Hindmarsh
Shire Council

ATTACHMENTS

ITEM 4 CONFIRMATION OF MINUTES

- Item 4 Attachment 1 – Council Meeting Minutes 23 November 2022

ITEM 7 CORRESPONDENCE

- Item 7.1 Attachment 2 – Letter to Mayor from Bev McArthur MP
- Item 7.1 Attachment 3 – Letter to Deputy Mayor from Bev McArthur MP
- Item 7.1 Attachment 4 – Letter to Mayor from Dr Anne Webster MP

ITEM 8 PLANNING PERMITS

- Item 8.1 Attachment 5 – PA1784-2022 Plan for Endorsement
- Item 8.2 Attachment 6 – PA1801-2022 Site and Dwelling Plans
- Item 8.3 Attachment 7 – PA1805-2022 Written Response and Site Plan
- Item 8.4 Attachment 8 – PA1770-2022 Proposed Plan
- Item 8.4 Attachment 9 – PA1770-2022 Planning Report
- Item 8.4 Attachment 10 – PA1770-2022 Letter of Response
- Item 8.5 Attachment 11 – PA1792-2022 LEAP Report
- Item 8.5 Attachment 12 – PA1792-2022 Plan Set

ITEM 9 REPORTS REQUIRING A DECISION

- Item 9.2 Attachment 13 – Dimboola Minyip Road Attachment

ITEM 10 COUNCIL COMMITTEES

- Item 10.1 Attachment 14 – Dimboola Town Committee Minutes 6 October 2022
- Item 10.2 Attachment 15 – Jeparit Town Committee Minutes 14 November 2022
- Item 10.3 Attachment 16 – Rainbow Town Committee Minutes 21 November 2022

Hindmarsh
Shire Council

MINUTES OF THE COUNCIL MEETING OF HINDMARSH SHIRE COUNCIL HELD WEDNESDAY 23 NOVEMBER 2022 AT THE NHILL MEMORIAL COMMUNITY CENTRE, 77-79 NELSON STREET NHILL, COMMENCING AT 3:01PM.

AGENDA

CRS B Ireland (Mayor), M Albrecht (Deputy Mayor), R Ismay, D Nelson, W Bywaters, R Gersch.

In Attendance:
Mr Greg Wood (Chief Executive Officer), Ms Jessie Holmes (Director Infrastructure Services), Ms Monica Revell (Director Corporate and Community Services), Ms Janette Fritsch (Manager Development) items 1 to 8, and Ms Shauna Johnson (Executive Assistant).

1 ACKNOWLEDGMENT OF THE INDIGENOUS COMMUNITY AND OPENING PRAYER

Cr B Ireland opened the meeting at 3:01pm by acknowledging the Indigenous Community and offering the opening prayer.

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2 APOLOGIES

No apologies

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3 DECLARATION OF INTERESTS

A Councillor or Officer with a conflict of interest in an item on the Agenda must indicate that they have a conflict of interest by clearly stating:

- the item for which they have a conflict of interest;
- whether their conflict is ***general*** or ***material***; and
- the circumstances that give rise to the conflict of interest.

Declaration of material or general conflict of interest must also be advised by Councillors and Officers at the commencement of discussion of the specific item.

Cr R Gersch declared a general conflict of interest in item 8.1 as he lives close to the property.

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4 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the Minutes of the:

1. ***Ordinary Council Meeting held on Wednesday 26 October 2022 at the Nhill Memorial Community Centre Nhill, and***

2. Annual Statutory Meeting held on Wednesday 9 November 2022 at the Nhill Memorial Community Centre Nhill,

as circulated to Councillors be taken as read and confirmed.

MOVED: CRS M Albrecht/R Ismay

That the Minutes of the:

1. Ordinary Council Meeting held on Wednesday 26 October 2022 at the Nhill Memorial Community Centre Nhill, and

2. Annual Statutory Meeting held on Wednesday 9 November 2022 at the Nhill Memorial Community Centre Nhill,

as circulated to Councillors be taken as read and confirmed.

CARRIED

Attachment Numbers: 1 – 2

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5 PUBLIC QUESTION AND SUBMISSION TIME

Community members wishing to ask questions at council meetings may do so, in writing, at least 24 hours prior to the council meeting. Both the question and answer will be read out at the meeting. Questions may be submitted by mail, email info@hindmarsh.vic.gov.au or delivered in person to a council customer centre but are limited to two questions and 100 words including any pre-amble. Offensive, trivial and repetitive questions or questions, which have been recently answered, may be excluded at the discretion of the Mayor.

The question must be accompanied by a name and the locality where the questioner resides or works, which will be read out at the meeting. By submitting a question, the questioner gives consent to this information being read out in public. Anonymous questions will not be answered.

Cr R Gersch declared a conflict of interest and left the room at 3:04pm.

Michael Badaoui spoke to his planning permit application in item 8.1.

Cr R Gersch returned to the room at 3:06pm.

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6 ACTIVITY REPORTS

COUNCILLOR ACTIVITIES: 19 October – 15 November 2022

Cr IRELAND, MAYOR

Date	Meeting	Location	Comments
22/10/2022	Meeting at WMPM	Jeparit	It was decided to explore and adopt a risk

	to assess rising water levels due to river flows		management plan for the museum in the advent that things had to be moved that were in danger. Council have since furnished us with the relevant flood level documents
26/10/2022	Council briefing	Nhill	
26/10/2022	Council meeting	Nhill	
27/10/2022	Yurunga Homestead meeting		
03/11/2022	Newspaper interview at Lake Hindmarsh with Weekly Advertiser		
05/11/2022	Rainbow Twilight Market	Oasis	
07/11/2022	Jeparit Kindergarten AGM		
09/11/2022	Annual Statutory Meeting	Nhill	
10/11/2022	Complete written interview for submission to Argus newspaper on mayor's role		
11/11/2022	Phone interview Weekly Advertiser		
13/11/2022	Complete written response to Nhill free press on mayor's role		
14/11/2022	Jeparit town meeting		
15/11/2022	Wimmera Mallee Pioneer Museum meeting		

Cr ALBRECHT, DEPUTY MAYOR

Date	Meeting	Location	Comments
26/10/2022	Council Briefing	Nhill	
26/10/2022	Council Meeting	Nhill	
09/11/2022	Council meeting prior to Statutory meeting	Nhill	
09/11/2022	Council Statutory meeting 2022	Nhill	Congratulations Cr Brett Ireland who was elected as the new Mayor
14/11/2022	Nhill & District Sporting Club Annual General Meeting	Nhill	Congratulations to the new Executive and Committee members.

Cr BYWATERS

Date	Meeting	Location	Comments
19/10/2022	Community consultation	Dimboola Library	
20/10/2022	Grampians tourism industry Forum	Barangaroo Boutique Wines, Lower Norton	
23/10/2022	Nhill Lions Club, Garden Walk	Nhill and Winiam	
25/10/2022	Nhill Homework club	The Patch	
26/10/2022	Council briefing, council meeting and council only time meeting		
28/10/2022	Hindmarsh Visitor information Centre Volunteer	Nhill	
03/11/2022	Oaks Day ladies' luncheon, fundraiser for the Jeparit kindergarten	Jeparit	
04/11/2022	Goolum Goolum Wimmera River challenge	Dimboola	
04/11/2022	Saint Kilda film Festival	Nhill Cinema	
05/11/2022	Wimmera River challenge Day 2	Dimboola	
05/11/2022	Rainbow market	The Oasis Rainbow	
05/11/2022	Dimboola Twilight riverfront market	Wimmera River Dimboola	
08/11/2022	West Vic Business Master Class with Amanda Stevens and West Vic Business AGM	Online	
09/11/2022	Hindmarsh Shire Council, statutory meeting	Online due to Covid-19	
15/11/2022	Nhill Homework club	The Patch	

Cr GERSCH

Date	Meeting	Location	Comments
26/10/2022	Council meeting		

28/10/2022	RCV board meeting		
02/11/2022	NWMA Zoom meeting re MAV regions		
09/11/2022	Pre-Statutory meeting		
09/11/2022	Statutory meeting		
11/11/2022	Remembrance Day service		
11/11/2022	RCV. Board meeting re flood funding		
14/11/2022	AGM Nhill Sporting Club		

Cr NELSON

Date	Meeting	Location	Comments
19/10/2022	Community consultation	Dimboola	
26/10/2022	Briefing meeting		
26/10/2022	Council meeting	Nhill	
03/11/2022	Oaks Day function	Jeparit	
04/11/2022	Wimmera River Challenge	Dimboola	
05/11/2022	Twilight market	Dimboola	
09/11/2022	Statutory meeting	Nhill	
11/11/2022	Remembrance service	Dimboola	
15/11/2022	Wimmera Southern Mallee LLEN Finance Meeting		

Cr ISMAY

Date	Meeting	Location	Comments
25/10/2022	WMT Meeting	Edenhope	
26/10/2022	Council Briefing meeting	Nhill	
26/10/2022	Council Meeting	Nhill	
27/10/2022	Info and inspection of Llew Schilling Silo		
27/10/2022	Rainbow Rises PCG meeting		
28/10/2022	Western Highway Action Group meeting		
09/11/2022	Pre-Statutory meeting	Nhill	

09/11/2022	Annual Statutory meeting	Nhill	
14/11/2022	Rainbow new resident's welcome BBQ		
15/11/2022	Llew Schilling silo PCG meeting		

7 CORRESPONDENCE

No general correspondence.

8 PLANNING PERMITS

Cr R Gersch declared a conflict of interest and left the room at 3:13pm.

8.1 APPLICATION FOR PLANNING PERMIT PA1722-2021 – USE AND DEVELOPMENT OF A SERVICE STATION, CONSTRUCT AND DISPLAY SIGNS INCLUDING AN INTERNALLY ILLUMINATED ELECTRONIC PYLON SIGN AND ALTER ACCESS TO A TRANSPORT ZONE 2 – 56-58 VICTORIA STREET, NHILL, VIC 3418 (LOT 1 ON PS 070675)

Responsible Officer: Director Infrastructure Services
File: Planning – Applications
Assessment: 148080
Application Number: **PA1722-2021**
Applicant: Mr Michael Badaoui, C/- Courtney Campbell, Development Solutions Victoria Pty Ltd (DSV)
Owner: Better Service Stations Pty Ltd
Subject Land: 56-58 Victoria Street Nhill VIC 3418 (Lot 1 on PS 070675)
Proposal: Use and development of a Service Station, construct and display signs including an internally illuminated electronic pylon sign and alter access to a Transport Zone 2
Zoning & Overlays: Commercial 1 Zone (C1Z)

- Clause 34.01-1 of the C1Z – Use for a Service Station (Section 2 non-specified use)
- Clause 34.01-4 of the C1Z - Buildings and works for Section 2 Use

Bushfire Management Overlay (BMO)

- No works within a very small area of the BMO in south-east corner of the site

Other Permit Requirements:

- Clause 52.05 – Construct and display signs

- Clause 52.29 – Alter access to a Transport Zone 2

Attachment Numbers: 3 – 4

Summary

This report recommends that Council approves Planning Permit Application PA1722-2021 and issue a Notice of Decision to Grant a Planning Permit for Use and development of a Service Station, construct and display signs including an internally illuminated electronic pylon sign and alter access to a Transport Zone 2, on the land at 56-58 Victoria Street Nhill VIC 3418 (Lot 1 on PS 070675), subject to standard conditions.

Background

The site has been vacant for some time and contains vacant buildings that were formerly used as a service station, motor vehicle repairs and a caretaker's residence many years ago.

Proposal

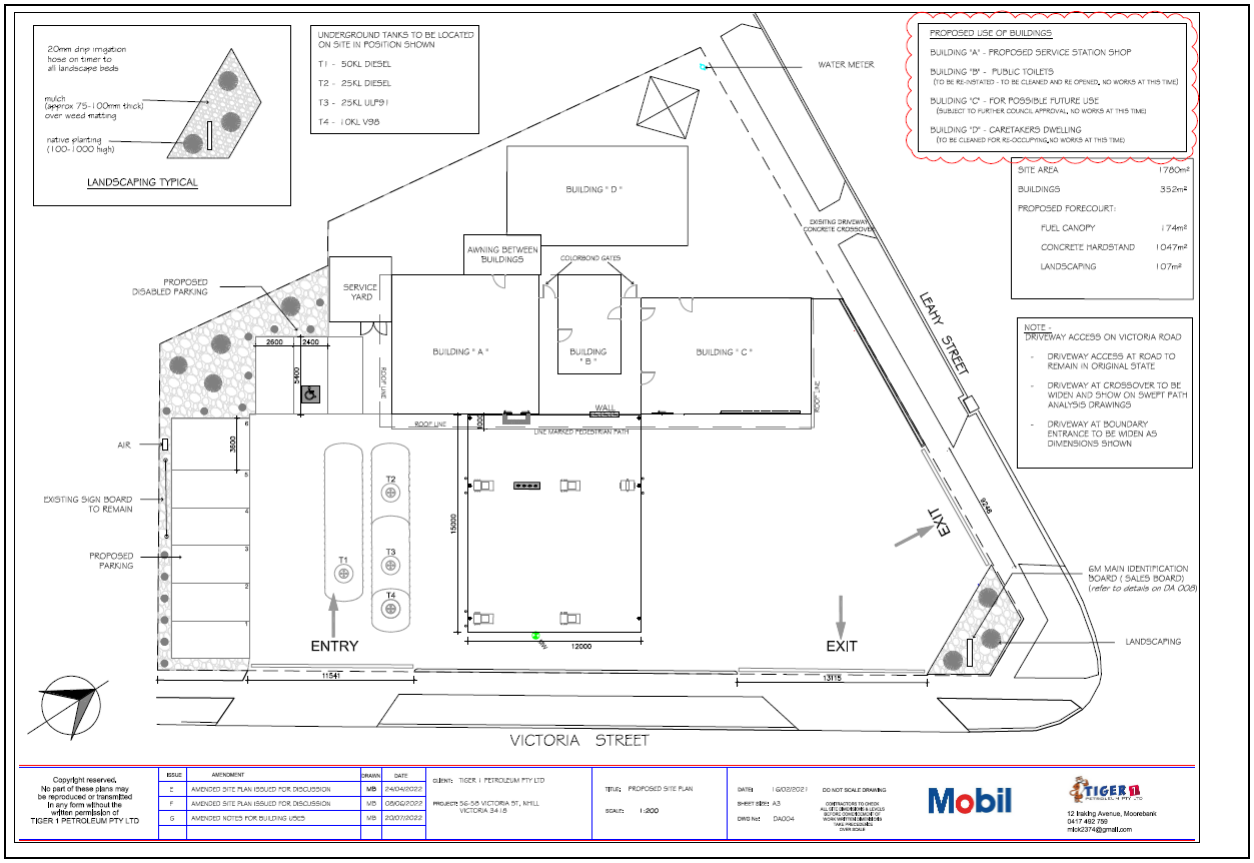
The application proposes the use and development of a service station, construct and display signs including an internally illuminated electronic pylon sign and alter access to a Transport Zone 2. The amended proposal involves the construction of one new canopy building.

The applicant states that *'The proposal is to create a modern, functional and attractive service station. The proposal includes:*

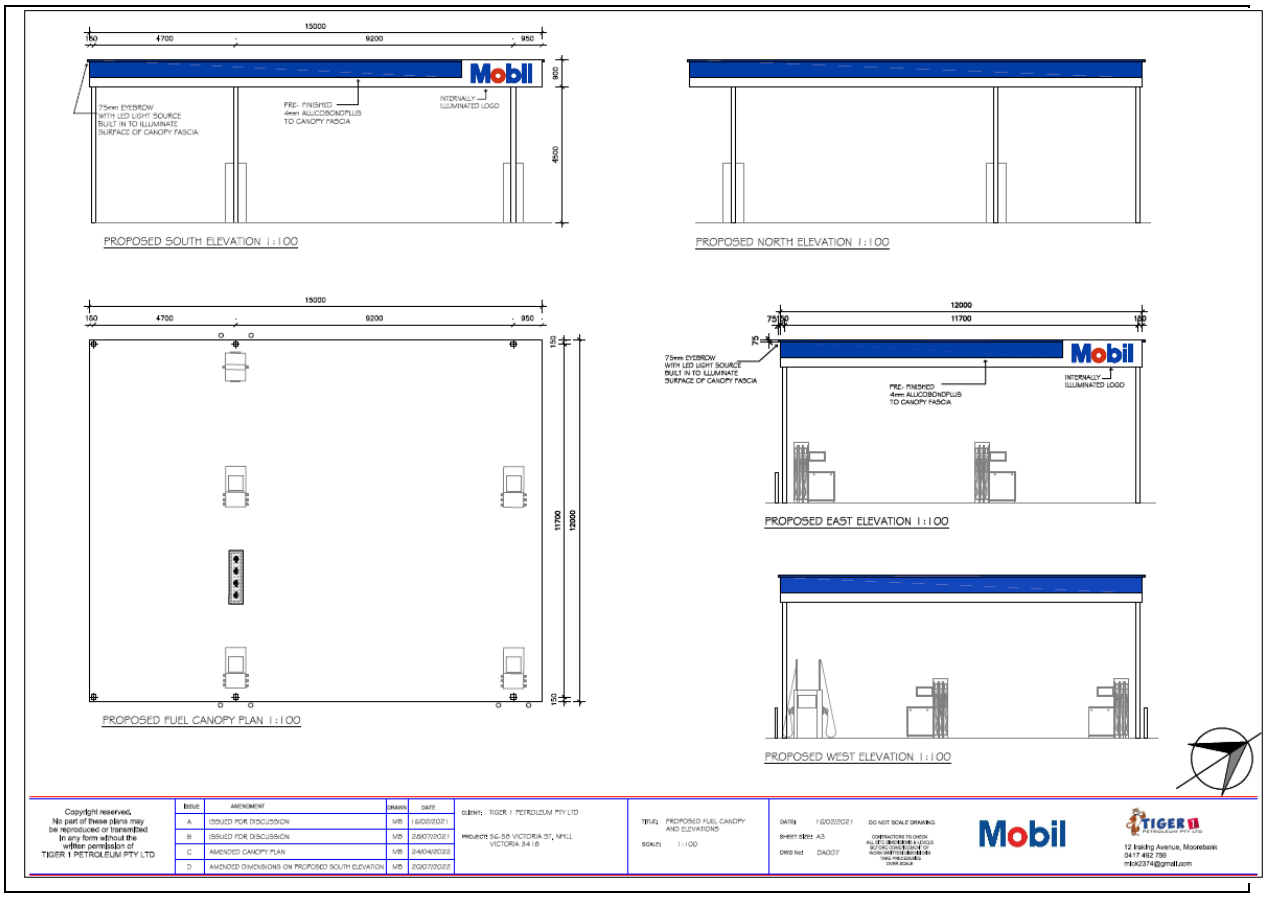
- *2 new canopies (1 canopy proposed on amended plans).*
- *4 new fuel bowsers.*
- *50,000 litre underground diesel tank.*
- *25,000 litre underground diesel tank.*
- *ULP91 underground tank.*
- *V98 underground tank.*
- *Landscaping.*
- *Car parking.*
- *Upgrade of the sales board (signage).*
- *Upgrading of access to Victoria Street.*
- *One exit access point to Leahy Street.*

The proposal will utilise the existing building as shown on the development plans. The existing access to and from the site will be upgraded and will include traffic direction and control measures to ensure functional traffic movement to, from and within the site. The building colours and signage will be blue, red and white consistent with the Tiger 1 branding. The proposal is seeking to create a development that is to be visually appealing and purposeful by including upgraded illuminated sales board, fuel canopies, new fuel bowsers, upgraded fuel storage capacity, car parking spaces.
The proposed service station will operate 7 days a week from 5:30am – 9:30pm.'

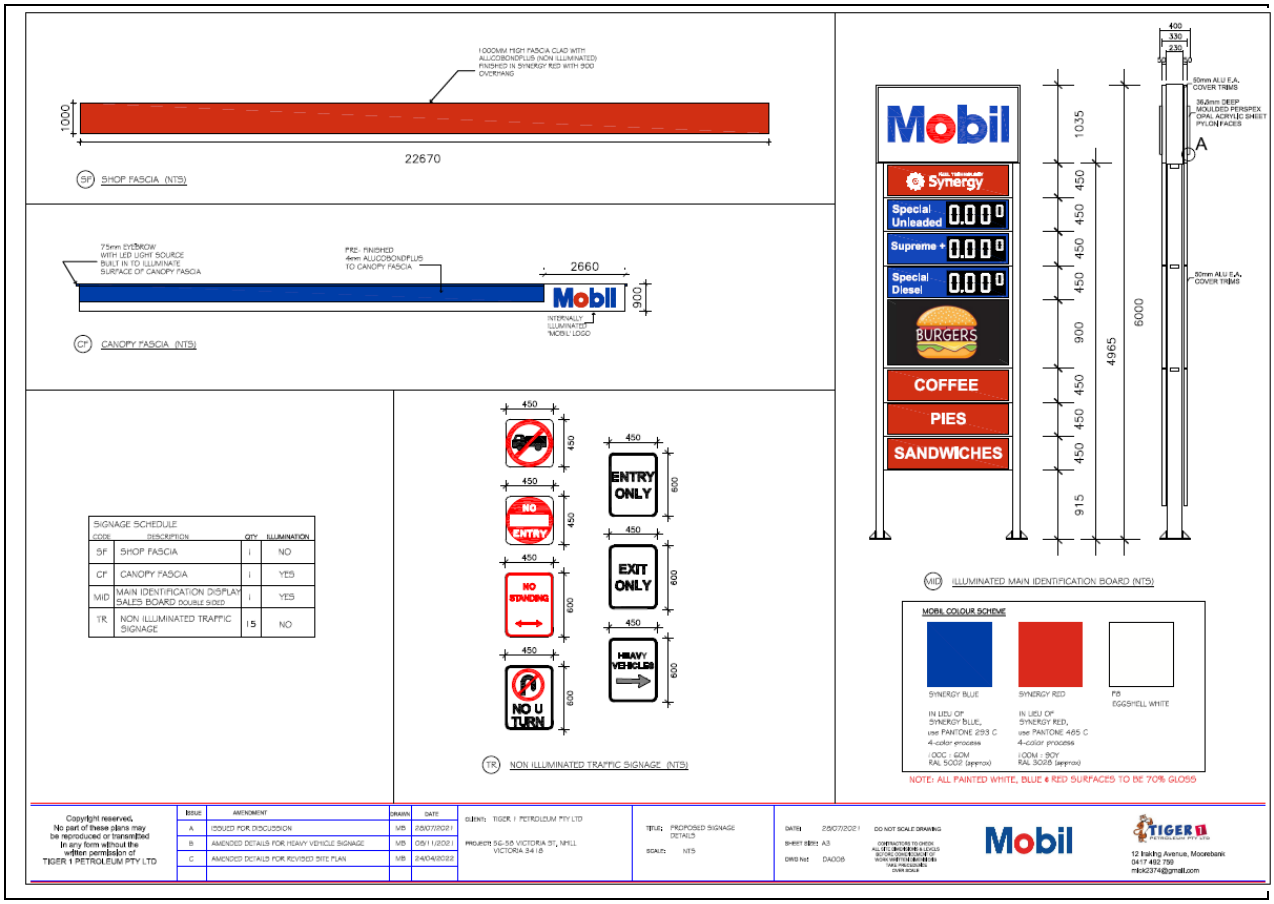
Proposed Site Plan below:



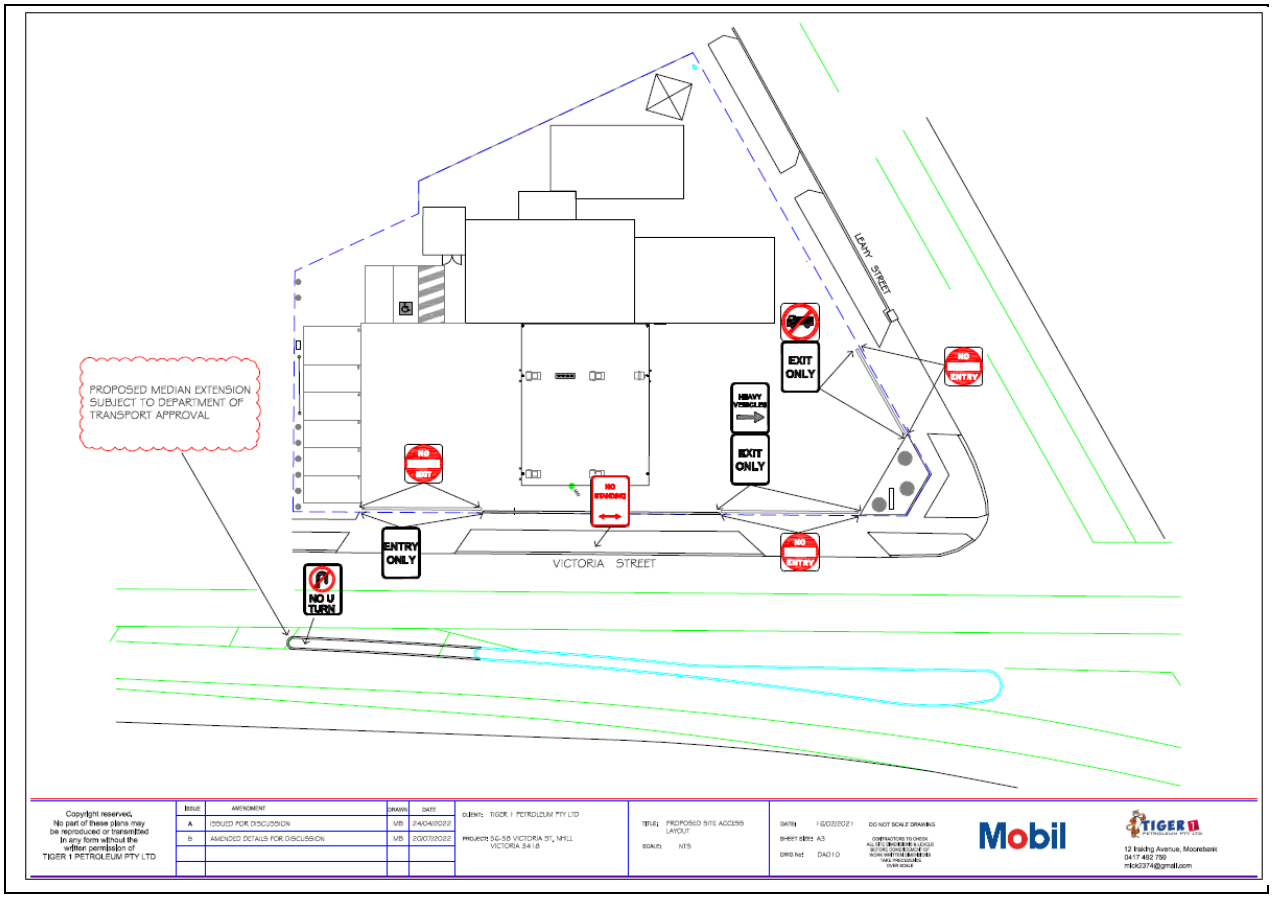
Proposed Elevations below:



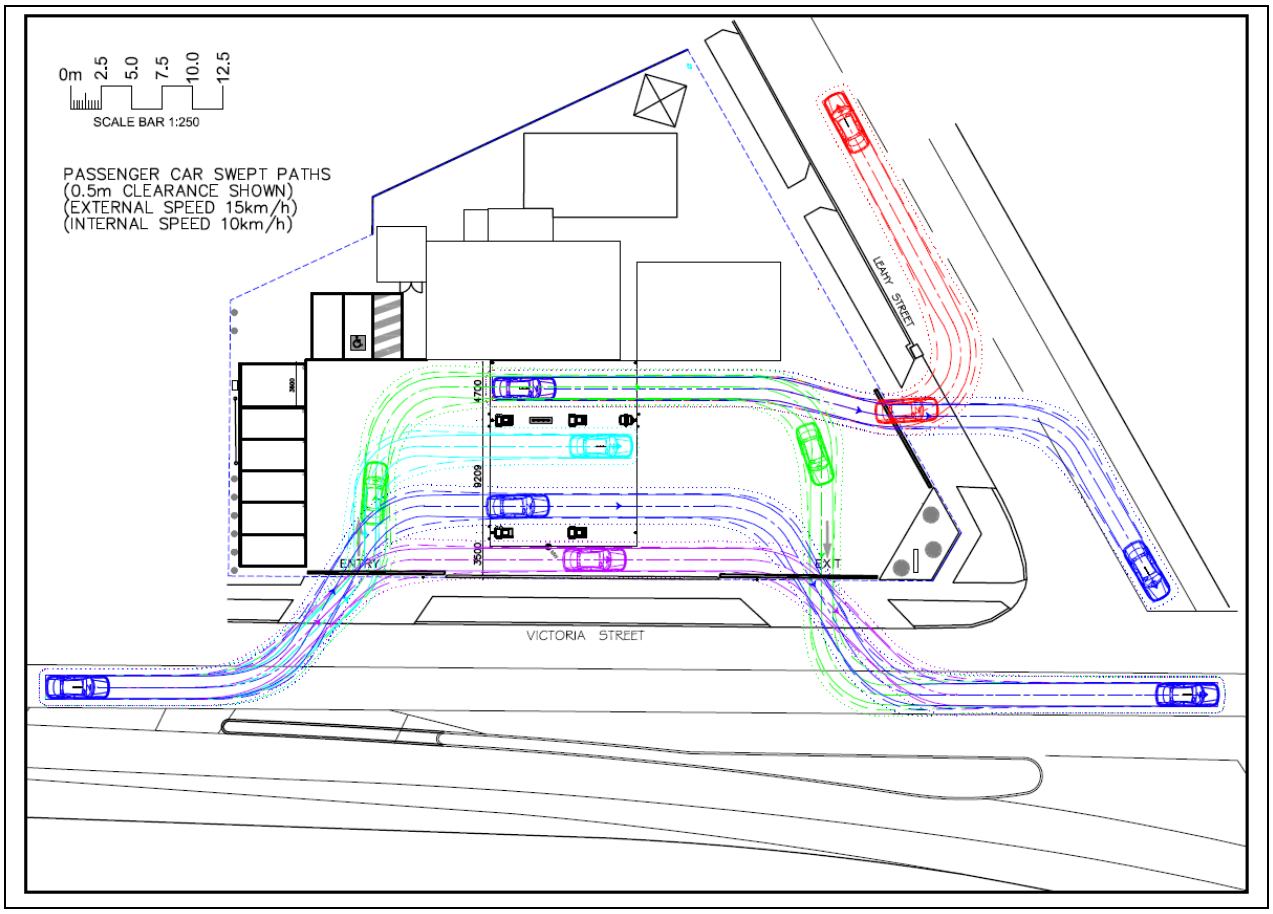
Proposed Signs below:



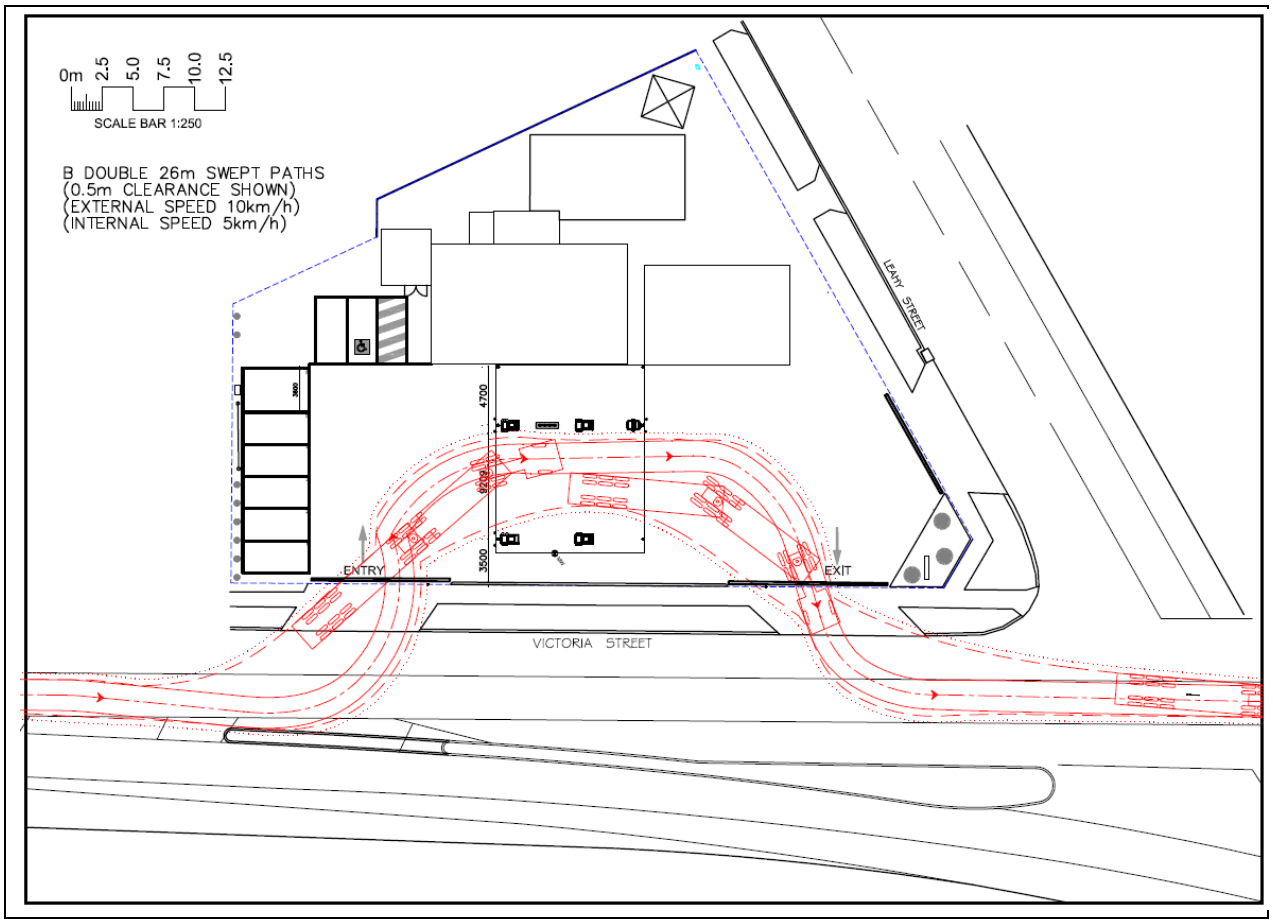
Proposed Site Access Layout Plan below:



Proposed Passenger Car Swept Paths Plan below:



Proposed B-Double 26m Swept Paths below:



Requirement for Permit:
The subject land is located within the Commercial 1 Zone. The Bushfire Management Overlay is located on a very small part of the land in the south-east corner. There are no other Overlays on the land.

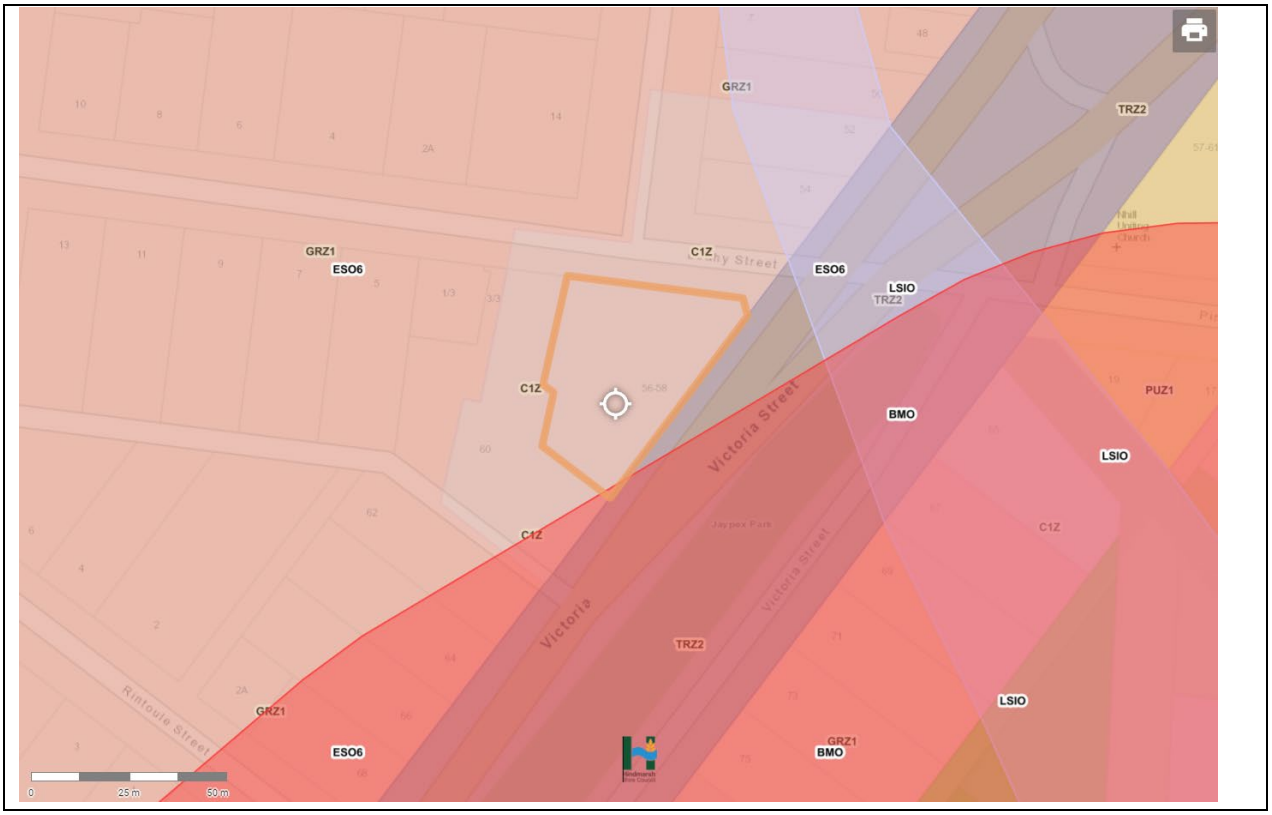
- A planning permit is required for use of a service station under Clause 34.01-1 and to construct buildings and works under Clause 34.01-4 of the Commercial 1 Zone.
- A planning permit is not required to construct buildings and works under Clause 44.06-2 of the Bushfire Management Overlay
- A planning permit is required under Clause 52.05-2 to construct or put up for display signs in Section 2 of Clause 52.05-11.
- A planning permit is required under Clause 52.29 to alter access to a Transport Zone 2 (previously known as a Road Zone Category 1).

Subject Site and Locality
The subject site is located at 56-58 Victoria Street (Western Highway), Nhill and is located on the western side of Victoria Street, which is on the corner of Leahy Street and Victoria Street (Western Highway), being one of the main roads extending through the town. The subject lot is legally known as Lot 1 on Plan of Subdivision 070675 on Volume 085992 Folio 002. The site contains vacant buildings that were formerly used as a service station, motor vehicle repairs and a caretaker's residence a long time ago.

The immediate area comprises commercial development, residential development and community facilities including public open space (Jaypex Park) located within the centre median of Victoria Street in front of the site. The closest residential land is approximately 15m to the west of the closest part of the site within the General Residential Zone.

Aerial Photo below (Hindmarsh POZI) below:

Zoning and Overlays (Hindmarsh POZI) below:



Restrictive Covenant or Section 173 Agreement
The subject site is not burdened by a Restrictive Covenant or Section 173 Agreement.

Cultural Heritage Management Plan (CHMP)

The proposal is exempt from requiring a CHMP as the proposal is not within land affected by Aboriginal Cultural Heritage Sensitivity pursuant to the *Aboriginal Heritage Regulations 2018*.

