to require raw materials to support the construction industry, as outlined in the *Helping Victoria Grow Extractive Resources Strategy* (2018). This Project directly supports these objectives by continuing the supply of construction materials needed for residential development, transport projects, energy and utilities infrastructure and non-residential developments such as hospitals and schools. Colac Quarry will be supporting local development in the Colac Otway, Surf Coast and City of Greater Geelong areas. By continuing the supply of basalt, the proposal will contribute to Victoria's economic development and liveability across these communities.
- The proposal will serve to enhance and broaden the local economy by continuing to provide direct and indirect employment. Retention of those currently employed at the existing quarry, rather than job loss, will be a direct result of this expansion. Indirect employment could increase as the construction sector benefits from the raw materials. This aligns with the objectives outlined in the Colac Otway planning scheme, which places a strong emphasis on supporting development that will create jobs, as indicated in Clause 02.03-6 (Economic development).
- The Statutorily Endorsed Work Plan demonstrates the rigorous assessment of the proposal through the risk framework and compliance standards to develop controls, monitoring and reporting programs during the design, construction and operation, rehabilitation and closure of the Quarry. Extractive industries can have a significant impact on the environment, which is why exploration and extraction of natural resources must be undertaken in accordance with acceptable environmental standards (as outlined in Clause 14.03-1S, Clause 13.07-1S, Clause 13.05-1S, Clause 15.03-2S, Clause 13.02-1S of the Colac Otway Planning Scheme). A range of appropriate environmental standards were used to develop the proposed control measures, including Australian Standards, EPA Publications, Environmental Reference Standard (*Environment Protection Act 2017*), Victorian Dangerous Goods Regulations, Earth Resources Regulation (2021) *Ground Vibration and Airblast Limits for Mines and Quarries*, Worksafe Code of practice and Noise Protocol.
- Holcim appreciates the importance of community and stakeholder engagement and has involved key stakeholders in the development of this Project through incorporation of feedback into the environmental assessments, design, exploration method and Work Plan. A Community Consultative Committee exists to facilitate direct communication with key stakeholders of current operations including environmental monitoring results, management structure of Holcim, community sponsorship and volunteering opportunities, future development strategy and for members of the community to register feedback and advise on complaints resolution if necessary. This will continue as an integral part of the Quarry expansion.

Planning assessment

The Project Area is located in Colac, Victoria and is subject to the provisions of the Colac Otway Planning Scheme. Planning approval is required for:

- Use, buildings and works for Extractive Industry under Clause 35.07 (Farming Zone)
- Erection of a business sign under Clause 52.05 (Signs)
- Native vegetation removal under Clause 52.17 (Native Vegetation)

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Ancillary works such as fencing, minor utility installation (proposed water pipe and pump) and roadworks (proposed access to the Site) are also exempt under Clause 62.02 (Buildings and Works).

The views of relevant authorities have been captured through the Work Plan approval process under the *Mineral Resources (Sustainable Development) Act 1990 (MRSDA)*; and include:

- Barwon Water
- Department of Energy, Environment and Climate Action (Environment)
- Heritage Victoria
- Environmental Protection Authority Victoria
- Earth Resources Regulation (ERR)
- Powercor
- Southern Rural Water
- Telstra

Therefore, under Clause 52.09 (Extractive Industries) the Project is exempt from the referral requirement in Clause 66 as a copy of a work plan was given to the referral authority under section 77TE of the MRSDA . Overall, the referral agencies were supportive of the Work Plan and have provided statutory endorsement under the *MRSDA Act*. The Work Plan (and supporting assessments) were subject to conditions and other commentary from Referral Agencies. These have been generally resolved with the individual Referral Agencies and the updated Work Plan will be submitted to ERR for final approval once planning approval have been granted.

Adjacent land owners and community consultation has occurred as part of the Work Plan process and subsequently regarding this planning permit application. Holcim is committed to ongoing, open community consultation and the provision of environmental mitigation and management to minimise community concerns.

The proposal has also sought approval under separate legislative obligations, including:

- A Work Plan (PLN-001672) has been statutorily endorsed under the *Mineral Resources (Sustainable Development) Act 1990* by ERR - Department of the Department of Energy, Environment and Climate Action via an online Resource Rights Allocation and Management portal (refer to Appendix D). This was subject to conditions that have largely been resolved and not specifically applicable to the Colac Otway planning provisions.
- A Cultural Heritage Management Plan (CHMP 17837) has been prepared and approved by Eastern Maar Aboriginal Corporation for the proposed activity.
- A referral under the *Environment Protection and Biodiversity Conservation Act 1999* was submitted to the Department of Agriculture, Water and the Environment on 24 February 2022 (reference number EPBC 2022/9149) with the outcome being not a controlled action.

The overall benefit to the state and local economy by the Project is outlined in this planning report, including the consistency of the proposal with relevant State and local planning objectives. A robust risk-based approach has been undertaken to develop the proposal and ensure management of the Site is in accordance with strict environmental standards.

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Acronyms

Acronym	Full title
CCC	Community Consultative Committee
CHMP	Cultural Heritage Management Plan
DEECA	Department of Energy, Environment and Climate Action
DTP	Department of Transport and Planning
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EMAC	Eastern Maar Aboriginal Corporation
EPAV	Environment Protection Authority Victoria
ERR	Earth Resources Regulation
FZ	Farming Zone
GED	General Environmental Duty
ha	hectares
P&E Act	<i>Planning and Environment Act 1987</i>
PPF	Planning Policy Framework
MRSDA	<i>Mineral Resources (Sustainable Development) Act 1990</i>
NDA	Northern Development Area / Site
NSAs	Noise Sensitive Areas
RCS	Respirable Crystalline Silica
SRW	Southern Rural Water
VPO2	Vegetation Protection Overlay Schedule 2 - Roadside Vegetation
VCAT	Victorian Civil and Administrative Tribunal
VAHR	Victorian Aboriginal Heritage Register

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1 Introduction

This report has been prepared by Aurecon Australia Pty Ltd (Aurecon) on behalf of Holcim Pty Ltd (Holcim). It supports a planning permit application for the use and development of a Quarry (Extractive industry) at Colac Quarry, on a part of the land known as the Northern Development Area (NDA, the Site) at 170 Ondit-Warrion Road, Ondit in western Victoria.

Holcim is a supplier of aggregates, concrete, concrete pipe and products. Holcim’s Australian operations include quarries, batching plants, manufacturing and corporate offices which employ over 3,700 people directly and indirectly.

The proposal seeks to expand the existing basalt quarry extraction area at Colac Quarry as the current extraction area is reaching end of life.

This application seeks planning approval from the Department of Transport and Planning (DTP) via the Development Facilitation Program, using the approval pathway provided under Clause 53.22 (Significant Economic Development) of the Colac Otway Planning Scheme. Table 1.1 summarises the proposal details.

Table 1-1 Application overview

Application overview	
Site Address	170 Ondit-Warrion Road, Ondit VIC 3249
Title details	Lot 6 on Plan of Subdivision 008005
Tenure	The site is owned by Holcim (freehold)
Site area	41 hectares (ha) (Disturbance area is 36.23 ha).
Project scope	Extractive industry - basalt extraction
Local government area	Colac Otway Shire
Zone	Clause 35.07 Farming Zone (FZ)
Overlay	Nil
Existing land use	Agricultural purposes
Development cost	\$1,560,000
Planning permit triggers	A planning permit is required under the following clauses: <ul style="list-style-type: none"> ■ Clause 35.07 – to use the land and buildings and works for the purposes of ‘Extractive Industry’ in the FZ ■ Clause 52.05-13 – to construct a category 4 sign in the FZ ■ Clause 52.17 – to removed 2.299 hectares of native vegetation
Planning permit exemptions	Ancillary works such as fencing, minor utility installation (water pumps and pipes) and roadworks (Site access) are also exempt under Clause 62.02 (Buildings and Works).
Designated Bushfire Prone Area	Yes

1.1 Purpose

The purpose of this report is to:

- Provide an overview of the Project Site and surrounding area
- Outline the specific details of the Project
- Provide an analysis of the Project against the relevant planning requirements
- Summarise key consultation undertaken
- Summarise key environmental considerations.

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1.2 Supporting assessments

The Project has prepared previous approval documentation under separate legislative obligations, including:

- A Work Plan (PLN-001672) has received statutory endorsement under the *Mineral Resources (Sustainable Development) Act 1990* (MRSDA) by Earth Resources Regulation (ERR) Department of the Department of Energy, Environment and Climate Action (DEECA) via an online Resource Rights Allocation and Management portal (refer to Appendix D).
- A Cultural Heritage Management Plan (CHMP 17837) has been approved by Eastern Maar Aboriginal Corporation (EMAC) for the proposed activity.
- A referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was submitted to the Department of Agriculture, Water and the Environment on 24 February 2022 with reference number EPBC 2022/9149 with the outcome being not a controlled action.

Holcim's existing operations are covered under previously approved WA158 comprising of land at 75-95 Potters Road, Ondit (opposite the NDA). This new proposal aims to operate concurrently with the existing operations at 75-95 Potters Road. The overall quarry capacity (both the existing quarry and proposed expansion) will not change, producing approximately 300,000 tonnes of product per annum averaging about 1,000 tonnes per day.

The location of the Site and Holcim Colac Quarry existing operations is shown in Figure 1-1.

This planning report should be read in conjunction with the documents prepared and submitted as part of the planning application, see Table 1.2.

Table 1-2 Supporting documents

Appendices reference	Document name
Appendix A	Certificate of Title
Appendix B	Application Plans
Appendix C	Written advice of the Chief Executive, Invest Victoria
Appendix D	Statutorily Endorsed Work Plan
Appendix E	Statement of Endorsement
Appendix F	Colac Quarry - Northern Development Area Flora and Fauna Assessment and targeted survey for Corangamite Water Skink Aurecon, 2024)
Appendix G	Colac Quarry, Northern Development Area Colac Quarry Northern Development Area: Acoustic Assessment (Aurecon, 2024)
Appendix H	Colac Quarry, Northern Development Area (NDA): Further Information Regarding Air Quality Assessment (Aurecon, 2024)
Appendix I	Referrals checklist and Referral Agency Response

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Figure 1-1: NDA Site Location

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2 Subject site and surrounds

The NDA is located at 170 Ondit-Warrion Road, Ondit, approximately 10 km north of Colac town centre. It sits entirely within the Colac Otway Shire Council local government area. The NDA is extensively modified and has been most recently used for agricultural and pastoral purposes. It is largely vacant, with unused farm sheds on the southern boundary of the Site. It is bordered by private farmland to the north and the east, Rattrays Road to the west and the Ondit - Warrion Road to the south (refer to Figure 2-1).

Twenty-five residences have been identified within 2 km of the NDA. These are primarily farming residences and rural properties, noting that the only property within 500 m is currently unoccupied and the dwelling is dilapidated with the owner confirming they have no plans to occupy the property in the foreseeable future and are supportive of the Project. No other sensitive receptors such as schools, hospitals, residential aged care homes, and places of assembly are identified within 2km.

Access to the Site is via Ondit-Warrion Road, which connects to Colac – Ballarat Road to the east or Coragulac – Beeac Road to the west. Both roads connect to the major arterial road, Princes Highway.

The Site is adjacent to private and public infrastructure on the southern and western boundary including:

- Southern boundary:
 - High voltage overhead powerlines on the south side of the road, in the road reserve.
 - Low voltage power poles on the northern side of the road, in the road reserve.
 - 150 mm AC water line (Barwon Water) running parallel to the road, with periodic manholes a minimum of 1.8 m from the southern boundary of the road reserve.
 - One distribution substation and associated high voltage/low voltage poles (CitiPower/Powercor).
 - Buried Telstra cables running parallel to and north of the road (including elevated cable joints).
- Western boundary: High voltage overhead powerlines on the eastern side of Rattrays Road, in the road reserve
- The northern and eastern boundaries have no known services or infrastructure abutting them.

The NDA comprises undulating volcanic plains with a series of stony rises throughout, particularly in the northeast section of the property. There are no creeks or tributaries traversing the Site however, it is located approximately 300 m south of a lake (currently unnamed), approximately 775 m north of Lake Ondit and 1.5 km north of Lake Colac.

The NDA contains 32 patches of native vegetation, comprising of 30 patches of Stony Knoll shrubland (EVC649) mainly distributed in the north-eastern area of the Site, and two patches of Plains Grassy Woodland (EVC 55) located on the western boundary. The areas of native vegetation within the project area were small and disconnected, and comprised a very low native species diversity, and had a very high cover of grassy weeds. The NDA contains stony rises and dry-stone walls, areas considered to support potential habitat of the EPBC Act-listed Corangamite Water Skink. During the targeted survey conducted within the NDA area, no Corangamite Water Skinks were found.

Aboriginal cultural heritage in the activity area includes two newly identified Aboriginal places that have been registered with the Victorian Aboriginal Heritage Register (VAHR):

- Ondit LDAD 2 (VAHR 7621-0425)
- Ondit Artefact Scatter (VAHR 7621-0426)
- Riches LDAD 1 (VAHR 7621-0388) existing site which exists within the activity area

There are no registered historic heritage places located on the NDA or within 2 km. Historically, the Site has been used for agriculture and grazing. It appears to have been used for agricultural and pastoral purposes since European settlement. The family of the previous landowner (before Holcim's acquisition) occupied the property since the 1920s.

The family built the current dairy buildings in the 1980s and operated this commercially until the mid 1990s. The Site was then used to support offices for a small electrical business, as well as a number of cattle on the property. Many of the buildings and exotic trees on the southern boundary of the property date from the early years of this occupation. Over the years, the family cropped the paddocks for potatoes and onions and for a time also had a small commercial piggery.