Advertising

Section 52 Notice of Application

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

- Sending notices to the owners and occupiers of the adjoining land.
- Placing two public notices on site with one notice fronting Victoria Street and one notice fronting Leahy Street for a period of 28 days over the Christmas/New Year period.
- Placing the public notice in the local newspaper, The Nhill Free Press.
- The application was made available for public viewing on Council's website.

The notification has been carried out correctly.

Council received three objections to the original application based on concerns about noise, vehicle access by trucks along Leahy Street and other general loss of amenity issues.

Section 57B Notice of Amended Application

The amended application was advertised pursuant to Section 57B of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of the adjoining land.
- Placing two public notices on site with one notice fronting Victoria Street and one notice fronting Leahy Street for a period of 14 days.
- Placing the public notice in the local newspaper, The Nhill Free Press.
- The application was made available for public viewing on Council's website.

The notification has been carried out correctly.

Council received one objection to the amended application from one of the objectors to the original application. The objector's concerns are summarised as follows:

- Noise in a residential area.
- Insufficient space for B-Double trucks.
- Increase in traffic in a congested area where there is local traffic, school children and other pedestrians.
- There are already adequate service stations in more appropriate areas.

The objector has reiterated their concerns and advised that their concerns have not been addressed and that their objection still stands.

The applicant has provided a written response to the objections.

As a result of the revised site layout on the amended plans and further correspondence with the three objectors, two of the original objectors have advised Council that they formally withdrawn their objections to the application.

Referrals
External Referrals
Section 55
Department of Transport (on behalf of Head, Transport Victoria):
The amended and current referral response received on 9/11/2022 advised that there are:

- No objections subject to conditions for the construction of the access crossovers, the signs to not distract or dazzle road users and to impact on road safety and a note requiring a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes for the centre median.

Section 52
GWM Water
The referral response received on 2/09/2022 advised that there are:

- No objections subject to conditions for a Trade Waste Agreement and a financial contribution that may be required for any works associated with the development if deemed to increase the risk of its assets failing, necessitating replacement of the asset and before end-of-life.

Internal Referrals
The application was referred internally to the following Departments:

Engineering

- Comments provided - site visit on 21/12/2021, 18/05/2022 and 21/09/2022 at 56-58 Victoria Street Nhill. Engineering requirements/comments.
    - Engineering Conditions required for access, drainage and signage.

Environmental Health

- Comments provided about the premises to be constructed in compliance with the Food Standards Code, the required Food Premises Registration and relevant Tobacco Act signs/posters to be displayed and recommended Planning consider controls around noise.

Planning Scheme:
Planning Scheme Requirements:

Municipal Planning Strategy (MPS)
Clause 02.02 Vision
Clause 02.03 Strategic Directions
Clause 02.03-1 Settlement and housing
Nhill has an important role as a service and business centre for the local community, travellers along the Western Highway and the surrounding rural hinterland.

Council's strategic directions for settlement includes to:

- *Promote the development of Nhill as the major service and business centre in the Shire providing a range of economic and community opportunities.*

Clause 02.03-5 Building Environment and heritage

Council's strategic directions for built environment and heritage includes the need to:

- *Promote urban design and architecture that reflects the characteristics, aspirations and cultural identity of the community.*

Clause 02.03-6 Economic Development

Council's strategic directions for economic development include to:

- *Develop new activities that are economically, environmentally and socially sustainable.*
- *Facilitate increased employment opportunities within and adjacent to the towns.*

Clause 02.04 Strategic Framework Plans

Nhill Framework Plan

Planning Policy Framework (PPF)

Clause 11.01-1S Settlement

Clause 11.01-1R Settlement- Wimmera Southern Mallee includes:

Clause 13.05-1S Noise management

Objective - *To assist the management of noise effects on sensitive land uses.*

Clause 13.07-1S Land use compatibility

Objective - *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Clause 15.01-2S Building Design

Clause 15.01-5S Neighbourhood character

Clause 17.01-1S Diversified economy

Objective - *To strengthen and diversify the economy*.

Clause 17.01-1R Diversified economy - Wimmera Southern Mallee

Clause 17.02-1S Business

Objective - *To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.*

Clause 18.01-1S Land use and transport integration

Clause 18.01-2S Transport system

Clause 18.02-4S Roads

Clause 19.03-2S Infrastructure design and provision

Clause 19.03-3S Integrated water management

Planning Response:

The proposal will provide a new service station and associated retail facilities within Nhill, which will encourage employment and economic development opportunities in the town. The proposal will support and protect the commercial character of the area and encourage development to meet the community's needs for retail uses.

The proposal is supported by the relevant planning policies in the MPS and PPF relating to Settlement, Built Environment and Economic Development. The proposal will be consistent with the local policies in the MPS, in particular Clause 02.03-6 Economic Development.

The proposal will be consistent with the state policies in the PPF, in particular Clause 15.01-2S Building Design, Clause 17.02-1S Business, Clause 18.02-4S Roads and Clause 19.03-2S, subject to conditions for the construction of the required vehicle access crossovers and signs to manage truck and vehicle movements to prevent adverse impacts on the adjacent residential area to the west of the site.

Clause 34.01 – Commercial Zone
34.01-1 Table of uses

Section 2 - Permit required

- Service Station (non-specified use).

34.01-4 Buildings and works
A permit is required to construct a building or construct or carry out works.

34.01-8 Decision guidelines (relevant to the application)
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

Planning Response:

The application is consistent with the Municipal Planning Strategy and Planning Policy Framework as discussed above. The proposal will respect and enhance the commercial activities of this part of Nhill and will generally respect the broader commercial and residential character of the surrounding area subject to conditions.

The proposed Service Station will operate between 5.30am and 9.30pm seven (7) days a week, which is regarded as a reasonable breadth of hours for a commercial use within a Commercial 1 Zone.

The amended proposal has been designed to reduce the impact of traffic movements on Leahy Street and to prevent truck access to Leahy Street and direct trucks to enter and exit the site via the Western Highway. The site layout has been redesigned to improve the movement of vehicles, pedestrians and cyclists. There are adequate car parking spaces provided on the site for customers and staff. The streetscape will not be adversely impacted by the proposed development. The adjacent residential area to the west on Leahy Street and the adjacent streets is unlikely to be adversely impacted by the use and development.

Conditions are required to provide measures for the protection of the amenity of the area. A condition is required to ensure that external lighting is baffled to prevent off-site impacts. A condition is also required to ensure that rubbish and waste disposal areas are suitably screened on the site and that waste is regularly disposed of off the site.

The proposed buildings, landscaping and paved areas will be easily maintained. The proposed access and car parking areas are required to be constructed and maintained to the satisfaction of Council and DoT, which will be addressed as conditions.

The proposal will therefore comply with the decision guidelines of the zone subject to conditions.

Particular Provisions

Clause 52.05 Signs
52.05-2 Requirements
Section 2
A permit is required to construct or put up for display a sign in Section 2.

52.05-8 Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
All signs

- The character of the area including:

- The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
- 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.

- Impacts on views and vistas:
  - 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.
- The relationship to the streetscape, setting or landscape:
  - 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.
  - The ability to include landscaping to reduce the visual impact of parts of the sign structure.
- The relationship to the site and building:
  - 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.
- The impact of structures associated with the sign:
  - 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.
- The impact of any illumination:
  - 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.
- The impact of any logo box associated with the sign:
  - 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.
- The need for identification and the opportunities for adequate identification on the site or locality.

- The impact on road safety. A sign is a safety hazard if the sign:
  - 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.

52.05-11 Category 1 - Commercial areas
Minimum limitation
Purpose
To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Planning Response:

The proposed signage package consisting of business identification signs, direction signs not requiring a permit, and illuminated signs including a pylon sign requiring a permit are suited to the proposed service station use within this commercial area. The proposed signs will add vitality and colour and will be designed to not distract road users or adversely impact the amenity of the adjacent residential area.

The proposed signs will respect the character of the area, will not unreasonably reduce views or vistas and are appropriate within the streetscape along Victoria Street and Leahy Street within the Commercial 1 Zone. The proposed signs relate directly to the site and the purpose of the buildings. The extent of illumination of the signs is acceptable and is unlikely to impact on road safety. Conditions are required by DoT to limit to likely impact of the signs on road users.

The proposal satisfies the decision guidelines of this Clause.

Clause 52.06 Car Parking

52.06-3 Permit requirement

A permit is required to reduce (including to reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.

52.06-6 Number of car parking spaces required for other uses

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

52.06-10 Decision guidelines

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).

Planning Response:

The plans show the provision of eight (8) car spaces on the site including two (2) accessible car spaces. The access aisles to the car spaces are adequate in width to allow for vehicles to enter and exit the car spaces in a safe and efficient manner. Passenger vehicles will be able to exit the site via Victoria Street and Leahy Street, while delivery trucks and larger trucks including 19m prime movers, 19m truck and dog trailers and 26m B-Double trucks will be required to enter and exit the site via Victoria Street.

Conditions are required to ensure the vehicle access arrangements are constructed and maintained to meet the requirements of DoT and Council.

The proposal will provide adequate car parking for customers and staff to meet the decision guidelines of this Clause.

Clause 52.29 Land Adjacent to the Principal Road Network

52.29-2 Permit requirement
A permit is required to:

- Create or alter access to:
  - A road in a Transport Zone 2.

52.29-6 Decision guidelines
Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.

Planning Response:
The proposal will comply with the Municipal Planning Strategy and the Planning Policy Framework as discussed above. The proposed altered access to the Transport Zone 2 (Victoria Street) has been designed on the amended site plans to provide safe and efficient access to and from the site from the TZ2. The swept path plans show ingress and egress for passenger vehicles and for trucks and other larger vehicles in a forward direction and in accordance with the Traffic Management Plan.

The Department of Transport has provided referral comments advising no objections subject to specific conditions for the construction of the access crossovers, the signs to not distract or dazzle road users and do not impact road safety. Council's Engineering team have also required conditions for access to be constructed to the required standards. The conditions required by DoT and Engineering will be included in the decision.

The proposal satisfies the decision guidelines of this Clause.

General Provisions
Clause 65 - Decision Guidelines

Because a permit can be granted does not imply that a permit should or will be granted. The Responsible Authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Clause 65.01 Approval of an application or plan (relevant to the application)

Before deciding on an application or approval of a plan, the Responsible Authority must consider, as appropriate (relevant to the application):

- *The matters set out in Section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Planning Response:

The application complies with the relevant decision guidelines as outlined above. The proposal complies with the Municipal Planning Strategy and Planning Policy Framework, having regard to the benefit the proposal will have to enhance the commercial activities on the site and the associated economic benefits.

The proposed development is unlikely to adversely affect the environment, human health and the amenity of the area. The proposal will enable the orderly planning of the area. There is a service area and adequate space for loading and unloading facilities on the site. There is unlikely to be traffic flow and road safety impacts on and off the site, subject to the conditions required by the DoT and Council to be met.

Response to Objection
A planning response to the objection is below.

- *Noise in a residential area.*

  The site is within a commercial area and is adjacent to a residential area, which is approximately 15m (one property) to the west of the western part of the site. Although the site is in proximity to residential properties, the proposed service station use and development is an expected commercial use on this commercially zoned land.

  The potential impacts of noise on the adjacent residential area can be appropriately managed by conditions. The operator of the service station will be required to

minimise noise to ensure it complies with the relevant EPA noise protocols under the *Environment Protection Act 2017*.

- *Insufficient space for B-Double trucks.*

  The Traffic Management Plan submitted with the amended application states that *'The ingress movements on to the subject site for semi-trailers and b-doubles from Victoria Street utilise the area under the canopy and to the north of the subject site for the preparation of egress onto Victoria Street. As indicated in the amended plans there is sufficient space for the movement of b-doubles and semi-trailers without impacting the existing traffic management of the area. Heavy vehicles of this size can adequately enter and exit the site without mounting the kerb or traffic island as indicated on the amended plans.'*

  A review of the swept paths submitted with the amended plans for the revised site layout with the Traffic Management Plan shows that B-Doubles will be able to enter and exit the site in a forward direction to Victoria Street and will be prohibited from exiting the site to Leahy Street.

- Increase in traffic in a congested area where there is local traffic, school children and other pedestrians.

  There will be an increase in traffic on the site and surrounding area, but this will be concentrated towards Victoria Street due to the vehicle access arrangements for small and larger trucks to enter and exit via Victoria Street. There will be passenger vehicles allowed to exit to Leahy Street, but the potential volume of passenger vehicles expected in the local street can be accommodated into the local street network. Most traffic movements will be along Victoria Street, which is a main road in the Transport Zone 2.

- There are already adequate service stations in more appropriate areas.

  The proposal to construct a service station on the site is a decision of the owner who would have researched the demand for fuel within this rural town and the broader area. There is no limit on the number of service stations within any town.

  The site is within a Commercial 1 Zone and commercial uses such as a service station are appropriate in this location, subject to conditions to protect the environment and the amenity of the area.

Strategic, Statutory and Procedural Requirements:
The proposal is consistent with the Municipal Planning Strategy and Planning Policy Framework, the Commercial 1 Zone, Clause 52.05, Clause 52.29 and Clause 65 of the Hindmarsh Planning Scheme.

Report to Council:
The Manager of Development advises that all obligations of Council (strategic, statutory and procedural) have been addressed and discharged in this planning application.

Processing Times:

21/05/2021 Application lodged
11/06/2021 Fee paid
16/06/2021 Further information request sent to the applicant
16/08/2021 Response to further information and amended plans received pursuant to Section 50 of the *Planning and Environment Act 1987*
03/09/2021 Further information request for amended plans sent to the applicant
11/10/2021 Response to further information received and amended plans received pursuant to Section 50 of the *Planning and Environment Act 1987*
25/10/2021 Further information request sent to the applicant
24/11/2021 Response to further information and an amended plans received pursuant to Section 50 of the *Planning and Environment Act 1987*
10/12/2021 Further information request sent to the applicant
10/12/2021 Response to further information and an amended plans received pursuant to Section 50 of the *Planning and Environment Act 1987*
13/12/2021 Advertising instructions sent to the applicant and letters sent to neighbours
13/12/2021 External referrals sent to DoT and GWM Water
13/12/2021 Internal referrals sent to Engineering, Environmental Health and Building sent
17/12/2021 Advertising signs erected on site by Council on behalf of the applicant
20/12/2021 Request for further information to correct amended proposal
20/12/2021 Response from applicant received
20/12/2021 First objection received
21/12/2021 Referral response from Engineering received
10/01/2022 Second objection received
11/01/2022 Advertising fee paid to Council
13/01/2022 Third objection received
13/01/2022 Public notice period ended
20/01/2022 Reminder sent to DoT
11/02/2022 Referral response from DoT received
11/02/2022 Responses received from all external referrals and internal referrals
23/02/2022 Further information request sent to applicant to amend the plans to show revised site layout as per DoT requirements
13/05/2022 Amended application for amended plans for revised site layout received under Section 57A of the *Planning and Environment Act 1987*
08/06/2022 Further information request sent to the applicant to correct plans and clarify uses
01/07/2022 Response to further information and an amended plans received pursuant to Section 57A of the *Planning and Environment Act 1987*
19/07/2022 Further information request for outstanding matters and corrections required to plans sent to the applicant

28/07/2022 Response to further information and an amended plans received pursuant to Section 57A of the *Planning and Environment Act 1987*
10/08/2022 Re-Referrals sent externally to DoT and GWM Water
11/08/2022 Re-Referral sent internally to Engineering
11/08/2022 Re-Advertising instructions sent to the applicant and letters sent to neighbours
17/08/2022 Email sent to applicant about missing details in Planning Report noted by neighbours
17/08/2022 Amended Planning Report received confirming details
18/08/2022 Advertising signs erected on the site by Council on behalf of the applicant
23/08/2022 Re-Referred internally to Environment Health
23/08/2022 Environmental Health referral response received
01/09/2022 Objection received from one of the original objectors for the amended proposal
02/09/2022 Referral response from GWM Water received
05/09/2022 Amended Planning Report received in response to correction queries from objector
08/09/2022 Re-Referred internally to Engineering
13/09/2022 Response from the applicant to the objection
20/09/2022 Re-advertising fee paid
21/09/2022 Referral response from Engineering received
28/09/2022 Referral response from DoT received
30/09/2022 Request for clarification and amended response sent to DoT
30/09/2022 Objection sent to the applicant
03/10/2022 Response to the objection received from the applicant
04/10/2022 Two objections were formally withdrawn
17/10/2022 Confirmation from one remaining objection that objection stands
09/11/2022 Amended referral response received from DoT
23/11/2022 Presented to Council at Council Meeting for a recommendation for approval by way of a Notice of Decision (NOD)

The report is being presented to Council for approval at the meeting held on 23 November 2022 (79 statutory days).

The statutory processing time requirements of the *Planning and Environment Act 1987* have not been satisfied in this instance.

Link to Council Plan:
Facilitating and supporting economic development.

Financial Implications:
The development will have positive financial implications through a potential increase in Rates income to Council.

Risk Management Implications:

There are no risks to be managed by Council, except if a Notice of Decision to Grant a Planning Permit is not issued, Council could be seen to be holding up development within the municipality.

Conflict of Interest:
Under section 130(2) of the *Local Government Act 2020*, officers providing advice to Council must disclose any conflict of interest, including the type of interest.

Officer Responsible – Jessie Holmes, Director Infrastructure Services
In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – Bernadine Pringle, Consultant Town Planner
In providing this advice as the Author, I have no interests to disclose.

Communications Strategy:
Advise the applicant of the Council's decision.

Next Steps:
Issue a Notice of Decision to Grant a Planning Permit if supported by Council.

RECOMMENDATION:

That a Notice of Decision to Grant a Planning Permit PA1722-2021 be issued, for the Use and development of a Service Station, construct and display signs including an internally illuminated electronic pylon sign and alter access to a Transport Zone 2, on the land at 56-58 Victoria Street Nhill VIC 3418 (Lot 1 on PS 070675), subject to the following conditions:

Endorsed Plans

1. ***The use and development as shown on the endorsed plans shall not be altered or modified, whether or not in order to comply with any statute or statutory rule or local law or any other reason, without the written consent of the Responsible Authority.***

General Requirements

2. ***The buildings and the site must be kept in an ordered and tidy state and its appearance must not prejudicially affect the amenity of the area to the satisfaction of the Responsible Authority.***

Hours of Operation

3. ***The use must not occur outside the following hours:***
    - ***5.30 am to 9.30pm seven (7) days a week.***
      Unless otherwise approved in writing by the Responsible Authority.

Amenity

4. ***The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:***
   - ***(a) Transport of materials, goods or commodities to or from the land.***
   - ***(b) Appearance of any building, works or materials.***
   - ***(c) Artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.***
   - ***(d) Presence of vermin.***
5. ***Noise generated from the site must comply with the relevant noise requirements in accordance with the Environment Protection Regulations under the Environment Protection Act 2017, to the satisfaction of the Responsible Authority.***

   The use and development must also comply with the Noise Limit and Assessment Protocol for the Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826, Environment Protection Authority, May 2021.
6. ***External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.***

Waste Management

7. ***Provision must be made on the land for the storage of waste bins and recycling bins in a location that is enclosed and not visible from the street and the waste must be regularly disposed of off the site, to the satisfaction of the Responsible Authority.***

Car Parking

8. ***Before the use commences, the car parking spaces must be provided on site, with all car parking, access lanes and driveways as shown on the plans to remain unobstructed and available for their intended use at all times, unless otherwise approved in writing by the Responsible Authority.***
9. ***Car spaces and parking areas, access lanes and driveways must be maintained in a good condition to the satisfaction of the Responsible Authority.***

Engineering

Access

10. ***Access to the approved development on the site must be from the existing crossovers. Crossovers must be upgraded to the satisfaction of the Responsible Authority.***
11. ***During the construction of the development, damage to existing Council infrastructure must be minimised to the satisfaction of the Responsible Authority. If any damage to Council infrastructure occurs it must be replaced to original state at the expense of the owner or permit holder, to the satisfaction of the Responsible Authority.***

12. ***The vehicle crossovers must be constructed at the permit holder's expense to provide ingress and egress to the site, to the satisfaction of the Responsible Authority.***
13. ***Any redundant crossovers must be removed and the kerb and channel reinstated to the satisfaction of the Responsible Authority.***
14. ***Vehicles must enter and exit the site in a forward direction at all times.***
15. ***No trucks are permitted to exit into Leahy St and must exit via Victoria St (Western Hwy) in accordance with plan DA004 and DA010.***

Drainage

16. ***Before the development starts, the owner or permit holder must engage a Qualified Engineer to prepare a Drainage Plan/Assessment Report which addresses, at an appropriate level of detail, the arrangements for collecting, conveying, storing and discharging stormwater from the planned development by underground drainage system to the Council drainage network (nearest drainage pit is located at the corner of Victoria St and Leahy St), all at the expense of the owner or permit holder and the report must be submitted to the satisfaction of the Responsible Authority.***
17. ***The permit holder must meet storm water quality requirements and ensure that storm water discharged to the Council drainage system meets the quality standard specified in Clause 20.3.1 of the IDM.***
18. ***No effluent or polluted water of any type may be allowed to enter the Council's Storm water drainage system.***
19. ***Before the development starts, Drainage Design Plans for the underground drainage system for the development must be submitted to and approved by the Responsible Authority.***
20. ***Stormwater drainage must be constructed and connected to the Legal Point of Discharge to the satisfaction of the Responsible Authority.***

Signage

21. ***All advisory traffic signage for the proposed development must be per the application, and in accordance with plan DA010 to the satisfaction of the Responsible Authority.***

Environmental Health

22. ***The premises must be constructed in compliance with the Food Standards Code, ensuring all materials used are fit for purpose, can be easily and effectively cleaned and sanitised, and prevent contamination from dust, pests and other contaminants, to the satisfaction of the Responsible Authority.***

Department of Transport

23. ***The access crossovers shall be constructed to the satisfaction of the Responsible Authority and at no cost to the Department of Transport.***
24. ***Illuminated signing pylons must not dazzle or distract road users due to its colouring.***

25. The signs must not display content, images or text:

- ***i. Giving the illusion of continuous movement.***
- ***ii. Capable of being mistaken for traffic signals or traffic control devices, including red, amber or green circles, octagons, crosses or triangles.***
- ***iii. Capable of being mistaken as an instruction to a road user, including the wording stop, give way, slow down, turn left or turn right.***
- ***iv. With a flashing background, flashing text, flashing images, blinking or fading elements that create the illusion of movement.***
- ***v. Contain any animation.***
- ***vi. Capable of being interpreted as projections beyond the face of the advertising screen such as through 3D technology.***
- ***vii. Consisting of present time or other contemporary update information relating to news, weather or time.***
- ***viii. Containing video, movie or television broadcasts.***

Please note: Prior to the works commencing on the Western Highway, the applicant must enter into a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes for the centre median, including the determination of fees and the level of the Department of Transport's service obligations. Please contact western.mail@roads.vic.gov.au.

GWM Water

26. A Trade Waste Agreement is required to be completed to GWMWater's satisfaction in accordance with the relevant Trade Waste By Law, and any associated requirements, prior to commencement of any new or altered Trade Waste discharge to GWMWater's sewerage system.

27. The owner/ applicant may be responsible for a financial contribution to GWMWater where any works associated with the development are deemed by GWMWater to increase the risk of its assets failing, necessitating replacement of the asset before end-of-life.

Permit Expiry

28. This permit will expire if one of the following circumstances applies:

- ***(a) The development is not started within two years of the date of this permit***
- ***(b) The development is not completed and the use is not commenced within four years of the date of this permit.***

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, **where** ***the development has lawfully started before the permit expires.***

Notes:

Planning

- *A copy of this permit and endorsed plans must be provided to all builders and contractors who are to work on site, so they are aware of the conditions to which this approval applies.*

Engineering

- *A consent to works within road reserve permission must be obtained from Council's Engineering Department (03 5391 4444) before construction if working in the road reserve.*
  https://www.hindmarsh.vic.gov.au/register-for-permits
- *The Legal Point of Discharge (LPD) is to be made at the Northern side of the property into the existing kerb and channel of the Leahy Street road reserve.*

Environmental Health

- *An application for Food Premises registration must be lodged and approved before food is prepared and sold from the premises.*
- *All relevant Tobacco Act signs/posters must be displayed.*

MOVED: CRS R Ismay/D Nelson

That a Notice of Decision to Grant a Planning Permit PA1722-2021 be issued, for the Use and development of a Service Station, construct and display signs including an internally illuminated electronic pylon sign and alter access to a Transport Zone 2, on the land at 56-58 Victoria Street Nhill VIC 3418 (Lot 1 on PS 070675), subject to the following conditions:

Endorsed Plans

1. ***The use and development as shown on the endorsed plans shall not be altered or modified, whether or not in order to comply with any statute or statutory rule or local law or any other reason, without the written consent of the Responsible Authority.***

General Requirements

2. ***The buildings and the site must be kept in an ordered and tidy state and its appearance must not prejudicially affect the amenity of the area to the satisfaction of the Responsible Authority.***

Hours of Operation

3. ***The use must not occur outside the following hours:***
   - ***5.30 am to 9.30pm seven (7) days a week.***
     Unless otherwise approved in writing by the Responsible Authority.

Amenity

4. ***The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:***
   - ***(a) Transport of materials, goods or commodities to or from the land.***
   - ***(b) Appearance of any building, works or materials.***
   - ***(c) Artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.***
   - ***(d) Presence of vermin.***
5. ***Noise generated from the site must comply with the relevant noise requirements in accordance with the Environment Protection Regulations under the Environment Protection Act 2017, to the satisfaction of the Responsible Authority.***

   The use and development must also comply with the Noise Limit and Assessment Protocol for the Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826, Environment Protection Authority, May 2021.
6. ***External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.***

Waste Management

7. ***Provision must be made on the land for the storage of waste bins and recycling bins in a location that is enclosed and not visible from the street and the waste must be regularly disposed of off the site, to the satisfaction of the Responsible Authority.***

Car Parking

8. ***Before the use commences, the car parking spaces must be provided on site, with all car parking, access lanes and driveways as shown on the plans to remain unobstructed and available for their intended use at all times, unless otherwise approved in writing by the Responsible Authority.***
9. ***Car spaces and parking areas, access lanes and driveways must be maintained in a good condition to the satisfaction of the Responsible Authority.***

Engineering

Access

10. ***Access to the approved development on the site must be from the existing crossovers. Crossovers must be upgraded to the satisfaction of the Responsible Authority.***
11. ***During the construction of the development, damage to existing Council infrastructure must be minimised to the satisfaction of the Responsible Authority. If any damage to Council infrastructure occurs it must be replaced to original state at the expense of the owner or permit holder, to the satisfaction of the Responsible Authority.***

12. ***The vehicle crossovers must be constructed at the permit holder's expense to provide ingress and egress to the site, to the satisfaction of the Responsible Authority.***
13. ***Any redundant crossovers must be removed and the kerb and channel reinstated to the satisfaction of the Responsible Authority.***
14. ***Vehicles must enter and exit the site in a forward direction at all times.***
15. ***No trucks are permitted to exit into Leahy St and must exit via Victoria St (Western Hwy) in accordance with plan DA004 and DA010.***

Drainage

16. ***Before the development starts, the owner or permit holder must engage a Qualified Engineer to prepare a Drainage Plan/Assessment Report which addresses, at an appropriate level of detail, the arrangements for collecting, conveying, storing and discharging stormwater from the planned development by underground drainage system to the Council drainage network (nearest drainage pit is located at the corner of Victoria St and Leahy St), all at the expense of the owner or permit holder and the report must be submitted to the satisfaction of the Responsible Authority.***
17. ***The permit holder must meet storm water quality requirements and ensure that storm water discharged to the Council drainage system meets the quality standard specified in Clause 20.3.1 of the IDM.***
18. ***No effluent or polluted water of any type may be allowed to enter the Council's Storm water drainage system.***
19. ***Before the development starts, Drainage Design Plans for the underground drainage system for the development must be submitted to and approved by the Responsible Authority.***
20. ***Stormwater drainage must be constructed and connected to the Legal Point of Discharge to the satisfaction of the Responsible Authority.***

Signage

21. ***All advisory traffic signage for the proposed development must be per the application, and in accordance with plan DA010 to the satisfaction of the Responsible Authority.***

Environmental Health

22. ***The premises must be constructed in compliance with the Food Standards Code, ensuring all materials used are fit for purpose, can be easily and effectively cleaned and sanitised, and prevent contamination from dust, pests and other contaminants, to the satisfaction of the Responsible Authority.***

Department of Transport

23. ***The access crossovers shall be constructed to the satisfaction of the Responsible Authority and at no cost to the Department of Transport.***
24. ***Illuminated signing pylons must not dazzle or distract road users due to its colouring.***

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- ***i. Giving the illusion of continuous movement.***
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- ***vi. Capable of being interpreted as projections beyond the face of the advertising screen such as through 3D technology.***
- ***vii. Consisting of present time or other contemporary update information relating to news, weather or time.***
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Please note: Prior to the works commencing on the Western Highway, the applicant must enter into a works agreement with the Head, Transport for Victoria, confirming design plans and works approvals processes for the centre median, including the determination of fees and the level of the Department of Transport's service obligations. Please contact western.mail@roads.vic.gov.au.

GWM Water

26. A Trade Waste Agreement is required to be completed to GWMWater's satisfaction in accordance with the relevant Trade Waste By Law, and any associated requirements, prior to commencement of any new or altered Trade Waste discharge to GWMWater's sewerage system.

27. The owner/ applicant may be responsible for a financial contribution to GWMWater where any works associated with the development are deemed by GWMWater to increase the risk of its assets failing, necessitating replacement of the asset before end-of-life.

Permit Expiry

28. This permit will expire if one of the following circumstances applies:

- ***(a) The development is not started within two years of the date of this permit***
- ***(b) The development is not completed and the use is not commenced within four years of the date of this permit.***

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, **where** ***the development has lawfully started before the permit expires.***

Notes:

Planning

- *A copy of this permit and endorsed plans must be provided to all builders and contractors who are to work on site, so they are aware of the conditions to which this approval applies.*

Engineering

- *A consent to works within road reserve permission must be obtained from Council's Engineering Department (03 5391 4444) before construction if working in the road reserve.*
  https://www.hindmarsh.vic.gov.au/register-for-permits
- *The Legal Point of Discharge (LPD) is to be made at the Northern side of the property into the existing kerb and channel of the Leahy Street road reserve.*

Environmental Health

- *An application for Food Premises registration must be lodged and approved before food is prepared and sold from the premises.*
- *All relevant Tobacco Act signs/posters must be displayed.*

CARRIED

Attachment Numbers: 3 – 4

Cr R Gersch returned to the room at 3:18pm.

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9 REPORTS REQUIRING A DECISION

9.1 GOVERNANCE UPDATES

Responsible Officer: Director Corporate and Community Services
Attachment Numbers: 5 – Financial Hardship Policy
6 – Councillor Code of Conduct
7 – Advisory Committee Terms of Reference
8 – Advisory Committee Policy

Introduction:

This report seeks Council endorsement for the draft revised Financial Hardship Policy to be made available to the public for consultation for the period between 24 November 2022 and 15 December 2022, as well as presenting the revised Advisory Committee Terms of Reference, Advisory Committee Policy and Councillor Code of Conduct for adoption.

Discussion:

Financial Hardship Policy

Section 171A of the *Local Government Act 1989* (Vic) provides the following:

(1) A person who -

(a) is suffering financial hardship; or

(b) would suffer financial hardship if that person paid the full amount of a rate or charge for which he or she is liable—

may apply to a Council for the waiver of the whole or part of any rate or charge or of any interest imposed for late payment.

Council has had a Financial Hardship Policy since June 2016 to ensure that decisions pertaining to financial hardship applications are made fairly and consistently.

In August 2022, the Victorian Government passed the *Local Government Legislation Amendment (Rating and Other Matters) Act 2022*, making a number of amendments regarding ratepayers experiencing hardship and the way that rates are collected by Council. The changes prescribed under this Act, and the resultant changes to Council's Financial Hardship Policy, are described below.

- *Payment Plans*
  The amendments formalise payment plans as an alternative means of payment for those experiencing financial hardship or family violence. When a ratepayer enters into a payment plan, Council cannot sell or transfer land to recover unpaid rates and charges if the payment plan is being complied with. If the ratepayer fails to adhere to the payment plan, then Council may cancel it, but must wait two years from the date of cancellation before undertaking legal proceedings for recovery of amounts outstanding.

  While payment plans as an alternative method for paying rates are already included in Council's procedures, the scope of entitlement for claiming financial hardship has been strengthened and additional clarity has been added to section 4.10 (Commencing Proceedings for Recovery of Unpaid Rates and Charges Debts) and 4.7 (Payment Plans).

- *Notice of Amount Owed*
  Council will be required to ensure ratepayers have written notice of any amount owed before taking any steps to recover outstanding amounts. It will then be open to Council to enter into payment plans with ratepayers but, if no payment plan is entered into or no deferral of the amount due is granted, no recovery proceedings can be commenced for at least two years from the date of the written notice.

  This provision has been included in section 4.10 (Commencing Proceedings for Recovery of Unpaid Rates and Charges Debts).

Additional changes include provisions around informal referrals to financial counselling services, rights of appeal, conflict of interest management and detailed provisions on the three relevant sections of the *Local Government Act 1989*; Deferment of Rates and Charges, Waiver of Rates and Charges and Waiver of Interest and Legal Charges.

The update to the policy reflects current legislative requirements and is in line with Council's current practices.

A report seeking to adopt the Financial Hardship Policy will be brought the December Council meeting.

Councillor Code of Conduct

Section 139 of the *Local Government Act 2020* states that a Council must develop a Councillor Code of Conduct. The purpose of the Councillor Code of Conduct is to include the standards of conduct expected to be observed by Councillors in the course of performing their duties and functions as Councillors, including prohibiting discrimination, harassment (including sexual harassment) and vilification**.**

Council's Code of Conduct has been reviewed and updated as described below.

- *Child Safe Standards*
  The introduction of the new Victorian Child Safe Standards has required a review of a number of Council's policies, including its Employee and Councillor Codes of Conduct. Relevant Council policies must affirm Council's commitment to Child Safety and provide clear guidance as to appropriate interaction with children both in person and online, as well as around reporting requirements for Councillors, staff and volunteers.

  Amendments have been made to section 6.5 (Child Safe Standards) and section 6.7 (Social Media).

- *Councillor Candidacy during State and Federal Elections*
  The provisions in the Code of Conduct have been expanded to provide clear guidance for when a Councillor is a candidate in a State or Federal election. Additions have been informed by best practice guidelines produced by MAV. Ensuring that there is a clear process to be followed when a Councillor is a candidate prevents any occurrences of conflict of interests, misuse of position or misuse of Council resources. New provisions include guidance around declarations of candidacy, leaves of absence, improper use of position, improper use of Council resources and activities and resignation of office upon successful candidacy.

  Changes have been included in section 6.10 (Elections).

Advisory Committee Terms of Reference

The Local Government Act 2020 (Act) required Council to make significant changes to the function and form of its community committees. As a result of the exclusion of section 86 Committees in the new Act, existing Town Committees were re-formed as Advisory Committees. The Advisory Committees were established by way of Council Resolution on 19 August 2020, along with a Terms of Reference to govern their functioning.

The Terms of Reference are subject to periodic review and have been updated by Council Officers to reflect feedback received by Committee members, improve administrative processes and to ensure effective Committee functioning throughout member's period of service.

The sections of the Terms of Reference with major amendments include:

- *Change of Membership Period*
  Amendments to the Terms of Reference change the period of membership to a financial year rather than calendar year period, as well as extending the period of membership from one year to two years. Current members would have their term extended to 30 June 2023. This will ensure that there is a standing Committee over the Christmas, New Year and Australia Day period, meaning that running events and activities does not coincide with a changeover of membership. This change also allows for clearer reporting periods and shifts the transitional period to a more sensible time of year.

- *Membership Approvals Outside of the Formal Nomination Period*
  Where a Committee does not have the maximum number of members, the Terms of Reference now formally allow for new members to be appointed via a resolution at a Committee meeting (to then be endorsed by Council).

- *Attendance Requirements*
  The Terms of Reference now allow for non-attendance at 2 consecutive meetings (without prior communication with the Chairperson) as grounds for disqualification from membership. This aims to ensure that Committees are able to obtain a quorum at meetings and continue to make decisions in a timely and effective manner.

Council officers forwarded the draft Policy to Town Committees on 12 October 2022, requiring feedback to be received by 1 November 2022. One submission was received from Bill Hutson of the Rainbow Town Committee who noted that "all updates suggested so far are sensible."

The revised Terms of Reference will ensure that Council's Advisory Committees continue to function effectively and provide timely and relevant advice to Council.

Advisory Committee Policy

The Advisory Committee Policy has been updated to more effectively provide for the management of conflict of interest declarations by Committee Members. Conflict of interest management is prescribed in the *Local Government Act 2020*, and the amendments more appropriately appertain to the function, operation and context of community Advisory Committees. Changes include:

- The management of conflicts of interest where the matter is an ongoing activity, event or program; and

- The addition of a 'interests in common' exemption which provides for an exemption where the interest is equitably held in common with other residents, ratepayers business owners, or any other large class of persons within the community.

The amended policy will ensure that Advisory Committees can continue to operate efficiently and transparently.

Options:

1. Council can choose to approve the draft Financial Hardship Policy for release to the public for the specified consultation period for comment, and to adopt the Councillor Code of Conduct and Advisory Committee Terms of Reference and Advisory Committee Policy;
2. Council can choose to amend the draft Financial Hardship before releasing the draft to the public for the specified consultation period for comment, and/or amend the Councillor Code of Conduct and/or Advisory Committee Terms of Reference and/or the Advisory Committee Policy; or
3. Council can choose to not approve the draft Financial Hardship for release to the public for the specified consultation period for comment, and/or to not adopt the Councillor Code of Conduct and/or Advisory Committee Terms of Reference and/or the Advisory Committee Policy.

Link to Council Plan:

Strong governance practices

Financial Implications:

Financial Hardship Policy

A successful application for waiver or deferment of rates and charges will impact Council's cumulative rates and charges for relevant periods. Additionally, the period for recovery of charges through legal processes will be in excess of two years.

Councillor Code of Conduct

N/A

Advisory Committee Terms of Reference

N/A

Advisory Committee Policy

N/A

Risk Management Implications:

Financial Hardship Policy

The Financial Hardship Policy provides clear guidance around the objective, fair and consistent evaluation of financial hardship applications, ensuring that the risk of Council waiving rates in unnecessary circumstances, or failing to appropriately give due consideration to a legitimate application, is minimised.

Councillor Code of Conduct
The revisions to the Councillor Code of Conduct ensure that Council is complying with the Child Safe Standards, and that any risks for children and young people participating in Council activities are mitigated.

The addition of guidance around Councillor Candidacy in State and Federal elections ensures that any risks relating to reputational damage or financial loss to Council that may occur through inappropriate Councillor conduct during election periods are managed appropriately.

Advisory Committee Terms of Reference
Revisions ensure the clear, transparent and appropriate operation of Council's Advisory Committees.

Advisory Committee Policy
The changes provide for the continued effective and appropriate management of declared conflicts of interest. This ensures that Council continues to comply with the requirements of the *Local Government Act 2020* and prevents any reputational or material damage incurred through inappropriate conduct of committee members.

Relevant legislation:
Local Government Legislation Amendment (Rating and Other Matters) Act 2022
Local Government Act 2020
Local Government Act 1989

Community engagement:
The report recommends a consultation period for the Financial Hardship Policy, whereby the community will be able to provide feedback to Council regarding the revised policy. Feedback was sought by the Advisory Committees in relation to the changes in the Advisory Committee Terms of Reference.