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- Legend**
- Residential receptors
 - Limit of Extraction
 - Watercourse
 - NDA Site
 - Existing quarry site
 - Cadastre
 - LGA
 - Aboriginal Cultural Heritage Sensitivity
 - Native Vegetation**
 - Plains Grassy Woodland (EVC 55)
 - Stony Knoll Shrubland (EVC 649)

Data Source: DELWP (2024); Aurecon (2024)
 Image: Digital Cadastral Database; Regional Ecosystem Mapping (Version 6.1); High Value Regrowth (Version 2.1) - Department of Environment and Resource Management.

Date: 6/09/2024 Version: 1

Holcim Colac Quarry Extension
 Location Plan

A3 Scale: 1:20,000
 Job No: 509485
 Coordinate System: GDA 1994 MGA Zone 54

Figure 2-1 Site location and surrounds

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3 The Project

The proposed development is to expand the Colac Quarry operation into the new NDA Site. The operation will seek to use as much existing infrastructure as possible to minimise the development footprint and no fixed buildings will be erected on the NDA Site. The Project will include:

- Quarry pit (to a max depth of 17.4 m) including mobile / modular primary and secondary crushing plant to be located in the quarry pit.
- Native vegetation removal of up to 2.299 ha.
- Water pump and 200mm underground pipe in southern section of the NDA Site.
- New access road from Rattrays Road to the quarry, including ramp into the quarry.
- New access road from Ondit-Warrion Road.
- Fencing:
 - A farm fence with security signage around the northern and eastern boundaries.
 - A 1.8m security chain mesh fence with security signage along the southern and western site boundaries

The hours of operation for the NDA will be 0700 to 2200 Monday to Saturday.

3.1.1 Quarry operation

The NDA is proposed to maintain current capacity of the Colac Quarry operations. As the existing quarry is depleted, Holcim is seeking to expand into the NDA to maintain the existing production of 300,000 tonnes of product per annum averaging about 1,000 tonnes per day. The existing quarry will continue to operate under WA158, while a separate Work Authority and Work Plan (endorsed under the MRSDA Act) will govern the operation of the NDA.

The NDA will be utilised for basalt quarry extraction over a 20 to 30 year timeline (dependent on the need for resource extraction). Extraction is to be undertaken across four stages (Stages 1-4) from west to east (refer to Figure 3-1) with an estimated Rehabilitation timeframe of:

- Stage 1: within 5 years or 6 months of completion of stage (whichever is later)
- Stage 2: within 10 years or 6 months of completion of stage (whichever is later)
- Stage 3: within 15 years or 6 months of completion of stage (whichever is later)
- Stage 4: within 20 years or 6 months of completion of stage (whichever is later)

The extraction methodology and activities undertaken to quarry the basalt resource will be the same across all of the four stages. Progressive rehabilitation of terminal faces will occur as soon as practicable after completion of each stage.

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Legend

- Work Authority Boundary
- Limit of Extraction
- Stages of Extraction**
- Stage 1 (west)
- Stage 2
- Stage 3
- Stage 4 (east)
- Cadastre
- LGA
- Waterbody
- Pit Layout

Data Source: VicMap (2020)
Image: Esri, InRoads, USDA, USGS, AEX, GeoEye, GeoMapping, AeroGRID, IGN, IGP, and the GIS User Community

Date: 3/05/2023 Version: 1

**Holcim Colac Quarry Extension
Site Layout**



Job No: 529485
Coordinate System: GDA 1994 MGA Zone 54

Figure 3-1 Staged approach to the NDA development (as per the Work Plan)

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Resource extraction

Initial topsoil stripping across the planned extraction area will occur in stages in preparation to expose medium term basalt reserves. Typically, the topsoil stripping process involves the use of excavators and haul trucks, and in some circumstances dozers and front-end loaders. Topsoil depth varies across the NDA between 0 mm to 200 mm therefore, it is estimated up to 61,920 m³ of topsoil may be stripped and stored in mounds no greater than 2 m in height. This topsoil will be used in future progressive rehabilitation works. Overburden stripping occurs after topsoil has been removed. It requires the removal of overburden material (clays predominantly) by excavators and haul trucks.

Following stripping of the topsoil and overburden, primary basalt extraction will occur via drill, and blast. Secondary breaking will be undertaken where required, via hydraulic rock breaker. Blasting will only occur for primary blasting i.e. breaking down of in-situ rock to create quarry walls. Extraction of the blasted basalt material will be undertaken using an excavator, dump truck and loader. Extracted material from the NDA will be crushed using a mobile/modular primary and secondary crushing plant located within the pit, on the NDA. Mobile crushing plant will be powered by diesel engine/s. Crushed stone will then be transported to the existing tertiary and screening plant located at 75 Potters Road Oudit (WA158) via rock-bodied road trucks or articulated dump trucks. Following the screening, the material will be transported offsite in road trucks for customers.

Blasting will be confined to between the hours of 11am and 3:00pm Monday to Friday unless in the case of a safety incident or misfire. Blasting is proposed to be generally conducted every three weeks. Two separate blasts are often fired consecutively on blast days with a ten-year average of 35 individual blasts per year.

Note - No explosives are stored on site and explosives are only brought to site by explosive supplier on blast day. A Blast Impact Assessment has been developed to maintain compliance throughout the operational phase that specifies the modified blasting and exclusion zones for each individual blasting scenario, including ongoing engagement with any nearby impacted residences.

3.1.2 Water management

Management of surface water and groundwater will be undertaken on the basis of “no discharge of pit water” from the quarry. Groundwater dewatering is expected during the operational phase of the quarry to facilitate the extraction of the basalt resource. A pump and underground pipe are proposed for installation on the south-western portion of the NDA, to pump water from the NDA to the existing quarry to maintain a dry pit during extraction.

A 2m high earth bund will be constructed from overburden or scalped material along most of the southern and western boundary to divert surface water flows away from the quarry pit and prevent vehicles from entering the quarry.

3.1.3 Staff facilities and storage

Holcim will use the facilities within the existing quarry site area, and the construction of buildings is not proposed. This includes worker’s restrooms, break rooms, site offices, storage locations. Workshops and sheds at the existing quarry will continue to be used for plant and vehicle maintenance.

The NDA will have no permanent storage of fuel or chemicals as fuel will be brought on site by a mobile fuel tanker and all chemicals and hazardous substances will be stored on service trucks brought to the NDA as required. Parking will be provided on the existing quarry site.

3.1.4 Vehicle access and movement

There will be two NDA Site access points, one for site personnel to access the site off Oudit-Warrion Road, and the main pit access for hauling material to the existing quarry off Rattrays Road.

Only vehicles that are required to travel to the location of the modular/mobile primary/secondary plant and Heavy Machinery and Equipment within the NDA will be present during operation. Personnel parking will remain on the existing quarry site.

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In accordance with the recommendations from the Traffic Impact Assessment, there will be upgrades to local roads prior to hauling material including:

- Rattrays Road to be sealed from the NDA Gate south to the intersection of Ondit-Warrion Road (150m section)
- Installation of truck crossing warning signs on both approaches along Ondit-Warrion Road toward this intersection, for road safety reasons.

3.1.5 Rehabilitation

The Quarry will be active until all extraction is complete, however progressive rehabilitation of the terminal batters will occur, aligned to pit development and will be undertaken as soon as practicable. The following closure criteria are in place, as endorsed in the Work Plan, to facilitate the rehabilitation of the NDA Site:

- The disturbed quarrying environment shall be made safe, stable, and sustainable; and closure requirements of the regulatory authorities are to be met.
- Rehabilitated landform that allows the groundwater to naturally rebound to form a pit lake that is safe and sustainable.
- Compliance with any post-quarrying activities required to comply with the CHMP No.17389, such as potential reburial of any artefacts uncovered during salvage (subject to consultation with EMAC).
- Rehabilitated areas to provide appropriate habitat for native fauna. Vegetation in rehabilitated areas will have equivalent environmental values as surrounding natural ecosystems or appropriate environmental values to meet land manager and land use requirements.
- Rehabilitated batters to be safe and sustainable.
 - Vegetation growth established.
 - No erosion of rehabilitated batter faces
- No unauthorised access to the Site.

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4 Policy context

There are two key Victoria Government strategies relating to extractive industries in Victoria, *Helping Victoria Grow Extractive Resources Strategy (2018)* and *State of discovery: Mineral resources strategy 2018–2023 (2018)*. These are discussed below.

4.1.1 Helping Victoria Grow Extractive Resources Strategy (2018)

The Victorian Government has developed the *Helping Victoria Grow Extractive Resources Strategy (2018)* to help ensure that high quality extractive resources continue to be available at a competitive price to support Victoria's growth. In particular, the Strategy seeks to:

- Take immediate short-term action to ensure a sufficient supply of extractive resources is available to meet Victoria's immediate infrastructure construction requirements.
- Provide secure and long-term access to extractive resource area while maintaining and improving Victoria's competitiveness and security in the extractives sector
- Raise community understanding about the role of extractive resources.
- Encourage leading-practice approaches to sustainability, environmental management and community engagement.
- Encourage and support innovation in exploration, extraction and the end use of landforms after quarrying.

This proposal directly supports the need for construction materials relied upon in Victoria such as concrete, asphalt, road base and aggregates. These raw resources are needed for residential development, transport projects, energy and utilities infrastructure and non-residential developments such as hospitals and schools. Colac Quarry will be supporting local development in the Colac Otway, Surf Coast and City of Greater Geelong areas. By continuing the supply of basalt, the proposal should contribute to Victoria's economic development and liveability across these communities.

In parallel, the MRSDA seeks to encourage economically viable extractive industries which make the best use of, and extract the most value from, resources in a way that is compatible with the economic, social and environmental objectives of the State. The proposal has received Work Plan Statutory Endorsement under the MRSDA as it meets the MRSDA objectives, which are consistent with the Strategy's objectives.

Holcim has demonstrated a commitment to sustainability and environmental management. With regards to sustainability, a range of quarry products are covered by an Environmental Product Declaration through Environmental Product Declaration Australasia. This leading practice, data driven approach allows construction companies and builders to make quick, informed decisions about the sustainability of the materials they choose. Environmental management is also key, with measures taken to avoid, minimise and manage potential environmental impacts. A risk assessment undertaken as part of the Work Plan clearly identifies potential environmental risks, objectives, compliance standards, controls, monitoring and reporting. These measures are enforceable and will keep Holcim accountable. From this assessment several operational management plans have been developed and implemented, including Corangamite Water Skink Management Plan, Water Management Plan and a Ground Control Management Plan.

4.1.2 Mineral Resources Strategy 2018-2023 (2018)

The Victorian Government has developed the *State of discovery: Mineral resources strategy 2018–2023* to help grow investment and jobs in Victoria's minerals sector. The follow are key areas identified as part of this strategy:

- Building community confidence in mineral exploration and development.
- Improving Victoria's attractiveness for minerals investment.
- Strengthening Melbourne's position as a global mining and mineral services centre

Holcim runs a Community Consultative Committee (CCC) to facilitate direct communication about their operations at the Colac Quarry. The aim of the CCC is to inform key stakeholders of current operations including environmental

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monitoring results, management structure of Holcim, community sponsorship and volunteering opportunities, future development strategy and for members of the community to register feedback and advise on complaints resolution if necessary. Meeting at least twice a year, the CCC is one of the key community consultation mechanisms for the operational matters and aims to build confidence with the community.

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5 Planning policy context

The *Planning and Environment Act 1987* (P&E Act) establishes a framework for planning the use, development and protection of land in Victoria. Planning schemes are subordinate legislation to the P&E Act and set out how land may be used and developed. The planning schemes set out the relevant planning controls that determine whether planning approval is required for the use and/or development of land. These controls include zones, overlays, particular and general provisions. The Project Area is within the Colac Otway Shire Council and the Project has been assessed against the Colac Otway Planning Scheme.

Section 5 outlines the planning zones, overlays and other provisions in the Colac Otway Planning Scheme relevant to the Project and provides an assessment against permit triggers and decision guidelines.

5.1 Planning Policy Framework

The Planning Policy Framework (PPF) is the policy content of a planning scheme and provides a context for spatial planning and decision making by planning and responsible authorities. It aligns state and local policy. An assessment against the relevant sections of the PPF is provided below.

Table 5-1 Assessment of relevant PPF clauses

Clause	Assessment
Clause 14.03-1S (Resource exploration and extraction)	<p>This clause seeks to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.</p> <p>This proposal has been assessed against a risk framework and compliance standards to develop controls, monitoring and reporting programs during the design, construction and operation, rehabilitation and closure of the Quarry. The following risks / activities were assessed against appropriate environmental standards, with the ERR approving the Work Plan controls:</p> <ul style="list-style-type: none"> ■ Air Quality: EPA Publication 1961, EPA Publication 1823.1, Environmental Reference Standard (<i>Environment Protection Act 2017</i>) and EPA Publication 1834 ■ Blasting: Victorian Dangerous Goods (Explosives) Regulations 2011, ERR (2021) Ground Vibration and Airblast Limits for Mines and Quarries, Australian Standard AS 2187.2 and EPA Publication 1823.1: Mining and quarrying ■ Chemicals: AS 1940-2017, AS 3780-2008, Dangerous Goods Regulations, EPA Publication 1834, EPA Publication 1698 and Worksafe (2013) Code of practice for the storage and handling of dangerous goods ■ Fire: AS 3780-2008, AS 1940-2017, Dangerous Goods (Storage and Handling) Regulations 2012 and AS 3745-2010 ■ Ground instability: site specific assessments including Ground Control Management Plan, Slope Stability Assessment of Operating Faces and Open mine pit wall rehabilitation Geotechnical Engineering Assessment. ■ Heritage: Cultural Heritage Management Plan (CHMP No.17837) ■ Noise and vibration: Noise Protocol (EPA Publication 1826.4), Environment Protection Regulations 2021, EPA Publication 1823.1 and EPA Publication 1834 ■ Ecology: Corangamite Water Skink Management Plan, EPA Publication 1823.1, planning and environmental regulations ■ Traffic: Traffic Impact Assessment ■ Visual amenity: planning scheme, outcomes of the CCC and other community engagement. ■ Waste management: EPA Publication 1823.1, Environmental Reference Standard (<i>Environment Protection Act 2017</i>) and EPA Publication 1990.1. ■ Water Management: <i>Water Act 1989</i>, Environmental Reference Standard (<i>Environment Protection Act 2017</i>), EPA Guideline 1287 and EPA Publication 1823.1.