Gender equality implications:
A Gender Impact Assessment was conducted on the updated Financial Hardship Policy as per the *Gender Equality Act 2020*. The inclusion of family violence clauses and strengthened protections for those experiencing financial hardship ensures that the policy is equitable and responds to the needs of those experiencing gender-based violence.

Conflict of Interest:
Under section 130(2) of the *Local Government Act 2020*, officers providing advice to Council must disclose any conflict of interest, including the type of interest.

Officer Responsible – Monica Revell, Director Corporate and Community Services
In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Author – Petra Croot, Manager Governance and Human Services
In providing this advice as the Author, I have no disclosable interests in this report.

Communications Strategy:
Financial Hardship Policy
Community consultation will be conducted in accordance with Council's Community Engagement Policy. Council will publish the draft Financial Hardship Policy on the Council website from 24 November 2022 to 15 December 2022. The public will be able to make submissions on the Financial Hardship Policy until the close of the exhibition period.

Council will run regular social media posts throughout the exhibition period.

Advertisements will be placed into the local newspaper advising the community that documents will be available for viewing.

Councillor Code of Conduct
The Code of Conduct will be distributed to Councillors and staff, as well as placed on Council's website for public access.

Advisory Committee Terms of Reference
The Terms of Reference will be distributed to Advisory Committees and Council staff, as well as placed on Council's website for public access.

Advisory Committee Policy
The Policy will be distributed to Advisory Committees and Council staff, as well as placed on Council's website for public access.

Next Steps:
As above.

RECOMMENDATION:

That Council:
1. ***endorses the draft Financial Hardship Policy to be available for public consultation from 24 November 2022 to 15 December 2022;***
2. ***adopts the Councillor Code of Conduct;***
3. ***adopts the Advisory Committee Terms of Reference; and***
4. ***adopts the Advisory Committee Policy.***

MOVED: CRS M Albrecht/W Bywaters

That Council:
1. ***endorses the draft Financial Hardship Policy to be available for public consultation from 24 November 2022 to 15 December 2022;***

2. adopts the Councillor Code of Conduct with a requirement for a Working with Children Check to be included in the Code of Conduct;
3. adopts the Advisory Committee Terms of Reference; and
4. adopts the Advisory Committee Policy.

CARRIED
Attachment Numbers: 5 – 8

9.2 DISCONTINUATION OF EBENEZER MISSION ROAD (PART) TO RETURN TO STATE GOVERNMENT FOR THE PURPOSE OF TRANSFER THROUGH TO BARENGI GADJIN LAND COUNCIL (BGLC)

Responsible Officer: Director Infrastructure Services
Attachment Number: 9

Introduction:
The purpose of this report is to recommend closing a section of the Ebenezer Mission Road and returning the unencumbered land to the State Government for transfer to BGLC whom have requested the land due to its significant cultural and historical value.

Discussion:
A request was made to Hindmarsh Shire Council on 22 July 2021 for consideration of Council to close a section of the Ebenezer Mission Road and transfer ownership to Barengi Gadjin Land Council (BGLC).

The section of the road proposed to be discontinued is 425 meters in length and a standard 20-meter road reserve width. The northern 150m is not formed and has significant vegetation growth. The road is sealed to the entrance of the Ebenezer Mission allotment (275m) and is a 5R all-weather seal – rural in Councils Road hierarchy. The discontinued road would commence 18 meters back from the intersection to allow for the existing farm gate access to remain and to allow for a turning area for any vehicles that make their way to that location.

Ebenezer Mission is of significant cultural and historical importance to the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk Peoples. It is the place where many of our ancestors were forcibly removed to and holds deep emotional and spiritual significance that is still keenly felt by all Wotjobaluk People today. Stories suggest that there may be unmarked graves from the current fenced off cemetery to under the current paved carpark and road and as such BGLC seeks the closure of Ebenezer Road, and transfer of ownership of the entirety of the road. It would then be our intention to install an access gate at that location so as to enable access to the site, and for BGLC as the land manager to then undertake necessary cultural heritage inspections.

Section 206 of the *Local Government Act 1989* gives Council powers over roads in its Municipal District, including powers set out in Schedule 10 of the Act. Schedule 10 (3) provides that a Council may discontinue a road, or part of a road, by notice published in the Government Gazette.

Following discontinuance, the land from the road, the land may be held by the State Government for any purpose they see fit unless it is owned by Council or available for sale. This section of land is crown land and would be returned to the Department of Environment, Land, Water and Planning.

Options:

1. Council follows the Officer recommendation to discontinue the highlighted section of the road.
2. Council alters the area to be discontinued
3. Council refuses the request to discontinue the highlighted section of Ebenezer Mission Road.

Link to Council Plan:

Recognise and respect and support Traditional Owners.

Financial Implications:

There may be minimal costs involved in ensuring that there is an adequate turning circle at the T intersection to accommodate a caravan park turning as this usually takes place at the Mission car park area. Local Traffic only signs will be placed along Ebenezer Mission Road to dissuade traffic.

Risk Management Implications:

There are minor administration risks associated with the discontinuation of the last section of Ebenezer Mission Road including removing it from a number of asset management

documents and external reporting documents including the Victorian Grants Commission road length submissions.

Relevant legislation:
Section 206 of the *Local Government Act 1989* gives Council powers over roads in its Municipal District, including powers set out in Schedule 10 of the Act. Schedule 10 (3) provides that a Council may discontinue a road, or part of a road, by notice published in the Government Gazette.

Community engagement:
Councils are required to undertake deliberative engagement as per the adopted Council Engagement Policy, this requires that we engage with community members impacted by potential decisions of Council.

The discontinuation of this section of Ebenezer Mission Road impacts on one property owner. That property owner was contacted on 21 September 2022 about the proposal and following discussion requested that the gate start a small way up the northern part of the road to accommodate the caravan traffic that frequents the site and ensure that their existing gate access to their farming property remains. They have no objections to the remainder of the road being closed and returned to the Crown for transfer to BGLC.

Gender equality implications:
The proposal to discontinue the last section of Ebenezer Mission Road has no gender equality impacts.

Conflict of Interest:
Under section 130(2) of the *Local Government Act 2020*, officers providing advice to Council must disclose any conflict of interest, including the type of interest.

Officer Responsible – Ms Jessie Holmes, Director Infrastructure Services
In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Communications Strategy:
Councils decision will be communicated to the impacted property owner and BGLC as well as to the State Government. A decision to discontinue the road, if made, will result in a notice being made in the publicly available Government Gazette.

Next Steps:
If Council decides to discontinue the last section of Ebenezer Mission Road, Council staff will gazette the decision in the next available edition of the government gazette

RECOMMENDATION:

That Council gazette the formal discontinuation of Ebenezer Mission Road (part) and return the road to the State Government for the purpose of transferring it to Barengi Gadjin Land Council.

MOVED: CRS R Ismay/D Nelson

That Council gazette the formal discontinuation of Ebenezer Mission Road (part) and return the road to the State Government for the purpose of transferring it to Barengi Gadjin Land Council.

CARRIED
Attachment Number: 9

9.3 ADOPTION OF HEAVY TRANSPORT AND FREIGHT WORKING GROUP DRAFT TERMS OF REFERENCE

Responsible Officer: Director Infrastructure Services
Attachment Number: 10

Introduction:
The purpose of this report is to recommend adopting the Hindmarsh Heavy Transport and Freight Working Group Draft Terms of Reference.

Discussion:
Hindmarsh Council has had a B Double Working Group for the last few years with a focus on transport routes and access across the Shire. At the request of the working group – following recent adoption by Council of a B Double network - the scope of the working group is recommended to be increased to include heavy transport and freight for the purpose of more strategic forward planning by the attendees.

The draft Heavy Transport and Freight Working Group Terms of Reference attached – widens the objectives to include:

- Provide a representative sample of independent and authentic voices of people from the Heavy Transport and Freight users with an ability to advise on current and emerging issues and priorities;
- Provide feedback and advice to Council on broader policy issues;
- Assist Council to promote the benefits and enhance understanding about the barriers for Heavy Transport and Freight user.

The meetings include stakeholders from transport logistics, Department of Transport and Mass Management, Victoria Farming Federation as well as a number of local operators from Hindmarsh and assist with prioritising the limited operational resources Council has in this area to deliver the most effective outcomes for facilitating safe and efficient Heavy Transport and Freight outcomes.

Options:

1. Council follows the Officer recommendation to adopt the Draft Terms of Reference
2. Council alters the Terms of Reference and adopts the altered version.
3. Council refuses to adopt the Terms of Reference.

Link to Council Plan:

Well-maintained physical assets and infrastructure to meet community and organisational needs

Financial Implications:

There are minimal costs involved in the hosting of meetings and internal operational resources allocated to the administrative tasks of the Heavy Transport and Freight Working Group.

Risk Management Implications:

There are minor administration risks associated with the role of the Working Group on operational matters however the Terms of Reference clearly seeks to manage the expectations of the working group through the authority section of the terms of reference.

Relevant legislation:

The *Local Government Act 2020* allows for Council to undertake deliberative community engagement with constituents and stakeholders on matters that impact upon them.

Community engagement:

Councils are required to undertake deliberative engagement as per the adopted Council Engagement Policy, this requires that we engage with community members impacted by potential decisions of Council.

The working group allows for a cross section of local constituents and industry stakeholders to provide input into Councils knowledge around Heavy Transport and Freight across the Hindmarsh Shire.

Gender equality implications:

The proposal has no gender equity impacts.

Conflict of Interest:

Under section 130(2) of the *Local Government Act 2020*, officers providing advice to Council must disclose any conflict of interest, including the type of interest.

Officer Responsible – Ms Jessie Holmes, Director Infrastructure Services
In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

Communications Strategy:

The Heavy Transport and Freight Working Group Terms of Reference will be made available on Councils website.

Next Steps:
If Council adopts the draft terms of reference, this will be communicated to the B Double Working Party and the changes in scope for the working party will come in to affect from the next meeting.

RECOMMENDATION:

That Council adopts the Draft Heavy Transport and Freight Working Party Terms of Reference.

MOVED: CRS W Bywaters/R Gersch

That Council adopts the Draft Heavy Transport and Freight Working Party Terms of Reference.

CARRIED
Attachment Number: 10

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10 COUNCIL COMMITTEES

10.1 JEPARIT TOWNSHIP ADVISORY COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Number: 11

Introduction:
The Jeparit Township Advisory Committee held a meeting on 10 October 2022. The purpose of this report is to note the minutes from this meeting. A copy of the minutes is included as an attachment for the information of Council.

RECOMMENDATION:

That Council notes the minutes of the Jeparit Township Advisory Committee meeting held on 10 October 2022.

MOVED: CRS M Albrecht/R Gersch

That Council notes the minutes of the Jeparit Township Advisory Committee meeting held on 10 October 2022.

CARRIED

Attachment Number: 11

10.2 RAINBOW TOWNSHIP ADVISORY COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Number: 12

Introduction:
The Rainbow Township Advisory Committee held a meeting on 17 October 2022. The purpose of this report is to note the minutes from this meeting. A copy of the minutes is included as an attachment for the information of Council.

RECOMMENDATION:

That Council notes the minutes of the Rainbow Township Advisory Committee meeting held on 17 October 2022.

MOVED: CRS R Ismay/M Albrecht

That Council notes the minutes of the Rainbow Township Advisory Committee meeting held on 17 October 2022.

CARRIED
Attachment Number: 12

10.3 YURUNGA HOMESTEAD COMMUNITY ASSET COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Numbers: 13 – 14

Introduction:
The Yurunga Homestead Community Asset Committee held a meeting on 18 August 2022 and 27 October 2022. The purpose of this report is to note the minutes from these meetings. A copy of these minutes are included as an attachment for the information of Council.

RECOMMENDATION:

That Council notes the minutes of the Yurunga Homestead Community Asset Committee meeting held on 18 August 2022 and the DRAFT minutes of the Yurunga Homestead Community Asset Committee meeting held on 27 October 2022.

MOVED: CRS W Bywaters/M Albrecht

That Council notes the minutes of the Yurunga Homestead Community Asset Committee meeting held on 18 August 2022 and the DRAFT minutes of the Yurunga Homestead Community Asset Committee meeting held on 27 October 2022.

CARRIED

Attachment Numbers: 13 – 14

10.4 WIMMERA MALLEE PIONEER MUSEUM COMMUNITY ASSET COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Numbers: 15 – 17

Introduction:
The Wimmera Mallee Pioneer Museum Community Asset Committee held its annual general meeting on 18 October 2022. The purpose of this report is to note the minutes from this meeting and corresponding documents. A copy of the minutes is included as an attachment for the information of Council.

RECOMMENDATION:

That Council:

1. ***notes the minutes of the Wimmera Mallee Pioneer Museum Community Asset Committee annual general meeting held on 18 October 2022;***
2. ***notes the Committee's Report and Financial Report for 2021-2022; and***
3. ***approves the following as members of the Wimmera Mallee Pioneer Museum Community Asset Committee:***
    - ***Chairperson – Wendy Werner***
    - ***Vice Chairperson – Peter Pumpa***
    - ***Secretary – Craige Proctor***
    - ***Treasurer – MaryAnne Paech***
    - ***Committee Members – Clem Paech and Tige Mannington.***

MOVED: CRS W Bywaters/R Gersch

That Council:

1. ***notes the minutes of the Wimmera Mallee Pioneer Museum Community Asset Committee annual general meeting held on 18 October 2022;***
2. ***notes the Committee's Report and Financial Report for 2021-2022; and***
3. ***approves the following as members of the Wimmera Mallee Pioneer Museum Community Asset Committee:***
    - ***Chairperson – Wendy Werner***
    - ***Vice Chairperson – Peter Pumpa***
    - ***Secretary – Craige Proctor***
    - ***Treasurer – MaryAnne Paech***

- ***Committee Members – Clem Paech and Tige Mannington.***

CARRIED
Attachment Numbers: 15 – 17

10.5 RAINBOW CIVIC CENTRE COMMUNITY ASSET COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Numbers: 18 – 24

Introduction:
The Rainbow Civic Centre Community Asset Committee held a general meeting on 31 March 2021, and its annual general meeting and a general meeting on 30 August 2022. The purpose of this report is to note the minutes from these meetings and their corresponding documents. A copy of these minutes are included as an attachment for the information of Council.

RECOMMENDATION:

That Council:
1. ***notes the minutes of the Rainbow Civic Centre Community Asset Committee general meeting held on 31 March 2021, annual general meeting held on 30 August 2022 and general meeting held on 30 August 2022;***
2. ***notes the Chairperson's Report for 2022;***
3. ***notes the Committee's Balance Sheets for the periods 2019-2020, 2020-2021 and 2021-2022; and***
4. ***approves the following as members of the Rainbow Civic Centre Community Asset Committee:***
    - ***Chairperson – Bill Hutson***
    - ***Secretary – Shirley Petschel***
    - ***Treasurer – Shirley Petschel***
    - ***Committee Members – Michael Sullivan, Kate Hutson, Graham Petschel and Rob Koning.***

MOVED: CRS R Ismay/M Albrecht

That Council:
1. ***notes the minutes of the Rainbow Civic Centre Community Asset Committee general meeting held on 31 March 2021, annual general meeting held on 30 August 2022 and general meeting held on 30 August 2022;***
2. ***notes the Chairperson's Report for 2022;***
3. ***notes the Committee's Balance Sheets for the periods 2019-2020, 2020-2021 and 2021-2022; and***
4. ***approves the following as members of the Rainbow Civic Centre Community***

Asset Committee:

- ***Chairperson – Bill Hutson***
- ***Secretary – Shirley Petschel***
- ***Treasurer – Shirley Petschel***
- ***Committee Members – Michael Sullivan, Kate Hutson, Graham Petschel and Rob Koning.***

CARRIED

Attachment Numbers: 18 – 24

10.6 DIMBOOLA TOWNSHIP ADVISORY COMMITTEE

Responsible Officer: Chief Executive Officer
Attachment Number: 25

Introduction:
The Dimboola Township Advisory Committee held a meeting on 2 November 2022. The purpose of this report is to note the minutes from this meeting. A copy of the minutes is included as an attachment for the information of Council.

RECOMMENDATION:

That Council notes the minutes of the Dimboola Township Advisory Committee meeting held on 2 November 2022.

MOVED: CRS D Nelson/W Bywaters

That Council notes the minutes of the Dimboola Township Advisory Committee meeting held on 2 November 2022.

CARRIED

Attachment Number: 25

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11 LATE REPORTS

No late reports.

12 NOTICES OF MOTION

No notices of motion.

13 OTHER BUSINESS

No other business.

14 CONFIDENTIAL REPORTS

In accordance with Section 66 (2) (a) of the *Local Government Act* 2020, Council may close the meeting to the public to consider confidential information. Confidential information is defined by part IV of the *Freedom of Information Act 1982*, and by Section 3 of the *Local Government Act* 2020 as being:

a) Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released;
b) security information, being information that if released is likely to endanger the security of Council property of the safety of any person;
c) land use planning information, being information that if prematurely released is likely to encourage speculation in land values;
d) law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person;
e) legal privileged information, being information to which legal professional privilege or client legal privilege applies;
f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;
g) private commercial information, being information provided by a business, commercial or financial undertaking that—
    i. relates to trade secrets; or
    ii. if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;
h) confidential meeting information, being the records of meetings closed to the public under section 66(2)(a);
i) internal arbitration information, being information specified in section 145;
j) Councillor Conduct Panel confidential information, being information specified in section 169;
k) information prescribed by the regulations to be confidential information for the purposes of this definition;
l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989

RECOMMENDATION:

That the meeting be closed in accordance with section 66 (2) (a) of the Local Government Act 2020, to consider reports that contain confidential information as defined by section (3) of the Local Government Act 2020, and/or Part IV of the Freedom of Information Act 1982:

14.1 TRANSFER OF PROPERTY FOR UNPAID RATES – this report contains "Council business information, being information that would prejudice the

Council's position in commercial negotiations if prematurely released" insofar as it pertains to property value information; and

14.2 EXTENTION OF CONTRACT 2018-2019-07A PROVISION OF PLANT, LABOUR AND EQUIPMENT HIRE RATES – 1 YEAR EXTENSION – this report contains "Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released" insofar as it pertains to contractual matters.

MOVED: CRS R Gersch/R Ismay

That the meeting be closed in accordance with section 66 (2) (a) of the Local Government Act 2020, to consider reports that contain confidential information as defined by section (3) of the Local Government Act 2020, and/or Part IV of the Freedom of Information Act 1982:

14.1 TRANSFER OF PROPERTY FOR UNPAID RATES – this report contains "Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released" insofar as it pertains to property value information; and

14.2 EXTENTION OF CONTRACT 2018-2019-07A PROVISION OF PLANT, LABOUR AND EQUIPMENT HIRE RATES – 1 YEAR EXTENSION – this report contains "Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released" insofar as it pertains to contractual matters.

CARRIED

15 LATE CONFIDENTIAL REPORTS

16 MEETING CLOSE

There being no further business, Cr B Ireland declared the meeting closed at 4:08pm.

BEVERLEY McARTHUR MP
Western Victoria Region

Thursday 10 November 2022

Mayor, Cr Brett Ireland
Hindmarsh Shire Council
P.O. Box 250
Nhill VIC 3418

Dear Cr Ireland

Congratulations on your election as Mayor

I would like to congratulate you on your recent election as Mayor of Hindmarsh Shire.

As you know, I endeavour to engage closely with the 24 Local Government municipalities in my electorate of Western Victoria Region. I do my best to visit annually to learn from Councillors and Executive Officers to ensure ratepayers are getting a fair go.

I look forward to working with you in the mutual interests of our constituents and to assist you as Mayor during your term.

My best wishes for your future deliberations and may your term as Mayor be a rewarding experience and opportunity to lead your local community.

I look forward to meeting with your Council, sometime in the new year.

Kind Regards

Bev McArthur MP
Member for Western Victoria Region

Parliament House, Spring Street, East Melbourne, VIC 3002
M: +61 438 656 901 | **E:** beverley.mcarthur@parliament.vic.gov.au

BEVERLEY McARTHUR MP
Western Victoria Region

Thursday 10 November 2022

Deputy Mayor, Cr Melanie Albrecht
Hindmarsh Shire Council
P.O. Box 250
Nhill VIC 3418

Dear Cr Albrecht

Congratulations on your election as Deputy Mayor

I would like to congratulate you on your recent election as Deputy Mayor of Hindmarsh Shire.

As you know, I endeavour to engage closely with the 24 Local Government municipalities in my electorate of Western Victoria Region. I do my best to visit annually to learn from Councillors and Executive Officers to ensure ratepayers are getting a fair go.

I look forward to working with you in the mutual interests of our constituents and to assist you as Deputy Mayor during your term.

My best wishes for your future deliberations and may your term as Deputy Mayor be a rewarding experience and opportunity to lead your local community.

I look forward to meeting with your Council, sometime in the new year.

Kind Regards

Bev McArthur MP
Member for Western Victoria Region

Parliament House, Spring Street, East Melbourne, VIC 3002
M: +61 438 656 901 | **E:** beverley.mcarthur@parliament.vic.gov.au

Anne WEBSTER MP

FEDERAL MEMBER FOR MALLEE

THE NATIONALS for Regional Australia

24 November 2022

Mayor Brett Ireland
Hindmarsh Shire Council
PO Box 250
NHILL VIC 3418

Dear Brett,

Congratulations on your recent appointment as Mayor of Hindmarsh Shire Council.

I look forward to working with you on issues that are important to our local communities in your shire, such as improving local services and amenities to our people. I look forward to continue working with your council, to make our region, the finest it can be to live, work and raise a family.

I look forward to seeing you, when I am next in your area. In the meantime, if there is anything you would like to raise with me, please don't hesitate to contact me.

Kind regards,

Anne Webster

Dr Anne Webster MP
Federal Member for Mallee

1/146A Eighth Street, Mildura VIC 3500 03 5021 5987
anne.webster.mp@aph.gov.au annewebster.com.au AnneWebster.Nationals

SUBDIVISION PLAN - 1:3500 @ A3

HATCH PLANNING

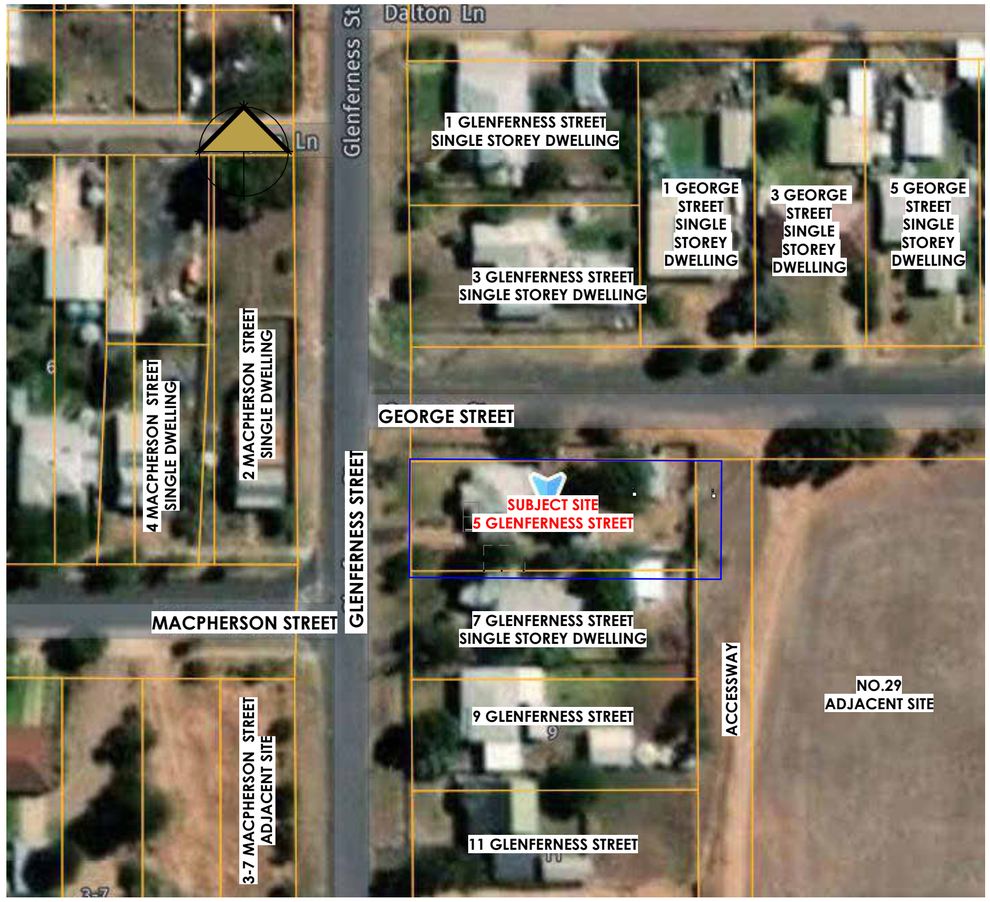
Project	P22 -083 - 1451 JEPARIT-WARRACKNABEAL ROAD
Client	Mark Laney
Drawing	PROPOSED SUBDIVSION PLAN

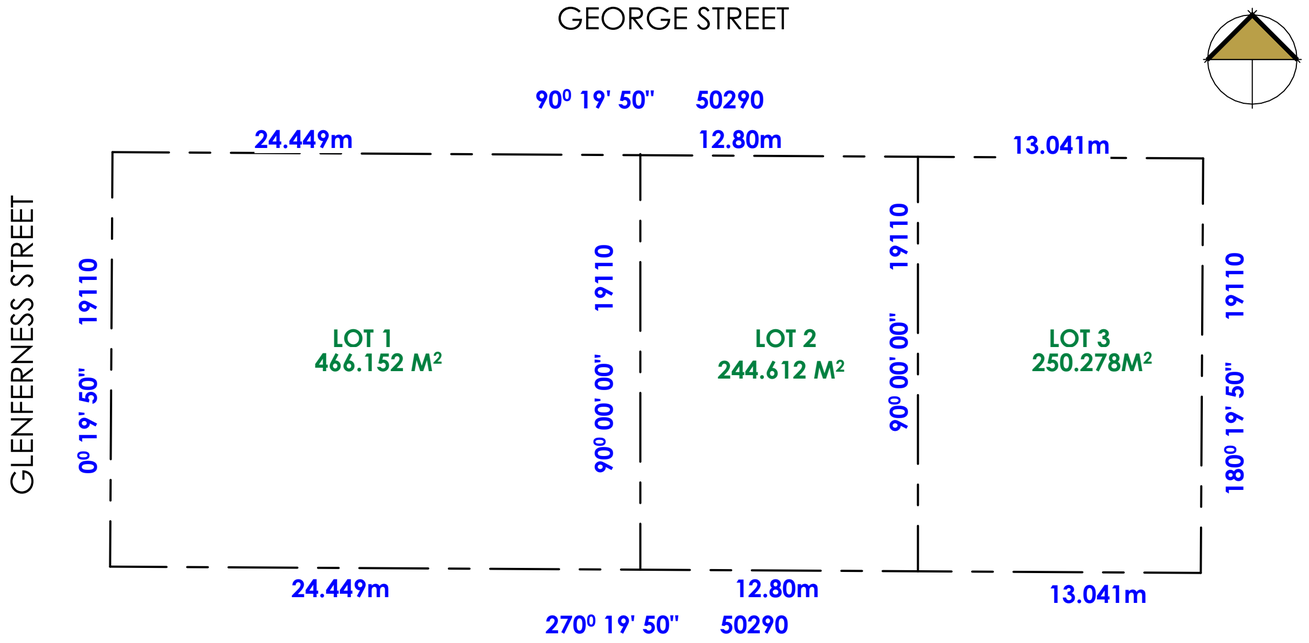
Scale | 1:3500 @ A3

FOR PLANNING ONLY

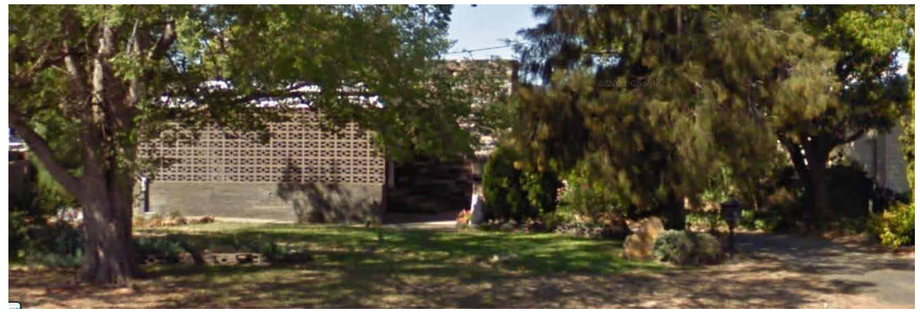
DWG
A001

Date | 16/09/2022





PROPOSED SUBDIVISION PLAN
1 : 200



7 GLENFERNESS STREET

3 GLENFERNESS STREET

5 GLENFERNESS STREET
SUBJECT SITE

9 GLENFERNESS STREET

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proposed: **3 UNIT DEVELOPMENT**
for: **MY PROPERTY EMPIRE**
address: **5 GLENFERNESS STREET NHILL ,3418**
drawing: **SITE CONTEXT**
drawn: **RF** date: **24/06/22** scale: **As indicated** sheet: **1** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

GEORGE STREET

GLENFERNESS STREET

ACCESSWAY

SEP

SEP

EX.1-1.5m
G.I. FENCE

EARTHEN
DRIVE

W/T

GARAGE

W/T

O/B

SHED

EX.1-1.5m
G.I. FENCE

EX.1-1.5m
G.I. FENCE

EX.1-1.5m
G.I. FENCE

88
LP11688

NO:7
DWELLING

8881

4617

11854

5323

DEMO PLAN
SHOWN THUS

TREES TO BE REMOVED
SHOWN THUS

MGA
NORTH

3/5 Cook Drive, Pakenham 3810 | P. 03 5940 2340 | pakenham@hargreaves.design | www.hargreaves.design | find us on Facebook

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proposed: **3 UNIT DEVELOPMENT**

for: **MY PROPERTY EMPIRE**

address: **5 GLENFERNESS STREET NHILL ,3418**

drawing: **EXISTING/DEMO SITE PLAN**

drawn: **RF** date: **24/06/22** scale: **1 : 200** sheet: **2** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

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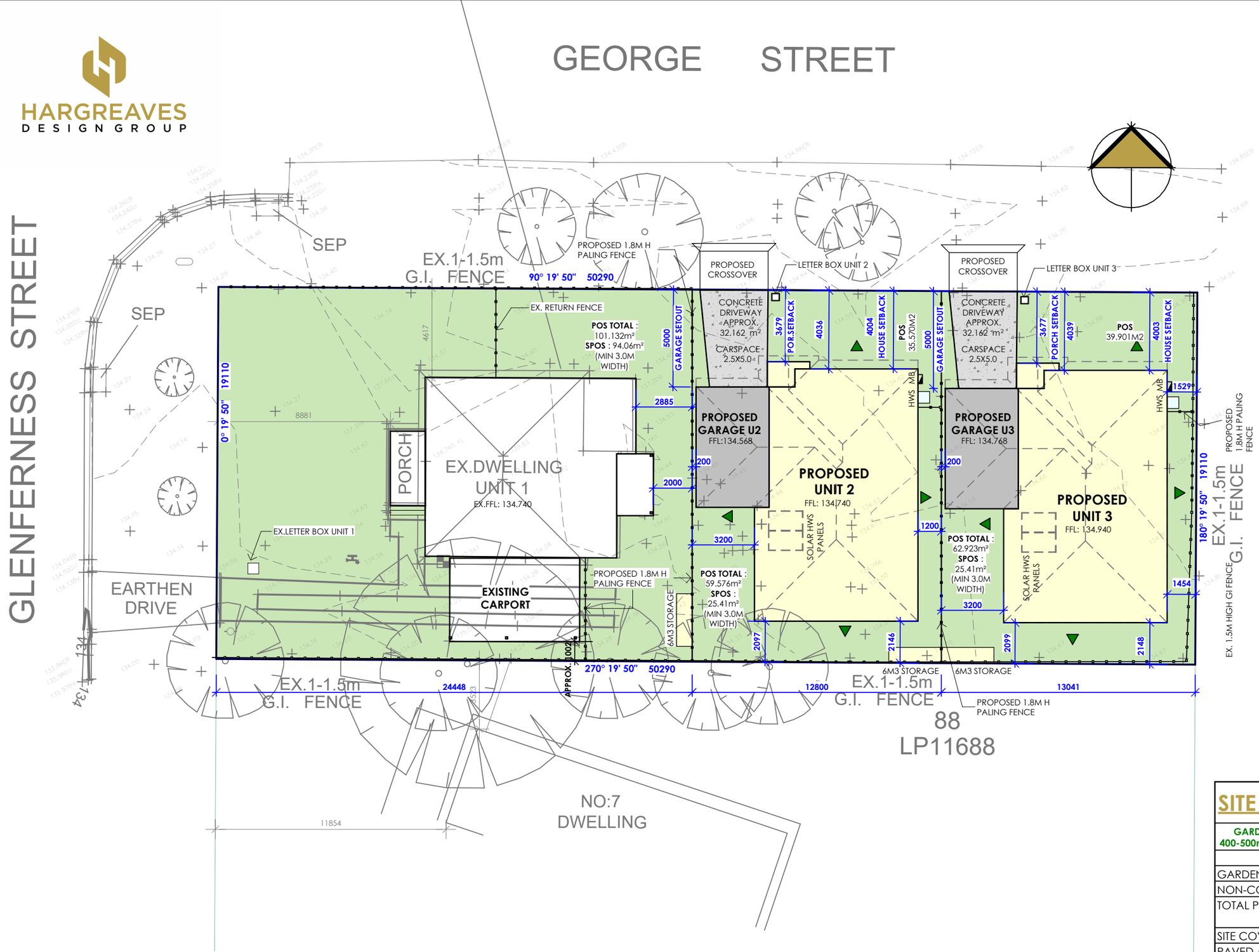
DESIGN GROUP



TOWN PLANNING REQUIRED

DRAINAGE NOTES:

- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 'DRAINAGE' AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
- BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
- STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

GRADE SURFACE AWAY FROM HOUSE FOOTINGS(MINIMUM FALL 1:20).

GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.

PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN.

SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

NOTE:
PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

TERMITE TREATMENT REQUIRED
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

STORMWATER LAYOUT
STORMWATER DRAIN LAYOUT IS FOR INDICATIVE PURPOSES ONLY & WILL BE INSTALLED AS PER THE DRAINAGE SUB-CONTRACTORS DISCRETION.

PRELIMINARY SITE INFORMATION
THIS SITING IS BASED ON INFORMATION RECEIVED AT THE TIME OF TENDER SIGNING & IS SUBJECT TO RECEIVING ALL PROPERTY SERVICE INFORMATION FROM RELEVANT AUTHORITIES

NOTE :
SITE UNDER ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
SITE UNDER BUSHFIRE AREA ; BAL TBC

SITE ANALYSIS

GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: 400-500m2 = 25% | 501-650m2 = 30% | 650m2+ = 35%		
GARDEN AREA	543.78 m²	56.58%
NON-COMPLIANT GARDEN AREA	0.00 m²	0.00%
TOTAL PERMEABLE SPACE	543.78 m²	56.58%
SITE COVER	385.07 m²	40.07%
PAVED AREA	0.00 m²	0.00%
DRIVEWAY AREA	32.22 m²	3.35%
TOTAL HARD COVER	417.28 m²	43.42%
SITE AREA	961.07 m²	100.00%

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proposed: **3 UNIT DEVELOPMENT**
for: **MY PROPERTY EMPIRE**
address: **5 GLENFERNESS STREET NHILL ,3418**
drawing: **DESIGNE RESPONSE PLAN**
drawn: **RF** date: **24/06/22** scale: **1 : 200**
sheet: **3** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

HARGREAVES
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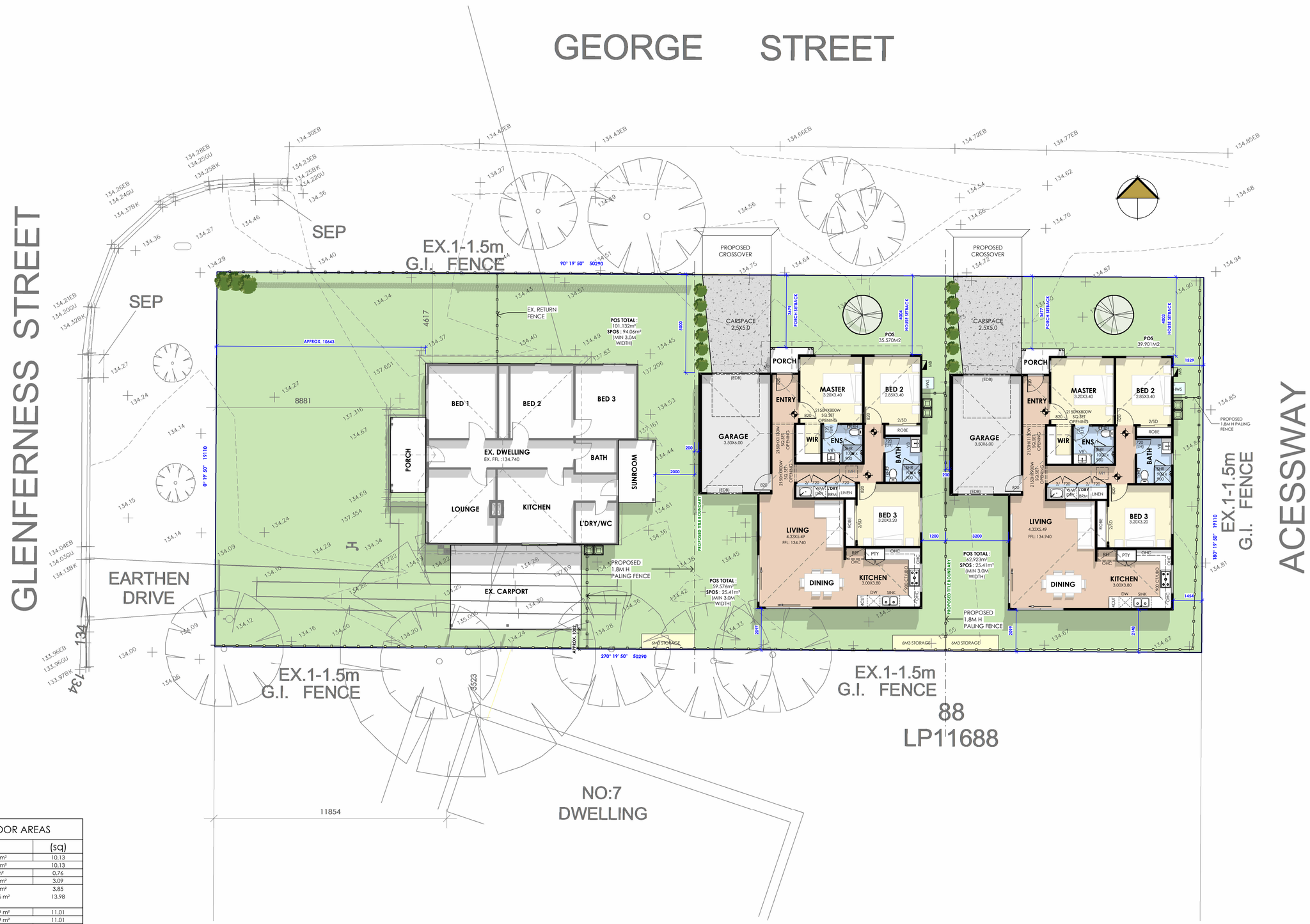

3 UNIT DEV. FLOOR AREAS		
		(sq)
UNIT 1 -EX.GROUND FLOOR	94.09 m²	10.13
SUB TOTAL:	94.09 m²	10.13
UNIT 1 - EX.PORCH	7.10 m²	0.76
UNIT 1 -EX.CARPORT	28.67 m²	3.09
TOTAL OTHER	35.77 m²	3.85
UNIT 1	129.86 m²	13.98
UNIT 2 - GROUND FLOOR	102.29 m²	11.01
SUB TOTAL:	102.29 m²	11.01
UNIT 2 - GARAGE	23.18 m²	2.49
UNIT 2 - PORCH	2.13 m²	0.23
TOTAL OTHER	25.30 m²	2.72
UNIT 2	127.60 m²	13.74
UNIT 3 - GROUND FLOOR	102.29 m²	11.01
SUB TOTAL:	102.29 m²	11.01
UNIT 3 - GARAGE	23.18 m²	2.49
UNIT 3 - PORCH	2.13 m²	0.23
TOTAL OTHER	25.30 m²	2.72
UNIT 3	127.60 m²	13.74

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proposed: **3 UNIT DEVELOPMENT** for: **MY PROPERTY EMPIRE** address: **5 GLENFERNESS STREET**

drawing: **GROUND FLOOR SITE ANALYSIS NHILL ,3418**

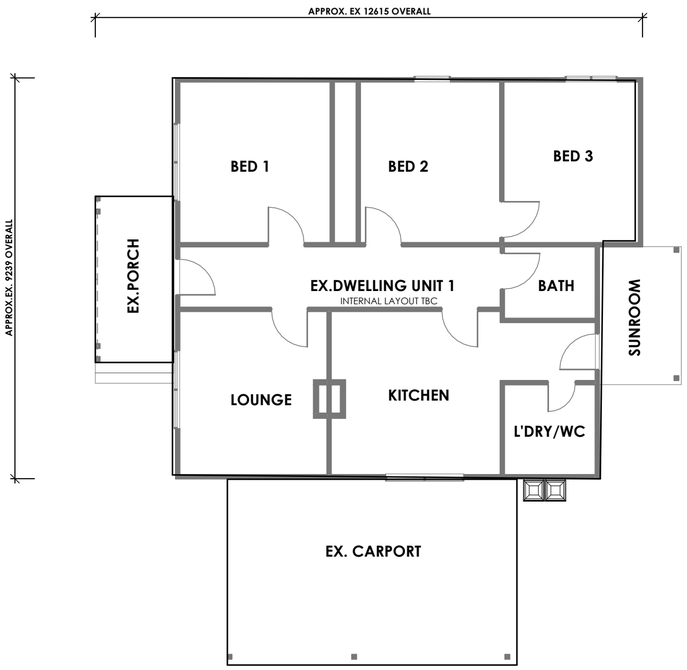
drawn: **RF** date: **24/06/22** scale: **1 : 100** sheet: **4** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

HARGREAVES
DESIGN GROUP

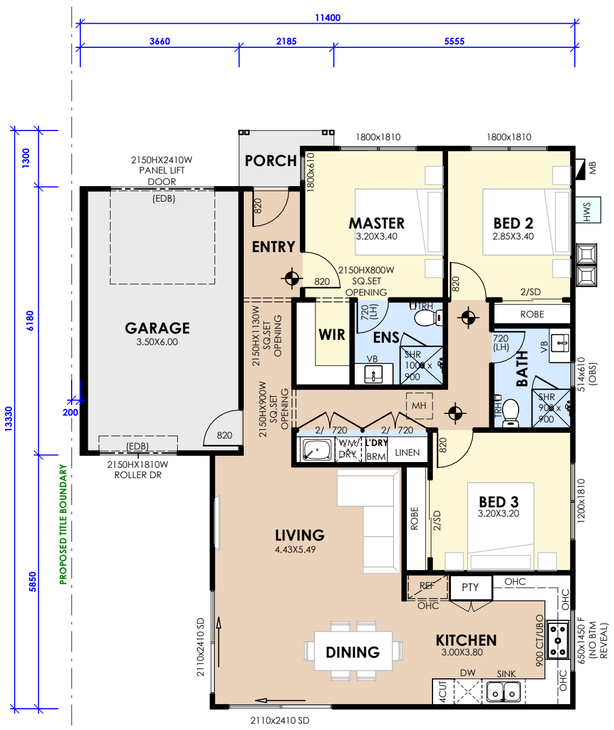
GENERAL NOTES:

- WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
- BUILDER MAY ADJUST GARAGE DOOR HEIGHT ON SITE AS REQUIRED
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - * EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
  - * INTERNAL 90mm STUD
- ALL INTERNAL DOORS TO BE 2040H (2340H NOTED WITH ASTERISK - 820*)
- PROVIDE REMOVABLE HINGES TO HINGED WC & POWDER ROOM DOORS WHERE INDICATED (LH)
- PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
- 600x600 CEILING ACCESS MANHOLE LOCATION
- SMOKE DETECTOR (INTERCONNECTED WITH BATTERY BACKUP)
- ENGINEER DESIGNED BEAM - (EDB)
- DOUBLE GLAZING - (DG)
- BRICKWORK ARTICULATION JOINTS
- EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
- SAFETY GLASS WHERE WINDOW IS WITHIN 2m OF SHR/BATH BASE
- BB TAP — RECYCLED TAP
- GAS METER - 1m CLEARANCE TO OPENINGS & IGNITION SOURCES
- HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS

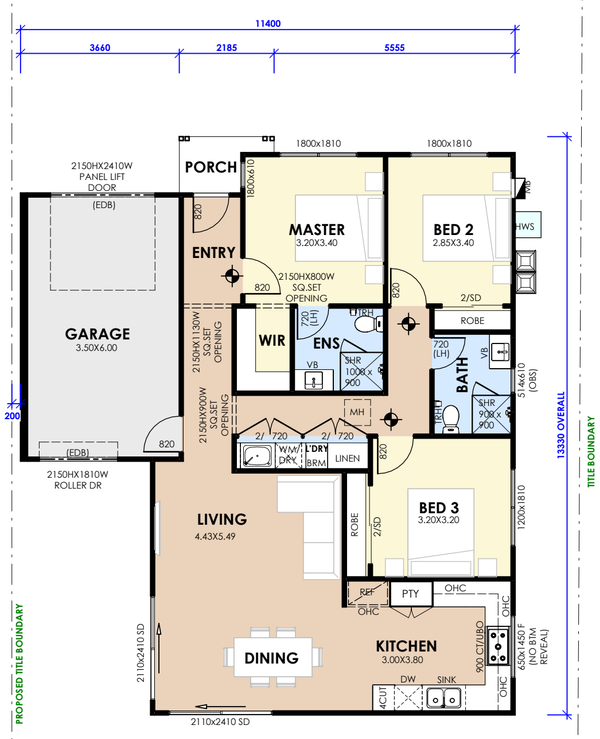
UNIT 1



UNIT 2



UNIT 3



3 UNIT DEV. FLOOR AREAS

		(sq)
UNIT 1 -EX.GROUND FLOOR	94.09 m²	10.13
SUB TOTAL:	94.09 m²	10.13
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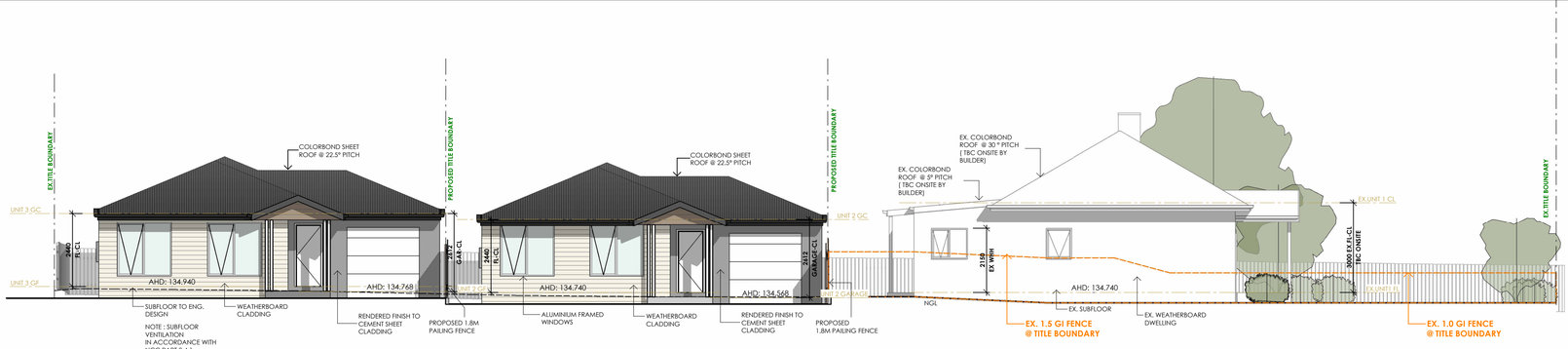
proposed: **3 UNIT DEVELOPMENT** for: **MY PROPERTY EMPIRE** address: **5 GLENFERNESS STREET NHILL ,3418**

drawing: **GROUND FLOOR PLAN**

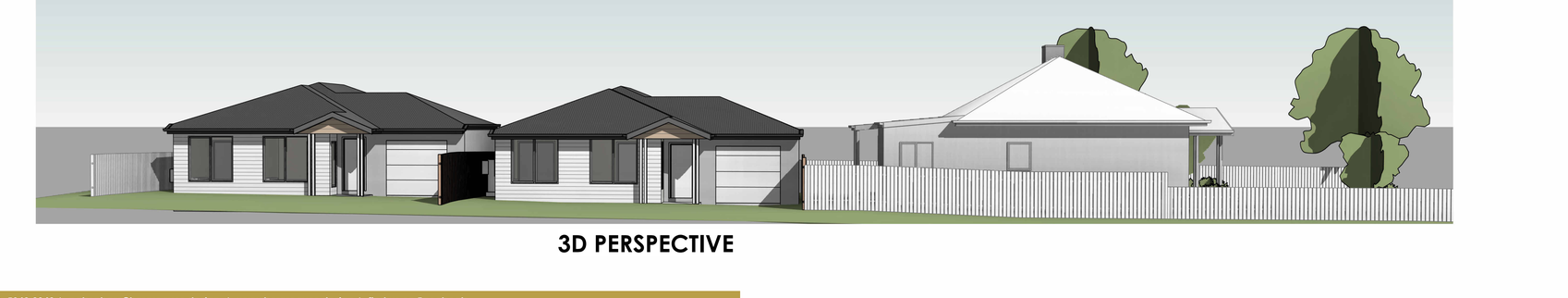
drawn: **RF** date: **24/06/22** scale: **1 : 100** sheet: **5** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**



UNIT 3 **UNIT 2** **EX.UNIT 1**

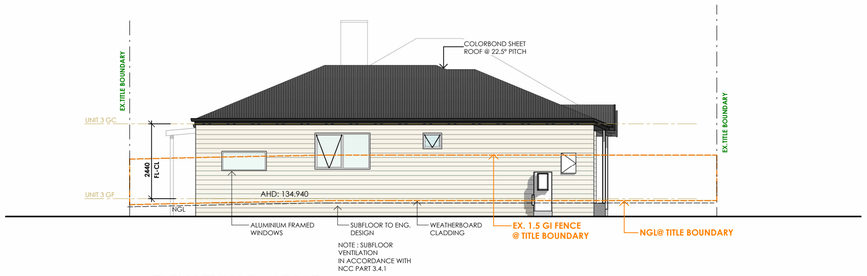
ELEVATION A - (NORTH)

VIEW FROM GEORGE STREET

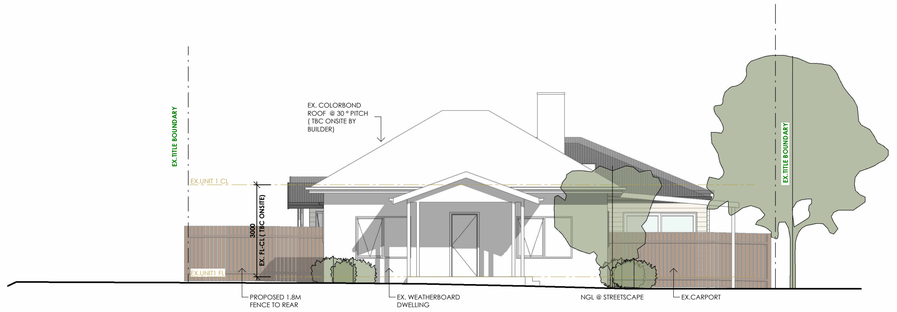


EX.UNIT 1 **UNIT 2** **UNIT 3**

ELEVATION C - (SOUTH)



ELEVATION B - (EAST)



EX. UNIT 1

ELEVATION D - (WEST)

VIEW FROM GLENFERNESS STREET

3D PERSPECTIVE

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proposed: **3 UNIT DEVELOPMENT** for: **MY PROPERTY EMPIRE** address: **5 GLENFERNESS STREET**

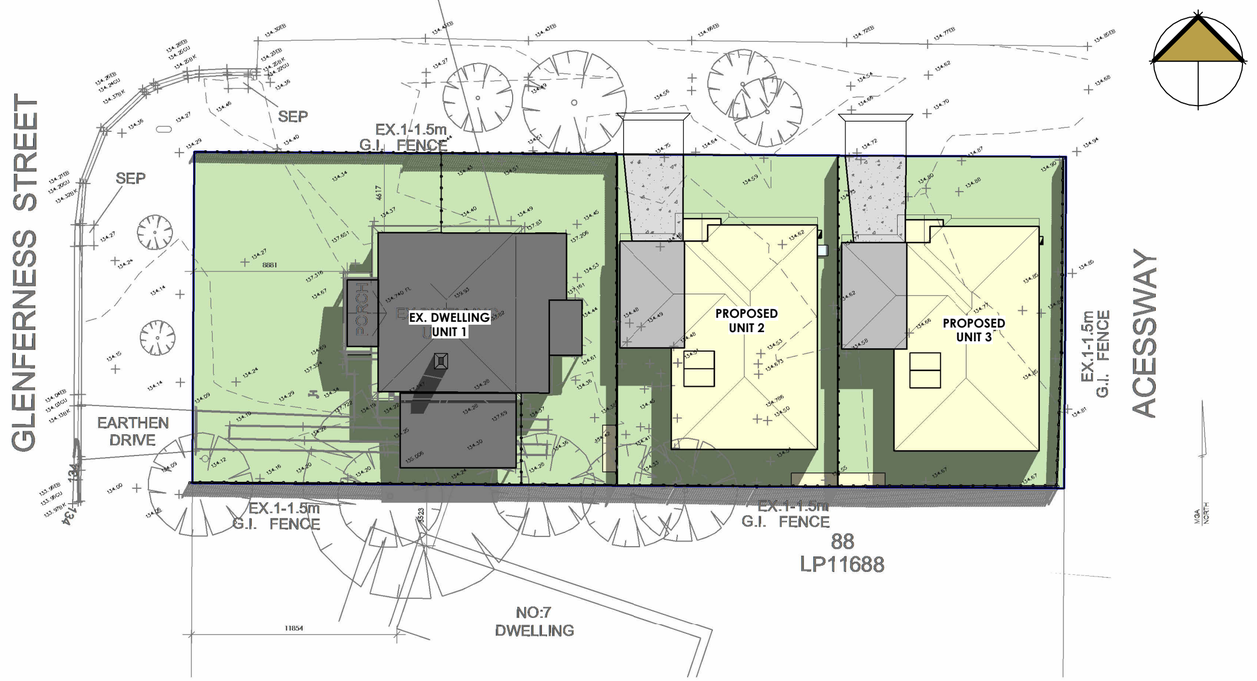
drawing: **ELEVATIONS** **NHILL ,3418**

drawn: **RF** date: **24/06/22** scale: **1 : 100** sheet: **6** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

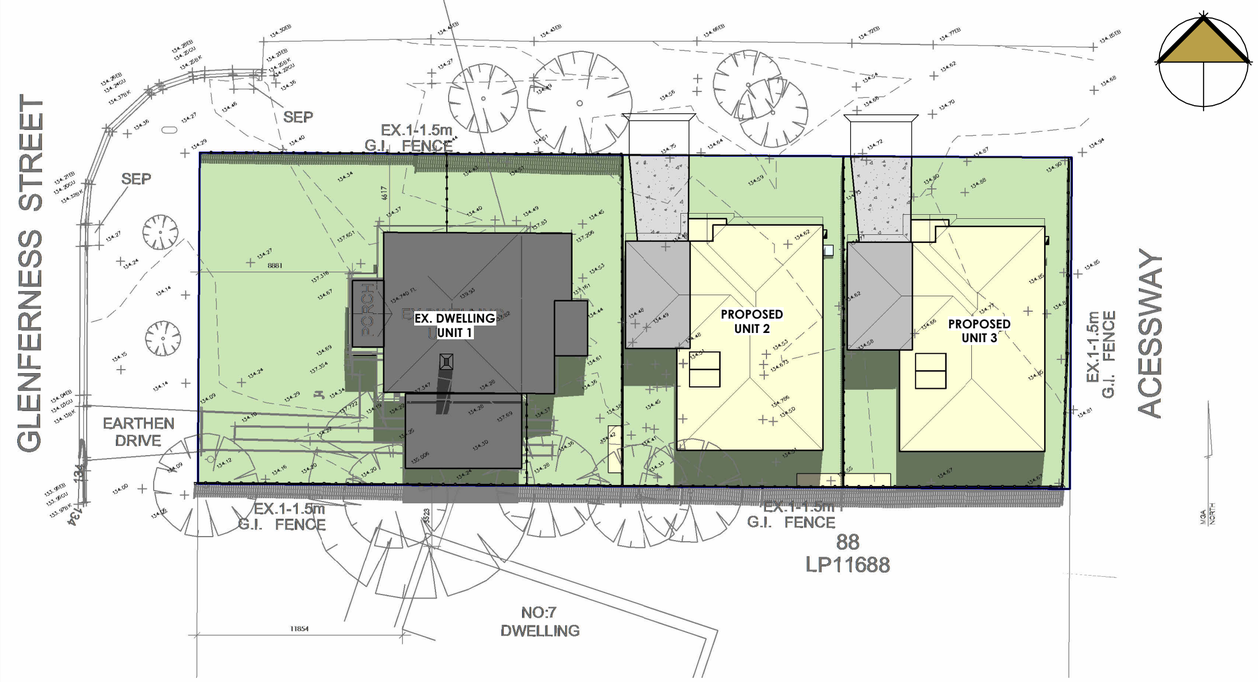
HARGREAVES DESIGN GROUP

SHADOWS SEPT 22 - 9AM

SHADOWS SEPT 22 - 11 AM



SHADOWS SEPT 22 - 12 PM



SHADOWS SEPT 22 - 3 PM

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proposed: **3 UNIT DEVELOPMENT**

for: **MY PROPERTY EMPIRE**

drawing: **SHADOW PLAN**

address: **5 GLENFERNESS STREET NHILL ,3418**

drawn: **RF** date: **24/06/22** scale: **1 : 250**

sheet: **7** of **7** issue: **B** date: **10/10/22** job no. : **22-04594**

Hindmarsh Shire Council

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries
Phone: 03 53914444
Web: http://www.hindmarsh.vic.gov.au

If you need help to complete this form, read *How to Complete the Application for Planning Permit form*.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

The Land

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

Street Address *

Unit No.:	St. No.: 79	St. Name: Victoria Street

Suburb/Locality: Nhill | Postcode:3418

Formal Land Description * Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: ◯Lodged Plan ◯Title Plan ◯Plan of Subdivision No.:

OR

B Crown Allotment No.: 9 | Section No.: 9

Parish/Township Name: Balrootan / Nhill

The Proposal

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

(2) **For what use, development or other matter do you require a permit?** *

If you need help about the proposal, read: *How to Complete the Application for Planning Permit Form*

Use of the property at 79 Victoria Stree, Nhill for a 'Place of Assembly' to run the Hindmarsh Day Stay (WWHS Positive Parenting) program to assist parents with sleep/settling and establishing routines with their babies.

To alter access to a Road in a Transport Zone 2 due to the change of use of the property at 79 Victoria Street, Nhill from residential to a 'Place of Assembly'.

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

(3) **Estimated cost of development for which the permit is required** *

Cost $19,752.78 ⚠ You may be required to verify this estimate.

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

Existing Conditions

(4) **Describe how the land is used and developed now** *

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

This property is a large 5 bedroom home in it's original 1960's condition located close to the major playground in the township. It is currently utilised for West Wimmera Health Service student accommodation.

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

Title Information

(5) **Encumbrances on title** *

If you need help about the title, read: *How to Complete the Application for Planning Permit Form*

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

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

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

Applicant and Owner Details

(6) Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: Mr | First Name: Ritchie | Surname: Dodds

Organisation (if applicable): West Wimmera Health Service

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 43-51 | St. Name: Nelson Street

Suburb/Locality: Nhill | State: VIC | Postcode: 3418

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details * | Same as applicant (if so, go to 'contact information') ☐

Name:

Title: Ms | First Name: Alex | Surname: Hall

Organisation (if applicable): West Wimmera Health Service

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 43-51 | St. Name: Nelson St

Suburb/Locality: Nhill | State: VIC | Postcode: 3418

Please provide at least one contact phone number *

Contact information

Business Phone: 03 5391 4222 | Email:

Mobile Phone: | Fax:

Owner *

The person or organisation who owns the land

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

Name: | Same as applicant ☐

Title: Mr | First Name: | Surname:

Organisation (if applicable): West Wimmera Health Service

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 43-51 | St. Name: Nelson Street

Suburb/Locality: Nhill | State: VIC | Postcode: 3418

Owner's Signature (Optional): | Date: 1/11/2022 (day / month / year)

Declaration

(7) **This form must be signed by the applicant** *

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

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

Signature: | Date: 1/11/2022 (day / month / year)

Need help with the Application?

If you need help to complete this form, read *How to complete the Application for Planning Permit Form*
General information about the planning process is available at *http://www.dpcd.vic.gov.au/planning*

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

○ No ◉ Yes

If 'yes', with whom?: Janette Fritsch

Date: 26 Oct 2022 day / month / year

Checklist

(9) Have you:

☑ Filled in the form completely?

☐ Paid or included the application fee?

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

🖇 Provided all necessary supporting information and documents?

- ☑ A Full, current copy of title information for each individual parcel of land, forming the subject site.
- ☑ A plan of the existing conditions.
- ☑ Plans showing the layout and details of the proposal.
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.
- ☑ If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hindmarsh Shire Council
PO Box 250 Nhill VIC 3418

Contact information:

Telephone: 03 5391 4444
Fax: 61 03 53911376
Email: info@hindmarsh.vic.gov.au

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08337 FOLIO 082

Security no : 124101314634C
Produced 21/10/2022 11:16 AM

LAND DESCRIPTION

Crown Allotment 9 Section 9 Township of Nhill Parish of Balrootan.
PARENT TITLE Volume 01626 Folio 082
Created by instrument B355076 26/01/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WEST WIMMERA HEALTH SERVICE of 43-51 NELSON STREET NHILL VIC 3418
PS718567S 04/08/2014

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP887563Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 79 VICTORIA STREET NHILL VIC 3418

ADMINISTRATIVE NOTICES

NIL

eCT Control 23021L WEST WIMMERA HEALTH SERVICE
Effective from 24/05/2019

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP887563Q**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**21/10/2022 11:21**

TITLE PLAN | EDITION 1 | TP 887563Q

Location of Land

Parish : BALROOTAN
Township : NHILL
Section: 9
Crown Allotment: 9
Crown Portion: -

Last Plan Reference : -
Derived From : VOL. 8337 FOL. 082
Depth Limitation : NIL.

Notations

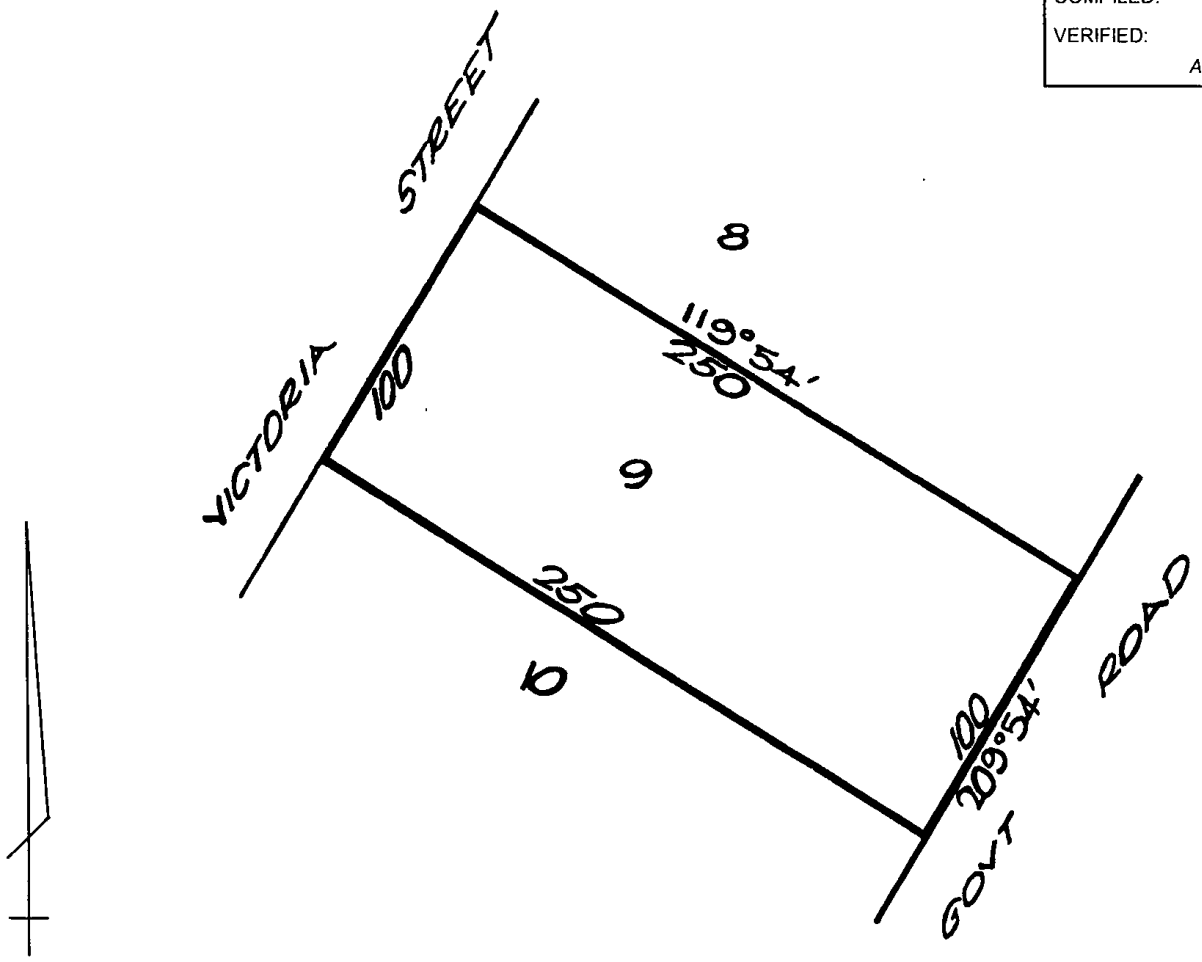
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 26/09/07

VERIFIED: A. DALLAS
Assistant Registrar of Titles



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

Planning Permit – Written Response

Proposal to use the residential property owned by West Wimmera Health Service at 79 Victoria Street, Nhill for 'a Place of Assembly' to operate the Hindmarsh Day Stay (Positive Parenting Centre) from.

1. Purpose and operations of the proposed centre

The Hindmarsh Day Stay program is a positive parenting program to assist parents with sleep/settling and establishing routines with their babies. The program is based on the model delivered by the Tweddle Child and Family Health Service in Melbourne and Ballarat who provided West Wimmera Health Service with training and support to establish this program. The setup and ongoing costs are funded through the Enhanced Maternal and Child Health funding from Victorian Government.

It is currently ran from the Emerge Early Learning Centre in Nhill however it was always our intention to be able to provide this service in a community house as the program needs to be delivered from a non-clinical environment that is a bright, cheery, modern, home like and non-threatening. A community house is ideal with 3 bedrooms a lounge room and kitchen.

The focus of this program is to maximise the available place-based support for parents to address:

- Child parent-attachment
- Settling
- Routines
- Nutrition
- Positive parenting
- Social connection
- Self-care
- Exercise
- Reduced family stress – child abuse – domestic violence
- Specialist health support.

We propose to move the location of this program from the Emerge Early Learning Centre to 79 Victoria Street, Nhill which is a residential property owned by West Wimmera Health Service which has previously been used to accommodation our student nurses.

The location of this house being right near the main park and playground in Nhill makes it a perfect option as participants can easily take breaks and walks to the park when it fits in with their day. The large size of the house also makes it a great option.

The expected number of persons to be at the home at any one time is 6; 1 staff member (1 car) plus the participating family (1 car) for the day. The operating hours would be 9am to 4pm and it would only operate on weekdays. The number of days would be flexible and depend on need. There would be one staff member working at this site at any one time.

There are at least two car parks onsite at this property, of which one would be used by the staff member and one would be available for the family participating in the program for the day. Therefore, no street parking would be required for people attending this property.

2. Response addressing the decision guidelines of the General Residential Zone (Clause 32.08-13)

West Wimmera Health Service will be using the property much the same as any other residential property, with very minimal changes to the property and very little effects to the zone whilst providing a local community need in a home-like environment in an ideal location, therefore this proposal supports the purpose of this General Residential Zone, which is "To implement the Municipal Planning Strategy and the Planning Policy Framework. To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations."

This proposal has no requirements under the schedule to clause 32.08 General Residential Zone.

As only one staff member and one participating family will be utilising this property at any one time, we don't expect the property to be any busier than any other ordinary residential property.

Traffic will not be coming and going throughout the day as the staff member and family for the day will arrive in the morning and stay there for the duration of the day then leave for home at the end of the day.

The majority of families that will be participating in this program will be working on settling their babies and children to sleep therefore we expect the house to be generally quiet. There will be no additional noise compared with a normal residential property.

There will be no additional environmental impacts compared with a normal residential property and there will be no impact on existing rooftop solar energy systems on dwellings on adjoining lots.

Subdivision and Dwellings and residential buildings

This proposal doesn't involve any subdivision, construction or extension at the property.

Non-residential use and development

This proposal meets the non-residential use section of this clause as:

- Families will visit the property with the purpose of using it like a home for the day whilst being supported by the staff member to participating in learning opportunities and practise strategies in relation to the help they need. The use of this property will be just like a family in their own home, with the addition of one staff member to support them, therefore the use of this property will be much the same and compatible with residential use.
- Evidence shows that rural and remote children can be developmentally vulnerable. The By Five Wimmera Southern Mallee Early Years Project identified the Hindmarsh catchment to have high rates of poverty, social geographic isolation, chronic disease, diminished support for rural mothers when they return home from having a baby, less community recognition or support for families with new babies, low attendance levels at playgroup and kindergarten and poorer access to early childhood intervention services, paediatricians and mental health services. The Hindmarsh Day Stay / Positive Parenting program delivers services that support families with young children, providing early intervention to lower these risks and improve their health and wellbeing outcomes.
- Using this property for this program is a very small scale use as it is being used much like a residential property, just with one staff member and a different visiting family each day. The

minor changes being made are only fences, gates and ramps to improve safety for children and access with prams.

- The design, height, setback and appearance of the property will remain much the same, just with the addition of pool fencing/gates and replacing steps with a ramp.
- There are no proposed changes to the landscaping.
- The staff member on duty and the visiting family for the day will park in the two car parks available onsite at the property, therefore none of the street parking spaces would be utilised by attendees. This is no change from the car parking utilisation currently at the property as there can currently be up to 3 of our student nurses using the accommodation and car parking spaces at any one time.
- There are no changes to the current loading or refuse collection facilities as these will remain the same as any other residential property.
- There are no effects of traffic safety, efficiency or amenity generated by the proposal as there will be the same number of traffic and car parking spaces used by staff and participants as there is currently with the property being used for our student nurse accommodation for up to 3 people.

3. Proposed alterations to property

There are some minor changes we need to make to the property to make it safer for children including some secure fencing and a ramp to accommodate prams and to refresh the inside of the house. The location of these changes have been included on page two of the site and floor plan document attached to this application.

The costs of these alterations are detailed below:

- Install a ramp at the front patio from path to top of patio merbau decking
- Install a new path from patio fence to the front boundary n Victoria Street
- Install new balustrade fencing on South side of front patio
- Install balustrade fencing with a secure gate on back patio
- Install new dividing fences with secure gates to enclose the back yard making it a secure area.

Total Material Cost = $4,972.78

Total Labour Cost = $4,620 (120 hours x $38.50 per hour)

Total Internal Painting Cost = $8,160 (paint and associated accessories $2,000, painting labour costs $6,160 [160 hours x $38.50 per hour])

Total Electrical Costs (installation of new internal light fittings) = $2,000

Grant Total for alterations = $19,752.78.

4. Details of any signage to be erected

There will be no big signage erected or displayed on this property, clients will simply be given the address as the idea of this program is to provide a welcoming, home-like environment that participants feel comfortable bringing their family to so our aim is to make it as low-key and non-clinical-like as possible.

Nature Strip
Parking
Road
Nature Strip
Foorpath
Foorpath
Foorpath
Fence
Drive
Garage
Garage
Bed.
Bed.
W.C
Bath.
Laun.
Patio
Lounge
Kitchen
Patio
Patio
Dining
Front Yard
R.W.T
R.W.T
Rear Yard
Rear Yard
Fence
Fence
Easment
Native Park

1 2 3 4 5 10 20

72 Victoria Street, Nhill, 3418

Floorplan 2022

A3 - 1 of 2

WWHS - B L

N

Nature Strip

Parking

Road

Nature Strip

Foorpath

Fence

Drive

Garage

Garage

Bed.

Bed.

W.C

Bath.

Laun.

R.W.T

R.W.T

Front Yard

Patio

Lounge

Kitchen

Patio

Patio

Dining

Rear Yard

Rear Yard

Fence

Foorpath

Foorpath

Fence

Easment

Native Park

Addition of concrete path from ramp out to Victoria Street boundry

Addition of pool fence along the existing patio and addition of a merbeau decking down ramp.

Addition of pool fence and gate at marked locations. Existing patio lattice fence to make good with additions.

1 2 3 4 5 10 20

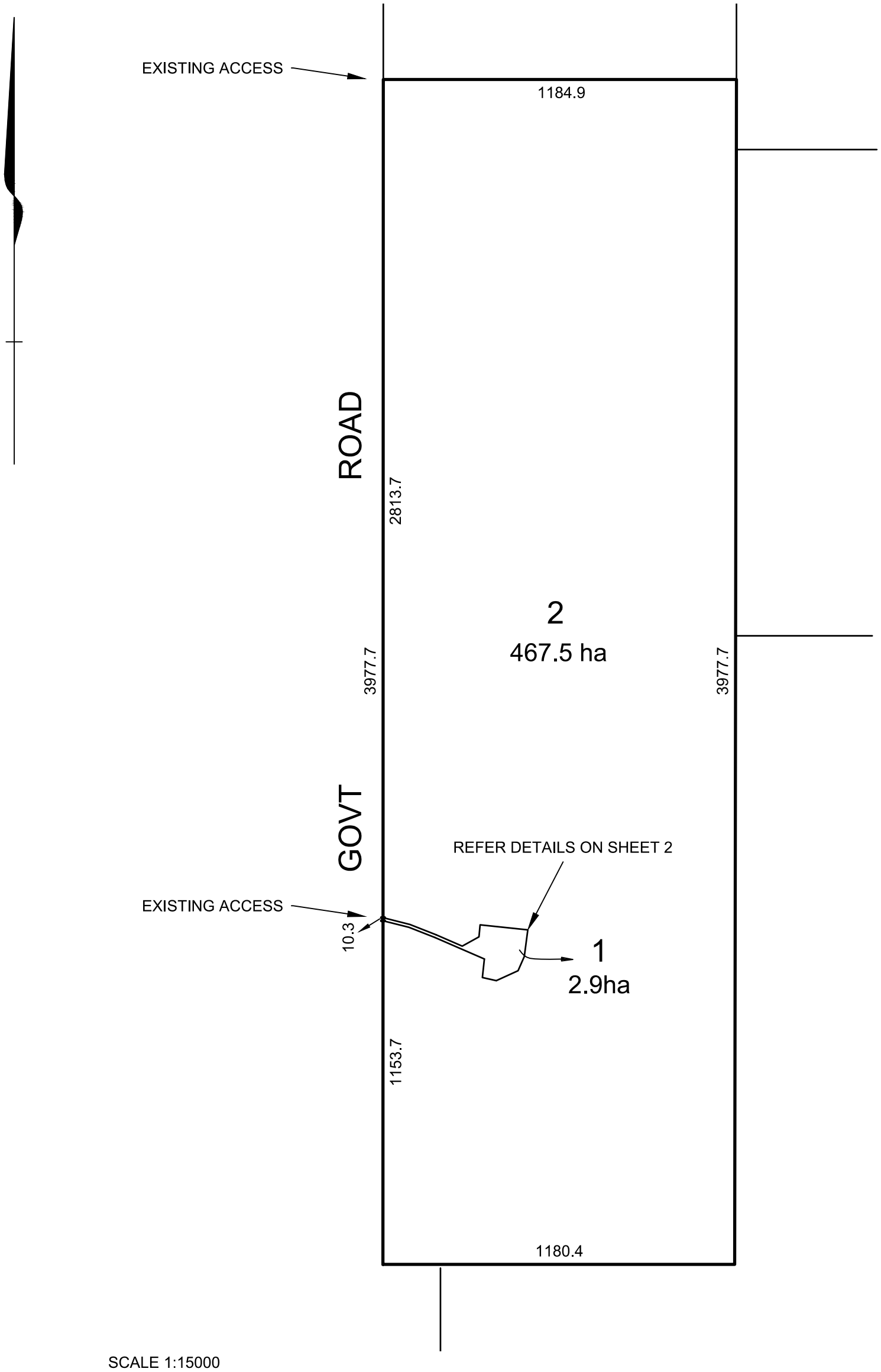
72 Victoria Street, Nhill, 3418

Floorplan 2022

A3 - 2 of 2

WWHS - B L

N



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LENGTHS ARE IN METRES

NOTATIONS

THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.

SUBDIVISION BOUNDARIES HAVE BEEN ESTIMATED FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES. SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT, BUT DISTANCES MAY VARY IN EXCESS OF 10m.