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	<ul style="list-style-type: none"> ■ Weeds and Pests: <i>Catchment and Land Protection Act 1994</i>
Clause 13.07-1S (Land use compatibility)	<p>Air Quality and Noise are the key amenity impacts that have been assessed to support the compatibility of the Project with the surrounding land uses. Potential risks have been identified and mitigation measures implemented to an appropriate level to be approved by ERR through the Work Plan. Assessments include:</p> <ul style="list-style-type: none"> ■ Air Quality: A Level 2 Air Quality Assessment was undertaken of the proposed Quarry operation and cumulative impacts with the existing quarry (Refer to Work Plan (appendix D) for the Air Quality Assessment). The assessment focussed on dust emissions (PM10 and PM2.5). During typical daily operations, dispersion modelling results indicate compliance with the criteria at all receivers. During worst-case site operations when winds are blowing from the north-east, there is potential for 24-hour PM10 concentration exceedance at 230 Ondit-Warrion Road. Further information was provided to EPA Victoria to address comments on the Work Plan (Refer to Appendix H) ■ Noise Assessment: An Acoustic Assessment (Aurecon, 2024) was undertaken to assess potential noise impacts on the closest Noise Sensitive Areas during the construction and operation periods and cumulative impacts resulting from the future operations at the existing quarry and NDA. Predicted noise levels from the worse-case construction scenarios present potential noise impacts at 230 and 285 Ondit Warrion Road when construction occurs at surface level. Overall, it is considered that predicted noise impacts from the quarry development can be managed in accordance with the Noise Protocol and GED to an acceptable level. The noise sources cannot be eliminated or mitigated practicably with noise walls or noise bunds. The approach will include: <ul style="list-style-type: none"> – Communication with stakeholders. – Optimising rock breaker selection for the project and reducing operational times (introducing respite periods) – Mitigation of the rock breaker with rock breaker shrouds. – Minimising plant use during the evening period. – Temporary noise barrier or stockpiles to be positioned between the noise sensitive receptor and the crushing equipment. – Optimising blasting operations to limit use of the rock breaker and reduce noise emissions <p>Overall, it is considered that predicted noise impacts from the Quarry development can be mitigated in accordance with EPA Publication 1834: Civil Construction, Building and Demolition Guide, the Noise Protocol and GED to an acceptable level. This should minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use) through suitable building and design.</p>
Clause 13.07-1L (Land use compatibility)	Refer to Clause 13.07-1S.
Clause 14.01-1S Protection of agricultural land	<p>This policy applies to all land in the Farming Zone, for which this Project is proposed.</p> <p>The land is currently used for agricultural purposes for stock running. However, it is considered that due to the limited size of the site, the Project will not be significantly reducing the amount of productive agricultural land from the State's agricultural base. Further, the development of the land will not affect strategic significant agricultural land, in the local or regional context.</p>
Clause 14.01-1L Protection of agricultural land	<p>This policy applies to all land in the Farming Zone, for which this Project is proposed.</p> <p>The purpose of this clause is to guide potential residential development and subdivision, both of which are not proposed as part of this Project.</p>
Clause 12.01-S Protection of Biodiversity	<p>Ecology site assessments have been undertaken to establish the local and regional biodiversity. The western portion of the NDA site is largely dominated by introduced pasture, while the eastern portion consisted of isolated rocky rises, distinguished by the presence of embedded basalt and scattered indigenous flora.</p> <p>Holcim have sought to protect the local biodiversity where practicable. Some vegetation and habitat removal is however unavoidable. Measure to avoid high quality vegetation and habitat has been</p>

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	<p>undertaken including development of a Corangamite Water Skink Management Plan provides a series of measures to mitigate potential impacts to the species, including:</p> <ul style="list-style-type: none"> ■ Habitat retention - 0.553 ha of potential habitat for Corangamite Water Skink will be retained in the NDA. ■ Salvage and release protocols - To be adopted prior to and during extraction of the NDA. ■ Habitat creation - Habitat for Corangamite Water Skink will be created in the Southern Development Area, south of Ondit-Warrion Road. This location has been chosen strategically due to its proximity to adjoining habitat, numerous nearby records of the species and the proximity to the core distribution of the population at Lake Colac. ■ Habitat Monitoring – To occur once every two years in areas of created habitat for a 10-year period. <p>It's worth noting the EPBC Act referral was considered a Not Control Action by the Commonwealth.</p> <p>Additionally, the field investigations established none of the patches of native vegetation recorded in the NDA area were consistent with any threatened ecological communities listed under the EPBC Act or FFG Act. Due to the poor condition of the vegetation and long agricultural use of the property, it was determined that no threatened flora species are likely to occur in the Project area.</p> <p>Refer to Appendix F Ecology Assessment for further information.</p>
Clause 12.07-S Native Vegetation Management	Refer to Ecology Summary above, in Clause 12.01-S Protection of Biodiversity.
Clause 13.05-1S (Noise management)	Refer to Noise Assessment above, in Clause 13.07-1S Land use compatibility.
Clause 15.03-2S (Aboriginal Cultural Heritage)	<p>The Site is located on basalt stony rises, which are known to be significant to local indigenous populations. The north-eastern area of the NDA is an area of elevated cultural heritage sensitivity, due to its appealing position of elevation within the landscape and the unsuitability of the landform to be worked or cultivated increasing the likelihood of cultural heritage material being present. As such cultural heritage archaeological assessments were undertaken to ensure sensitive and significant areas were identified, appropriately protected and conserved.</p> <p>EMAC were consulted throughout the preparation of the CHMP, which was approved in 2021. The conditions of the CHMP must be followed during the development of the NDA.</p>
Clause 15.03-2L (Colac Aboriginal cultural heritage)	Refer to Clause 15.03-2S.
Clause 13.02-1S (Bushfire planning)	<p>The NDA is within a designated bushfire prone area. To combat this, a risk assessment, Fire Response Procedures and Holcim's Colac Emergency Procedures will be in place that will include measures such as:</p> <ul style="list-style-type: none"> ■ How and when to alert personnel and the community, move around the NDA Site, how to guide to guide safety and emergency services to the fire. ■ Grass maintenance ■ Handling and compliance with relevant Australian Standards for any flammable substances that are brought onto the Site for maintenance or refuelling ■ Appropriate materials for the clean-up of spills provided on-site ■ Signage compliant with Dangerous Goods (Storage and Handling) Regulations 2012 on all stored chemicals

5.2 Municipal Planning Strategy

The policy content in the PPF is complemented by the Municipal Planning Strategy (MPS). The MPS outlines the planning outcomes the municipality seeks to achieve that will be implemented by the policies and requirements of the planning scheme. An assessment against the MPS is provided below.

Table 5-2 Assessment of relevant Local Planning Policy Framework clauses

Clause	Assessment
<p>Clause 02.03-2 (Environmental and landscape values)</p>	<p>The Shire contains landscapes that are important for their environmental, cultural, social and economic significance as well as diversity of ecosystems. In particular the planning scheme identifies the saline lakes of the Volcanic Plain north of Colac are of international significance because of the number of threatened species and migratory species that depend on the sites.</p> <p>The proposal will not impact the saline lakes of the Volcanic Plain as development and operation will be located away from these environments. Ecological investigation of threatened species and migratory species, as well as a referral under the EPBC Act, has concluded no significant impacts will occur and as such the Quarry extension is a 'not controlled action'.</p> <p>More broadly, the majority of the NDA is not considered to be of significant landscape value as it has been extensively farmed and disturbed through previous agricultural uses.</p> <p>The key objectives outlined in the Work Plan to manage risks to the natural environment and landscape are:</p> <ul style="list-style-type: none"> ■ Prevent unnecessary earthworks in sensitive areas. ■ Prevent the removal of any unapproved native vegetation and/or potential habitat for EPBC-listed species <p>Minimise alteration of ground cover.</p>
<p>Clause 02.03-3 (Environmental risks and amenity)</p>	<p>The Shire is affected by an array of environmental risks including landslips, bushfire, salinity, flooding, erosion and water quality.</p> <p>The proposal aims to respond to environmental risks including:</p> <ul style="list-style-type: none"> ■ No fuels or chemicals will be stored on site to avoid leaks or spills into the natural environment i.e. potentially impacting ■ Installation of Erosion and Sediment Controls to minimise erosion and sediment run-off as outlined in EPA Publication 275: Construction Techniques for Sediment Pollution Control. ■ Topsoil stockpiles to be stabilised to avoid slumping, failure and erosion. ■ Damage due to batter face instability from ground movement and/ or erosion and poor surface water drainage will be avoided and managed through design specification. This includes all working batters are at 85° and control run off water behind terminal batters (drains/bunds) to eliminate potential erosion in overburden material. Should erosion gullies develop, apply lime or geotechnical polymer to the affected areas. ■ Fire Response Procedures will in place that will include measures such as: <ul style="list-style-type: none"> – Grass maintenance – Compliance with relevant Australian Standards for any flammable substances that are brought onto the Site for maintenance or refuelling – Appropriate materials for the clean-up of spills provided on-site ■ Signage compliant with Dangerous Goods (Storage and Handling) Regulations 2012 on all stored chemicals
<p>Clause 02.03-6 (Economic development)</p>	<p>This proposal supports economic development by continuing to provide local jobs at the Colac Quarry. At present approximately 9 full time employees, 4 full time contractors and ad hoc maintenance contractors are employed at the existing quarry site. Holcim will be able to transition those employees to the NDA project, retaining their roles.</p> <p>Indirectly, the Colac Quarry supplies high grade aggregates and road base to the building, construction and civil markets within Colac Otway Shire, Surf Coast Shire and the City of Greater Geelong. This continues to supply and create jobs within the construction industry.</p>

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5.3 Land use terms

For the purpose of this assessment, the proposed Quarry is considered to be an 'Extractive Industry' as per Clause 73.03 Land Use Terms. Associated works including the water pump and pipeline, fencing and roadworks are considered ancillary for the purposes of this application.

5.4 Zone and overlays

The NDA is affected by the Farming Zone and has no overlays.

The Vegetation Protection Overlay - Schedule 2 (Roadside Vegetation) (VPO2) impacts Rattrays Road (parallel to the western boundary) (refer to Figure 5-1).

5.4.1 Zone provisions

The Project is within the FZ, which aims to provide and encourage the retention of land for agricultural purposes and ensures that non-agricultural uses do not adversely affect the use of land for agriculture. Additionally, the zone encourages the retention of employment and population to support rural communities.

Under Clause 35.07-1 and Clause 35.07-4 of the FZ, a permit is required for use, buildings and works for a Quarry (Extractive industry). Buildings and works associated with proposed 'roadworks', 'minor utility installations', and fences are exempt from any permit requirements under Clause 62.02-1 (Buildings and works not requiring a permit) and Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the planning scheme). Sign requirements are considered in Section 4.3. This zone is in Category 4.

No notice or referral requirements are specified in the zone.

Assessment against Decision Guidelines under the Farming Zone

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider decision guidelines, an assessment against the decision guidelines is included in Table 5-3, below.

Table 5-3 Assessment of the Project against FZ Decision Guidelines

Decision Guideline	Project response
General issues and agricultural issues and the impacts from non-agricultural uses	
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Section 5.1 and Section 5.2.
Any Regional Catchment Strategy and associated plan applying to the land.	<p>The Project Area is located within the Western District Lakes - Corangamite Catchment Management Authority Area. Through the Work Plan the following management measures will be undertaken in relation to water management:</p> <ul style="list-style-type: none"> ■ Installation of Erosion and Sediment Controls to minimise erosion and sediment run-off as outlined in EPA Publication 275: Construction Techniques for Sediment Pollution Control ■ Topsoil stockpiles to be stabilised to avoid slumping, failure and erosion. Implementation of surface water diversion bunds. ■ Approvals and compliance with all relevant ERR, Southern Rural Water (SRW) and EPA guidelines and all relevant conditions ■ Adequate onsite water storage capacities on site suffice for dewatering transfer. ■ Plan and construct the final landform to minimise erosion and sediment run-off.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	
How the use or development relates to sustainable land management.	