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SURVEYORS REF. 21H0376

OFFICE USE ONLY

DRAWN BY: LJM 11/21

SHEET 1 OF 4

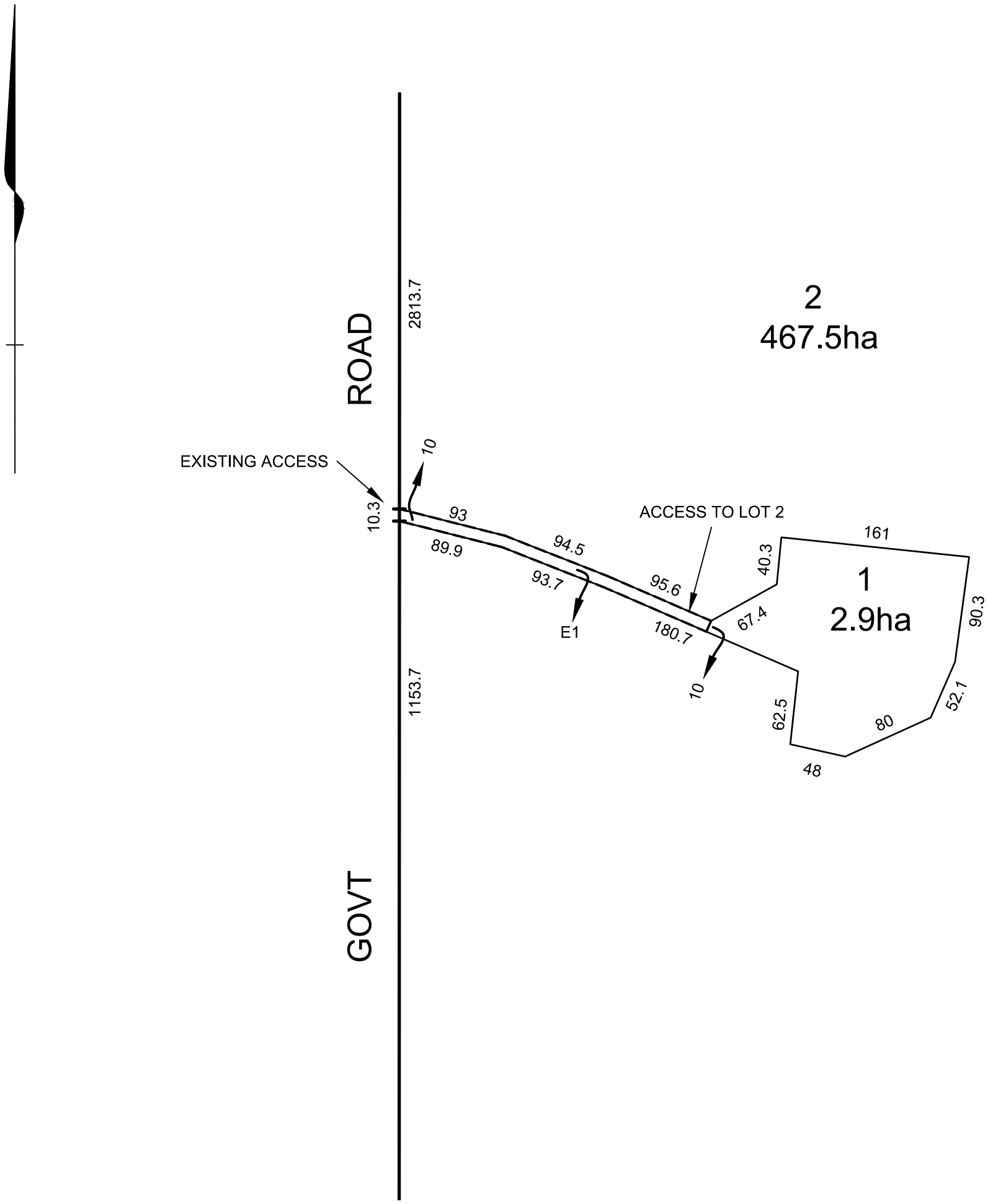
A3

PLAN OF PROPOSED SUBDIVISION

PARISH OF LORQUON

CROWN ALLOTMENT 69(PT)

TP318702G (LOT 1)



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LENGTHS ARE IN METRES

NOTATIONS

E1 - PROPOSED CARRIAGEWAY EASEMENT

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SHEET 2 OF 4 | A3

PLAN OF PROPOSED SUBDIVISION

PARISH OF LORQUON

CROWN ALLOTMENT 69(PT)

TP318702G (LOT 1)

SCALE 1:15000

150 0 150 300 450 600 750

LENGTHS ARE IN METRES

NOTATIONS

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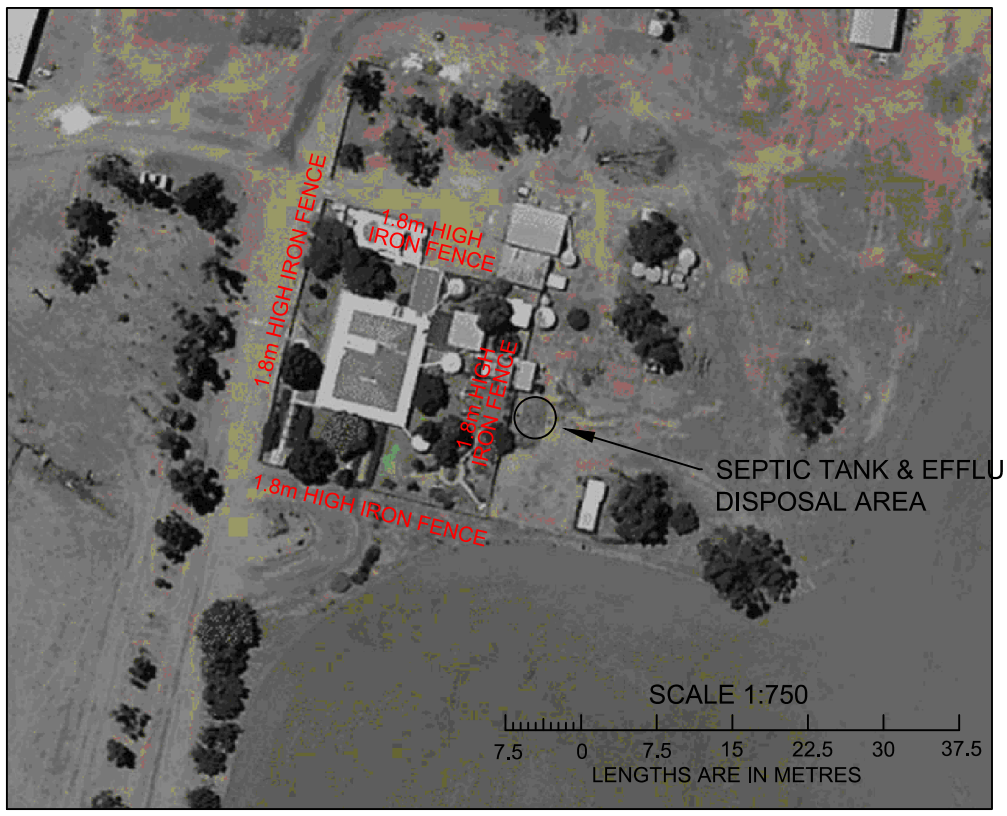
SHEET 3 OF 4 | A3

PLAN OF PROPOSED SUBDIVISION SHOWING EXISTING FEATURES

PARISH OF LORQUON

CROWN ALLOTMENT 69(PT)

TP318702G (LOT 1)



NOTATIONS

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SHEET 4 OF 4

A3

PLAN OF PROPOSED SUBDIVISION SHOWING EXISTING FEATURES

PARISH OF LORQUON

CROWN ALLOTMENT 69(PT)

TP318702G (LOT 1)

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Our Ref: 21H0376
Your Ref:

PLANNING REPORT

Proposed 2-Lot Subdivision at 240 Marshalls Road, Netherby

SUPPORTING DOCUMENTS IN SPEAR

- Plans for endorsement
- Copy of Title Search
- Planning Property Report

Our reference number	21H0376
Date	24/11/2022
Version	4.0
Prepared by	Angela Plazzer, BUrbRegEnvPlan, MPIA **Planning Manager/Office Manager, Ferguson Perry Surveying Pty Ltd**

Contents

1. Introduction

This application seeks a planning permit for a 2-lot subdivision of Lot 1 on TP318702 at 240 Marshalls Road, Netherby. The land is described in Certificates of Title Volume 08494 Folio 430.

The land is zoned Farming Zone (FZ) and is affected by the Environmental Significance Overlay – Schedule 6 (ESO6). This report provides a response to the requirements of the FZ, ESO6 and the Decision Guidelines of Clause 65 as well as relevant policies of the Hindmarsh Planning Scheme.

Figure 1 Subject site outlined in blue (DELWP)

2. Application details

Lot and plan number	Lot 1 on TP318702
Address:	240 Marshalls Road, Netherby
Proposal:	2-lot subdivision
Scheme:	Hindmarsh Planning Scheme
Zone:	Farming Zone
Overlays:	Environmental Significance Overlay – Schedule 6

3. Site and surrounds

Figure 2 Aerial photo of site (DELWP)

The subject site comprises Lot 1 on TP318702 at 240 Marshalls Road, Netherby. The site has a total area of approximately 470.2ha and is rectangular in shape. The site contains farmland, an existing dwelling in good habitable condition and sheds. The existing dwelling was constructed over 100 years ago and has been continuously occupied. The dwelling is surrounded by a garden contained within 6ft high iron fencing. There is also a moderate amount of native vegetation scattered throughout site and a large area (approximately 40ha) of bushland in the south-western corner. Access to the site is taken from two crossovers to Marshalls Road.

The site abuts lots containing farmland to the north, south and east and Marshalls Road to the west which is gravel and allows for all-weather access. The broader area surrounding the site comprises land in the Farming Zone (FZ) mostly used for cropping and grazing interspersed with dwellings. Lots vary in shape and size up to around 500ha.

Figure 3 Exterior of existing dwelling

4. Agricultural activities

The farmland on the site is currently used for a mixed farming operation including cropping and sheep production. A controlled feeding area for livestock is located approximately 130m north of the existing dwelling. Agricultural sheds, including a machinery shed and shearing shed, are also located on the western side of the controlled feeding area. The feeding area and agricultural sheds are accessible from a gate on the north side of the driveway.

5. Proposal

The application proposes to subdivide the land into 2 lots in order to excise the dwelling so that it may be transferred separately to the farmland. Proposed Lot 1 has an area of approximately 2.9ha and will contain the existing dwelling and sheds. Access to proposed Lot 1 will be taken from an existing crossover to Marshalls Road in the west.

Proposed Lot 2 has an area of 467.5ha and will contain the farmland used for cropping and bushland. Access to proposed Lot 2 will be taken from an existing crossover to Marshalls Road in the west and from the driveway on Lot 1 which will contain a carriageway easement in favour of Lot 2.

Proposed Lot 1 does not meet the minimum lot size of 40ha as specified in the schedule to the FZ at Clause 35.07 however a permit may be granted as the subdivision will create a lot for an existing dwelling and is a 2-lot subdivision. The application does not propose any new development and no vegetation will be removed to facilitate the proposed subdivision. Both

proposed lots will be serviced by existing infrastructure and utilities. Please see the Plan of Proposed Subdivision attached with this application on SPEAR.

Figure 4 Access to Lot 2 from driveway on Lot 1

6. Permit triggers

A permit is required under Clause 35.07-3 of the FZ and Clause 42.01-2 of the ESO to subdivide land.

7. Planning provisions

Zoning

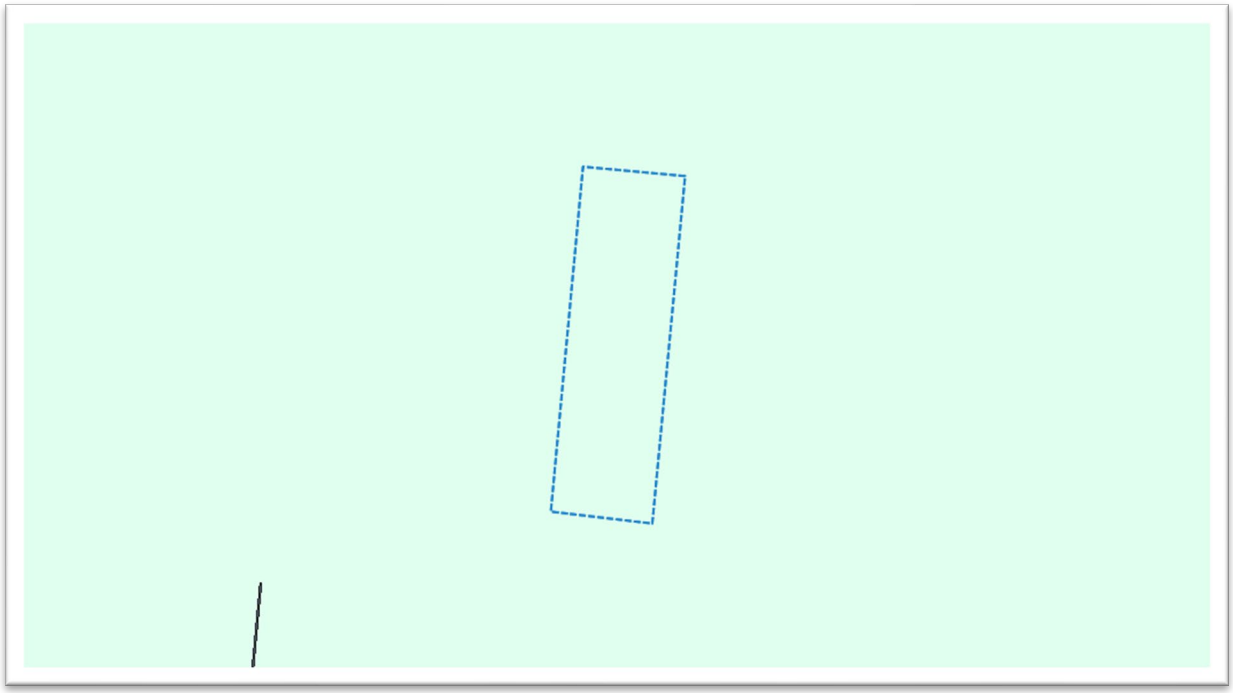

Figure 5 Zoning map (DELWP)

Farming Zone

The purpose of the Farming Zone outlined at **Clause 35.07** is:

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

Comment

In keeping with the purpose of the FZ, the proposed 2-lot subdivision will allow for the continued long-term use of the land for agriculture on Lot 2 and the existing dwelling on Lot 1, which will support the retention of employment and population in the region. A response to the Decision Guidelines of the FZ is in Table 1.

Table 1 Farming Zone Decision Guidelines

Issue	Comment
General issues • The Municipal Planning Strategy and the Planning Policy Framework. • Any Regional Catchment Strategy and associated plan applying to the land. • 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. • Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses. • How the use and development makes use of existing infrastructure and services	As discussed in the body of this report, the proposal is in line with the directions set out in the Hindmarsh Planning Scheme, particularly Clause 14.01-1S (Protection of agricultural land), Clause 14.01-2S (Sustainable agricultural land use) and Clause 14.01-2R (Agricultural productivity - Wimmera Southern Mallee). It is understood that there is no strategy or plan associated with the Wimmera Regional Catchment Strategy which is relevant to the consideration of the proposed subdivision. The proposal will protect and allow the existing uses on the land to continue and will not have any adverse impact on adjoining and nearby land uses. Both proposed lots will be serviced by existing infrastructure and utilities, including roads, access, electricity and telecommunications services.
Agricultural issues and the impacts from non-agricultural uses • Whether the use or development will support and enhance agricultural production. • Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production. • The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses. • The capacity of the site to sustain the agricultural use. • The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. • Any integrated land management plan prepared for the site.	The proposed subdivision will support the ongoing use of the land on Lot 2 for mixed farming. A small amount of productive agricultural land will be contained on Lot 1 but this will have a negligible impact on agricultural production overall. The proposal will not limit the operation of adjoining and nearby agricultural uses and will improve their potential for expansion and consolidation with the farmland on proposed Lot 2. The capacity of the land to sustain agricultural uses and the agricultural qualities of the land will not be diminished by the proposal. An integrated land management plan has not been prepared for the site as it is not considered relevant to the proposal.
Dwelling issues • Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Proposed Lot 1 contains an existing dwelling. The existing dwelling on proposed Lot 1 will be separated from agricultural activities on proposed Lot 2

• Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation. • Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses. • The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	by a minimum distance of 27.1m on the western side, 50m on the southern side, 77.4m on the eastern side and 108m on the northern side. The existing 6ft high fencing, trees and other vegetation surrounding the existing dwelling as well as the proposed new tree planting along the proposed boundary will strengthen this buffer and will minimise the potential for adverse amenity impacts and land use conflict to arise. It is considered that the operation of existing adjoining and nearby agricultural uses will not be adversely impacted or prejudiced by the proposed subdivision.
Environmental issues • The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality. • The impact of the use or development on the flora and fauna on the site and its surrounds. • 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. • The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The physical features and resources of the area, including soil and water quality, will not be impacted by the proposed subdivision. The existing native vegetation on the site will be retained and there will be no negative impacts on existing flora and fauna as a result of the proposal.
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. • 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. • 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. • The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	No new development is proposed and an adequate buffer is provided between the existing dwelling on proposed Lot 1 and agricultural activities on proposed Lot 2. The proposed subdivision will have no impact on the appearance of the area as it has been designed to follow existing fence lines as much as possible. Both lots will make use of existing infrastructure and utilities and no traffic management measures will be required.

• Whether the use and development will require traffic management measures.	

Overlays

Environmental Significance Overlay – Schedule 6

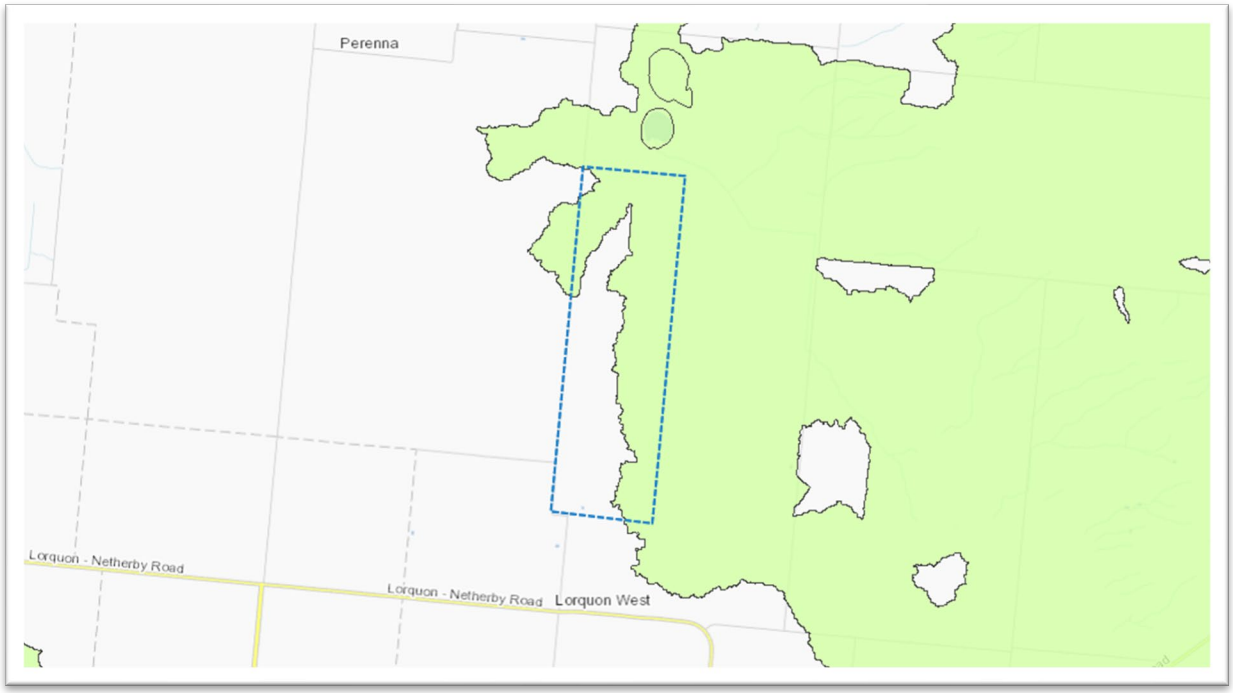

Figure 6 Map showing the ESO6 (DELWP)

As shown in Figure 6, approximately half of the site is affected by the ESO6 which applies to land containing the primary catchments of wetlands that hold conservation value in the Hindmarsh Shire. The ESO6 seeks to ensure that the ecological condition of wetlands of conservation value is not degraded by land use and development. The proposed subdivision does not conflict with any the environmental objectives outlined in the ESO6 as it will have no impact on the ecological condition of any wetland of conservation value.

8. Planning Policy Framework

The proposed subdivision aligns with the following policies outlined in the Planning Policy Framework of the Hindmarsh Planning Scheme:

Clause 14.01-1S (Protection of agricultural land) seeks to protect Victoria's agricultural base by preserving productive farmland. The proposed subdivision is consistent with this policy as it will allow the land on Lot 2 to continue being used for cropping and sheep production as part of a viable farming operation.

Clause 14.01-2S (Sustainable agricultural land use) encourages sustainable agricultural land use through strategies which include ensuring that agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources and assisting genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

In keeping with the policy, the proposed subdivision will improve the long-term management of the farmland by enabling the landowner to separately dispose of the existing dwelling as it is no longer required to support agricultural production on Lot 2 and is considered a management burden.

Clause 14.01-2R (Agricultural productivity - Wimmera Southern Mallee) seeks to provide support for local industries, activities and infrastructure that complement and enhance agriculture in the region. The proposed subdivision is consistent with this policy as it will support the continuation of the existing agricultural use of the land on Lot 2 and will enable the separate disposal of the existing dwelling which, although is not required by the farming operation on Lot 2, may be suitable accommodation for rural workers in the area.

9. Clause 65 Decision Guidelines

<u>Clause 65.01 (Approval of an application or plan)</u>

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act. The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Comment

All relevant clauses of the Hindmarsh Planning Scheme have been addressed and the proposal is consistent with the objectives of planning in Victoria as well as the purpose and requirements of the FZ and ESO6. The proposal will have no impact on the amenity of the area, the natural physical features of the site, native vegetation or the quality of water and stormwater within and exiting the site. The site is located within a Designated Bushfire Prone Area and the land will continue to be managed to mitigate the risk of bushfire to an acceptable level.

Clause 65.02 (Approval of an application to subdivide land)

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Comment

The land is suitable for the proposed subdivision as the proposed lots will be serviced by existing infrastructure and utilities, including roads, access, electricity and telecommunications services, and the potential for adverse amenity impacts or reverse amenity impacts to arise as a result of the proposal is low. By allowing for the separate disposal of the existing dwelling from the farmland, the proposed subdivision may increase the potential for expansion of adjoining and nearby land with Lot 2. The removal of native

vegetation is not required and there will be no increase in the risk of spread of fire or threats to safety as a result of the proposal.

10.Conclusion

The proposal will have no foreseeable negative impacts on the surrounding land or the physical features of the site and will allow for the fair, sustainable and economic use and development of the land for agriculture and the existing dwelling. On this basis, the proposed subdivision should be supported by Hindmarsh Shire Council subject to fair and reasonable conditions.

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Our ref: 21H0376

29/11/2022

Ms. Janette Fritsch
Hindmarsh Shire Council
Via SPEAR

Dear Janette,

RE: PA1770-2022 for a 2-lot subdivision at 240 Marshalls Road, Netherby

Below is an overview of the key issues that were discussed our meeting on 24 November 2023 regarding PA1770-2022 for a 2-lot subdivision at 240 Marshalls Road, Netherby:

1. Council's suggested 40ha subdivision layout and why it is not suitable
2. The nature of the farming operation and the need for the machinery and shearing sheds to be retained on Lot 2
3. Management of spray drift
4. Access arrangements to the lots and the need for a carriageway easement over the driveway
5. Concerns about the "island" subdivision layout
6. The appropriateness of a Section 173 Agreement prohibiting future development of a dwelling on Lot 2
7. Demand for dwellings and accommodation for rural workers
8. Insufficient details in the plans and planning report submitted with the application

I will discuss these key issues is more detail below:

1. Council's suggested 40ha subdivision layout and why it is not suitable

The subdivision layout put forward by Council adopts the minimum subdivision area of 40ha specified in the schedule to the Farming Zone and would enable the dwelling to be centrally located on the lot. However, it would result in two paddocks which are currently under crop being split which would significantly diminish the output of the broadacre farming operation. Furthermore, due to environmental and economic conditions, the suggested 40ha lot would be insufficient in scale to support a profitable farming system in the area.

2. The nature of the farming operation and the need for the machinery and shearing sheds to be retained on Lot 2

The productive agricultural land on the site is currently used for a mixed farming operation which includes cropping and sheep production. Due to the relatively small scale of broadacre cropping on the site, the sheep production component of the farming operation is critical to its overall profitability.

A controlled feeding area for livestock is located approximately 130m north of the existing dwelling. Agricultural sheds, including a machinery shed and shearing shed, are also located on the western side of the controlled feeding area.

3. Management of spray drift

The application of agricultural chemicals, including herbicides and pesticides, through ground spraying is important for achieving high-yielding, quality crops and the timing of the spraying programs is essential to its success.

Spray drift is defined by Agriculture Victoria as: "The airborne movement of agricultural chemicals outside the target area as droplets, solid particles or vapour that occurs shortly after application." Spray drift can be dangerous to human, animal and environmental health and a costly waste of chemicals so every effort is made to reduce it through best practices including only carrying out spraying when the weather conditions are suitable (low wind speeds blowing away from sensitive areas) and stopping spraying if it turns unfavourable. Furthermore, the occupants of the dwelling on the site are notified about the location, time, and duration of the proposed spraying.

As agricultural chemical users, there are also legal obligations under the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 which make it an offence to undertake spraying that:

- injures any plants or stock outside of the target area
- injures any land outside the target area so that growing plants, or keeping stock on that land would result in contamination
- is likely to contaminate any agricultural produce derived from plants or stock outside the target area.

Agriculture Victoria states that buffer zones may be useful in providing space for spray to settle before reaching sensitive areas and vegetative barriers may assist in filtering out spray droplets in air passing through their foliage. However, they also state that they are not a substitute for good agricultural practice as they will not stop vapour drift or odour occurring. In the 100+ years that the dwelling has been occupied, there have been no reported issues from spray drift on the existing dwelling and surrounding garden, which is a testament to the safety and success of the spray programs and the effectiveness of the existing buffer zone and vegetative barriers in place around existing dwelling, including trees and a 6ft high iron fence.

In response to concerns raised by Council about spray drift, it is proposed that the buffer zone between the dwelling on Lot 1 and the boundary of Lot 2 is extended to provide a separation distance of approximately 50m. This buffer will be further strengthened by proposed tree planting to be carried out along the boundary of Lot 2.

4. Access arrangements to the lots and the need for a carriageway easement over the driveway

Under the current arrangements, the feeding area and agricultural sheds are accessible from a gate on the north side of the driveway. A carriageway easement is proposed to be created over the driveway on Lot 1 for a length of approximately 280m so that Lot 2 will have a right to use it for access. A separate crossover from Marshalls Road to Lot 2 will also provide access from the road to the paddocks on Lot 2.

5. Concerns about "island" subdivision layout

We understand that Council has concerns about the layout of the proposed subdivision – specifically the shape of Lot 1, which has been described as like an "island" and not consistent with "orderly planning". We do not think the "island" descriptor is fair or accurate as it implies that the lot is isolated and inaccessible. This is not the case as both lots have frontage to roads and existing access

points. While it may not be as visually appealing on the plan, the layout is fully functional, responds to the site conditions and does not affect the appearance of the site on the ground. The layout mostly follows existing fence lines and reflects the historical and current use of the land.

There are no planning policies in the Hindmarsh Shire Planning Scheme which prevent or discourage the proposed subdivision layout and we do not consider there to be any benefit in altering this layout as suggested by Council. Conversely, it is likely that there would be significant ramifications for land management practices and agricultural output if it were to be altered which would be even more inconsistent with "orderly planning".

6. **The appropriateness of a Section 173 Agreement prohibiting future development of a dwelling on Lot 2**

During our on-site meeting, concerns were raised about the potential for the future use and development of the land on Lot 2 for a dwelling, which is "as-of-right" on lots with an area of 40ha or greater in the Farming Zone, and the potential for further dwelling excision. VCAT have provided significant commentary and guidance through their decisions on this issue which I implore Council to familiarize themselves with.

In the recent case of JSW Brian Pty Ltd v South Gippsland SC [2019] VCAT 1730 (31 October 2019), Senior Member Carol Daicic stated that "farming enterprises should be entitled to evolve and adapt to changing circumstances" and "to use a section 173 agreement to override the provisions of the planning scheme that applies to all other land in the Farming Zone can only be appropriate if there are circumstances to justify it".

Senior Member Carol Daicic explained that, in the absence of any specific policy in the Planning Scheme or exceptional circumstances, it is inappropriate to use Section 173 Agreements to override the provisions of the Planning Scheme and remove the discretion of Council to determine an application for subdivision.

With these findings in mind, I am not aware of any specific policies in the Hindmarsh Planning Scheme or any site-specific circumstances that would warrant the use of a Section 173 Agreement to prohibit the use and development of a dwelling and/or further subdivision on Lot 2.

7. **Demand for dwellings and accommodation for rural workers**

In 2020, the Wimmera Development Association published the Wimmera Southern Mallee Regional Housing Review (the Review). The purpose of the Review was to assess the current housing market in the Wimmera Southern Mallee region and measure housing stock availability, quality and outlook by location for both rent and purchase. The study confirmed that housing availability, affordability, quality and choice are significant constraints contributing to population decline, worker shortages and other economic development challenges across the Wimmera Southern Mallee region.

Although the existing dwelling on proposed Lot 1 is no longer required to support the farming operation on Lot 2, it can still support agriculture, employment and population retention in the region as it is in good condition and suitable for rural workers and families. The current owners are not interested in maintaining the dwelling as a rental and there has already been a significant level of interest from local people in purchasing it. These factors should be taken into consideration by Council in making their decision on the application.

8. Insufficient details in the plans and planning report submitted with the application

Following concerns raised during our meeting, the plans and planning report submitted with the application have been amended to include additional details about site conditions and farming operation.

It is hoped that, in conjunction with this letter, there will be sufficient information for Council to carry out a more informed assessment of the application. The amended documents have been submitted to SPEAR superseding previous versions.

If you have any questions or if any further information is required please let me know.

Yours faithfully,

Angela Plazzer
Ferguson Perry Surveying Pty Ltd.

LEAP

Livestock Environmental and Planning

Harmony Feedlot Services Pty Ltd:
Proposed Expansion of Dimboola Feedlot

Information to Support Planning &
EPA Development Licence Applications

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Project Title: Harmony Feedlot Services Pty Ltd: Proposed Expansion of Dimboola Feedlot – Information to Support Planning & EPA Development Licence Applications
Client: Harmony Feedlot Services Pty Ltd
Job No 144
Document File Name: 144 Dimboola Feedlot Application

Issue No	Date of Issue	Description	Signatures		
			Author	Checked	Approved
1	4th April 2022	Draft Report	RWT	PF	RWT
2	8th April 2022	Draft 2	RWT	PF	RWT
3	28th April 2022	Final	RWT	PF	RWT

Notes:

This report has been compiled to provides information to aid the Hindmarsh Shire, Agriculture Victoria, the Environment Protection Authority, The Wimmera Catchment Management Authority and GWM Water in assessing an application to expand the capacity of Dimboola Feedlot.

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This document should be cited as follows: Livestock Environmental and Planning, 2022, Harmony Feedlot Services Pty Ltd: Proposed Expansion of Dimboola Feedlot – Information to Support Planning & EPA Development Licence Applications, Livestock Environmental and Planning, Horsham, VIC, 3400.

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1 Introduction

Harmony Feedlot Services Pty Ltd purchased the Dimboola Feedlot in mid-2019 to expand its feedlot holdings. The feedlot is located at 277 Albrecht Road, Gerang Gerung in the Hindmarsh Shire. When Harmony Feedlot Services Pty Ltd purchased the property, it had a constructed capacity of 3000 head with additional backgrounding pens. It is understood that the backgrounding pens do not have planning approval. Nor do they have the same standard of design and construction as the feedlot pens. Harmony Feedlot Services Pty Ltd now proposes to expand the capacity of this feedlot to 10,000 standard cattle units (SCU) by adding three additional rows to the east of the existing feedlot pens and replacing the backgrounding pens with properly constructed feedlot pens. The expanded feedlot will use existing facilities including cattle handling yards, hospital pens, feed mill and storage area, office and lunch room and car parking. The feedlot will be operated by Harmony Operations Australia Pty Ltd.

Under the Victorian Code for Cattle Feedlots (August 1995), feedlots of greater than 1000 cattle capacity require planning approval. To be granted approval for the feedlot expansion, the applicant must provide supporting evidence to the Hindmarsh Shire and the Victoria Feedlot Committee demonstrating that the feedlot can comply with the Hindmarsh Shire Planning Scheme and the Victorian Code for Cattle Feedlots and can be operated without causing any adverse environmental impacts.

The Victorian Code for Cattle Feedlots specifies four feedlot classes (Classes A-D). The highest standard is Class A. It is proposed that the feedlot will be built and operated in accordance with the Class A specifications. Class A feedlots: *"must conform to the highest standards of design, construction, operation, maintenance, pad management, cleaning frequency and runoff control system management of all classes. Because odour from feedlots is the most common cause of opposition to the conduct of a feedlot, and a Class A feedlot has the potential to carry large numbers of cattle, no conditions which allow the production of unacceptable odour will be tolerated"* (Department of Agriculture, Energy and Minerals – Victoria 1995).

Feedlots of greater than 5000 head capacity also require an EPA Victoria development licence (formerly called a Works Approval) or exemption from same.

The purpose of this report is to provide information to support the planning permit and Development licence applications.

2 Applicant Details

The contact details for the proposed development are as follows:

Applicant:
Robyn Tucker
Livestock Environmental and Planning
Private Bag 260
HORSHAM VIC 3401
Phone: 03 5381 0709 / 0419 787 137
Fax: 03 53481 0719
Email: robyn@leap-consulting.com.au

Proponent:
Harmony Feedlot Services Pty Ltd
C\- Patrick Fellows
72 Elder Place
FREMANTLE WA 6160
Phone: 0401 435 514
Email: patrick.f@haafco.com
ACN: 163 438 079 ABN: 27 163 438 079

Designated Development: Beef Cattle Feedlot of 10,000 SCU Capacity

Location: 277 Albrecht Road, Gerang Gerung.

RPD: Title Plan 361147P (also known as Crown Allotment 90, Parish of Gerang Gerung, Shire of Hindmarsh)

Area of Property: 250.5 ha

3 Consultation

Since the proposal is for a significant development, extensive consultation was undertaken.

3.1 Planning Focus Meeting

A planning focus meeting to discuss the proposal was held on-site on 28th August 2019. The meeting was attended by:

- Andre Dalton, Hindmarsh Shire
- Tim Hollier, Agriculture Victoria
- Jace Monaghan, Wimmera Catchment Management Authority (Wimmera CMA)
- Patrick Fellows, Harmony Feedlot Services Pty Ltd
- Mathew Dench, Harmony Feedlot Services Pty Ltd
- Robyn Tucker, Livestock Environmental and Planning.

The purpose of the meeting was to discuss the proposal and identify any issues needing particular attention in the application. A summary of the meeting follows:

- consultation will be important
- need to demonstrate that the proposal will be an improvement on what is currently built, particularly with respect to ES06. Emphasise that change will improve water quality.
- need to include plans to manage runoff in a wetter year and to address a major flow event to prevent impacts to wetland areas
- avoid manure spreading on ESO 6 overlay – would prefer it if all went off farm.
- will need to provide breakdown of traffic
- consider and address traffic and equipment noise
- identify the need to capture and manage fire control water.
- need a plan to manage mass mortalities.
- document that there is a third party QA scheme including handling of mass mortalities event.
- notification will likely include: nearby owners, WCMA, EPA, Ag Vic and council engineers and environmental health officers.
- need to have complaints register.
- need to demonstrate that water quality / quantity is suitable.
- detail waste management in general e.g. rubbish (skips), IBCs, spilt grain, tyres
- detail any truck wash – this will be off-site
- chemical storage – need bunding / self-bunding pellets
- detail third party composting – need to describe composting arrangements and process (ultimately Harmony Feedlot Services Pty Ltd is responsible for what happens on site).
- Tim Hollier noted that the separation distances “look good”

3.2 Further Consultation with Agencies

Because there was a significant time lapse between the planning focus meeting and the lodgement of this application, further consultation occurred in 2021.

3.2.1 Hindmarsh Shire

The further consultation commenced with a phone call to Tim Berger, Consultant Planner on 8th October 2021. He identified the need to consult with Wimmera Catchment Management Authority (Wimmera CMA) re wetlands, Grampians-Wimmera-Mallee Water re bore, Agriculture Victoria and EPA Victoria.

He also identified that the application may trigger a section 52 referral to the Wimmera CMA and GWM Water. He also advised that the application likely need to be advertised, possibly with both a newspaper advertisement and a letter to adjoining neighbours.

This was followed by email communication with preliminary information provided to:

- Tim Berger, consultant planner to Hindmarsh Shire (20th October 2021)
- Kit Sleeman, EPA Victoria (20th October 2021)
- Paul Ratajczyk, EPA Victoria (20th October 2021)
- Elita Briggs, EPA Victoria (17th November 2021)
- Paul Wallace, Agriculture Victoria, Panel of Animal Industry Experts (20th October 2021)
- Paul Fennell, Planning at Wimmera CMA (15th December 2021)
- Scott Smith at Grampians Wimmera Mallee Water (5th November 202

The information that accompanied the email included drafts of:

- Dimboola Feedlot Preliminary Information – included a site description and preliminary information about the proposal
- Dimboola Feedlot Geotechnical Investigation
- Dimboola Feedlot Effluent and Manure Plan

3.2.2 EPA

On 25th November 2021, Scott Daniels of EPA Victoria emailed some feedback in relation to the preliminary documents provided.

With regard to the "Dimboola Feedlot Geotechnical Investigation" Scott queried the management of shallow groundwater and questioned whether there would be any checks in the future to make sure that groundwater was not being impacted. These points were considered and the report updated accordingly.

In relation to the "Dimboola Feedlot Preliminary Information" report, Scott noted that the imagery showing receptors appears to have been taken from Google maps which was last updated in 2016.

Due to the age of the imagery, he wondered if further checks been done to see if there are new sensitive receptors. This was done.

With regard to "Dimboola Feedlot Effluent and Manure Plan May 2020", Scott noted that there is mention of annual manure testing. He questioned how this would be done, when it would be done, what tested would be done, how many samples would be taken and whether the testing would go beyond nutrient levels? These points were considered and addressed.

3.2.3 Agriculture Victoria

The application was discussed with Paul Wallace (6th December 2021) who raised no particular concerns. He emphasised the need to clearly justify alternative measures for meeting the Objectives and Standards in the Code.

3.2.4 Wimmera CMA

Tony Baker, Manager Statutory and Strategy at Wimmera CMA responded in writing on 16th December 2021. He advised that the proposed development location is not likely to be subject to flooding during 1% Annual Exceedance Probability (AEP) event from the Wimmera River. However, it is covered by the Environmental Significance Overlay - Schedule 6 of the Hindmarsh Shire Planning Scheme: catchments of Wetlands of Conservation Value, being within the catchment area of ESO 5 Wetland Number 110 which has a high level of naturalness. Based on the information provided, the CMA's assessment is that the project will result in the following activities that trigger the need for a permit under ESO6:

- generation of wastewaters
- vegetation removal
- earthworks - during the construction period
- construction of a fence

Wimmera CMA recommend that a future planning application for this proposal should demonstrate:

- how the development will retain waste water and effluent on site in rainfall events up to and including a 1% AEP event. Further consultation identified that a 1% AEP 24 hour storm event would suffice. In supporting the Hindmarsh Shire Council as the responsible planning authority in relation to development in the area of ESO 5, Wimmera CMA is likely to provide the following permit conditions derived from The Shire of Hindmarsh, Wetlands and Catchments of Conservation Value Decision Guidelines (Wimmera CMA, 2007):
    1. The site is to be managed in line with the Victorian EPA Civil Construction Building and Demolition Guide (publication 1834) to eliminate or reduce the risk of harm to human health and the environment through good environmental practice.
    2. Stock be excluded from accessing drains.
    3. Wastewater must be treated such that nutrients and pollutants do not enter areas covered by ESO 5.
    4. Vegetation removal should not degrade the ecological condition of areas covered by ESO 5.
    5. Earthworks should not degrade the ecological condition of areas covered by ESO 5. This may result through:

- changes to surface drainage patterns, leading to altered hydrology (or Corrick classification),
- water entering the ground water aquifer, or
- the increase in sediments entering areas covered by ESO 5.

No earthworks that alter the natural alignment of waterways will be permitted.

6. The material used in the construction of a fence should not act as a barrier that would redirect surface water flow. Any mounding of soil associated with the construction of a fence should not result in the redirection of surface water flow.

The letter noted that:

- this document contains floodplain management advice only. It does not constitute approval from any other statutory body. It is your responsibility to obtain any other required approvals.
- the 1% AEP flood is not the maximum possible flood. A flood larger in height and extent, than the 1% AEP flood, may occur in the future.

3.2.5 GWM Water

On 19th November 2021, Jessica Charlton of GWM Water advised that GWM Water had no concerns regarding the location of the facilities in relation to the nearby waterway. However, she also advised that there may be a need to submit a Site Use Plan to the Wimmera Catchment Management Authority for assessment against the Irrigation Development Guidelines.

3.2.6 Department of Transport

Bill Italiano of the Department of Transport was consulted on 17th February 2022 in relation to traffic routes. He advised that there was no barrier for standard B doubles (26 m) to accessing either Z2 Road or Angle Road / Glenlee-Gerang Road off the Western Highway providing there is adherence to the conditional usage requirements (see section 7.6.1).

3.3 Consultation with Neighbours

A program of consultation with the closest neighbours was undertaken in January 2021 through face-to-face meetings where the proposed development was explained. The priority was houses within 2.5 km of the site. The locations of the houses closest to the proposed feedlot site are shown on Figure 18. Neighbours consulted included:

- Marilyn Kip, house 1700 m to south-south-east:
  - identified that occasionally, when there is any sort of cloud cover or fog, odour is an issue and she has to shut her house up to mitigate.
  - trucks moving over the railway lines on Z2 Road and then onto the highway create noise and dust that is an issue and a concern
  - trucks turning from Z2 Road onto the highway cause nuisance dust

  - she is concerned that the proposed increase in size will increase smell and add a lot more trucks that will cause more dust. Could this section of the road be sealed? She is also concerned about associated impacts on the value of her land.
- Terry and Sharon Wundersitz, house 2250 m to east – no concern with development going ahead.
- Stephen Purchase and Catherine Ryan, house 2430 m to west – no concern with the development and supportive of it proceeding.
- Ian, Chris and Ash Avery house, 2950 m to west-north-west – no concerns with the development proceeding.
- Don Haines, neighbour on northern boundary - raised concerns about effluent management on the northern end of the property. Providing the effluent management works as described, he said everything will be OK.
- Andrew Schultz in Gerang Gerung - was only available by phone but was supportive of the current activities at the site.

Prior to the completion of the consultation, the feedlot manager received a letter dated 30th January 2022, from the following residents of Gerang Gerung:

- Andrew Schultz (note: also consulted individually prior to receipt of the letter) and Kaylene Schultz of 20 Gerang-Glenlee Road, Gerang Gerung
- Wayne Myers and Mandy Myers of 17 Albrecht Road, Gerang Gerung
- Stephen Purchase of 30 Albrecht Road, Gerang Gerung (note: also consulted individually prior to receipt of the letter)
- Stacey Whitehorse of 9 Angle Road, Gerang Gerung
- Louise Bellizzi of 3 Angle Road, Gerang Gerung.

This group raised several issues. These are recorded verbatim below:

1. Smell: the smell emanating from the current feedlot numbers is bad enough, we fear that doubling the number of cattle in the feedlot will made the smell intolerable. The township was established long before the feedlot and we believe it reasonable to expect that our air quality not be polluted by this industry. We have had considerable issues with smell from the feedlot in the past, and have no desire to revisit the complaints processes.
2. Noise and dust: generally the stock trucks delivering and removing cattle to and from the feedlot are considerate of residents. Hay and grain trucks however are not so much, and use excessive speed and noisy engine brakes to negotiate their way to and from the feedlot. The residents of 20 Gerang-Glenlee Road, are shift workers and do not appreciated daytime sleeping being interrupted by unnecessarily noisy trucks. The speed travelled also causes considerable amounts of dust to drift onto washing and into homes. Even without expansion of the feedlot, we wish to see Albrecht Road bituminised to prevent dust and potential destruction (as in the past) during wet weather. We would also like to see “slow down” and “do not use engine brakes” signs erected at all four entrances to the township.
3. Water: we are concerned that doubling the usage of water by the feedlot may impact the water table and reliability of supply to local bores for other stock producers and particularly the township, some resident of which rely entirely on the town bore.

4. Staff: it has been well reported that staff for agricultural enterprises are difficult to find, we would expect that staffing levels would be sufficient for efficient operation of the feedlot for effective control of smell, waste etc.
5. We would also like there to be a full Environmental Risk Assessment undertaken and results made available for review.

Hard copies of the consultation records can be provided to council or EPA upon request.

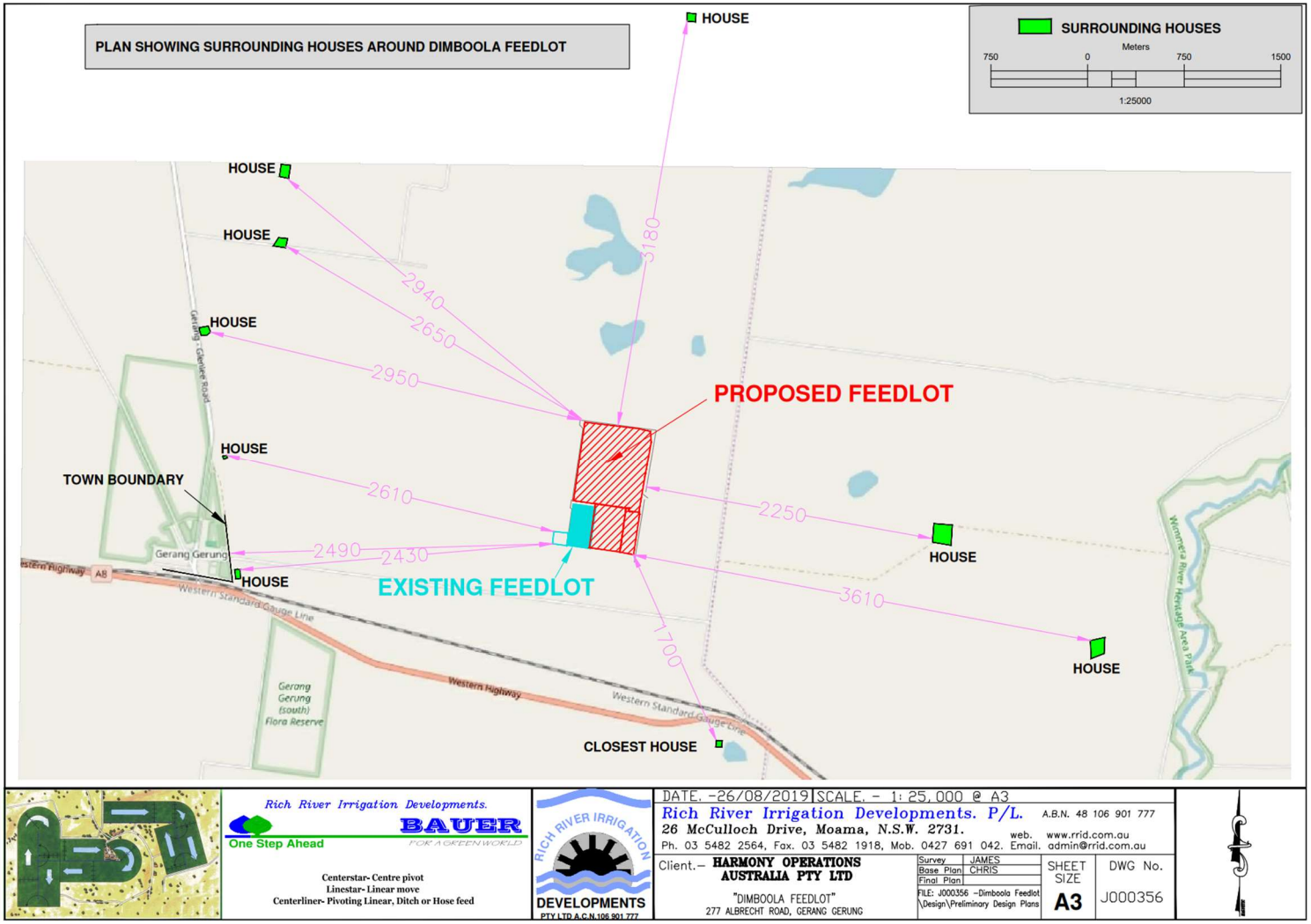

Figure 1: Location of Houses Closest to Proposed Feedlot Complex

4 Property Description

4.1 Location

The subject property is located at 277 Albrecht Road, approximately 13 km to the north-west of Dimboola in the Hindmarsh Shire (see Figure 2). The property has an area of approximately 250 ha.

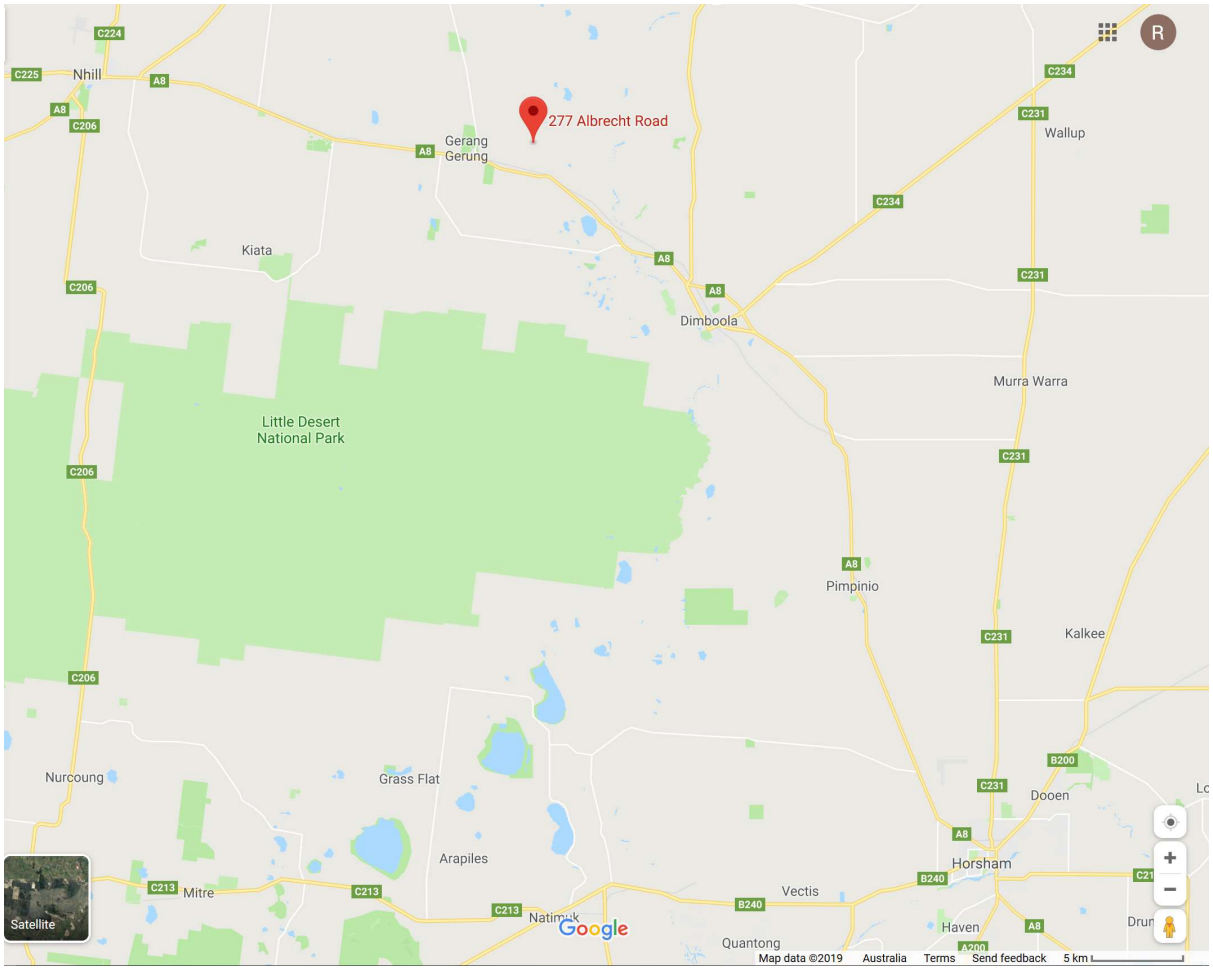

Figure 2: Property Location

Figure 3 is a topographical map showing the location of the property in relation to the nearby township of Gerang Gerung and the Western Highway.

Figure 4 is an aerial photograph showing the layout of the existing feedlot and the backgrounding pens on the subject property. The layout depicted has not changed since Harmony Feedlot Services Pty Ltd purchased the property in mid-2019. The backgrounding pens do not have the compacted bases or drainage works of the feedlot.

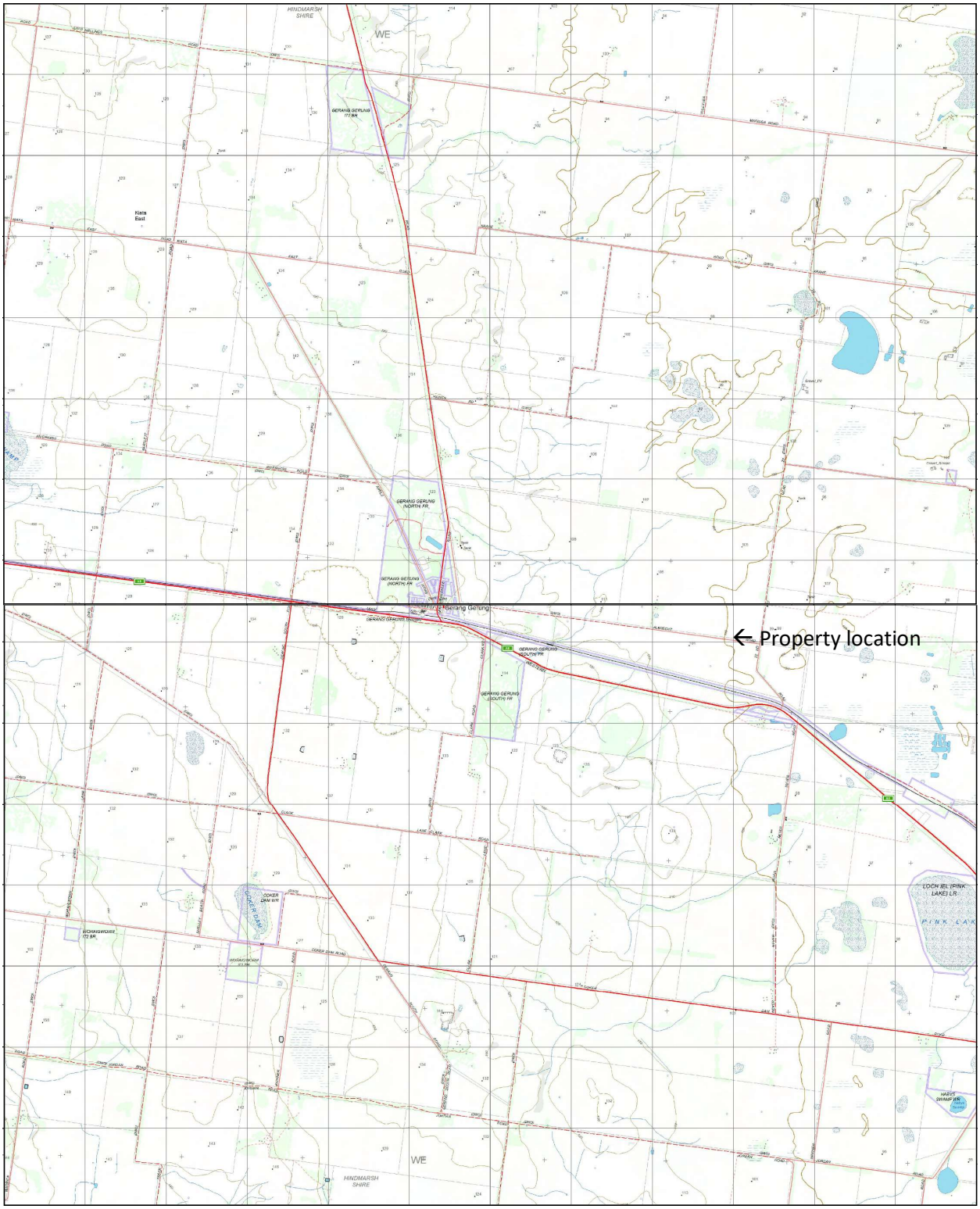

Figure 3: Locality Topographic Map

Figure 4: Aerial Photo of Subject Property

4.2 Land Zoning and Planning Overlays

Zoning and overlay information for the subject property was obtained from www.mapshare.vic.gov.au – see Figure 5. The subject property is within the Farming Zone (FZ). A feedlot is an allowable use in this zone, with planning approval. The nearby settlement of Gerang Gerung is zoned Township (TZ) while the associated reserves are zoned Public Conservation and Resource (PCRZ).

The only planning overlay affecting the subject property is an Environmental Significance Overlay - ESO6. This overlay affects most of the eastern half of the property, including part of the area on which the feedlot and backgrounding pens have been built. It is worth noting that the property was not affected by this overlay in 2006 when the previous feedlot application was prepared.

Other nearby overlays are shown on Figure 8. The entire property is within a designated bushfire prone area. None of the property is considered sensitive for Aboriginal cultural heritage.

ES06 covers catchments of wetlands of conservation value. The Hindmarsh Shire includes many low-lying areas that hold wetland conservation values, indicating areas that may be of ecological significance. Each of these wetlands of conservation value has the potential to receive water from the primary catchment areas identified in ESO6.

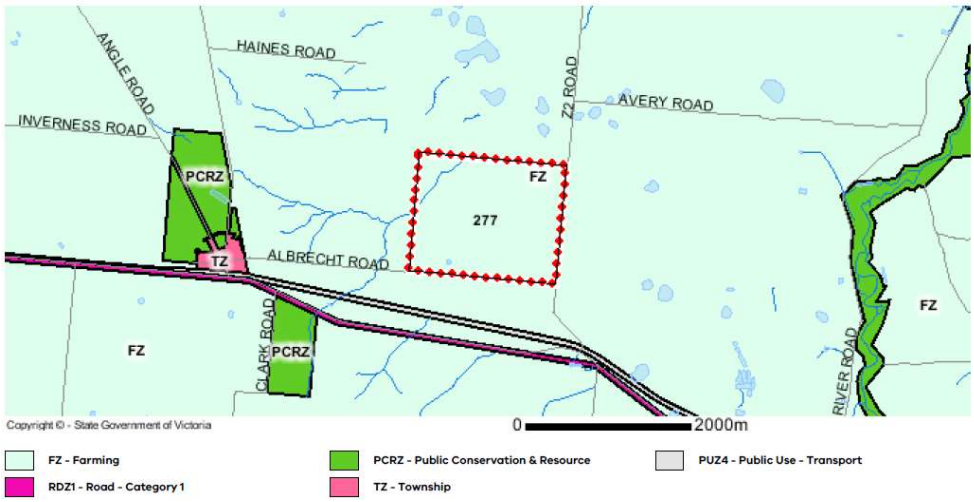

Figure 5: Land Use Zones

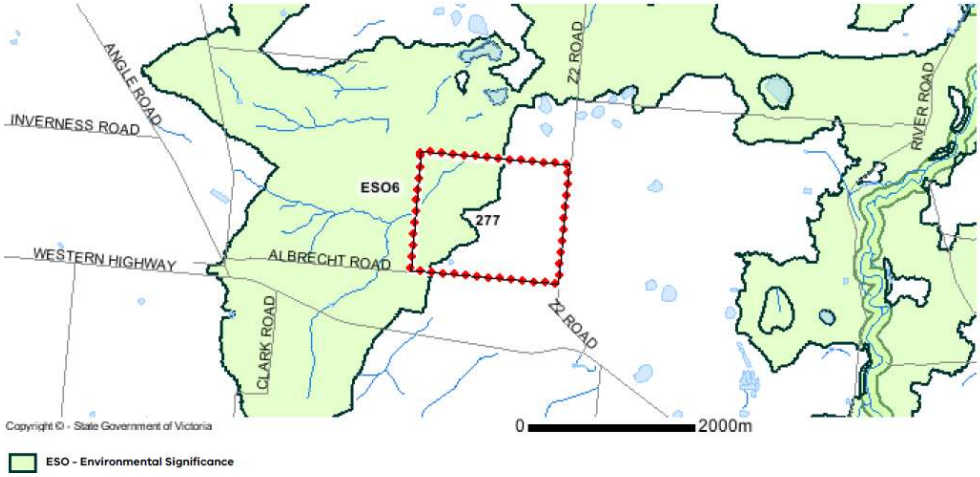

Figure 6: Planning Overlays on Subject Property

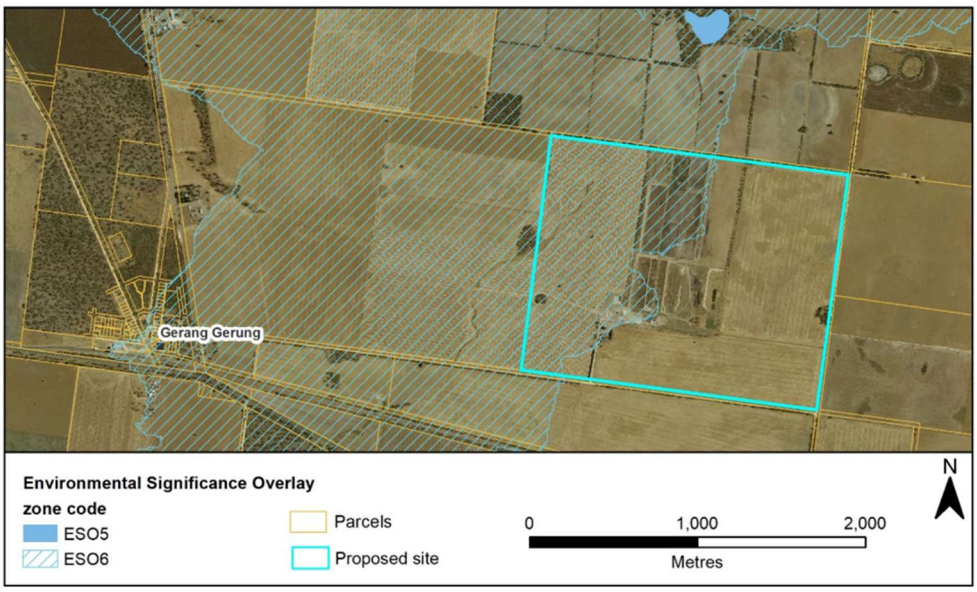

Figure 7: Plan Showing ESO5 and ESO6

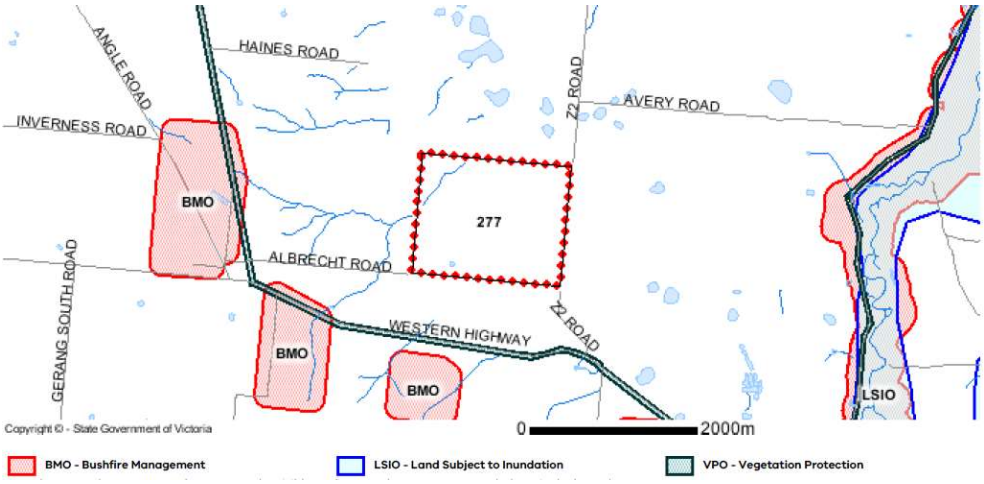

Figure 8: Planning Overlays on Nearby Land

Development and land use within the ES06 area may affect the quality and quantity of water entering the wetlands of conservation value, with the potential to degrade their ecological condition. Wetlands identified as being of conservation value are included in ESO5. The primary catchments for these ES05 areas are included in ESO6. Figure 7, provided by Wimmera CMA and sourced from Vicmap Planning, shows the nearest ESO6 area.

The Hindmarsh Shire Council planning scheme identifies the following environmental objectives for ES06 land:

- to ensure that land use and development within the primary catchment areas (ESO6) of wetlands of conservation value (ESO5), does not impact on the ecological condition of these wetlands.
- to prevent waste discharge, nutrients, other pollutants and increased turbidity of water within the primary catchment areas (ESO6) from degrading the ecological condition of wetlands of conservation value (ESO5).
- to ensure that changes to the biological, physical and chemical quality and quantity of water entering wetlands of conservation value (ESO5) from the primary catchment area (ESO6) does not degrade its ecological condition.
- to ensure that the increase or decrease of surface runoff or concentration of surface water runoff from primary catchment areas (ESO6) does not lead to erosion and siltation of conservation value wetlands (ESO5).
- to maintain or enhance the ability of wetlands of conservation value (ESO5) to carry natural flows.
- to prevent changes in surface water flow within primary catchment areas (ESO6) from degrading the ecological condition of wetlands of conservation value (ESO5).
- to protect, conserve and encourage the long-term future of fauna and flora habitats in wetlands of conservation value.
- to protect threatened wetland flora and fauna within wetlands of conservation value.
- to ensure that any land use and development within a primary catchment area (ESO6) is consistent with maintaining the existing ecological condition of the wetlands of conservation value (ESO5).
- to recognise the significance of wetlands identified under the Ramsar treaty and support the strategic management of Ramsar sites.
- to protect or enhance the ecological condition of wetlands that have low levels of modification from further modification.
- to identify wetlands listed on the Directory of Significant Wetlands and support the implementation of the recommendations of the Directory.
- to protect the ecological condition of wetland types, identified in Wimmera Catchment Management Authority Wetland Mapping (2004) as depleted since Corrick Wetland Mapping (1994) from further loss.
- to identify and support the management of wetlands protected under the Flora and Fauna Guarantee Act (1988).
- to ensure that the natural alignment of waterways are not altered.

Council must consider the Decision Guidelines contained in Clause 42.01 and the Incorporated Document titled "*Shire of Hindmarsh, Wetlands and Catchments of Conservation Value (WCMA 2007*) *Decision Guidelines*" when determining applications involving land covered by this overlay.

4.3 Land Resources Information

The property has been previously mapped to a land systems scale as part of the Wimmera CMA Land Resource Assessment Project "A Land Resource Assessment of the Wimmera Region" (Robinson et al. 2006). From this publication, the soils are likely to fit within two broad categories:

- Unit 32: sodic, yellow and grey texture contrast soils / siliceous dunefields: Parabolic and linear dunes

- Unit 35: sodic, brown, yellow and grey texture contrast soils ridges with sand and flats: prominent ridge tops and oriented swales.

A land capability assessment of the site was undertaken by Christian Bannan of South East Soil & Water (Bannan 2021b). It is provided as a separate report. Christian excavated 18 spits spread relatively evenly across the 185 ha of dryland cropping on the subject property. Pits were excavated to a depth of ~1.5 m. The soils consisted of duplex yellow-brown, brown and grey-brown soils and grey uniform soils.

Christian identified that the land is currently used for dryland cropping. The land is undulating with good drainage on rising land, but poor surface drainage on lower lying and flat areas. Subsoil drainage is poor due to heavy clay subsoils. The soils were classified as yellow-brown, brown and grey-brown duplex soils or sodosols, calcareous. Section 11 of the Bannan (2021b) report provides soil test results and an interpretation of same. In summary:

- Soils have moderate topsoil salinity, with increasing salinity with depth. This is a concern that may impact crop growth, particularly in dry seasons.
- The soils have alkaline topsoils, increasing to be strongly alkaline at depth. This is normal for the region. Gypsum may assist in addressing this concern.
- Topsoil organic carbon levels are slightly low.
- Nitrogen levels are acceptable to slightly low in the topsoil.
- Colwell phosphorus levels are acceptable; phosphorus is required at maintenance levels.
- Potassium levels are acceptable.
- Sulphur levels are acceptable to slightly low in the topsoil, rising in the subsoil.
- Zinc levels are acceptable to slightly low.
- Copper levels are very low.
- Manganese levels are deficient.
- Boron levels are acceptable.
- Iron levels are acceptable to slightly low.
- Exchangeable calcium levels are acceptable to low; a response to gypsum could be expected.
- Exchangeable magnesium levels are acceptable to very high. Calcium application is likely to improve soil structure.
- Exchangeable potassium percentages are slightly high.
- Exchangeable sodium percentages are generally acceptable in the top soil, while the B1 and B2 horizons are highly sodic and the lower subsoil extremely sodic.
- Exchangeable aluminium levels are low.
- The Ca:Mg levels range from low to high in topsoil but low in subsoils.
- The topsoil exhibited swelling to moderate slaking (classes 1-2). Almost all B horizons were prone to partial to complete slaking.
- The topsoil and B1 horizon ranged from non-dispersive (Emerson Class 4 or 5) to non-dispersive (Emerson Class 2). Dispersion was common in the lower subsoil horizons. Gypsum and organic matter application will assist in remediating dispersion.

Cation and nutrient levels are normal for the soil type. Calcium ameliorants will be required for improving cation balance. Elevated ESP through the subsoil coupled with high exchangeable magnesium were the main soil chemical issues identified.

A geotechnical investigation of the feedlot site was also undertaken by Christian Bannan of South East Soil & Water (Bannan 2021a). It is provided as a separate report. Christian excavated 39 pits within the area to be used for the feedlot. The profiles were assessed for geotechnical properties, with samples from 12 pits undergoing laboratory analysis (six samples for permeability).

The geotechnical report revealed that the site consists of duplex soils. The topsoil overlays a clay-dominant subsoil in all pits, although some sites transition to a sandy clay at depth.

Physical testing of the soils revealed that they are suitable for the proposed purpose. Permeability testing with brine (5000 dS/m) indicated that they can be compacted for a permeability of 1 x 10^{-9} m/s or less. For full details, please refer to Bannan (2021a).

4.4 Climate

Local climate data is given in Table 1. Rainfall and evaporation data was sourced from SILO (-36.35 deg S, 141.49 deg E). The mean annual rainfall is 387 mm/yr and the rainfall pattern is winter dominant. Temperature data is for the Horsham Polkemmet Road site and is taken from www.bom.gov.au.

Table 1: Climatic Data for Gerang Gerung

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year average
Rainfall Mean (mm)	25	24	19	24	39	40	41	43	39	38	30	25	387
Rainfall Decile 9 ((mm)	51.1	58.8	40.1	48.6	76.5	72.3	63.1	73.3	75.3	72.4	55.2	54.1	507.7
Mean Monthly Max Temp (°C)	30	30	27	22	18	15	14	15	18	22	25	28	21
Mean Monthly Min Temp (°C)	13	13	12	9	6	4	4	4	6	7	10	12	8
Pan Evaporation (mm)	253	205	170	100	58	38	43	63	92	137	177	229	1567
Pan Evaporation Decile 1 (mm)	237	199	159	91	51	35	39	57	80	122	166	217	1452

Bannan (2021a) presented average monthly rainfall and evaporation data for 1900-2019 using SILO for the neighbouring property to the north-west. The data is slightly different to that presented in Table 1 but Figure 9 from that report shows the trend for the data well. This figure shows that in an average year, evaporation exceeds rainfall, except in July. The same report also included a figure showing 90th percentile monthly rainfall and 10th percentile monthly evaporation. It shows that rainfall exceeds evaporation from May to August. This figure is reproduced as Figure 10.

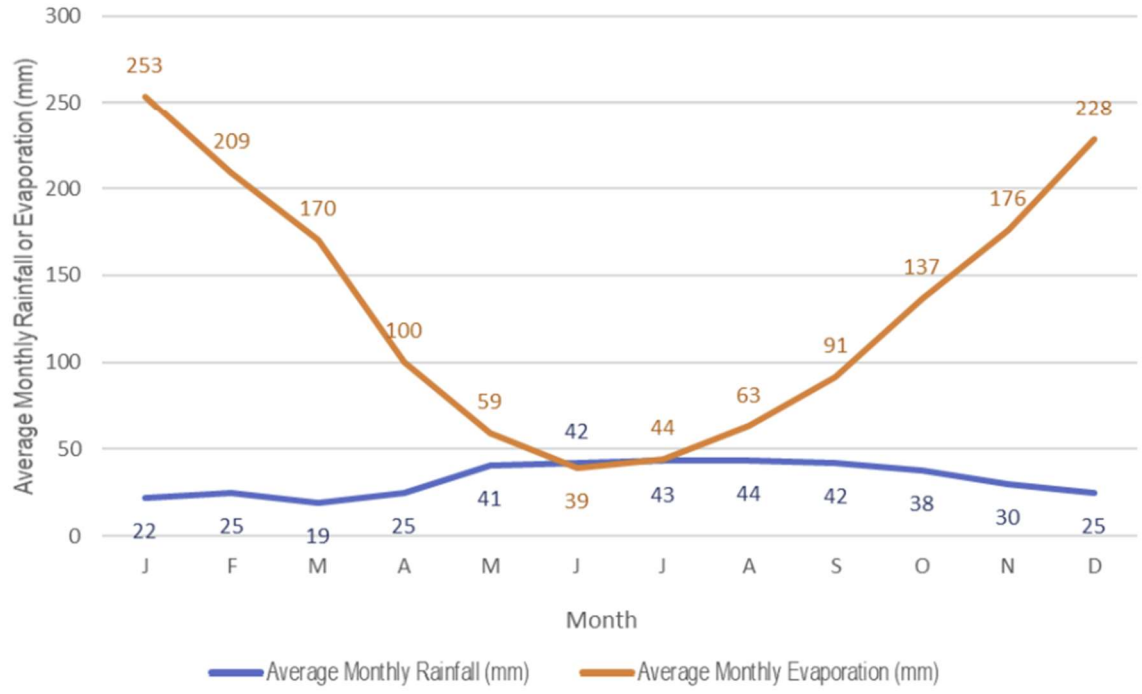

Figure 9: Average Monthly Rainfall & Evaporation

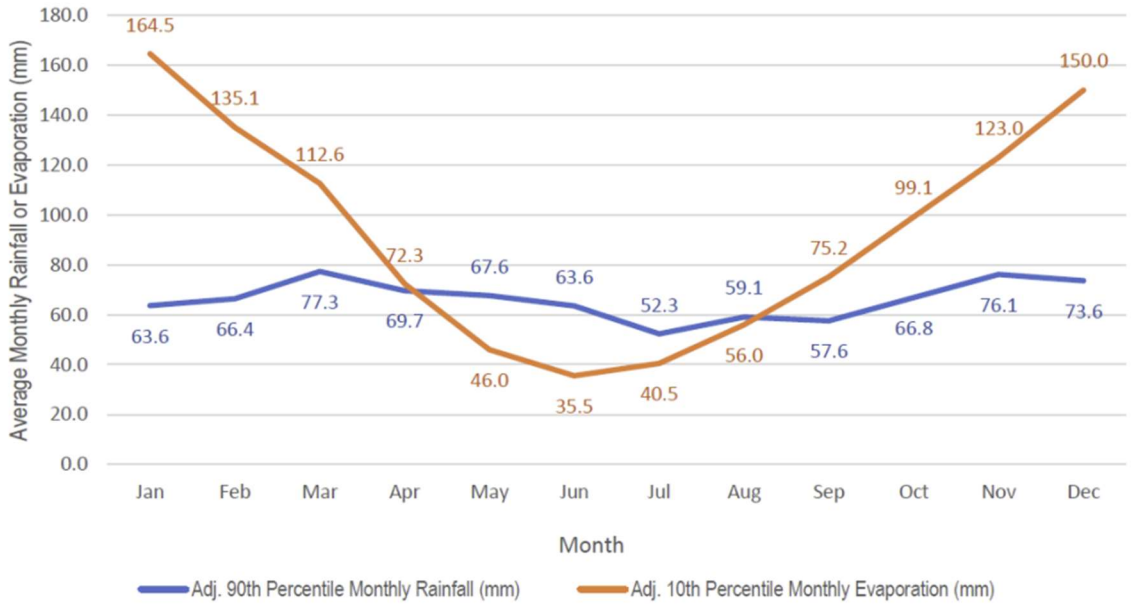

Figure 10: 90th Percentile Monthly Rainfall & 10th Percentile Evaporation

Site-specific rainfall intensity, frequency, duration (IFD) data, also from www.bom.gov.au is provided in Table 2.

Table 2: Rainfall IFD Data for Gerang Gerung

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	1.29	1.50	2.20	2.73	3.30	4.13	4.83
2 min	2.19	2.54	3.69	4.54	5.43	6.65	7.64
3 min	2.95	3.42	4.99	6.15	7.37	9.08	10.5
4 min	3.59	4.16	6.10	7.54	9.06	11.2	13.0
5 min	4.15	4.81	7.06	8.75	10.5	13.1	15.3
10 min	6.14	7.12	10.5	13.1	15.8	19.9	23.3
15 min	7.46	8.64	12.7	15.8	19.2	24.1	28.3
20 min	8.43	9.77	14.4	17.9	21.6	27.2	31.8
25 min	9.22	10.7	15.7	19.5	23.6	29.5	34.6
30 min	9.88	11.4	16.8	20.9	25.2	31.5	36.8
45 min	11.4	13.2	19.3	24.0	28.9	36.0	41.9
1 hour	12.6	14.5	21.2	26.3	31.7	39.4	45.8
1.5 hour	14.3	16.6	24.2	29.9	36.0	44.6	51.8
2 hour	15.7	18.1	26.5	32.7	39.4	48.9	56.8
3 hour	17.8	20.6	30.1	37.2	44.8	55.9	65.1
4.5 hour	20.2	23.4	34.2	42.5	51.3	64.2	75.2
6 hour	22.1	25.6	37.5	46.7	56.5	71.1	83.6
9 hour	25.0	29.0	42.7	53.2	64.7	82.0	97.0
12 hour	27.3	31.6	46.6	58.3	71.0	90.4	107
18 hour	30.6	35.4	52.3	65.6	80.2	103	122
24 hour	33.1	38.2	56.5	70.9	86.7	111	133
30 hour	35.0	40.4	59.6	74.7	91.5	117	140
36 hour	36.5	42.1	62.0	77.7	95.1	121	145
48 hour	38.8	44.7	65.5	81.9	100	127	151
72 hour	41.8	48.0	69.7	86.7	105	132	156
96 hour	43.7	50.0	72.1	89.2	108	134	157
120 hour	45.0	51.5	73.7	90.7	109	135	158
144 hour	46.0	52.6	74.9	91.8	110	136	158
168 hour	46.8	53.5	76.0	92.8	110	136	159

Wind direction data for Horsham was also sourced from www.bom.gov.au. Figure 11 shows the mean annual wind direction and speeds at 9 am and 3 pm. In the summer, morning winds are predominantly from the south-west or the south-west to south-east, with afternoon winds mainly from the south-west. In the winter, morning winds are predominantly from the north-west and afternoon winds from the north-west or south-west.