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	<ul style="list-style-type: none"> All fuels, chemicals and hazardous liquids are to be stored in bunded area in accordance with EPA Publication 1658. <p>Monitor water levels in GA01, GA02, GA03, and GA04 and water storage</p>
<p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p>	<p>Although the proposed use is not agricultural related, it is a compatible land use that will cause minimal amenity impacts with appropriate management and mitigation (refer to Table 4-1 and Table 4-2). The NDA has been strategically chosen as it is important to be able to source extractive resources close to where it is needed most. This proposal will directly supply housing, transport and other infrastructure projects being developed in Colac Otway Shire, Surf Coast Shire and City of Geelong areas. By locating the Quarry close to these rural hubs and projects, it will help reduce construction costs, carbon footprint of the project / industry, traffic congestion and amenity impacts. Expanding adjacent to the existing quarry, Holcim can significantly reduce the amount of new infrastructure required to process the raw materials and cater for onsite personnel. By reusing existing machinery and buildings, the development footprint and associated impacts is reduced.</p>
<p>How the use and development makes use of existing infrastructure and services</p>	
<p>Whether the use or development will support and enhance agricultural production.</p>	
<p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>There are no waterways or water bodies located on the NDA Site. Soil quality will be maintained on Site as the soil stripped at the start of operations will be used as part of the Site's rehabilitation process. The NDA will have no permanent storage of fuel, chemicals or hazardous substances, will significantly reduce the potential impacts to soil and water quality.</p>
<p>The capacity of the site to sustain the agricultural use.</p>	
<p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p>	<p>The Project will not adversely impact surrounding agricultural land uses outside of the NDA as the Project will not interfere with farming practices. When blasting occurs, notification will be given to farming properties to allow for appropriate, short term measures to be undertaken to avoid any impact to live stock.</p> <p>The project means that the land will not be able to sustain an agricultural use. However, the land is not considered high value agricultural land and the long-term benefit of the project to the state and local community outweighs the loss of agricultural land in this instance.</p>
<p>Any integrated land management plan prepared for the site.</p>	
<p>Whether Rural worker accommodation is necessary having regard to:</p> <ul style="list-style-type: none"> The nature and scale of the agricultural use The accessibility to residential areas and existing accommodation, and the remoteness of the location <p>The duration of the use of the land for Rural worker accommodation</p>	<p>The Project does not propose rural worker accommodation.</p> <p style="text-align: center;">ADVERTISED PLAN</p>
<p>Environmental Issues</p>	
<p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p>	<p>A range of environmental risks have been identified and assessed with appropriate controls, monitoring and reporting requirements established as part of the endorsed Work Plan. It is considered that amenity, heritage, ecology, water and traffic issues can be avoided or appropriately managed through the Work Plan and subsequent management plans (refer to Appendix D).</p> <p>The Site will not directly discharge to any water way or water body and therefore not impact on the environmental values of any receiving waterway. Water will be carefully managed through a Water Management Plan during the operation of the quarry and the Rehabilitation Plan has put measures in place to ensure no impacts to the water quality of the future pit lake. During rehabilitation, the water</p>
<p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p>	
<p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	

The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

quality in the quarry will be formed from rainfall and groundwater inflows. There may be some sediments within the quarry pit post-quarrying, however these are expected to settle out as the pit lake is formed and not be discharged offsite.

Impacts on soil and soil quality are discussed above.

Efforts to avoid impacts to the EPBC Act listed Corangamite Water Skink has been taken as part of the Project's development, with an EPBC Act referral concluding the activities are a Not Controlled Action. A Corangamite Water Skink Management Plan has been developed, with specific requirements to create and monitor new habitat and avoid existing habitat.

Weed and pest management will be an important component of the operation of the quarry. Controls to eradicate or manage any declared noxious weeds or established pest animals present on the quarry activity area are outlined in the Work Plan.

During rehabilitation, areas of native vegetation that have been retained must not be impacted during landscaping activities and revegetation activities. The Site is planned to be retained as private land by Holcim post rehabilitation and will not be open for public access, avoiding further degradation of established habitat areas for the Corangamite Water Skink.

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Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.

While located in the FZ, the Project will not adversely impact surrounding agricultural uses. The Project has been located with the specific intention to take advantage of adjacent infrastructure located at the existing quarry. Co-locating these similar uses together will allow the Project to minimise impacts on agricultural land, as staff facilities, large water retention areas and other utilities are not required.

The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

There will be no above ground level infrastructure required as part of this Project, therefore avoiding impacts related to material, design, height and bulk. During operation, stockpiles will be located in areas that are not readily visible from outside the Site.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

As part of the rehabilitation process, rehabilitation will occur progressively to mitigate visual impacts, in accordance with the requirements on the Rehabilitation Plan. Visual screening / vegetation is proposed for areas that are potentially visually undesirable.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

In situ infrastructure at the existing quarry site will be used to support operations of the NDA Site.

Whether the use and development will require traffic management measures.

Given the number of employees is not expected to fluctuate greatly, the Project is not expected to impact significantly on local traffic. Minimal additional traffic impacts are anticipated associated with cartage of crushed basalt materials from the NDA to the tertiary crushing and screening plant on the existing quarry (WA158). A Traffic Management Plan was prepared as part of the Work Plan requirements.

5.4.2 Overlay provision

The NDA is parallel to the VPO2 affecting Rattrays Road. The overlay aims to protect tracts of remnant vegetation and strategic biodiversity links along roadways.

A permit is required to remove, destroy or lop any native vegetation within the VPO2. As no native vegetation is proposed to be removed in the VPO2 as part of this proposal, including the proposed road access from Rattrays Road, no planning approval is triggered.

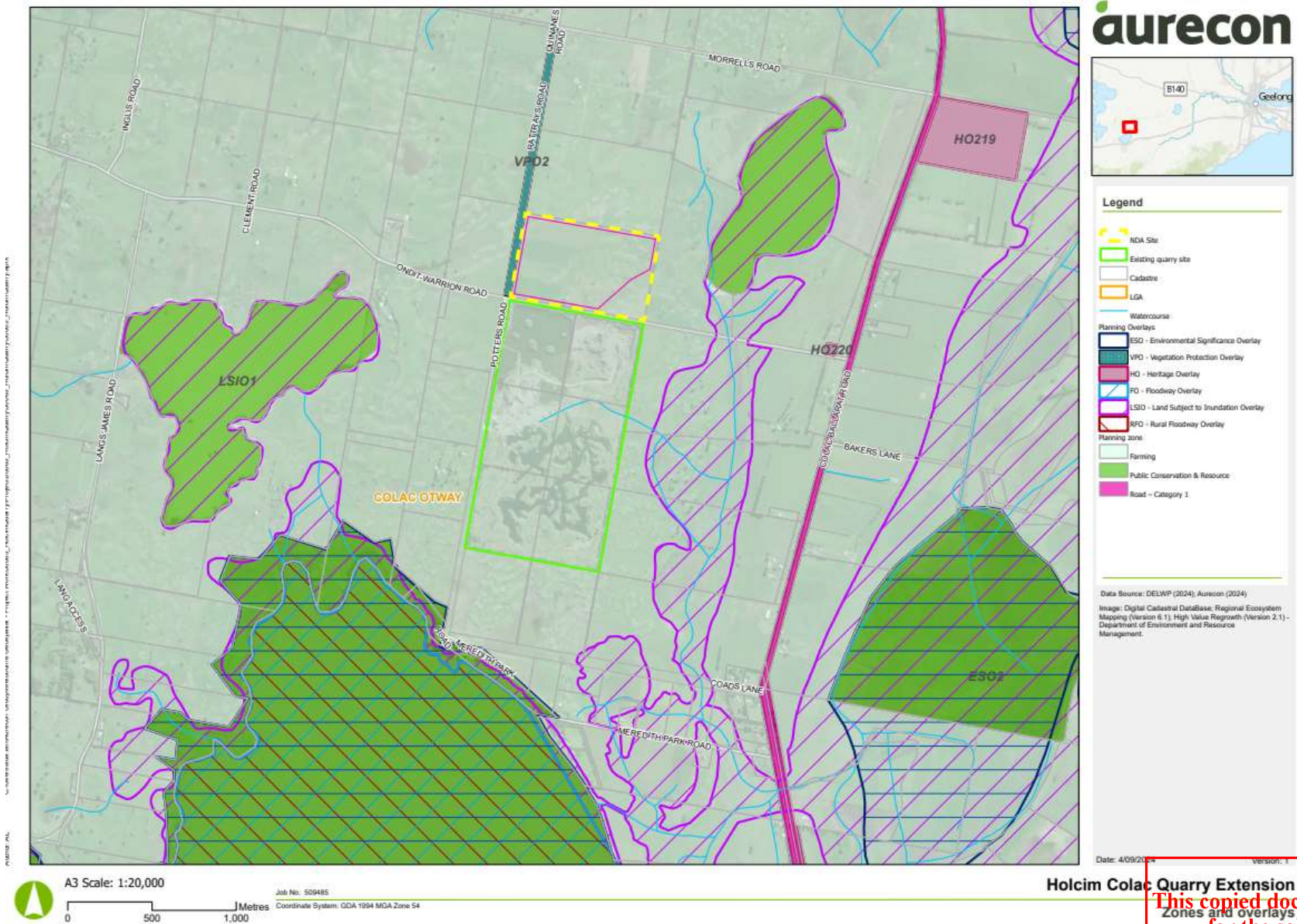


Figure 5-1 Zones and Overlays Map

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5.5 Particular Provisions

Particular provisions apply only to certain uses and development or to particular aspects of certain uses and development. They generally apply consistently across the state, some with local content, and may include permit requirements, permit exemptions, prohibitions or development standards. This section outlines the applicable provisions for the proposal.

5.5.1 Clause 52.05 Signs

Clause 52.05 Signs aims to regulate the development of land for signs and associated structures, ensuring that signs do not contribute to excessive visual clutter or visual disorder.

The FZ outlines the Signage Category is 4 – Sensitive Area applies. The purpose of Category 4 is to provide unobtrusive signs in areas requiring strong amenity control. The application proposes the erection of one business identification sign and several safety notification signs on the NDA Site. Pursuant to Clause 52.05-14, a permit is required for business identification sign, and the total display area to each premises must not exceed 3m². At the NDA Site, one Holcim sign, approximately 2.1 m by 1.2 m is proposed to be attached to the entrance of the fence at Rattrays Road.

A sign required by statute or regulation, provided it is strictly in accordance with the requirement is exempt from requiring planning approval. This applies to all safety notifications and signage (similar to the existing quarry site, refer to Figure 5-2). Additionally, all directional signage is deemed Section 1 – Permit not required, under Clause 52.05-14 (Category 4 - Sensitive areas).



Figure 5-2 Example signage from the existing quarry entrance

No notice or referral requirements are required as it does not meet the Clause 52.05-3 (referral application) requirements.

Assessment against Clause 52.05-8 Decision guidelines

Before deciding on an application, the responsible authority must consider decision guidelines, outlined in Table 5-4.

Table 5-4 Assessment against Clause 52.05-8 Decision guidelines

Decision guidelines	Project response
The character of the area including: <ul style="list-style-type: none"> ■ The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character. 	The sign will be located at the Site entrance on Rattrays Road. The Project proposes that minimal signage is needed to identify the NDA Site. The sign will be positioned next to the

<ul style="list-style-type: none"> ■ The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located. ■ The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs. ■ The consistency with any identifiable outdoor advertising theme in the area. 	<p>existing quarry sites to minimise the impact on views from the road or character of the area. As such, proposed signage will be compatible with infrastructure visible from the road and not significantly detract from the character of the area.</p> <p>The sign is proposed on rural, non- arterial roads.</p>
<p>The impacts on views and vistas:</p> <ul style="list-style-type: none"> ■ The potential to obscure or compromise important views from the public realm. ■ The potential to dominate the skyline. ■ The potential to impact on the quality of significant public views. ■ The potential to impede views to existing signs. 	<p>The sign will be located on a rural road, primarily used by those accessing the existing quarry site and surrounding farmland owners.</p> <p>The scale of the sign is in proportion to the setting and it does not exceed the permitted signage size. It also providing essential business signage as all development is below ground, making the NDA Site more difficult to locate from afar.</p> <p>There are no significant views or skyline that will be impacts by the signage's placement. There are no significant buildings on the NDA Site.</p>
<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> ■ The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape. ■ The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements. ■ The ability to screen unsightly built or other elements. ■ The ability to reduce the number of signs by rationalising or simplifying signs. <p>The ability to include landscaping to reduce the visual impact of parts of the sign structure.</p>	<p>No native vegetation removal is required to secure the business sign to the fencing.</p> <p>No illumination or logo box is required for signage.</p>
<p>The relationship to the site and building:</p> <ul style="list-style-type: none"> ■ The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building. ■ The extent to which the sign displays innovation relative to the host site and host building. ■ The extent to which the sign requires the removal of vegetation or includes new landscaping. 	
<p>The impact of structures associated with the sign:</p> <ul style="list-style-type: none"> ■ The extent to which associated structures integrate with the sign. ■ The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area. 	
<p>The impact of any illumination:</p> <ul style="list-style-type: none"> ■ The impact of glare and illumination on the safety of pedestrians and vehicles. ■ The impact of illumination on the amenity of nearby residents and the amenity of the area. ■ The potential to control illumination temporally or in terms of intensity. 	

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<p>The impact of any logo box associated with the sign:</p> <ul style="list-style-type: none"> ■ The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign. ■ The suitability of the size of the logo box in relation to its identification purpose and the size of the sign 	
<p>The need for identification and the opportunities for adequate identification on the site or locality</p>	
<p>The impact on road safety. A sign is a safety hazard if the sign:</p> <ul style="list-style-type: none"> ■ Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property. ■ Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device. ■ Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing. ■ Is at a location where particular concentration is required, such as a high pedestrian volume intersection. ■ Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows. ■ Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic. ■ Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely. ■ Is within 100 metres of a rural railway crossing. ■ Has insufficient clearance from vehicles on the carriageway. ■ Could mislead drivers or be mistaken as an instruction to drivers. 	<p>The sign will be appropriately located to avoid safety impacts or danger to drivers entering and existing the Site as well as passing by. The road is not a high use area (by road users or pedestrians) and as such should have minimal impact on their safety and use of the road.</p> <p>There are no traffic control or road signs within the area that could be affected by the sign's location.</p> <p style="text-align: center;">ADVERTISED PLAN</p>

5.5.2 Clause 52.06 - Car parking

The purpose of Clause 52.06 (Car Parking) is:

- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

No new car parking is proposed for this Project. A Traffic Impact Assessment was prepared for the proposal. It identified the existing quarry site has ten car spaces for use by staff and visitors. Given the number of employees, personnel and visitors to the existing site will not change as a result of the NDA development, the existing ten spaces are considered adequate.

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5.5.3 Clause 52.09 Extractive Industry and Extractive Industry Interest Areas

This clause aims 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 and that the extracted area can be appropriately rehabilitated.

Under this provision, Table 4-3 outlines the application requirements and how they have been achieved.