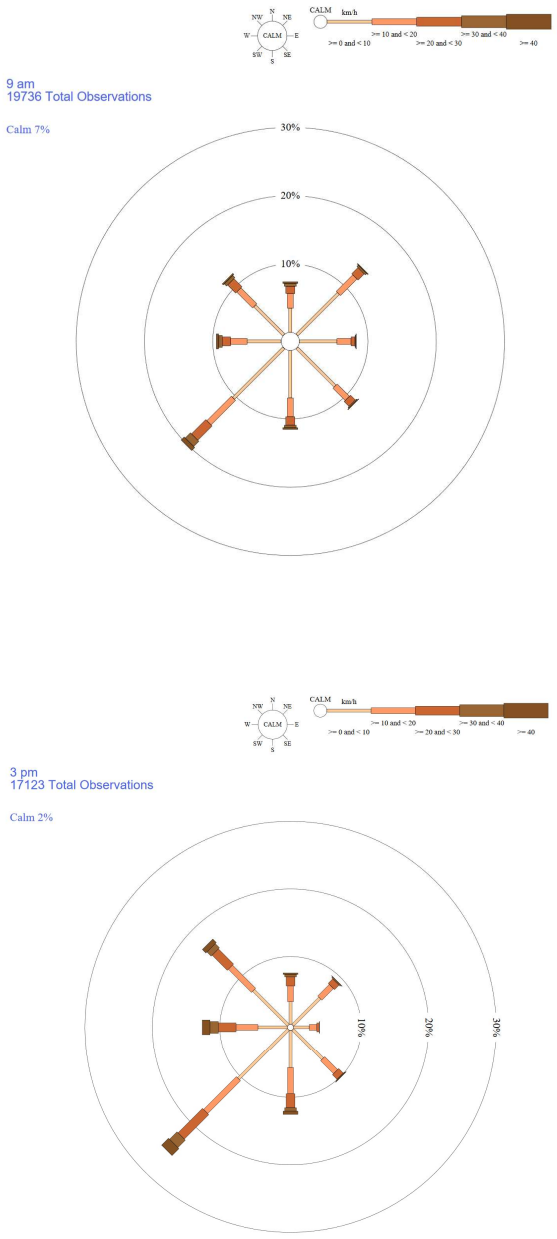

Figure 11: Mean Annual Wind Directions at Horsham at 9 AM and 3 PM

4.5 Topography

The topographical details of the property are shown on Figure 3. The site is relatively flat, sloping gently down towards the east. A natural drain runs from the centre of the western side of the property, petering out near the northern boundary of the eastern third of the property. Apart from this, there are no significant topographical features. The surrounding land has a similar topography.

4.6 Vegetation

The entire property has been fully cleared of native vegetation to allow for cropping and the development of the feedlot and backgrounding pens (see Figure 4).

4.7 Surface Waters

The closest watercourse is the Wimmera River, which is located some 4 km to the east of the feedlot effluent holding pond (see Figure 3). As Figure 12 shows, the site is not subject to flooding by the 1% annual exceedance probability (AEP) flood.

The only waterway through the subject property is a natural drain from the Gerang Gerung (south) flora reserve that enters the centre of the western side of the property, petering out near the northern boundary of the eastern third of the property. Various wetlands areas are located to the north and north-east of this drain and between the property and the Wimmera River. Lake Hindmarsh is some 25 km to the north of the property.

Figure 13 and Figure 14, taken from the WCMA interactive map (https://wcma.pozi.com), show waterways and wetlands in the region and locally. Table 3 shows details of the closest wetlands as identified on Figure 14. These consist of temporary freshwater swamps with forest or woodland vegetation, and wetlands of unknown type that are part of the Palustrine or Lacustrine aquatic systems. Some wetlands are fresh, some are saline. All of these wetlands are natural. It is unlikely that any of the wetlands are riverine but some may be connected to groundwater. Only one of these wetlands is permanently full. The remainder are periodically inundated seasonally and / or episodically. Wetlands fitting Corrick's class 2 are shallow freshwater marshes. These are usually dry by mid-summer, refilling with winter rains. The soils may be waterlogged year-round and surface water up to 0.5 m deep may be present for up to 8 months of the year. Corrick's class 3 covers deep freshwater marshes with wetlands that are generally inundated to a depth of 1-2 m throughout the year. Corrick's class 6 describes permanent saline wetlands. These have water with a salinity exceeding 3000 mg/L for the whole year.

Water supply catchments are of particular value to the community and are sensitive to disturbance of the catchment or pollution of the water. The special value of certain catchments has been recognised in the provision for their Declaration as Special Area under the *Catchment and Land Protection Act 1994*. Some catchments have been excluded from any form of feedlot development. These catchments are listed in Appendix 2 of the Victorian Code for Cattle Feedlots, August 1992. However, feedlot development is not prohibited in any catchments within the Shire of Hindmarsh.

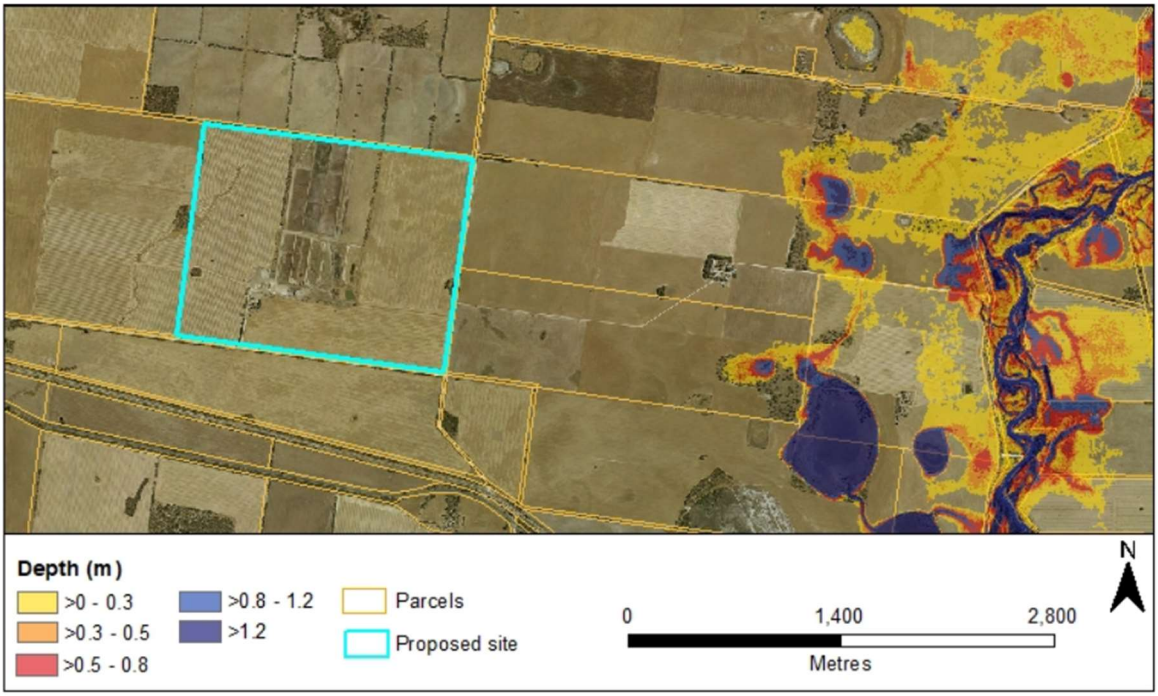

Figure 1: The proposed site highlighted on a property cadastre layer showing the extent of flood inundation and depths resulting from a 1% AEP flood event.

Figure 12: Flood Map provided by Wimmera CMA

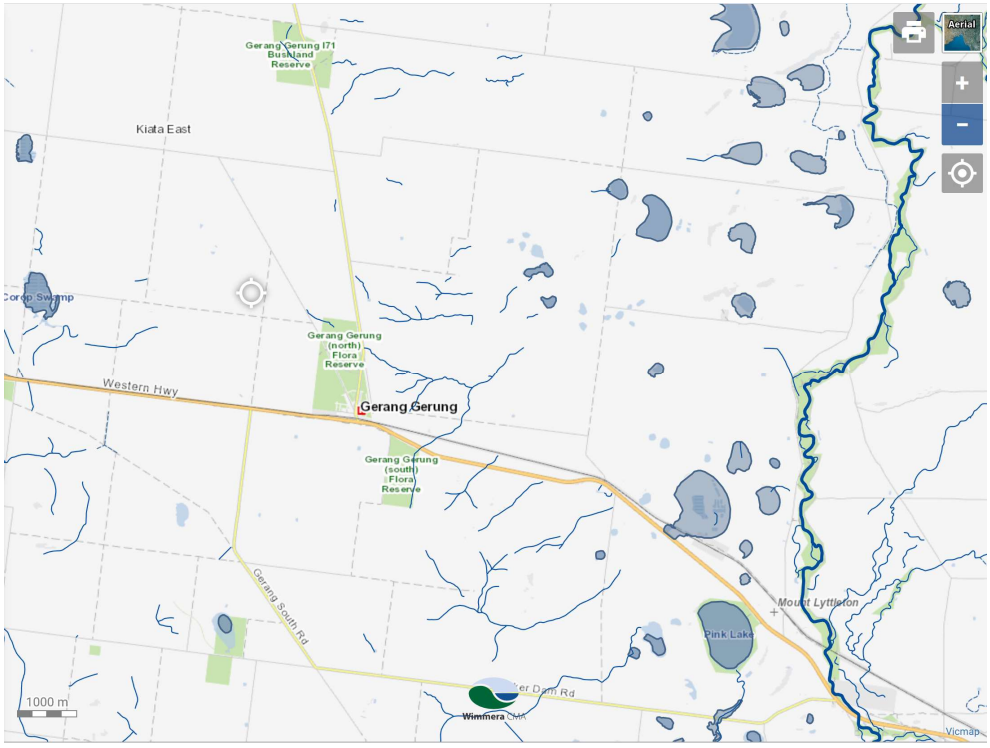

Figure 13: Waterways and Wetlands in District

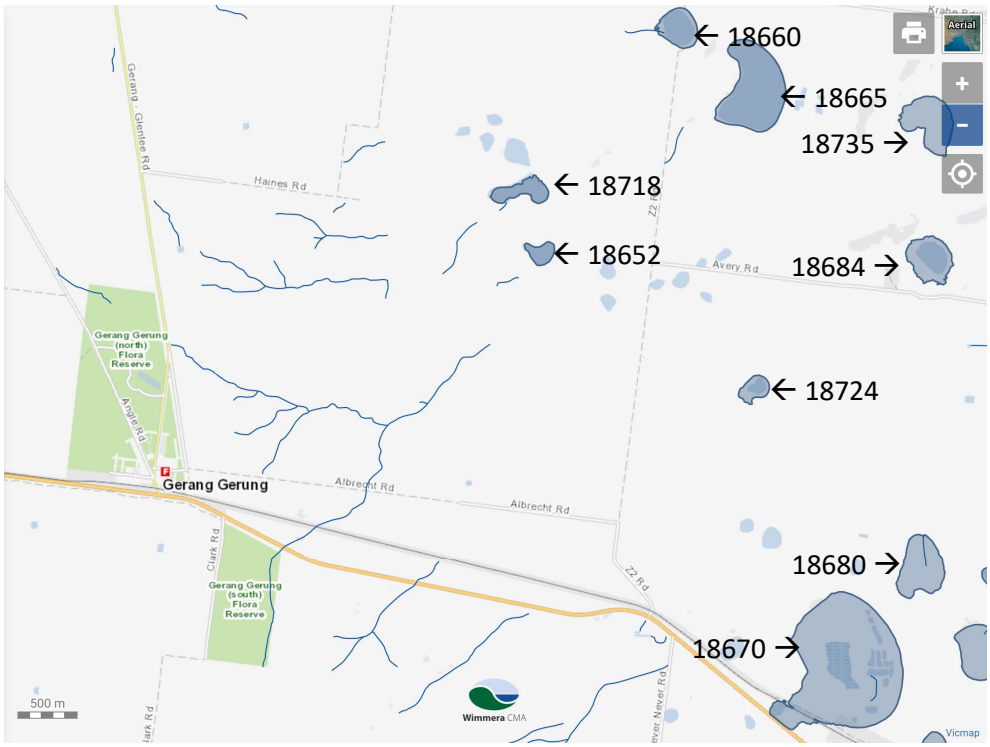

Figure 14: Waterways and Wetlands Locally

Table 3: Details of Closest Wetlands

Wetland No.	18652	18718	18660	18660	18724	18680	18670	18735	18684
Type	Unknown	Temporary freshwater swamps	Unknown	Unknown	Temporary freshwater swamp	Unknown	Unknown	Temporary freshwater swamps	Unknown
Aquatic system	Palustrine	Palustrine	Palustrine/ Lacustrine	Palustrine/ Lacustrine	Palustrine	Palustrine	Palustrine	Palustrine	Palustrine/ Lacustrine
Salinity	Fresh	Fresh	Saline	Saline	Fresh	Fresh	Saline	Fresh	Saline
Water regulation	Periodically inundated: seasonal or episodic	Periodically inundated: seasonal or episodic	Periodically inundated: seasonal or episodic	Permanent	Periodically inundated: episodic	Periodically inundated: episodic	Periodically inundated: seasonal or episodic	Periodically inundated: episodic	Periodically inundated: seasonal or episodic
Riverine source likelihood	Very low	Very low	Low	Very ow	Very low	Low	Low	Very low	Very low
Groundwater source likelihood	Moderate	Unknown	Moderate	High	Unknown	Moderate	Moderate	Unknown	Moderate
Artificial source likelihood	Not artificial	Not artificial	Not artificial	Not artificial	Not artificial	Not artificial	Not artificial	Not artificial	Not artificial
Dominant vegetation	unknown	Forest/ woodland	Unknown	Unknown	Forest/ woodland	unknown	Unknown	Forest/ woodland	Unknown
Origin	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring	Naturally occurring
Corrick Class	2	3	6	6	3	2	6	3	6
Corrick ID	7225-826760	0-825768	7225-837780	7225-844774	0-845751	7225-858733	7225-851726	0-860773	7225-860760
Dam	Absent	Absent	Absent	Absent	Absent	Present	Present	Present	Absent
Drain	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Levee	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Crop	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Occurrence	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013	Wetland 1788 & 2013
Area (ha)	3.3	6.3	8.6	31.0	4.1	15.6	89.1	14.7	11.8

4.8 Groundwater

The property is located within the 'Regional flow systems in Parilla Sands, overlain by local flow systems in Woorinen Sediments' Groundwater Flow System. The Parilla Sands is the most extensive uppermost groundwater flow system of the Wimmera. It is also the most saline and causes the majority of salinity in the Wimmera area. In general, the salinity ranges from 2,000-40,000 µS/cm. The distribution of groundwater recharge from this flow system is relatively uniform, but groundwater can accumulate in dune swales and on floodplains (Hocking & Morris 2005).

The Woorinen Sediments Formation is a shallow local groundwater flow system (<10 m) and is associated with the heavy soils of the Wimmera Plains. The salinity in this system is generally low (<4,000 µS/cm), however salinity outbreaks can occur at low points of the landscape where water ponds and at breaks of slope (Hocking & Morris 2005).

There are no visible salinity outbreaks on the property and it was not mapped as a salinity discharge area as part of the Wimmera Regional Salinity Action Plan 2005-2010 (Madden & Dyson 2005).

Data on groundwater was obtained from the Visualising Victoria's Groundwater website (http://www.vvg.org.au), which was also used to prepare Figure 15, Figure 16 and Figure 17. Groundwater at the site is recorded at a depth of 5-10 m. Beneficial uses for groundwater beneath the subject property are addressed by segments B (TDS range 1001-3500 mg/L) and C (TDS range 3501-13,000 mg/L).

The geotechnical study (Bannan 2021a) detected groundwater under the existing holding pond at a depth of 1.5-2 m below the base of the pond off-site. Testing of this water identified that it may be seepage from the basin, although this is difficult to confirm. Groundwater was not detected in other pits.

Water for the existing feedlot is sourced from a bore (WRK064919) located to the south of the feedlot. The lithology of this bore is:

- 0-15 m brown clay
- 15-27 m sand
- 27-38 m blue clay
- 38-75 m limestone

When this bore was drilled, the shallowest groundwater was at a depth of approximately 11 m below natural ground level, although useful water supplies were not obtained until 27 m below ground level. The take and use licence for this bore (BEE054875) is for industrial or commercial use, as well as stock and domestic. There is an allocation of 230 ML, and a maximum of 0.5 ML/day can be extracted. A second bore is located near the house (see Figure 20). Figure 15 shows a third bore in the south-east corner of the property. This bore had been decommissioned prior to the purchase of the farm and it is not an active bore. Other bores in the area are mostly for stock and domestic purposes.

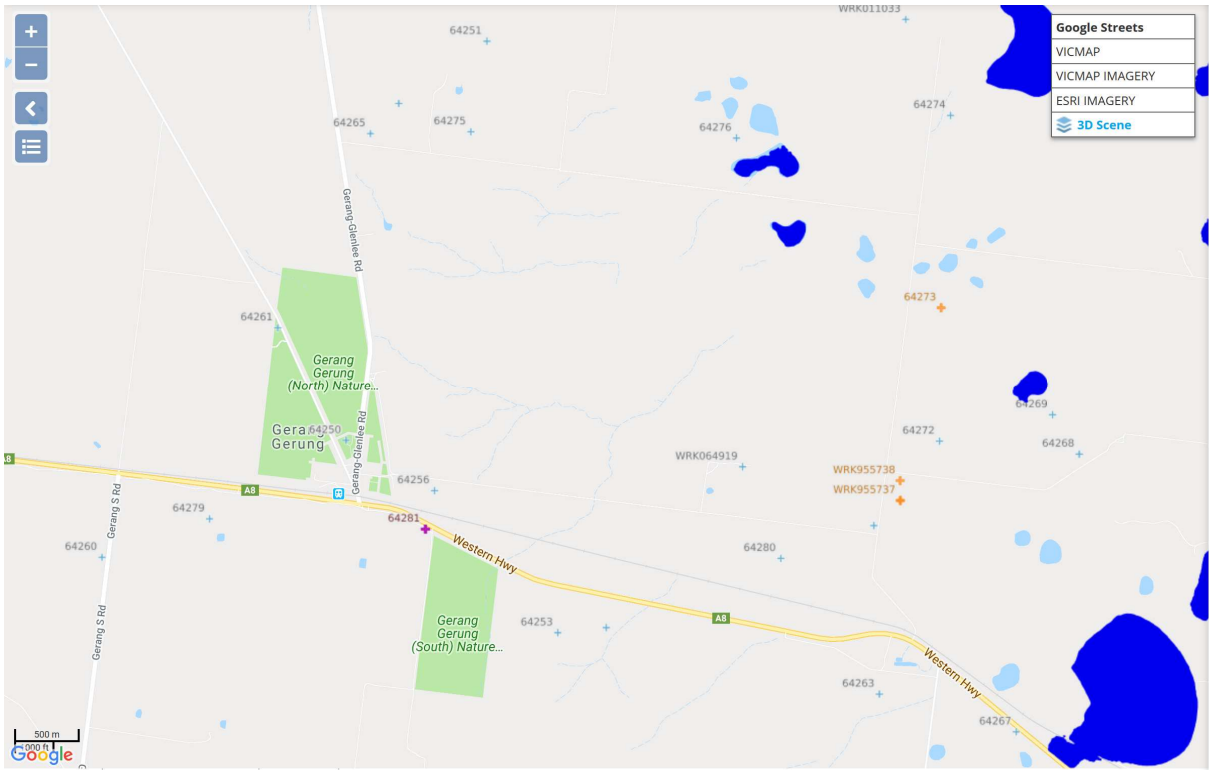

Figure 15: Nearby Groundwater Bores

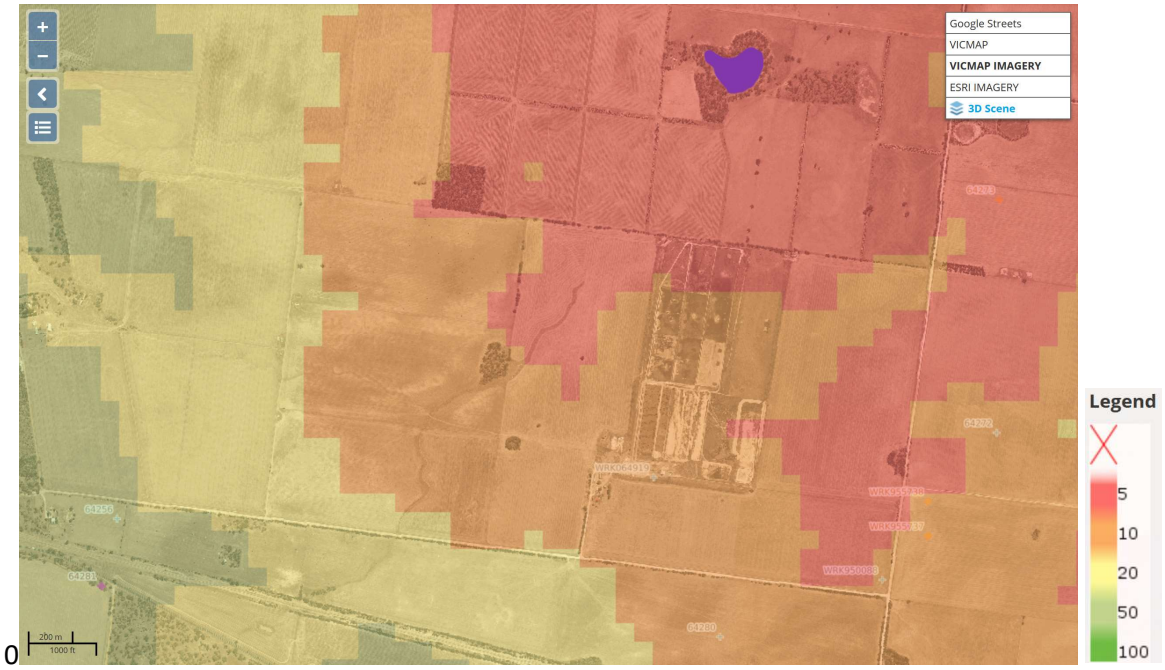

Figure 16: Depth to Groundwater

Figure 17: Groundwater – Beneficial Uses Map

4.9 Land Use History

The subject property has been cleared and used for cropping and grazing for many years. A feedlot has been operating on the site for over 20 years. There is no significant remnant vegetation on the property.

4.10 Surrounding Land Uses

The main surrounding land uses include broadacre cropping and grazing. There are no existing intensive livestock facilities nearby. Figure 18 is an aerial photo showing surrounding land uses, including the closest houses.

4.11 Nearby Houses

The feedlot is located in a farming zone. However, there are some houses on farms around the site. The small town of Gerang Gerung is also reasonably close. Figure 18 shows the location of the closest houses to the proposed feedlot complex.

Figure 18: Surrounding Land Uses Including Closest Houses to Proposed Feedlot Complex

5 Key Environmental Considerations

5.1 Community Amenity

Feedlots should be sited so as not to cause unreasonable interference with the comfortable enjoyment of life and property of others. Accordingly, feedlots should be separated from sensitive receptors by a sufficient distance to limit any nuisance that could result from odour, dust, noise or aesthetic considerations to an acceptable level. Additionally, public health must be considered.

The neighbour consultation identified that there have been some odour issues at Gerang Gerung in the past. Noise and dust from hay and grain trucks was also mentioned, mainly because of excessive speed and use of engine brakes.

5.2 Surface Water

The only waterway through the property is a small, terminal waterway that enters the centre of the western side of the property, petering out near the northern boundary of the eastern third of the property. Various wetlands areas are located to the north and north-east of this drain and between the property and the Wimmera River. It is acknowledged that part of the existing feedlot and backgrounding pens have been constructed over the ES06 overlay area which provides primary catchment for these wetlands. However, replacing the backgrounding pens with properly engineered feedlot pens with suitable drainage will provide significantly better environmental outcomes than the current situation.

5.3 Groundwater

As groundwater may be present at relatively shallow depths, care will need to be taken to ensure the feedlot pens, drains, sedimentation basins and holding ponds achieve a suitable permeability standard during construction. The geotechnical investigation of the site undertaken by Christian Bannan of South East Soil & Water (Bannan 2021a) confirmed that soils can be suitably compacted to provide a low permeability base on the feedlot pad, sedimentation basins and effluent retention ponds.

Groundwater provides the water supply for the feedlot. The neighbour consultation identified concerns regarding the water table and reliability of supply for stock and domestic bores and the town bore.

5.4 Native Flora and Fauna

Native vegetation is unlikely to be a concern on the property since it has been fully cleared and developed for farming. However, the wetland areas nearby have conservation value for both flora and fauna. Suitable facilities design, construction and management will be needed to protect the quality of water draining to these. In particular, drainage structures for the feedlot will need to be carefully designed and sized and reuse areas carefully sited and managed.

5.5 Soils

Sustainable reuse of manure and effluent can enhance the agronomic properties of soils, adding nutrients and organic matter. Poor reuse practices can overload the soil with nutrients and induce

concerns such as salinity or sodicity. While it is proposed to reuse effluent on-site, manure compost will all go off-farm. The small amount of mortalities compost will be spread on-farm if this is required.

Full details of the soils of the site are provided in the land capability assessment of the site prepared by Christian Bannan of South East Soil & Water (Bannan 2021b).

6 Victorian Code for Cattle Feedlots

6.1 Introduction

The Victorian Code for Cattle Feedlots August 1995 is incorporated into all Victorian planning schemes. It provides the basis for the planning, design and assessment of development applications for feedlots.

6.2 Purpose of the Victorian Code for Cattle Feedlots

The purpose of the Victorian Code for Cattle Feedlots (the Code) is to provide advice and assistance with regard to the development of feedlots in Victoria. The Code provides all parties involved in the design, approval and development of feedlots with a clear understanding of the objectives and requirements to ensure both certainty in the planning and approval process, and satisfactory commercial and environmental operation of feedlots.

Compliance with the Code demonstrates to the responsible authority and the public that a feedlot is being operated in an environmentally responsible manner.

6.3 Code Framework

The Code consists of eight key elements for which Objectives, Accepted Standards and Approved Measures are specified. The elements are:

1. Location and Size;
2. Design and Construction;
3. Odour;
4. Noise;
5. Waste Storage, Treatment and Reuse;
6. Traffic and Parking;
7. Landscaping; and
8. Operations and Management

The Objective is a general statement of principle for the design and performance of the feedlot. All feedlots must meet the Objectives.

The Accepted Standards (AS) are specific characteristics of the performance of the feedlot related to the achievement of the Objective. In most cases the Accepted Standards will relate to a design or operational requirement. All feedlots must meet the Accepted Standards.

The Accepted Standards may be met by using the Approved Measures (AM) set out in the Code, or by other means approved by the responsible authority on the advice of the Minister for Agriculture. The Approved Measures will be considered a “deemed to comply” provision. However, alternative solutions to meet the Objectives and Accepted Standards may be explored and presented for evaluation by the responsible authority.

6.4 Proposal Form

Appendix 4 of the Code shows a "Proposal Form" that provides an environmental appraisal based on the requirements of the Code. The Proposal Form must be completed for all cattle feedlot proposals and / or expansions of existing feedlots. The Proposal Form allows the responsible authority to assess the proposal in accordance with the requirements of the Code, and to assess environmental impact. This report outlines the required information listed in Appendix 4 of the Code, however the format has been modified to allow more detail to be provided for some elements.

The next section specifically details how the proposal will satisfy the Objectives and Accepted Standards of the Code.

7 Feedlot Proposal

Dimboola Feedlot is currently operating as a Class A feedlot for 3,000 SCU. The feedlot is accredited under the National Feedlot Accreditation Scheme (NFAS). When the feedlot was purchased, backgrounding pens had been established to the north of the existing feedlot pens. While these have been used intensively in the past, they do not have the same design and construction standards as the feedlot pens. It is proposed to convert the pens in this area into well-designed and constructed feedlot pens and add an additional three rows of pens to the east of the existing feedlot. Figure 19 shows the proposed feedlot layout while Figure 20 shows the proposed feedlot in a property context.

The expanded feedlot will be sited, designed and constructed to meet the Class A requirements of the Victorian Code for Cattle Feedlots 1995; along with the requirements of the National Beef Cattle Feedlot Environmental Code of Practice (Meat & Livestock Australia 2012a) and the National Guidelines for Beef Cattle Feedlots in Australia (Meat & Livestock A 2012b). A Class A feedlot conforms to the highest standards of design, construction, operation, maintenance, pen management, cleaning frequency and runoff control system management of all the classes.

The expanded feedlot will consist of:

- a block of six rows of production pens on the southern side (existing feedlot extended by the addition of three rows to the east of the existing rows) and a block of six rows of production pens on the northern side of the existing pens (replacing the existing backgrounding pens). The total pen area will be 254,281 m^2. Hence, with 10,000 SCU capacity, the space provided is ~ 25.4m^2/SCU.
- manure composting pad (existing) to the east of the northern block of pens
- sedimentation basins and effluent holding ponds: existing system to south of southern block of pens to be expanded, new sedimentation pond on northern end of northern pens, holding pond on eastern side of northern pens.
- existing stock handling / induction facilities.
- existing commodities shed, mill, grain storage and silage bunk.
- horse yards.

The production pens, manure composting pad, sedimentation basins, effluent holding ponds and cattle handling facilities will all be located within controlled drainage areas (CDAs). Drains will convey all water caught within the CDAs to sedimentation basins that will remove entrained solids before it enters the holding ponds. The holding ponds need to be sized to hold the 1 in 10-year annual catchment yield or a 1% AEP 24 hour storm event, whichever is greater. However, their design spill frequency will be less than once every 20 years. The feed storage / mixing area is located outside the CDA. However, given that feed milling and mixing mainly occurs under cover, this is not a concern. Figure 12 shows a layout of the proposed feedlot and associated infrastructure. Figure 20 shows the feedlot in the context of the property.

The facilities in the expanded feedlot will be very similar to those of the current feedlot. The current feedlot has concrete feed bunks that run along the top of the pens (see Photograph 1). There is a 3 m

wide apron on the pen side of the bunk. For the new pens there will also be 3 m wide concrete aprons below the bunks.

Concrete water troughs with covered float valves will be situated between fence lines (see Photograph 2). Cattle-proof fencing will contain the stock (see Photograph 2). While it is not proposed to install shade immediately, it is expected that this will be retrofitted by 2025. The slope to the drain at the bottom of each row of pens will be 2-4%. The base of the pens, drains and holding pond will be compacted to achieve a design permeability of 0.1 mm/d.

This report demonstrates how the feedlot will be sited, designed and managed to minimise the risk of impacts to the environment and nuisance for surrounding landholders based on the approved measures specified in the Victorian Code for Cattle Feedlots 1995. It is intended that the expanded feedlot will also operate with NFAS accreditation, which includes third-party auditing.

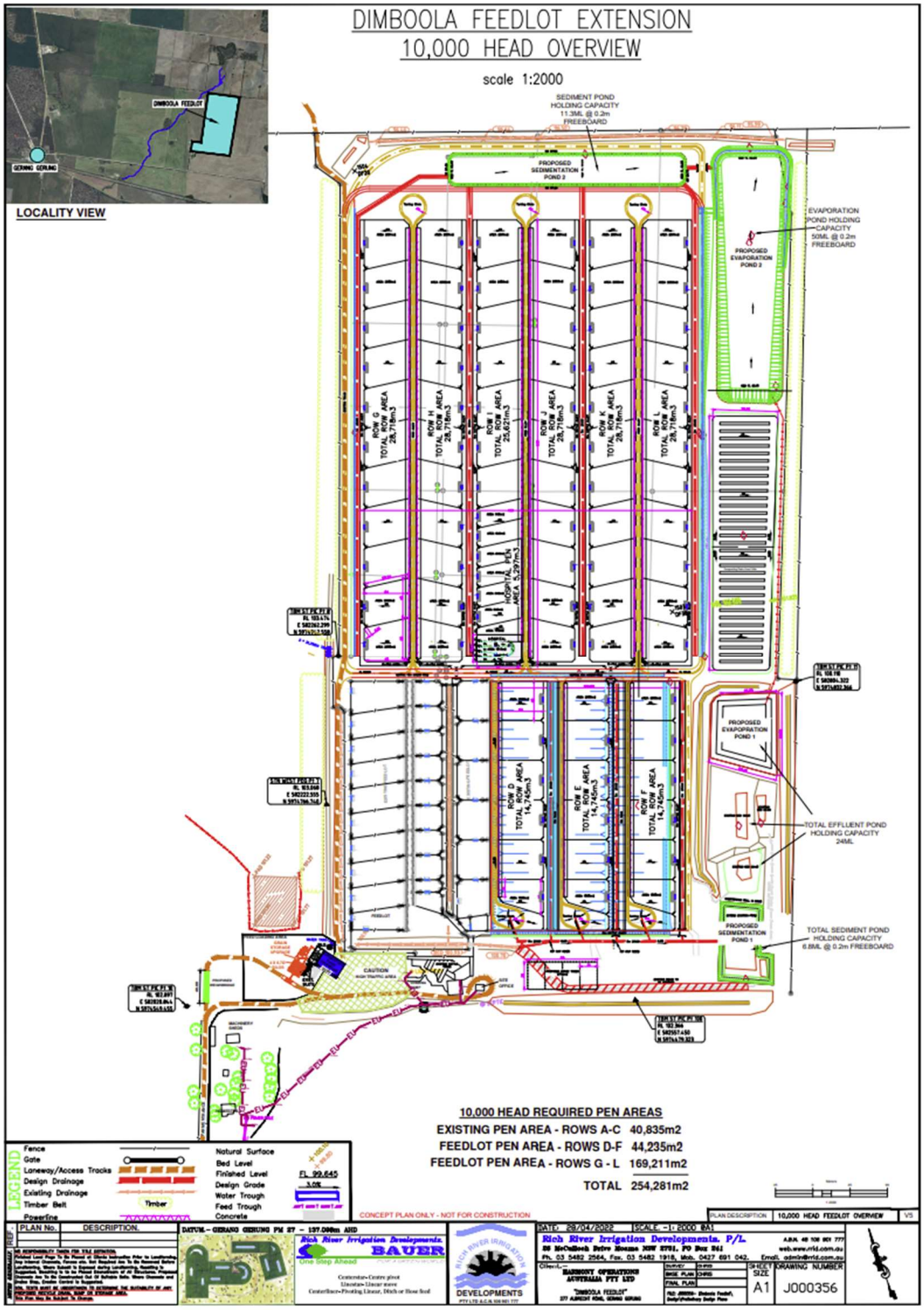

Figure 19: Proposed Feedlot Layout

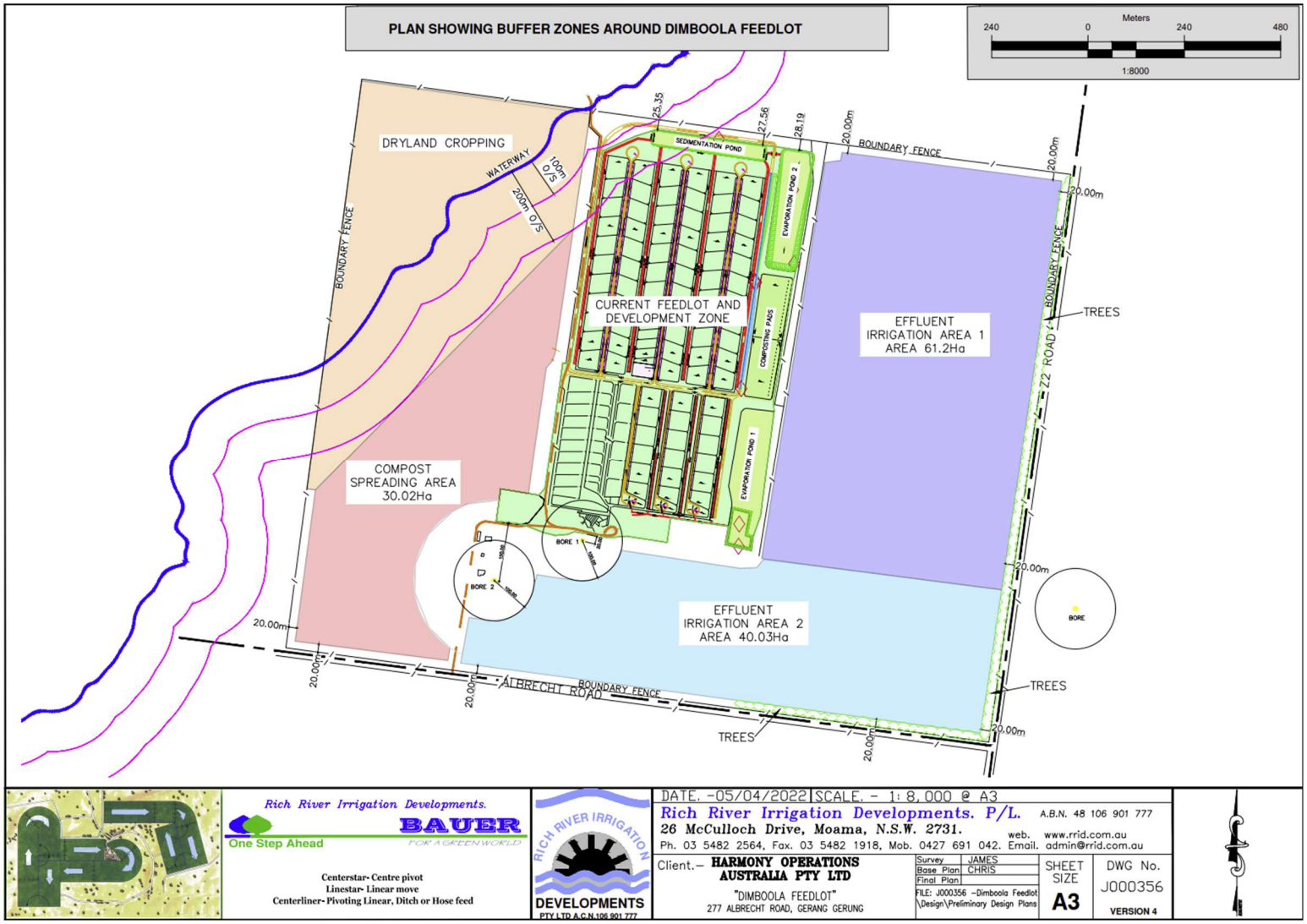

Figure 20: Expanded Feedlot – Property Plan

Photograph 1: Feed Bunks

Photograph 2: Water Trough & Fencing

7.1 Element 1 – Location and Size

Objective: The development of feedlots on appropriate sites having regard to existing and foreseeable residential development and urban communities.

Good design, construction and management are critical in minimising amenity impacts on nearby residences and communities. The provision of separation distances and environmental buffers between the feedlot; and receptors and sensitive sites provides an important secondary measure to protect amenity.

The accepted standards are:

- AS1: the development is located a sufficient distance from the nearest residential development so as not to cause material detriment (that is so as not to interfere with the normal use and enjoyment of life and property and being more than of a trivial or minor nature) due to odour, noise, dust or other nuisance.
- AS2: where two feedlots are proposed in close proximity, modelling is used to demonstrate adequate separation distances from receptors.

AS2 does not apply since there are no other feedlots or similar activities nearby. The following sections show how compliance with AS1 will be ensured.