Table 5-5 Clause 52.09 Application Requirements

Application requirements	Comment
A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Provided in Appendix D
The written notice of statutory endorsement under section 77TD (1) of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Provided in Appendix E
Any conditions specified under section 77TD (3) of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .	Provided in Appendix E

An application must be referred, and notice given under section 55 of the P&E Act to the person or body specified as the referral authority in Clause 66, if the application is to use or develop land for an Extractive industry. However, this does not apply if a copy of a work plan accompanying the application was given to the referral authority under section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*. The Work Plan has been referred to the following:

- Barwon Water
- DEECA (Environment)
- Heritage Victoria
- EPAV
- ERR
- Powercor
- SRW
- Telstra

The Work Plan has been endorsed by ERR and, as such, no further referrals are required.

Assessment against Clause 52.09 - 4 decision guidelines

Before deciding on an application, the responsible authority must consider decision guidelines, outlined in Table 5-4.

Table 5-6 Assessment against Clause 52.09 - 4 Decision guidelines

Decision Guideline	Project response
<ul style="list-style-type: none"> ■ 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. 	<p>A comprehensive and robust assessment and referral process was undertaken as part of the Work Plan process.</p> <p>A range of impact assessments were undertaken that considered the potential impacts, as a result of the Project on ecology, cultural and historic significance, traffic, amenity and surface water. The findings of these assessments are outlined in the endorsed Work Plan (Appendix D).</p> <p>Significant consultation was undertaken as part of the MSRDA process, giving regulators, key stakeholders and the community the opportunity to review and input in the Projects development. The issues raised have been addressed and incorporated into the assessments, controls, monitoring programs and management plans.</p> <p>Development of specific management plans as outlined in the Work Plan (Appendix D), will further avoid and minimise the effect of the Project on the environment. These include:</p>

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<ul style="list-style-type: none"> ■ 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 <i>Mineral Resources (Sustainable Development) Act 1990</i>. 	<ul style="list-style-type: none"> ■ Blasting Management Plan ■ Corangamite Water Skink Management Plan ■ Cultural Heritage Management Plan (CHMP 17837) ■ Slope Stability Assessment ■ Colac Northern Development Area – Open Mine Pit Wall Rehabilitation – Geotechnical Assessment ■ Traffic Management Plan ■ Water Management Plan ■ Work Plan <p>The Not a Control Action outcome of the referral under the EPBC Act indicates there is no significant impact to Matters of National Significance.</p> <p>The approval of the CHMP by EMAC indicates the impact to Aboriginal places can be avoided or appropriately managed.</p> <p>A Rehabilitation Plan was developed as part of the Work Plan, indicating how the NDA Site would be progressively rehabilitated whilst operational. The Rehabilitation Plan was Statutorily Endorsed by ERR (refer to Appendix D).</p>
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5.5.4 Clause 52.17 Native Vegetation

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, Clause 52.17 requires the application of the avoid, minimise and offset approach as outlined in the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).

The Clause seeks to avoid, minimise and offset the removal, destruction or lopping of native vegetation to minimise land and water degradation.

As the Work Plan has not been approved, the exemptions of this clause cannot be relied upon. Therefore, a permit is needed for the removal of up to 2.299 ha of native vegetation.

Assessment against native vegetation Decision guidelines

Table 5-7 Assessment against the *Guidelines for the removal, destruction or lopping of native vegetation*

Decision Guideline	Project Response
<p>Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <ul style="list-style-type: none"> ■ the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation ■ the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation ■ feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. 	<p>Ecological investigation concluded that the site has been heavily altered, owing to its previous agricultural use.</p> <p>The site contains several patches of native vegetation (Stony Knoll Shrubland (EVC 649) and Plains Grassy Woodland (EVC 55) and 5 large scattered trees.</p> <p>Efforts have been made to avoid impacts to native vegetation and potential habitat for Corangamite Water Skink as much as possible, without undermining the key objectives of the proposal. This has been considered during the planning and design phase, with the final design resulting in the retention of native vegetation and/or habitat along the northern and eastern boundary of the NDA Site, within the south east corner of the Project area, and within the Rattrays Road reserve. As such, a total of 0.052 hectares of native vegetation will be retained.</p>

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	It is considered that no feasible opportunities exist to further avoid or minimise impacts on native vegetation without undermining the key objectives of the project.
<p>The role of native vegetation to be removed in:</p> <ul style="list-style-type: none"> ■ Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the Catchment and Land Protection Act 1994. ■ Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly: <ul style="list-style-type: none"> – where ground slopes are more than 20 per cent – on land which is subject to soil erosion or slippage – in harsh environments, such as coastal or alpine areas. ■ Preventing adverse effects on groundwater quality, particularly on land: <ul style="list-style-type: none"> – Where groundwater recharge to saline water tables occurs – that is in proximity to a discharge area – that is a known recharge area. 	<p>Due to the previous agricultural use, the NDA Site has been heavily modified and is largely dominated by sown pasture grasses.</p> <p>The removal of any native vegetation will not have any adverse impacts on groundwater, land degradation or water quality in the area.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 10px 0;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
The need to manage native vegetation to preserve identified landscape values.	
Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the <i>Aboriginal Heritage Act 2006</i> .	No native vegetation to be removed is protected under the <i>Aboriginal Heritage Act 2006</i> .
The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures	Due to the previous agricultural use of the NDA Site, vegetation does not need to be removed surrounding the Project in order to create a defensible space.
Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.	There is no Property Vegetation Plan applicable to the Project Area.
Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	<p>Appropriate offsets in accordance with the Guidelines will be paid once the extent of native vegetation removal has been confirmed.</p> <p>Sufficient general habitat units are readily available in the Corangamite CMA or Colac Otway Shire Council.</p>

5.5.5 Clause 53.22 - Significant Economic Development

The Project seeks planning approval from the Department of Transport and Planning via the Development Facilitation Program utilising the approval pathway Clause 53.22 (Significant Economic Development) of the Colac Otway Planning Scheme.

Clause 53.22 Significant Economic Development seeks to:

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- To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.
- To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

Application, approvals and exemptions

The provisions of this clause prevail over any inconsistent provision in this planning scheme and applies as the Application conditions in Table 5-8 have been met, as outlined below.

Table 5-8 Clause 53.22 Application Conditions

Clause 53.22 Application conditions	Project response
The use must be specified in Table 2 and the condition corresponding to that use must be met. If the application includes more than one use in Table 2, only one use must meet the corresponding condition.	Table 2 identifies Extractive Industry as a specified use and requires the estimated value of the resource to be extracted must be at least \$30 million. This condition is met.
Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal. This condition does not apply to an application for the use or development of land for a renewable energy facility or utility installation	This condition is met, refer to Appendix C.

An application under any provision of this planning scheme is exempt from the P&E Act decision requirements of sections 64(1) giving notice to objectors of the decision, (2) provide objectors the conditions of the permit and (3) objectors to take the decision to VCAT and the review rights of section 82(1) any person affected to take the decision to VCAT.

Assessment against significant economic development decision guidelines

Before deciding on an application, the responsible authority must consider the decision guidelines.

Table 5-9 Assessment of the Project against Significant Economic Development Guidelines

Decision Guidelines	Project Response
<p>The purpose of the Clause:</p> <ul style="list-style-type: none"> ■ To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians. ■ To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture. 	<p>The Project is required to meet the growing demand for the new housing, infrastructure and renewable energy projects that Victoria needs.</p> <p>Victoria continues to need new supplies of basalt, in appropriate areas, to ensure the provisions of materials to a growing Victoria, while ensuring community and environmental impacts are kept to a minimum.</p>

5.6 General Provisions

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters. Further information regarding the consultation process (as part of the referrals required for the Work Plan) are outlined in Section 5.

Clause 66 - Referral and notice provisions

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Table 5-10 identifies the applicable referrals pursuant to Clause 66.02 to Clause 66.06 and exemptions to these requirements given the proposal is an Extractive Industry. The views of relevant authorities have been captured through the Work Plan approval process under the *Mineral Resources (Sustainable Development) Act 1990 (MRSDA)*; and include:

- Barwon Water
- Department of Energy, Environment and Climate Action (Environment)
- Heritage Victoria
- Environmental Protection Authority Victoria
- Earth Resources Regulation (ERR)
- Powercor
- Southern Rural Water
- Telstra

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Table 5-10 Referral Authorities and outcomes

Kind of Application	Referral Authority	Project response
Clause 66.02-2 - Native Vegetation Removal: To remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).	Secretary to the DELWP (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>)	DEECA (formerly DELWP) have been referred to as part of the Work Plan endorsement process. DEECA requested Holcim update the Ecology Assessment since the Work Plan was originally referred; which included a further site visit to validate conditions had not changed. This has been undertaken (refer to Appendix F). DEECA reviewed and approved the updated Ecology Assessment, impacts to vegetation (email dated 13 June 2024) and was satisfied with the changes. The impacts to the Corangamite Water Skink was also resolved.
Clause 66.02-8 Extractive industry: To use or develop land for extractive industry.	Secretary to the Department administering the <i>Heritage Act 2017</i> . Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Heritage Victoria, ERR and DEECA have been referred to as part of the Work Plan endorsement process. Pursuant to Clause 52.09 (Extractive Industry and Extractive Industry Interest Areas) no referral is required.
Clause 66.02-8: Extractive industry To use or develop land for extractive industry in areas with communities or taxa listed or critical habitat determined under the <i>Flora and Fauna Guarantee Act 1988</i> .	Secretary to the Department administering the <i>Flora and Fauna Guarantee Act 1988</i> .	DEECA has been consulted as part of the Work Plan endorsement process. Pursuant to Clause 52.09 (Extractive Industry and Extractive Industry Interest Areas) no referral is required.

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6 Pre-application discussion

As part of the Work Plan process, stakeholders were consulted, and the Work Plan was referred to appropriate agencies. The stakeholders and key outcomes are summarised below.

Table 6-1 Referral agencies consultation and outcomes

Stakeholder	Outcome	Project response
<p>DEECA Delegate of the Department Head Assistant Director Assessments & Assistant Director, Rehabilitation Liability Assessment and Bonds Earth Resources Regulator – letter received 19th February 2024.</p>	<p>The Work Plan has been endorsed with conditions which include:</p> <ul style="list-style-type: none"> Produce an additional air quality assessment and monitoring. Amend the acoustic assessment. Demonstrate hydrogeological characteristics. Define offset obligations to be achieved/obtained prior to the commencement of works. Identify measures to manage any potential impacts with respect to Barwon Water's assets on site. Rectify inconsistencies between the Water Impact Assessments and Rehabilitation Plan. 	<p>Holcim have been working with the relevant referral agencies to resolve the conditions on the Work Plan.</p> <p>This has included various meetings with referral agencies, updates to documentation and further information.</p> <p>A brief summary of each is provided in the table and more information is provided in Section 7 and refer to Appendix I.</p>
<p>Barwon Water (BW) Acting Tactical Asset Management Lead and Strategic Asset Management – email received 19th January 2024.</p>	<p>Barwon Water has no objection to the work plan subject to changes to conditions.</p>	<p>More information is provided in Section 7 and refer to Appendix I.</p>
<p>DEECA Acting Team Leader, Planning and Environment Assessment – letter received 15th February 2024.</p>	<p>DEECA identified the following to be considered:</p> <ul style="list-style-type: none"> Currency of the ecological assessments Impacts on native vegetation and alignment with the Guidelines Potential impacts on Corangamite Water Skink individuals and habitat and confidence in proposed management and mitigation measures. <p>However, it is noted that DEECA did not meet the statutory timeframes and specified in the MRSDA therefore, DEECA is taken to have not objected to the statutory endorsement of the Work Plan</p>	<p>Holcim has updated the Ecology Assessment since the Work Plan was originally referred; which included a further site visit to validate conditions had not changed.</p> <p>DEECA reviewed and approved the updated Ecology Assessment, impacts to vegetation (email dated 13 June 2024) and was satisfied with the changes. The impacts to the Corangamite Water Skink was also resolved.</p> <p>More information is provided in Section 7 and refer to Appendix I.</p>
<p>EPA Victoria (EPAV) Team Leader, Development and Earth Resources Advisory Development Advisory Unit</p>	<ul style="list-style-type: none"> EPAV notes that additional mitigation measures may be required to minimise the risk of harm to human health or the environment so far as reasonably practicable under the GED. 	<p>Holcim prepared a memo response (dated 26 March 2024) to EPAV provided further information on the matters raised. EPAV responded on the 14 May 2024 (Letter REQ004928) and a meeting between Holcim</p>

<p>– letter received 13th February 2024.</p>	<ul style="list-style-type: none"> ■ Update mitigation measures in the Surface Water and Groundwater Assessment. ■ Prepare a level 2 Air Quality Assessment, update data and monitoring inputs, and update mitigations in the Air Quality Assessment. ■ Update the Noise and Vibration Assessment to show how mitigation measures have been implemented to achieve the noise limit, low frequency noise is considered, and cumulative noise during construction. ■ Consider Greenhouse Gas Emissions. ■ Ensure all permissions are secured. 	<p>and EPAV was held on the 27 May 2024 with EPAV noise and air quality representatives.</p> <p>Further information was provided to EPA Victoria on Air Quality on the 25 June 2024, with an EPAV response provided on the 30 July 2024 (Letter REQ005247).</p> <p>Holcim made updates to the Noise Assessment and provided to EPAV on 4 July 2024, with a response on the 23 August 2024 (Letter REQ005265). Holcim has updated the noise assessment to address this.</p> <p>It is considered with the further updates all EPAV concerns on the Work Plan have been satisfied. More information is provided in Section 7 and refer to Appendix I.</p>
<p>Heritage Victoria (HV) Executive Director– letter received 8th January 2024.</p>	<p>Heritage Victoria does not object to the statutory endorsement of the Work Plan.</p>	<p>NA</p>
<p>Telstra Southern Region Network Integrity Design & Construction for VIC/TAS/SA – email received 18th January 2024.</p>	<p>Telstra does not object to the statutory endorsement of the Work Plan.</p>	<p>NA</p>
<p>Southern Rural Water (SRW) Senior Water Resources Officer – letter received 25th January 2024.</p>	<p>SRW recommends that approval of the work plan is contingent on obtaining the appropriate groundwater licence volumes matched to the four stages of WA7635 as well as updates to the Water Impact Assessments and Rehabilitation Plan.</p>	<p>Holcim prepared a memo response (dated 18 March 2024) to SRW provided further information on the matters raised. A response was provided on the 26 March 2024. Further information was provided on the 12 June 2024, and SRW responded on the 12 June 2024.</p> <p>A meeting between SRW, DEECA and Holcim took place on the 25 June 2024.</p> <p>SRW require that further site testing data should be provided to validate assumptions made in the groundwater assessment and hydrogeological characteristics. Holcim is working to gather this additional site data to determine if updates to the assessment are required.</p> <p>More information is provided in Section 7 and refer to Appendix I.</p>

A Community Engagement Plan was prepared as part of the Work Plan, as well as ongoing consultation through the CCC, Council meetings and regulators. Holcim will continue to use iCare for registering complaints as well as community engagement and community feedback. Records of complaints are completed in accordance with Holcim’s Safety, Health and Environment Management System and legal requirements.

Below outlines the community consultation to date.

Table 6-2 Stakeholder and community consultation and outcomes

Meeting	Outcomes
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<p>Ondit Quarry Consultative Committee with Colac Otway Shire</p>	<p>Holcim, ERR and community representatives attending a meeting in August 2024. Agenda items included operation of existing quarry (water testing, blast and dust results, spraying) and new planning permit (this proposal). Key outcomes were for Holcim to provide findings and reports related to existing operations to neighbouring properties and confirmation Holcim were seeking approval from the Planning and Development Facilitation Unit (not Council). A summary of how views expressed were considered is provided below.</p>																
<table border="1"> <thead> <tr> <th data-bbox="431 327 571 394">Date / type of consultation</th> <th data-bbox="578 327 824 394">Summary of matters presented</th> <th data-bbox="831 327 1068 394">Community/ stakeholder views expressed</th> <th data-bbox="1075 327 1386 394">How community views were considered</th> </tr> </thead> <tbody> <tr> <td data-bbox="431 403 571 470">15th February 2022</td> <td data-bbox="578 403 824 470">Tabled the NDA development at the CCC</td> <td data-bbox="831 403 1068 470">None</td> <td data-bbox="1075 403 1386 470">N/a</td> </tr> <tr> <td data-bbox="431 478 571 546">16th August 2022</td> <td data-bbox="578 478 824 546">Tabled the NDA development at the CCC</td> <td data-bbox="831 478 1068 546">Concerns in relation to traffic management raised</td> <td data-bbox="1075 478 1386 546">Sealing of Rattrays Road proposed and traffic recommendations of the Traffic Impact Assessment to be implemented</td> </tr> <tr> <td data-bbox="431 554 571 621">21st Feb 2023</td> <td data-bbox="578 554 824 621">Tabled the NDA specific to the rehabilitation plan and end use proposal at the CCC</td> <td data-bbox="831 554 1068 621">No concerns in regard to rehabilitation or end use raised</td> <td data-bbox="1075 554 1386 621">N/a</td> </tr> </tbody> </table>	Date / type of consultation	Summary of matters presented	Community/ stakeholder views expressed	How community views were considered	15th February 2022	Tabled the NDA development at the CCC	None	N/a	16 th August 2022	Tabled the NDA development at the CCC	Concerns in relation to traffic management raised	Sealing of Rattrays Road proposed and traffic recommendations of the Traffic Impact Assessment to be implemented	21 st Feb 2023	Tabled the NDA specific to the rehabilitation plan and end use proposal at the CCC	No concerns in regard to rehabilitation or end use raised	N/a	<p>Adjacent landowner -20 Ondit-Warrion Road, Ondit</p> <p>Opposed to proposed development due to concerns raised in relation to blasting</p> <p>Adjacent landowner -25 Ondit-Warrion Rd, Ondit</p> <p>Overall indifferent about the development however did raise concerns regarding groundwater, water supply and ongoing monitoring. Holcim will provide regular project updates, maintaining availability of information and open dialogue through feedback channels, ensure mitigation measures are followed and communicate about water management.</p> <p>280 Ondit-Warrion Road</p> <p>Opposed to proposed development due to concerns in relation to blasting and groundwater</p> <p>Adjacent landowner - 230 Ondit-Warrion Rd, Ondit</p> <p>Overall supportive of development and raised no concerns. Holcim will provide regular project updates, maintaining availability of information and open dialogue through feedback channels.</p> <p>Adjacent landowner - 285 Ondit-Warrion Rd, Ondit</p> <p>Overall supportive of development and raised no concerns. Holcim will provide regular project updates, maintaining availability of information and open dialogue through feedback channels.</p> <p>Adjacent landowner - 90 Potters Road Ondit</p> <p>Overall supportive of development and raised no concerns. Holcim will provide regular project updates, maintaining availability of information and open dialogue through feedback channels.</p> <p>Adjacent landowner - 110 Ondit-Warrion Rd</p> <p>Shed only property – N/A</p> <p>Adjacent landowner - 30 Potters Road, Ondit</p> <p>Overall supportive of development however raised concerns about disturbing livestock. Holcim will provide regular project updates, maintaining availability of information and open dialogue through feedback channels, and ensure mitigation procedures are followed to minimise impacts such as noise and dust.</p> <p>Irrewarra Country Fire Authority (CFA)</p> <p>These facilities and services are all approx. 8km – 15km from the NDA Site. Holcim is committed to provide regular project updates, maintaining availability of information and open dialogue through feedback channels.</p> <p>Colac West Primary School, Colac College, Colac Secondary College and Trinity College Colac</p> <p>Colac Football Club, Irrewarra Beac Football Netball Club,</p>
Date / type of consultation	Summary of matters presented	Community/ stakeholder views expressed	How community views were considered														
15th February 2022	Tabled the NDA development at the CCC	None	N/a														
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21 st Feb 2023	Tabled the NDA specific to the rehabilitation plan and end use proposal at the CCC	No concerns in regard to rehabilitation or end use raised	N/a														

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Colac Golf Club and Beeac Golf Club	
Colac Airport	
Lake Colac and Warrowie Recreational Reserve	
Port of Apollo Bay Consultative Committee	No recorded concerns.
Colac & District Historical Society	
EMAC	Initially an inception meeting was held to outline the proposed activity. The meetings that followed include the standard and complex assessment outcomes and a site inspection. This resulted in EMAC approving the CHMP.
Colac Otway Council	<p>A virtual site visit and meeting to outline the proposal.</p> <p>Colac Otway Shire are also part of the Ondit Quarry Consultative Committee where Holcim has provided updates with respect to the proposed development, including on 15 August 2023, where Holcim noted that they are still responding to ERR feedback on the draft Work Plan, and this will then need to be referred to agencies before it is endorsed. A planning application cannot be lodged until the work plan is approved.</p>
DEECA (formerly DELWP)	<p>A virtual site visit and meeting to outline the proposal.</p> <p>Post Work Plan submission, Holcim met with DEECA on the currency of the ecology site investigations and assessment undertaken in 2020. In response, Holcim have undertaken recent ecology site investigation (April 2024) to confirm the site context and reassess impacts (refer to Appendix F). This is further summarise in Section 7.</p>
Southern Rural Water	<p>Meeting to outline the proposal.</p> <p>Follow-up meeting to discuss SRW feedback on groundwater extraction refer to Table 7-4 which summarises the key issues that SRW has raised in the review of the relevant assessments.</p>
EPA Victoria	<p>Submitted a Permissions Pathway form to EPA Permissions Team in relation to water management.</p> <p>Meeting to discuss EPA Victoria feedback on various aspects relating to the proposed development, further summarised in Section 7.</p>

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7 Supporting considerations

Below outlines the key environmental considerations that were investigated as part of the Work Plan. Each consideration has had a desktop and field assessments (as required) and been through a rigorous risk assessment to identify controls, reporting and monitoring requirements.

7.1.1 Aboriginal Heritage and Historic Heritage

In accordance with the PPF, and in particular Clause 15.03 (Heritage), the following summaries the assessments, outcomes, and mitigation and management measures related to Aboriginal and historic heritage.

The works are classified as a 'high impact activity' and are planned in an area of 'cultural heritage sensitivity' therefore required the preparation and approval of a CHMP under the *Aboriginal Heritage Act 2006*. This has included ongoing consultation with the EMAC (I.e. Registered Aboriginal Party) and who have approved the CHMP No.17837 for the activity proposed in the NDA Site.

Significant field assessment work has been undertaken at the NDA to inform the development of a CHMP (refer to Figure 7-1). Through the site investigations, areas of Aboriginal cultural heritage were identified, including two newly identified Aboriginal places (refer to Figure 7-2) and one existing place that have been registered with the VAHR:

- Ondit LDAD 2 (VAHR 7621-0425)
- Ondit Artefact Scatter (VAHR 7621-0426)
- Riches LDAD 1 (VAHR 7621-0388) existing site which exists within the activity area.

There are no registered historic heritage places located within the Project area and no historical heritage values are likely to be impacted by the proposed works.

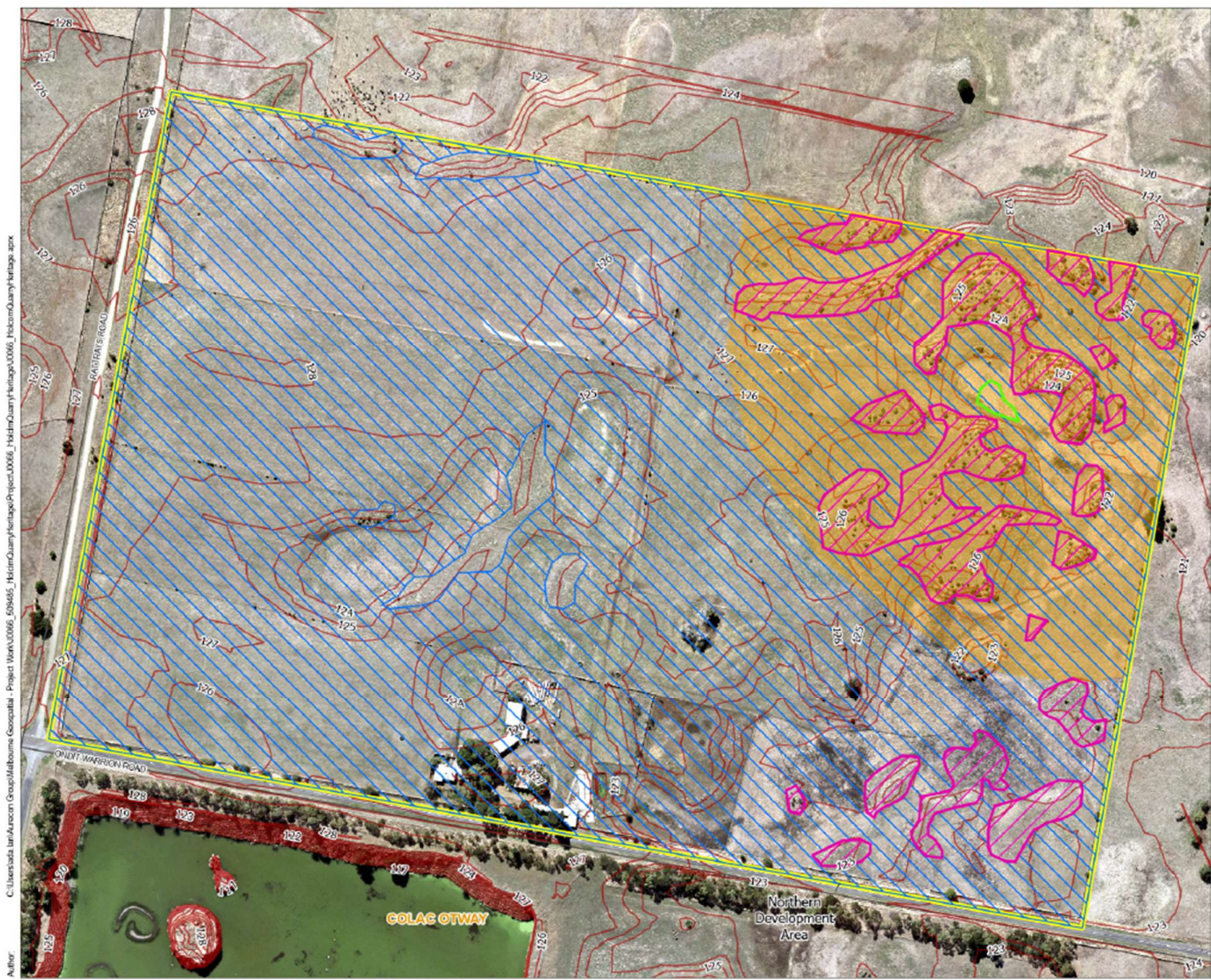
Table 7-1: Historical heritage values

Register	Listing	Site ID	Proximity to Project area
Local Planning Scheme	Unknown	HO219	Outside of NDA Site, approximately 1.8 km east.
Local Planning Scheme	Ondit Memorial School Ground (10 Ondit-Warrion Road)	HO220	Outside of NDA Site, approximately 1.1 km east.

Compliance with CHMP No.17837 will be undertaken to avoid and manage potential impacts to cultural heritage.

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Legend

- Surveyed Area

Landform

- Disturbed Area
- Stony Rise
- Area of archaeological potential
- Undulating Volcanic Plain
- Road
- Rail
- LGA
- Locality
- Contour

Data Source: VicMap (2020)
Image: Vicmap Digital Imagery (12 April 2019)

Date: 30/02/21 Version: 1

Colac Quarry Extension – Northern Development Area

Figure 7-1: Standard Assessment Area

Figure 7-1 Standard Assessment Area

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Legend

- Activity Area
- Geographic Region
- ✖ VAHR 7621-0423
- Locality
- LGA

Aboriginal Places

- ❦ Artefact Scatter
- Earth Feature
- Low Density Artefact Distribution
- ★ Stone Feature
- Road

Data Source: VicMap (2020)
Image: ESRI Imagery (2/7/2019)

Date: 3/08/2021 Version: 1

A3 scale: 1:48,000
Kilometers 0 1 2
Job No: 509485
Coordinate System: GDA 1994 MGA Zone 54

Colac Quarry Extension – Northern Development Area

Figure 7-2: Aboriginal Places with the Geographic Region

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Figure 7-2 Standard Assessment Area

7.1.2 Amenity

In accordance with the PPF, and in particular Clause 13 (Environmental Risk and Amenity), the following summaries the assessments, outcomes, and mitigation and management measures related to air quality and noise.

Air Quality

The project has considered potential impact to human health and the environment through the preparation of an air quality impact assessment that was completed as part of Work Plan development. The assessment considered cumulative impacts of both existing and proposed operations and incorporated predictive plume dispersion modelling of the potential impacts on ambient air quality.

During typical daily operations, dispersion modelling results indicate compliance with the criteria at all receivers. However, there is potential for 24-hour PM10 concentrations to exceed the goal of 50 µg/m³ at a 230 Ondit-Warrion Road) during worst-case site operations when winds are blowing from the north-east.

EPAV through the *MRSDA Act 1990* Work plan referral process reviewed the Work Plan and supporting Air Quality Impact Assessment. EPAV provided statutory endorsement on the Work Plan; however, provided commentary on several matters related to air quality that required further attention. Subsequently, Holcim engaged with EPAV to resolve all issues. Table 7-2 summarises the Work Plan commentary, proponent response and the response from EPAV.

Table 7-2: Summary of EPAV comments on the Work Plan in relation to air quality

EPAV Comment on Work Plan	Proponent Response	EPAV Response (Letter REQ005247 dated 30 July)
Information on the assessment approach in respect to air quality in respect to risks to harm to human health and the environment; including sensitive receptors.	A memorandum was provided with additional information in respect to the approach and sensitive receptors.	<i>The information provided in regard to 230 Ondit Road, the state of the house and the fact that it has not been used for residential purposes for past 15 years gives us some assurance that it's unlikely to become a sensitive receptor in the future.</i>
Summary of environmental controls and how these controls address potential impacts.	A memorandum was provided with additional information in respect to the approach and sensitive receptors; this directed EPAV to existing controls documented in the Work Plan.	<i>The response on controls looks appropriate and focuses on the GED. There is reference to the effectiveness of the controls being reviewed in the event of any community or public complaints. EPAV recommend the controls should also be reviewed on an annual basis, in addition to when there are complaints. This is likely implied in the text, but not detailed in the response.</i>
Information on the existing quarry PM10 data, including the collection methodology and monitoring location.	A memorandum was provided, including existing PM monitoring data was provided.	<i>Monitoring data looks like it has been carried out in a suitable way, and EPAV is comfortable with the proposed technology for PM10 monitoring. It looks consistent with methods that are used by EPAV. EPAV recommend that Blue Atmosphere consider obtaining NATA accreditation for this test as this would provide the assurance that the data has been measured in accordance with the relevant standards</i>
Information in respect to Respirable Crystalline Silica (RCS) to provide justification as to why Holcim do not consider an initial sampling program for RCS is warranted.	A memorandum was provided outlining further information on RCS risks.	<i>The provided data may not be sufficient to demonstrate to EPAV that the level of risk is low. EPAV recommend that a sampling program be considered. As per advice given to other quarry expansion projects, the sampling should consist of PM2.5 sampling on filters on either a 1 in 6 day schedule (~60 samples), or for seven consecutive days each month (~84 samples). EPA's preference is for the latter.</i>

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To address the outstanding EPAV recommendations, the Work Plan will be updated (prior to the ERR approval of the Work Plan) to include the additional mitigations measures:

- Undertake an initial 3-month sampling program for RCS to validate there is little to no RCS in the ambient environment once development starts on the NDA. The requirement for further monitoring will be assessed on the basis of the results and potential harm to human health. Sampling will consist of PM2.5 sampling on filters on for seven consecutive days each month (~84 samples).
- Additionally, the Work Plan will be updated to include that air quality controls will be reviewed on an annual basis, in addition to when there are complaints.

Based on the above, it is considered the proponent has adequately satisfied the EPAV commentary in respect to potential air quality impacts.

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Noise and Sensitive Receptors

The project has considered potential impact to human health and the environment through the preparation of a noise assessment that was completed as part of Work Plan development. The assessment considered cumulative impacts of both existing and proposed operations on the closest Noise Sensitive Areas (NSAs) based on site preparation works period and operational period. Predicted noise levels from the worse-case site preparation present potential noise impacts at 230 and 285 Ondit Warrion Road when the construction occurs at surface level.

EPAV through the *MRSDA Act 1990* Work plan referral process reviewed the Work Plan and supporting noise assessment. EPAV provided statutory endorsement on the Work Plan; however, provided commentary on several matters related to noise that required further attention. Subsequently, Holcim engaged with EPAV to resolve all issues. Table 7-3 summarises the Work Plan commentary, proponent response and the response from EPAV.

Table 7-3: Summary of EPAV comments on the Work Plan in relation to noise emissions

EPAV Comment on Work Plan	Proponent Response	EPAV Response (Letter REQ005265, dated 23 August 2024)
<p><i>EPA's review of the Work Plan and Acoustic Assessment has identified a number of gaps relating to the requirements of the GED, assessing quarry construction against the Noise Protocol, providing character adjustments, assessing cumulative noise and providing an assessment of low frequency noise.</i></p>	<p>Holcim acknowledge the points raised in the letter by EPAV and as such will undertake further assessment to address these points; the proposed approach includes:</p> <ul style="list-style-type: none"> ■ Update of the assessment of construction noise with regards to the Noise Protocol, clauses 52 -55, Earth Resources, which will assess the cumulative noise from the construction as well as the concurrent quarry operation. Consideration of modelling uncertainty, which adds an additional correction factor to the final predicted noise levels. ■ Prepare a Low Frequency Noise assessment with respect to Assessing Low Frequency Noise (EPA 1996) and a review of the truck movements into and out of the Site with respect to Managing truck noise (EPA 1891) ■ Prepare an updated mitigation strategy in accordance with GED requirements. <p>An updated Noise Assessment was provided to EPAV for review.</p>	<p><i>A revised assessment of construction noise, consistent with the Noise Protocol sections for earth resources, including clauses 52-55 and Table 4 has been provided. As stated in the assessment, a variation is applicable to the three noise sensitive receivers, 90 Potters Road, 230 Ondit-Warrion Road and 285 Ondit-Warrion Road.</i></p> <p><i>Cumulative noise: the assessment has confirmed that the predicted noise levels take into account the existing operations of the quarry. The land surrounding the Holcim Quarry is 'Farming Zone', and a desktop survey does not show any other industrial premises nearby. It is therefore unlikely that there would need to be any consideration to accommodate for cumulative impacts from other industrial premises. No further discussion is required.</i></p> <p><i>Character adjustments: character adjustments have been applied and justified appropriately. No further discussion is required.</i></p> <p><i>Uncertainty: modelling uncertainty has been factored in and determined to be +3 dB.</i></p>

To address the outstanding EPAV recommendations, the Work Plan will be updated (prior to the ERR approval) to include the additional mitigations measures:

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- Noise controls measures must be implemented to ensure unreasonable noise is not emitted. EPA request that documentation be updated to reflect this.
 - Noise assessment updated to include: Commissioning noise measurements are to be undertaken with respect to the Noise Protocol (at 90 Potters Road and 285 Ondit-Warrion Road). Commissioning noise measurements at 230 Ondit-Warrion Road will only be undertaken if it is habitable.
- Monitoring program will include an assessment low frequency noise.
- Noise assessment updated to include: Noise measurements are to be undertaken with NATA certified sound level meters, with capabilities of measuring 1/3 Octave bands at low frequencies.
- Consistent with the GED, it is recommended that additional noise controls be implemented and/or considered. Alternative equipment or methods of rock breaking, and temporary noise barrier or shielding for the crushing plant, should be considered as a priority as these sources are predicted to contribute most to noise at the noise sensitive areas. The Work Plan will be updated to include:
 - Upon processing of noise measurements, if exceedances are still noted, an analysis of the measurements is to be undertaken. The analysis is to highlight the key noise sources causing the exceedances so Stage 2 of the mitigation strategy can focus on minimising the noise emissions from that specific plant to reduce the unreasonable noise.
 - If the commissioning measurements present exceedances of the noise limits at noise sensitive receptors, additional mitigation will be required to attempt to eliminate unreasonable noise emissions.
 - Further investigations would be undertaken to understand the most dominant noise source on Site at the time of operation, with updated mitigation measures being workshopped with Holcim to mitigate the unreasonable noise further. These additional mitigations may include the following:
 - Additional on-site screening with additional absorptive performance
 - Additional hoardings around noise dominating plant to limit noise emissions
 - Review of equipment to investigate whether machinery modifications could be made to reduce noise emissions.

EPAV noted in their letter, if the changes have been made as suggested, EPAV does not need to review the noise assessment again.

Based on the above, it is considered the proponent has adequately satisfied EPAV commentary in respect to potential noise impacts.

7.1.3 Bushfire Risk

In accordance with the PPF, and in particular Clause 13.02 (Bushfire), the following summaries the assessments, outcomes, and mitigation and management measures related to bushfires.

The site is located in a Designated Bushfire Prone Area. There are no buildings or infrastructure within the proposed area that are required to be assessed under AS3595: Construction of buildings in bushfire prone areas and the works have been assessed against the objectives of Clause 13.02-1S (Bushfire planning) of the Colac Otway Planning Scheme.

To address the potential risks with fire-related hazards on-site that may cause ignition of a bushfire, a Fire Risk Treatment Plan has been developed (refer to Appendix D).

7.1.4 Ecology

In accordance with the PPF, and in particular Clause 12.01 (Biodiversity), the following summaries the assessments, outcomes, and mitigation and management measures related to Aboriginal and historical heritage.

The property is a generally flat parcel of land approximately 41 ha in area. A large proportion of the Site has been de-rocked through previous use, however the eastern half of the NDA Site supports numerous rocky rises, characterised by the presence of embedded and stacked basalt rock, and native Stony Knoll Shrubland vegetation.

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Through a combination of desktop and field investigations, it was determined the NDA contains 32 patches of native vegetation, comprising of 30 patches of Stony Knoll shrubland (EVC 649; Habitat Zones 1-30) mainly distributed in the north-eastern area of the Site, and two patches of Plains Grassy Woodland (EVC 55; Habitat Zones 31-32) located on the western boundary.

The MNES report prepared for the Site determined that due to significant landscape alterations related to prior land use, there were no patches of native vegetation likely to support EPBC Act-listed flora. The Site contains stony rises and dry-stone walls, areas considered to support potential habitat of the EPBC Act-listed Corangamite Water Skink. During the targeted survey conducted within the NDA area, no Corangamite Water Skinks were found, however the species has been recorded previously along the northern border of the NDA area in 2004 (refer to Figure 7-3).

The disturbance footprint to facilitate the works within the NDA has a total disturbance footprint of 36.23 ha in area. This action will have the following direct impacts on the environment:

- Removal of a total extent of 2.299 hectares of native vegetation. This includes the removal of Stony Knoll Shrubland (EVC 649) and 5 large scattered trees (refer to Figure 7-4); and
- Removal of 2.790 hectares of potential habitat for Corangamite Water Skink (refer to Figure 7-4). This includes:
 - 1.387 hectares of low (negligible) habitat; and
 - 1.403 hectares of moderate (sub-optimal) habitat

A referral under the EPBC Act was lodged for the Colac Quarry Extension – Northern Development Area, 170 Ondit-Warrion Road, Ondit, Victoria (EPBC 2022/9149). A Notification of Referral Decision letter was provided in March 2022 and determined the proposal was Not Controlled Action.

Through the Work Plan the following management measures will be undertaken in relation to local ecology:

- Prepare a Corangamite Water Skink Management Plan (completed).
- Avoid removal of any vegetation outside authorisation parameters.
- Avoid disturbance of areas outside of the approved work area.
- Weed and pest control:
 - Eradicate or manage any declared noxious weeds or established pest animals present on the Quarry activity area
 - Ensure weed and pests plant locations / issues are regularly communicated amongst work crews
 - Machinery thoroughly cleaned before entering Site
 - Cleared weed material disposed of at a Site licensed to receive green waste.
 - Undertake control of shrub weeds with the aim of eliminating shrub weeds and any regrowth.

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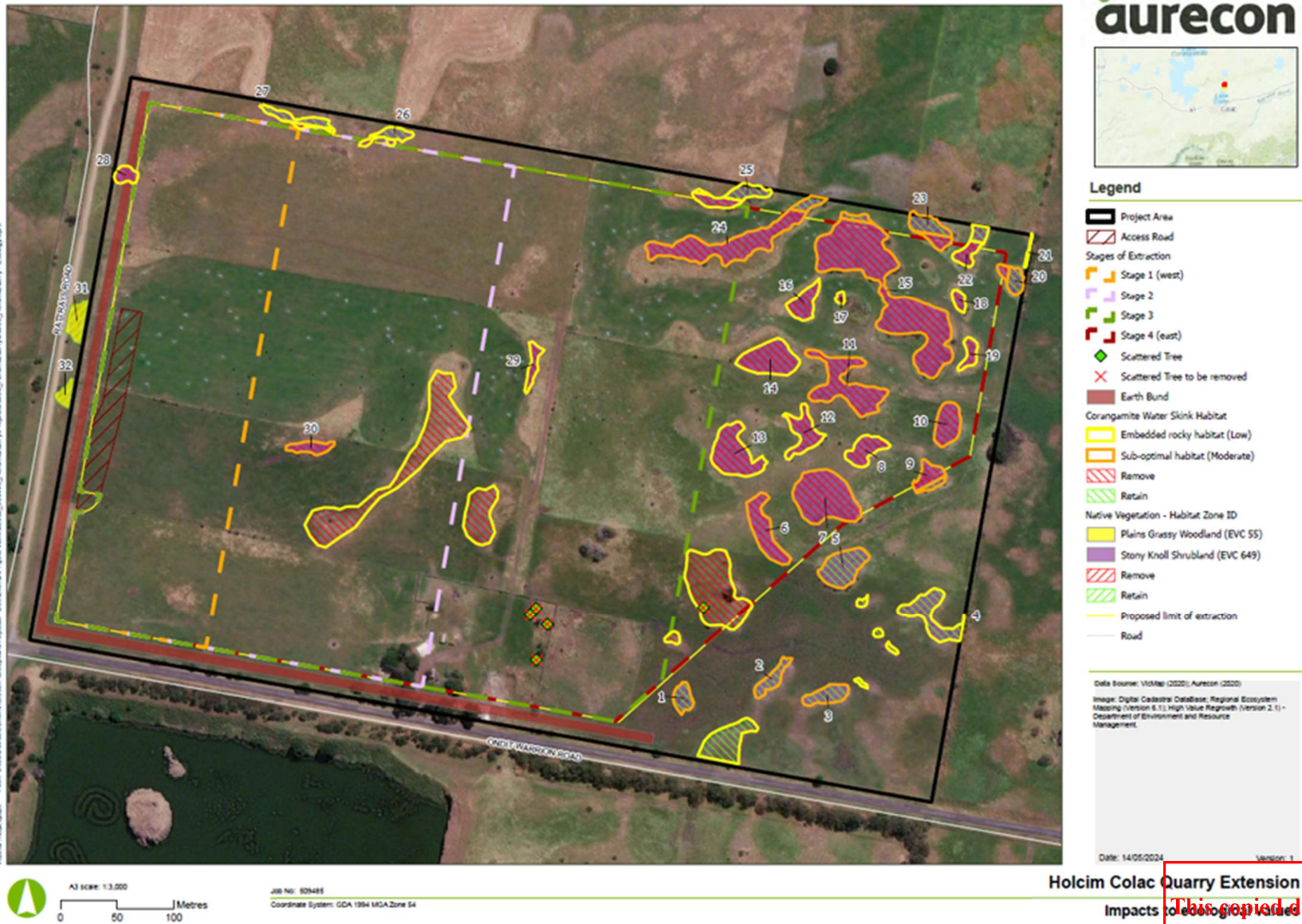
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Figure 7-3 Corangamite Skink records

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Holcim Colac Quarry Extension

Impacts to ecological values

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Figure 7-4 Proposed impacts to ecological values

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7.1.5 Surface water and groundwater

In accordance with the PPF, and in particular Clause 14.02 (Water), the following summaries the assessments, outcomes, and mitigation and management measures related to water.

The project has considered potential impacts to surface water and groundwater through the preparation of an impact assessment that was completed as part of Work Plan development. This outlines the potential impacts relating to these values from NDA Work Authority quarry operations. The water management measures which will be implemented to mitigate these potential impacts that have been incorporated into the Work Plan.

The NDA is located in the Lake Corangamite Basin in the Western Basalt Plains region. Local surface water drainage is controlled by basalt 'stony rises', which are typically separated by low swampy swales. There is an unnamed waterway approximately 300 m to the east. Ephemeral streams in the area drain into terminal lakes, including Lake Colac (located about 1575 m south of the Site) and Lake Corangamite. The NDA will not discharge to any waterway. The rehabilitated landform will be a pit lake formed from groundwater inflow and rainfall; surface water flows will be directed away from the Quarry to prevent erosion of rehabilitated batters.

It is anticipated that the development of the NDA will result in water inflows (surface water and groundwater) that will require management within the quarry. Groundwater dewatering is planned during the operations of the quarry to facilitate the extraction of the basalt resource. The estimated volumes of groundwater/ surface water to be managed will increase as the Project is developed for each stage, until the resource is fully extracted.

SRW through the *MRSDA Act 1990* Work plan referral process reviewed the Work Plan and supporting assessments, and SRW supported statutory endorsement on the Work Plan. However, they raised some items that are required to be resolved prior to groundwater extraction. Holcim prepared a memo response (dated 18 March 2024) to SRW provided further information on the matters raised. A response was provided from SRW on the 26 March 2024. Further information was provided on the 12 June 2024, and SRW responded on the 12 June 2024. A meeting between SRW, DEECA and Holcim took place on the 25 June 2024. Table 7-4 summarises the key issues that SRW has raised in the review of the relevant assessments.

Table 7-4: Summary of Southern Rural Water comments on the Work Plan in relation to groundwater

Southern Rural Water Comment	Proponent Response
Further work is required to characterise the local hydrogeology of the basalt aquifer to confirm assumptions used for modelling of seepage volumes and drawdown impacts to local groundwater receptors.	Given the existing quarry is in the same geological unit as the proposed NDA, Holcim consider the assessments to date to be representative of the Site conditions. However, to satisfy SRW concerns Holcim is undertaking further onsite testing to validate the hydrogeological parameters under in the assessed. This includes slug testing to validate hydraulic conductivity value.
A site testing program should be developed to define the hydraulic properties of the basalt aquifer at the site.	As above.
Once the site testing has been completed then consideration should be given to verifying / amending the existing impact assessment as required.	Following the receipt of the additional hydrogeological information an assessment will be made to determine if the parameters used in the water quality assessment were appropriate, and if changes to the impact assessment are required.
The intent of this work would be to confirm whether the proposed changes to the existing licensed point of take will result in any significant additional risk to the local groundwater values.	As above.

Additional monitoring for the existing quarry was a condition of the Work Plan (as identified by EPAV and SRW, refer to Section 5) to enable a better understanding of the water balance of the quarry in relation to the NDA. This additional monitoring will provide details on the following:

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- Installation of meters on all pumps operating within the existing quarry.
- Meters shall be read and recorded on a monthly basis. This will be used to measure active dewatering and validate pit inflow estimates.
- Installation of water level data-loggers in wells (GA01, GA02, GA03, GA04, GA06, GA07 and GA08) to continuously monitor water levels

The current ‘take and use’ groundwater extraction licence does not apply to the NDA and an application will be made to SRW to amend the licence or apply for a new licence in accordance with the *Water Act 1989*. SRW has confirmed that the licence can be amended to be applicable to both the NDA and existing quarry and this licencing process will be undertaken post-approval, once the site hydrogeological conditions are confirmed and licence requirements determined. The licence will be amended prior to dewatering commencing. Through the Work Plan the following management measures will be undertaken in relation to water management:

- Installation of Erosion and Sediment Controls to minimise erosion and sediment run-off as outlined in EPAV Publication 275: Construction Techniques for Sediment Pollution Control
- Topsoil stockpiles to be stabilised to avoid slumping, failure and erosion. Implementation of surface water diversion bunds.
- Approvals and compliance with all relevant ERR, SRW and EPA guidelines and all relevant conditions
- Adequate onsite water storage capacities on site suffice for dewatering transfer.
- Plan and construct the final landform to minimise erosion and sediment run-off.
- All fuels, chemicals and hazardous liquids are to be stored in bunded area in accordance with EPA Publication 1658.
- Monitor water levels in GA01, GA02, GA03, and GA04 and water storage.

Given that SRW supported statutory endorsement of the Work Plan the proponent consider that outstanding work in respect to validating the hydraulic properties of the basalt aquifer using site data can occur concurrently with the planning approval. The proponent considers that this will be dealt with under the *Water Act 1989*; where there is a requirement for an application to SRW to amend the groundwater extraction licence or apply for a new licence.

7.1.6 Visual and landscape

In accordance with the PPF, and in particular Clause 12.05 (Significant Landscapes), the following summaries the assessments, outcomes, and mitigation and management measures related to Aboriginal and historic heritage. The Project is in a semi-rural setting, adjacent to Holcim’s existing quarry which has been operating since the 1970’s. It is unlikely that the quarry will have a significant visual impact on the surrounding environment given there is minimal above ground development proposed. Visual impacts during the extraction phase will be mitigated via the following means:

- Stockpiles will aim to be minimal in size and located in area which minimises visual amenity impact for example, further from dwellings or roads.
- The NDA will be extracted in stages from the west to the east, upon completion of each stage, progressive rehabilitation will be completed to ensure visual impacts are minimised from viewpoints which may be able to see pit walls.
- Visual screening with be planted along the southern pit boundary which will provide a visual buffer for the final landform from Ondit-Warrion Road.
- Minimal lighting will be required within the NDA, however exterior lighting for the NDA may be required and will be designed to provide a safe working environment, but consider the following:
 - Only light exterior areas for security or safety reasons. Light only the intended object or area - keep lights close to the ground, directed and shielded. Lighting intensity should be appropriate for the activity
 - Avoid lighting areas with highly polished or reflective material surfaces; if lighting is required, consider using non-reflective, dark coloured surfaces.

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8 Conclusion

The proposal seeks to expand the existing basalt quarry extraction area at Colac Quarry as the current extraction area is reaching end of life. Holcim is seeking planning approval from DTP via the Development Facilitation Program approval pathway of the Colac Otway Planning Scheme.

The Project is consistent with Victorian Government strategies regarding extractive industry development and the planning policy framework of the Colac Otway Planning Scheme and will make a significant contribution to Victoria's economy for the following reasons:

- Victoria continues to require raw materials to support the construction industry, as outlined in the *Helping Victoria Grow Extractive Resources Strategy* (2018). This Project directly supports these objectives by continuing the supply of construction materials needed for residential development, transport projects, energy and utilities infrastructure and non-residential developments such as hospitals and schools. Colac Quarry will be supporting local development in the Colac Otway, Surf Coast and City of Greater Geelong areas. By continuing the supply of basalt, the proposal will contribute to Victoria's economic development and liveability across these communities.
- The proposal will serve to enhance and broaden the local economy by continuing to provide direct and indirect employment. Retention of those currently employed at the existing quarry, rather than job loss, will be a direct result of this expansion. Indirect employment could increase as the construction sector benefits from the raw materials. This aligns with the objectives outlined in the Colac Otway planning scheme, which places a strong emphasis on supporting development that will create jobs, as indicated in Clause 02.03-6 (Economic development).
- The Statutorily Endorsed Work Plan demonstrates the rigorous assessment of the proposal through the risk framework and compliance standards to develop controls, monitoring and reporting programs during the design, construction and operation, rehabilitation and closure of the Quarry. Extractive industries can have a significant impact on the environment, which is why exploration and extraction of natural resources must be undertaken in accordance with acceptable environmental standards (as outlined in Clause 14.03-1S, Clause 13.07-1S, Clause 13.05-1S, Clause 15.03-2S, Clause 13.02-1S of the Colac Otway Planning Scheme). A range of appropriate environmental standards were used to develop the proposed control measures, including Australian Standards, EPA Publications, Environmental Reference Standard (*Environment Protection Act 2017*), Victorian Dangerous Goods Regulations, ERR (2021) *Ground Vibration and Airblast Limits for Mines and Quarries*, Worksafe Code of practice and Noise Protocol.
- Holcim appreciates the importance of community and stakeholder engagement and has involved key stakeholders in the development of this Project through incorporation of feedback into the environmental assessments, design, exploration method and Work Plan. A Community Consultative Committee exists to facilitate direct communication with key stakeholders of current operations including environmental monitoring results, management structure of Holcim, community sponsorship and volunteering opportunities, future development strategy and for members of the community to register feedback and advise on complaints resolution if necessary. This will continue as an integral part of the Quarry expansion.

A planning permit will satisfy regulatory obligations under the P&E Act and will form part of the approval requirements under all relevant legislation, including:

- A Work Plan (PLN-001672) has been statutorily endorsed under the *Mineral Resources (Sustainable Development) Act 1990* by ERR / DEECA.
- A Cultural Heritage Management Plan (CHMP 17837) approved by EMAC.
- A referral (EPBC 2022/9149) under the EPBC Act with the outcome being not a controlled action.

The views of relevant authorities have been captured through the Work Plan process including:

- | | |
|-----------------------|------------|
| ■ Barwon Water | ■ ERR |
| ■ DEECA (Environment) | ■ Powercor |
| ■ Heritage Victoria | ■ SRW |
| ■ EPAV | ■ Telstra |

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Overall, the referral agencies were supportive of the Work Plan and comments raised have been rectified through further assessments and updates to the supporting assessments and project design.

Community consultation has occurred as part of the Work Plan and further consultation will occur during the planning approval process. Much of the community is generally supportive or indifferent. Holcim is committed to ongoing, open community channels and environmental mitigation and management to counter community concerns.

Overall, the Project is consistent with the relevant State and local planning objectives. A robust risk-based approach has been undertaken to develop the proposal and ensure management of the Site is in accordance with environmental standards. As such, we respectfully request that a planning permit be granted for the application for the use and development of the proposed NDA at Colac Quarry.

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Appendix A - Certificate of title

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Appendix B - Application plans, sections and elevations

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Appendix C - Written advice of the Chief Executive Officer, Invest Victoria

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Appendix D - Endorsed Work Plan

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Appendix E – Statement of endorsement and schedule of conditions

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Appendix F - Flora and Fauna Assessment and targeted survey for Corangamite Water Skink

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Appendix G Acoustic Assessment

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Appendix H Air Quality: Further Information Regarding Air Quality Assessment

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Appendix I – Referral checklist & Referral Agency Response

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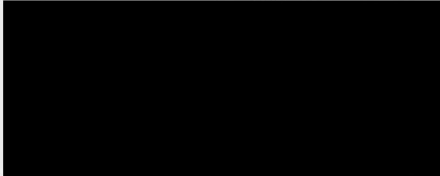
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