7.1.1 AM1 Separation Distance and Number of Standard Cattle Units

AM1 provides a formula for estimating the number of cattle allowable at a site when the distance from an impact location is known. It also allows for the calculation of the distance required for a specified number of SCUs. The formula is:

D = SVN

Where:

D separation distance in meters from the feedlot

S the composite site factor, which is the product of S1, S2, S3 and S4 where:

- S1 = the stocking density for different classes of cattle
- S2 = the receptor type
- S3 = terrain characteristics
- S4 = vegetation cover

N number of SCU (10,000 SPU)

For a location with a rainfall of less than 750 mm/yr, the S1 value for a Class A feedlot is 17 for a stocking density of 10 m^2/SCU, 14 for a stocking density of 15 m^2/SCU and 11 for a stocking density of 20 m^2/SCU. The proposed stocking density is 25 m^2/SCU. The possibility of extrapolating the S1 value to match this stocking density was discussed with Tim Hollier of Agriculture Victoria (pers. comm. 7th August 2019) who agreed that extrapolating to a value of 8 for a stocking density of 25 m^2/SCU seemed an appropriate approach. Hence, for S1, a value of 8 applies.

S2 is the receptor factor and a factor of 1 will apply for the nearby houses and a factor of 3 will apply for Gerang Gerung.

S3 is the terrain factor and a factor of 1 will apply for the relatively flat land in all directions around the feedlot.

S4 is the vegetation factor. Between the feedlot and the various receptors, there is limited vegetation and a factor of 1 (no tree cover) will apply.

Hence, the minimum calculated separation distance to houses is:

$D = S\sqrt{N}$
$D = (8 \times 1 \times 1 \times 1) \times 100$
$= 800$ m

The minimum calculated separation distance to Gerang Gerung is:

$D = S\sqrt{N}$
$D = 8 \times 3 \times 1 \times 1 \times 100$
$= 2160$ m

Figure 21 shows the location of the feedlot in relation to nearby sensitive land uses. The closest farm house (to the south-south-east) is ~1700 m from the feedlot complex, or about double the calculated minimum distance. The township of Gerang Gerung is approximately 2490 m from the feedmill at the feedlot complex, or ~15% further than the calculated minimum distance. Hence, the proposal meets the required separation distances to all sensitive land uses. With good management, these separation distances will ensure that the feedlot activities do not adversely impact upon the amenity of neighbours.

As a further check, we examined wind direction data for Horsham in relation to receptors. From section 4.4, in the summer, morning winds are predominantly from the south-west or the south-west to south-east, with afternoon winds mainly from the south-west. In the winter, morning winds are predominantly from the north-west and afternoon winds from the north-west or south-west. Hence, they are generally away from both the township of Gerang Gerung and the closest houses.

Wind direction data for Beulah showed a strong dominance of winds from the south on summer mornings and from the south, west and south-west on summer afternoons. There was a predominance of winds from the north on winter mornings and from the west and north on winter afternoons. Again, the winds are generally away from both the township and the closest houses.

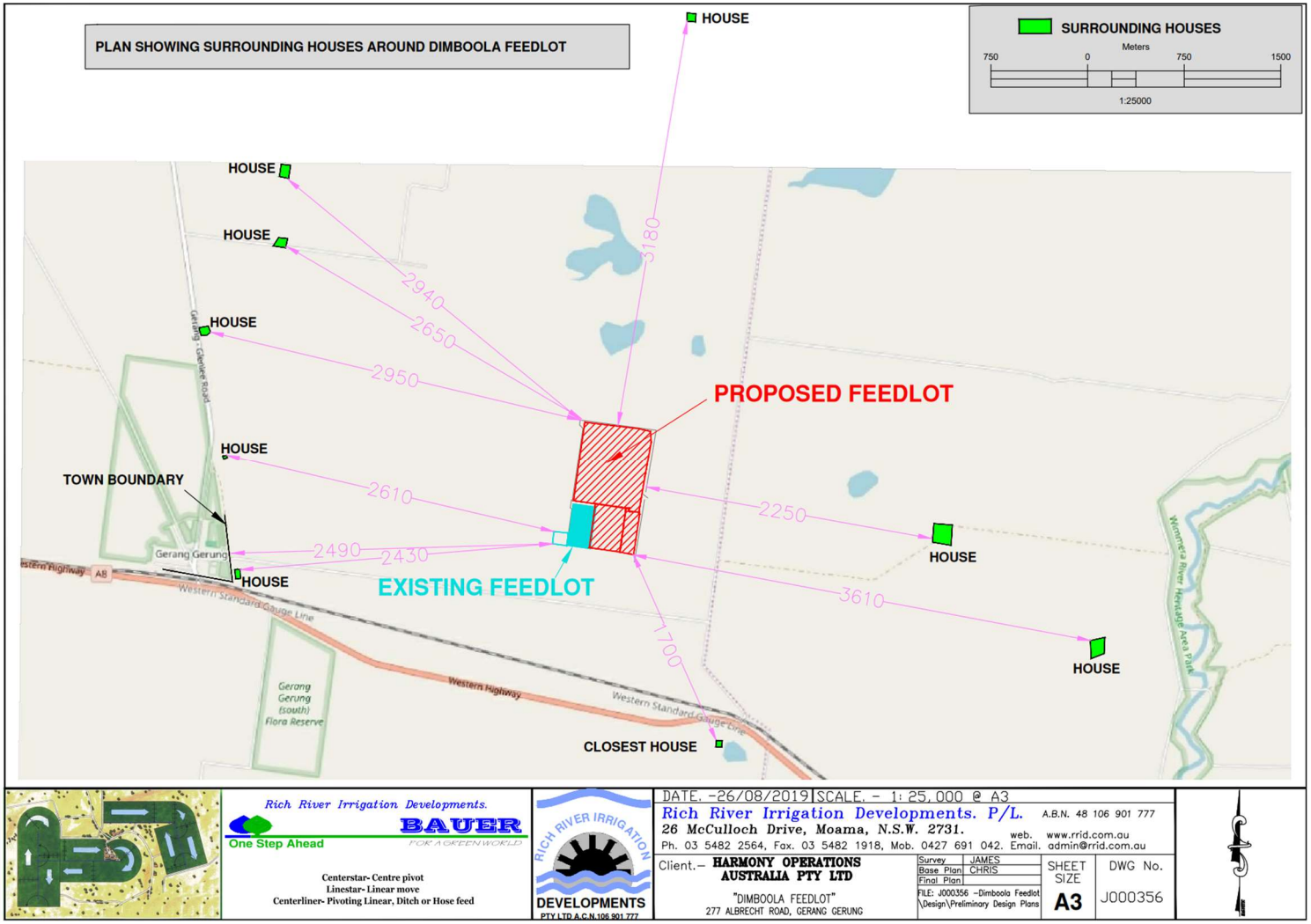

Figure 21: Location of Houses Closest to Site

7.1.1 AM2 Two Feedlots in Close Proximity

AM2 is not applicable as there are no other feedlots or similar activities nearby.

7.1.2 AM3 Access to Areas for Solid and Liquid Waste Disposal

Details of areas for solid and liquid waste disposal are provided in section Element 5 – Waste Storage, Treatment and Use of this report.

7.1.3 AM 4 Environmental Buffer Separations

AM4 specifies environmental buffer separations from the feedlot works area, liquid waste application area and solid waste spreading area. Table 4 shows the environmental buffer separations.

Table 4: Environmental Buffer Separations

Item	Feedlot Works Area	Liquid Waste Application Area	Solid Waste Application Area
Site boundary	50 m	20 m	20 m
Public area	-	100 m	100 m
Watercourse, bore or spring	200 m	100 m	200 m
Off-site residence	-	200 m	200 m
Flood prone land (1 in 100 year flood level)	200 m	200 m	200 m

The code notes that: "Buffers should reflect the potential impact of the operation. They should be applied prudently so as to take account of particular site characteristics. Generally a buffer separation will be required to neighbours, public areas and watercourses to avoid odour and water pollution during a waste disposal operation". It is worth recognising that the buffers are intended to cover feedlots of all sizes and design and operational standards and are therefore very conservative. This proposal is for a medium-sized feedlot, and the highest design and operational standards are proposed. However, the buffers also cover feedlots with a lower standard of design and management, including smaller Class C and D feedlots that may disperse effluent directly without pond capture.

Figure 20 shows the environmental buffer separations provided for the feedlot works area and on-farm effluent and compost spreading areas. The proposal satisfies all of the buffers in Table 4, except:

- distance from feedlot works area to a watercourse, bore or spring:
  - proposed pens and drains are ~100 m from the closest waterway.
  - existing bores are within 200 m of existing feedlot pens.
- distance from feedlot works area to site boundary:
  - proposed sedimentation pond is ~25.35 m from property boundary and the retention pond (called "evaporation pond" on Figure 20) is within 28.5 m of the property boundary.

Alternative measures are proposed to address these. These measures will represent superior environmental protection than the current situation.

Currently, the waterway is at risk because the backgrounding paddocks have been denuded and likely have a high nutrient load due to past heavy stocking drain towards it, with a significant risk of nutrient and sediment transfer to both the waterway and the wetlands. Constructing a properly-designed feedlot, situated within a CDA, will virtually eliminate this risk, thereby improving water quality. Land-forming will ensure the pens and sedimentation basin drain away from the waterway, emptying into a retention pond that is well outside the 200 m buffer recommendation. The reduced buffer to the waterway has been discussed with the Wimmera CMA. It is agreed that as an additional control, the effluent ponds for the feedlot will be designed to contain a 1% AEP 24 hour storm event. *These design control measures are considered to suitably protect water quality in the closest waterway.*

Two bores are located within 200 m of the existing feedlot. Both bores have been properly cased and are equipped with pumps. As they are situated outside the CDA of the feedlot and upslope of the effluent reuse area, effluent and manure cannot enter them. *Given that they are existing infrastructure that is well-protected, and there are no plans to build any feedlot infrastructure closer to them, groundwater is considered suitably protected despite the smaller buffer.*

The proposed sedimentation pond and retention pond (called "evaporation pond" on Figure 20) are located within 50 m of the boundary fence. Boundary fence buffers are usually to protect neighbours from odour and other nuisance and possibly to prevent effluent from leaving the property. In this instance, there are no close houses on the northern side of the feedlot, the nearest one being 3180 m distant. The likelihood of a spill from the retention pond is very low because it has been generously sized to protect the waterway. Refer to section 7.5.3 for details. *Given that there is no risk of odour or other amenity nuisance due to the reduced boundary buffer, and because the effluent retention pond is generously sized, the proposed buffer is considered suitable.*

7.1.4 Dust

Lowering the stocking density will reduce the odour emission rate from the pens, but has the potential to increase dust during prolonged dry conditions. This will be mitigated by watering the pens as needed to suppress dust.

7.2 Element 2 – Design and Construction

Objective: A coherent layout that provides an efficient design which minimises the impact on the environment, and allows the collection and treatment of wastes in a manner that does not give rise to any off-site detriment.

The accepted standards are:

- AS1: the development is integrated into the landscape to the extent possibly utilising slopes on the site.
- AS2: the design and layout minimises vehicle movements on the site, provides for orderly management of stock, and provides an efficient system for the collection, treatment and handling of all waste.

  This may be achieved by:
  - locating the feedlot in a central location on the site or a location which provides ease of access both from within and beyond the site;

  - locating suitable vehicle access from a main or secondary road for stock movement and fodder delivery
  - designing the layout of pens such that all pens are graded to catch drains leading to the waste treatment system
  - constructing the pens and associated works to standards which minimise odour production potential and facilitate cleaning and maintenance.
- AS3: the layout recognises the location of any nearby watercourses and provides adequate set backs and protective devices to prevent contamination by polluted runoff from the feedlot.

Compliance with the approved measures will ensure the objectives and accepted standards are met.

7.2.1 AM1 Pen Floor Preparation

For Class A feedlots, it is expected that the feedlot will be prepared by grading to provide an even surface and uniform slope with compaction to road base specifications using a vibrating or sheepsfoot roller. The pen slope should be a uniform 2-6%. If necessary, suitable clay or gravel is used to provide a compacted base.

The pen floors will be constructed to the same standard as the existing feedlot. It is expected that the feedlot pad (production pens and feed /cattle lane) will be constructed using in situ material. The geotechnical investigation (Bannan 2021a) supporting this application demonstrates that the in situ material is suitable for meeting construction standards. It also provides recommendations for construction that will be adopted; the pens will be compacted to road base specification using a vibrating or sheepsfoot roller. The pen floors will have a uniform slope of 3% from the feed troughs to the catch drain located at the bottom of the pens.

Figure 22-Figure 25 show cross sections and plan views of the proposed pens.

7.2.2 AM2 External Surface Runoff Control

For Class A feedlots, AM 2 specifies that:

1. Clean surface runoff is diverted from areas affected by animal waste and spilt feed by diversion structures or drains.
2. The runoff from affected areas is directed to the runoff control system.
3. Diversion structures are designed to accommodate a 1 in 20 year recurrence interval storm having a duration producing the maximum runoff flow rate (a one hour figure will be acceptable).
4. Overflow runoff if dispersed before reaching any waterway.

The proposal satisfies most of these specifications. The feedlot works area, including the production pens, cattle handling area, manure stockpile, sedimentation basin and ponds, will be constructed within two CDAs. Hence, manure and feed spilt during the feeding operation will be contained within a CDA. The CDAs and the different elements within these are shown on Figure 23 and Figure 25. The runoff from these areas is directed to runoff control systems. Drains will be designed to accommodate the 1 in 20 year storm event. The retention ponds are designed to contain the 1% AEP 24 hour storm and will have a spill frequency of less than once every 20 years.

In the unlikely event of a spill, runoff will be well dispersed before reaching any waterway since the retention ponds are located well away from any nearby waterways.

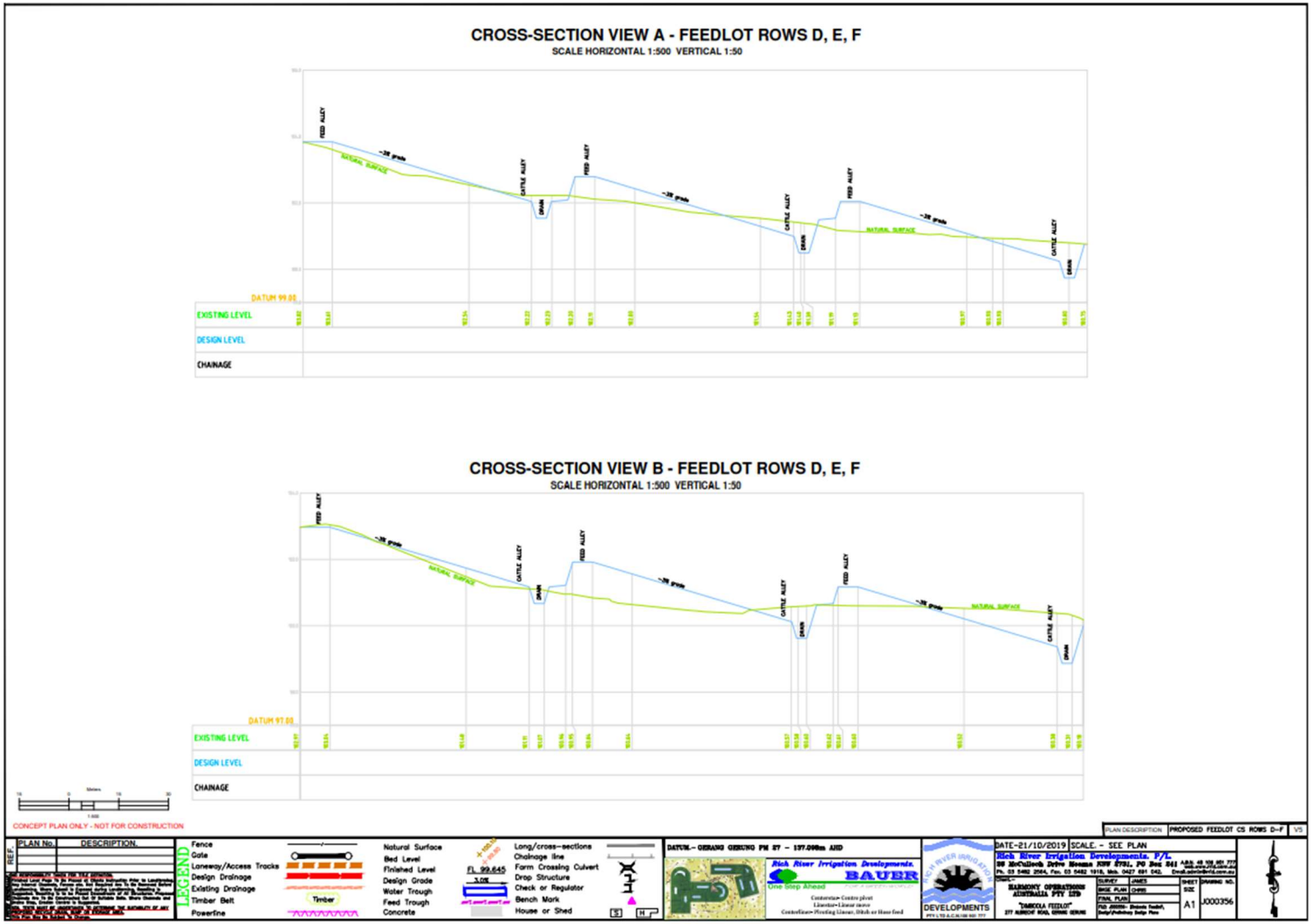

Figure 22: Rows D, E & F Cross-sections

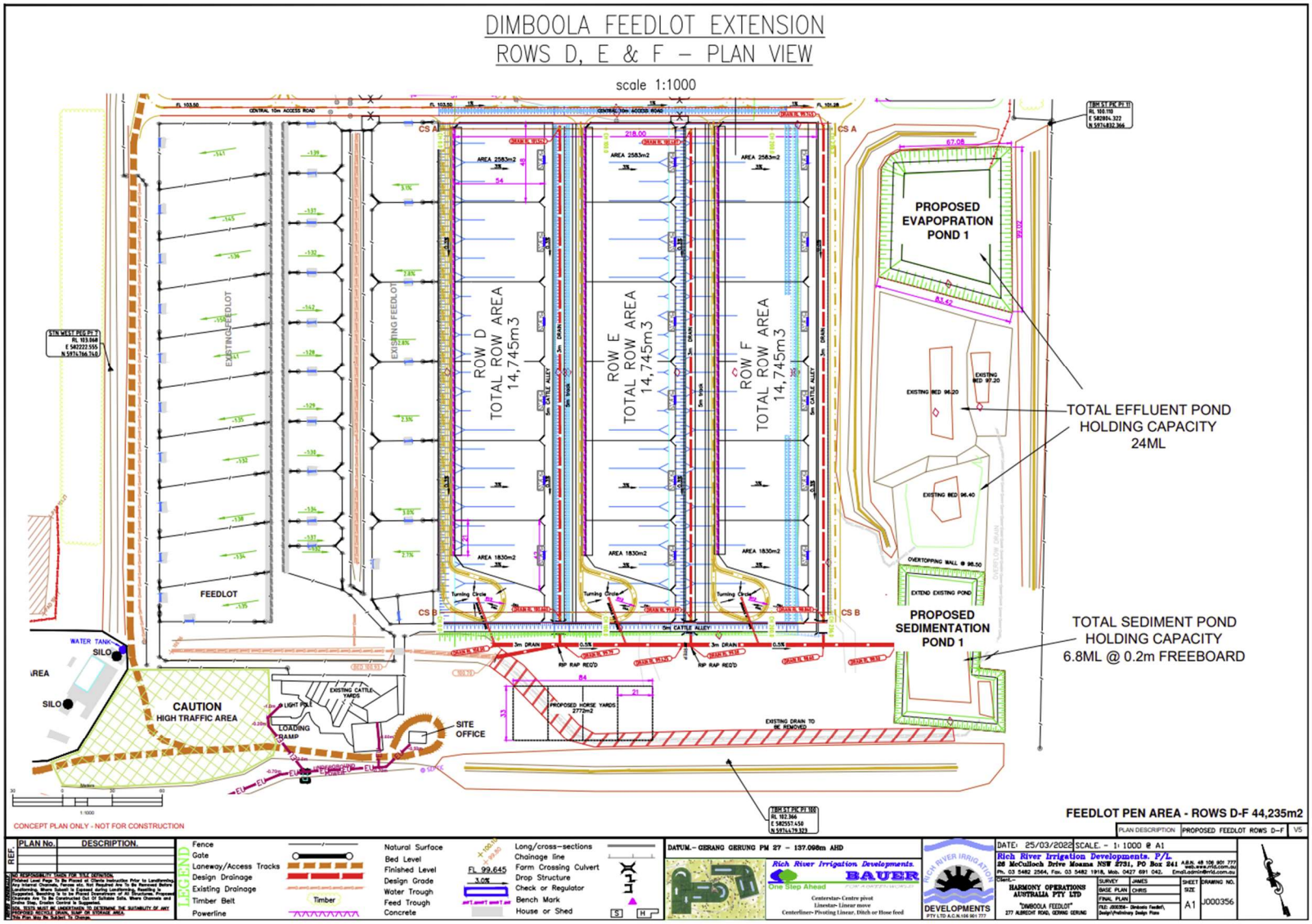

Figure 23: Existing Pens & Rows D, E & F – Plan View

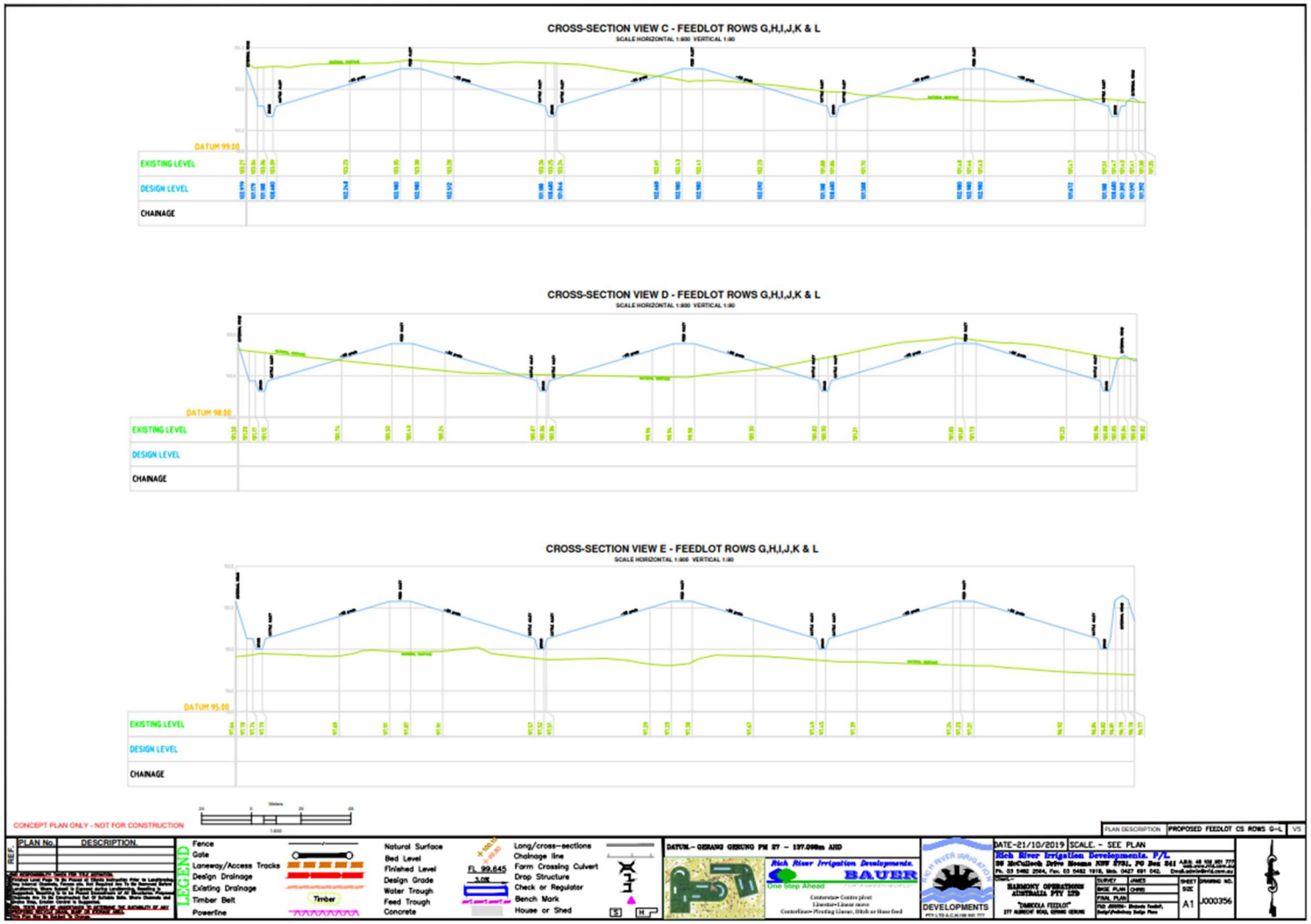

Figure 24: Rows G, H, I, J, K & L – Cross-sections

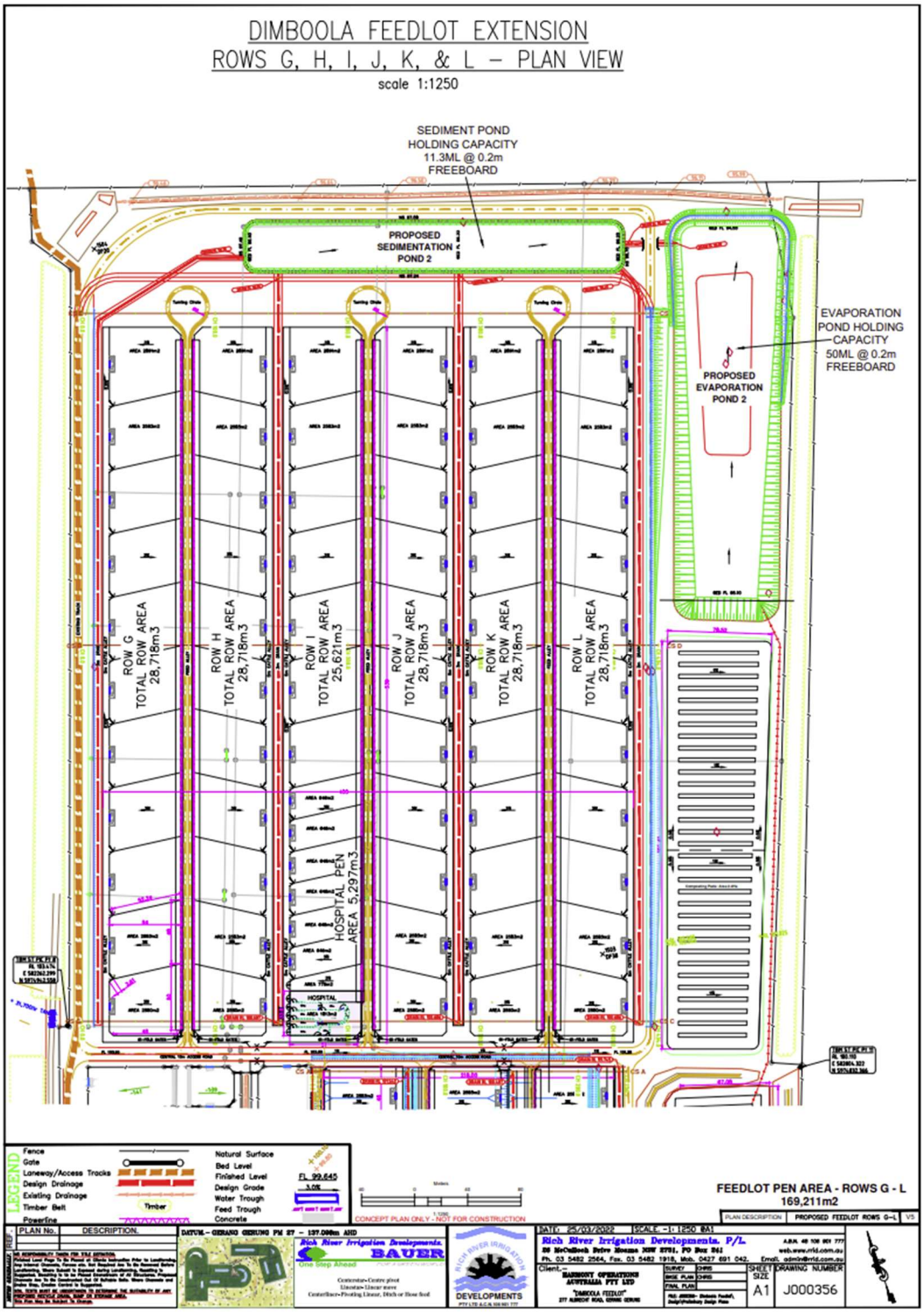

Figure 25: Rows G, H, I, J, K & L – Plan View

The commodities shed, feed milling area and commodities storage bunkers are currently located outside the CDA. It is not intended that this will change since it is not expected that these facilities will contribute to any significant contamination of runoff. Grain is stored in sealed silos. Feed spillages during mixing are rare and spills are promptly cleaned up. With good operational management that minimises and addresses feed spillages during processing or transfers, feed spills outside the CDAs will not be a source for runoff contamination. In any case, the feed milling, mixing and storage areas are well separated from all waterways and are likely to peter out on-site.

7.2.3 AM3 Laneways

For Class A feedlots, AM3 specifies that feed trucks will be able to deliver feed directly to troughs. Cattle handling laneways must provide for feed truck movement and have a minimum width of 6 m, unless they are cattle-only lanes which may be 4 m in width. The laneways should provide all-weather access, be graded and have a consolidated surface. They must provide for free drainage of runoff with a maximum longitudinal fall of 6%.

All-weather roads connect the feedlot works area and feed storage / mixing area. Dedicated feed roads will be is used to deliver feed directly to the bunks. The feedlot includes dedicated 5 m wide cattle lanes with a separate 3 m wide drain beneath with no access by cattle. The laneways will have a graded, consolidated surface that provides all-weather access with a slope of 0.5%. The laneways will be regularly maintained to ensure they are trafficable in all weather conditions.

7.2.4 AM4 Cattle Handling Facilities

The approved measure specifies that yards and facilities, adequate for speedy trouble-free handling of cattle are included in the feedlot layout. Yards have an all-weather floor surface. Yards must be designed to meet all animal welfare requirements.

The existing yards will be used for the expanded feedlot. These are designed for welfare-friendly handling and incorporate well-designed drafting and crush facilities. They are constructed from smooth steel tubing fencing that is lined to avoid shadows. The floor consists of a combination of all-weather compacted limestone and concrete. The main work areas are roofed. The yards meet the expectations of the NFAS.

7.2.5 AM5 Water Supply

Under the approved measure, the water supply must be adequate for stock watering and dust control. In the adjacent notes, the code suggests an annual requirement of 24 ML per 1000 cattle. This translates to 240 ML for the 10,000 SCU feedlot. This is likely an over-estimate of requirements. Feedlots rarely operate at 100% occupancy continually. Assuming average occupancy of 90% over the year, the water requirement under this method would reduce to 216 ML/yr.

Research from seven Australian feedlots between 2007 and 2009 showed total water usage ranged from 14.5 to 20.5 ML/1000 head-on-feed; 90% of this was used for drinking when no cattle were washed, 84% during months when cattle were washed. Over a year, cattle drank an average of 40 L/head/day (31–46 L/head/day) (Davis and Watts 2007). Assuming the feedlot operates continuously at full capacity, drinking usage would be about 146 ML/yr with peak consumption of around 460,000 L/day in hot weather. In all likelihood, the feedlot will operate at about 90% of capacity on average, using about 131.4 ML/yr. Some water will be used on internal roads and on pens to minimise the likelihood of dust impacts beyond the property boundaries. As there are no plans for cattle washing

at this feedlot, total use is expected to be about 145 ML/year or 396,000 L/day on average (at 90% capacity), but up to 506,000 L/day in peak periods when the weather is hot and the feedlot is full.

Water will be sourced from an existing bore (Works Licence WLE 051169) that is licenced for industrial or commercial uses. The associated take and use licence (BEE054875) allows for the extraction of 230 ML/year for industrial or commercial use as well as domestic and stock use. This is expected to provide ample water for the operation of the feedlot. As this source provides the current water supply for the feedlot, it is known to be of a suitable quality for the purpose.

This bore, and the one near the house, would also provide water for use in the event of a fire on the property. Water tanks will hold a reserve for both cattle use and fire use. The current capacity of on-farm storage is 300,000 L but this will be increased to ~900,000 L during the expansion or approximately two days supply. Storages will be kept as close to full as practical continually. This water would also be available for use in the event of a fire.

7.2.6 AM6 Internal Pen Drainage Control

For all feedlot classes, the approved measure states that maximum pen to pen drainage must be less than 50% of total runoff. Pen to pen slope must be less than pen to drain slope.

The new pens will have a slope of 3% from the feed bunks to the catch drain, and a drain slope of ~0.5%. Hence, the feedlot has been designed such that pen to pen slope is less 50% of total runoff.

7.2.7 AM7 Feed Troughs

For class A feedlots, the approved measure expects that feed spillage is minimised by appropriate trough design. Troughs will have fully enclosed bases, or be designed to allow adequate mechanical cleaning under troughs.

It is proposed to install concrete bunks with smooth, fully enclosed bases with vertical sides for ease of cleaning. Photograph 1 shows the feed bunks used in the existing feedlot. Similar feed bunks, but with vertical sides from ground to top, will be used in the extension. The existing bunks will also be gradually replaced, with the first row scheduled for replacement in July 2022.

7.2.8 AM8 Water Troughs

For Class A feedlots, the approved measure notes that water drained from the trough during cleaning must be drained directly from the pen: by pipe or hose without wetting the pen floor. Water supply flow must be adequate for maximum demand. Water troughs must be constructed with enclosed vertical sides and ends to prevent the accumulation of manure under the trough. Drainage from the trough must pass immediately into the feedlot drainage system without passing across the pen floor.

Water requirements are estimated in section 7.2.5. The supply system will be adequate to meet peak demand. Troughs similar to those used in the existing feedlot will also be installed in the new pens (see Photograph 2). These have enclosed vertical sides and ends which prevents manure accumulation under the trough. The covered float valves minimise the likelihood of spills caused by damage by the cattle. The water troughs are located on the lower fenceline of the pens, so any spills or washwater drains directly into the drains.

7.2.9 AM9 Fencing

Under the approved measure, fencing must provide a minimum clearance of 350 mm along the bottom of fences to allow mechanical cleaning.

The fencing used for the current pens is shown in Photograph 2. Similar fencing will also be used for the proposed pens. The clearance under the bottom cable will be maintained to at least 350 mm.

7.2.10 AM 10 Feed Trough Aprons

To satisfy the approved measure, feed trough aprons must be designed to withstand the load of pen cleaning machinery, with reinforced concrete used. Aprons are to extend a minimum of 2.5 m clear of trough into the pen, sloping away from the trough.

A 3 m wide reinforced concrete apron will be installed below each feed bunk. The apron will have the same slope away from the feed bunk as the pen (3%). The concrete aprons will prevent pot-holing and provide a stable base for pen cleaning. A narrow apron will be installed in front of the feed bunk to assist with any spilt feed collection.

7.2.11 AM 11 Water Trough Aprons

The approved measure specifies that water trough aprons are designed to withstand the load of pen cleaning machinery, with reinforced concrete used. Aprons are to extend a minimum of 2.5 m clear of trough into the pen, sloping away from the trough. Water trough aprons are to extend around the end of the trough.

A reinforced concrete apron at least 2.5 m wide will be installed around the pen sides of the water troughs. This will have the same slope as the pen (3%). The concrete aprons will prevent pot-holing and provide a stable base for pen cleaning.

7.2.12 AM 12 Drains

Drains are to have a minimum fall of 0.4% and a maximum fall of 1%. They are to accommodate a 1 in 20-year peak flow rate using the “Rational Method, Australian Rainfall and Runoff” at a non-scouring velocity. Any overflow from the drains that would otherwise escape from the feedlot site boundaries should be diverted to the runoff storage dam.

New drains will be 3 m wide and have a slope of 0.5%. They will be sized to be able to manage runoff from a 1 in 20-year storm (1 hour duration). The catch drain will have a flat floor to reduce the velocity of runoff and allow easy scraping of settled manure.

Any drain overflows will not escape the CDA.

7.2.13 AM13 – Service Roads

Under the approved measure, the feedlot site must be serviced by internal roads adequate to carry the vehicle traffic generated by the feedlot. Roads satisfy the requirements of Element 6.

Formed internal roads will connect all areas of the feedlot. There are existing roads that run from the property entrance to the feedmill area, feedlot pens and office. The existing feeding alleys are suitable internal roads. Similar feed alleys will be installed in the new pens. As daily feeding is vital to feedlot

operations, the roads will be regularly maintained to ensure they are trafficable in all weather conditions.

7.3 Element 3 – Odour

The Code states that "feedlots must be designed and operated so as not to produce any odour which gives rise to material detriment to any person (i.e. so as not to interfere with the normal use and enjoyment of life and property to an extent which is more than of a trivial or minor nature)." Potential nuisance from odour is a function of several factors including:

- separation distance between the feedlot and receptor(s);
- sensitivity of the receptor(s) to odour;
- cattle numbers;
- climatic conditions;
- feedlot operation; and
- frequency, intensity, duration and offensiveness of odour.

The objectives are:

- protection from amenity-reducing off-site odour effects of cattle feedlots by recognising the need for a buffer separation.
- best practice emission control technology is used to ensure that routine emissions satisfy the requirements of State Environment Protection Policy- The Air Environment.
- provision of a guide to planners when considering the zoning of sensitive land use proposals near cattle feedlots.

The accepted standards are:

- AS1: No odour is discharged from the feedlot in such concentration and of such duration as may tend to be injurious to or adversely affect human health or welfare, animal life, vegetation, or property or as to interfere with eh normal use and enjoyment of animal life, vegetation or property.
- AS2: The size of the feedlot is determined having regard to the distance to the nearest residential zone, township zone or group of five or more houses not located on a farm so as to ensure no offensive odour is able to be detected by the residents within the zone or houses.
- AS3: The size of the feedlot is determined having regard to the distance to the nearest farmhouse not located on the site of the proposed feedlot so that no significant detriment is caused.
- AS4: A design ground level odour concentration of less than (1) one odour unit in a residential area as determined by PA's Ausplume model with atmospheric conditions of:
    - Wind direction towards receptor
    - Wind speed 1 m/s
    - Stability category F
    - Mixing height 500 m
    - Terrain flat, open

7.3.1 AM1 – Odour

The approved measure for odour is that the formula used to determine feedlot separation distances and feedlot size in AM1 of element 1 is utilised as the performance measure of odour control. As section 7.1.1 shows, this approved measure is met.

7.4 Element 4 – Noise

Objective: Noise levels generated by the feedlot do not cause any material detriment to nearby residents or persons affected by transport of cattle and feed associated with the operation of the feedlot.

The accepted standards are:

- AS1 Location and design of all mechanical equipment including pumps, feed augers and other equipment minimises the likelihood of mechanical noise or vibration being identified off-site.
- AS2 The areas used for loading and unloading of cattle and handling of cattle for veterinary or livestock management purposes are located to minimise the likelihood of any noise reaching beyond the site boundaries.
- AS3 Truck movements are regulated to minimise the impact of persons living along the route used by vehicles for the delivery and removal of cattle, grain and other goods.

7.4.1 AM1 Noise Levels

AM1 identifies that noise levels generated on the feedlot do not exceed the measures established in State Environment Protection Policy, Control of Noise from Commerce, Industry and Trade N1.

All mechanical equipment is located towards the centre of the property, well away from public roads and houses. Mechanical equipment is selected and designed to minimise noise and vibration. Suitable mufflers are used.

Feed processing, mixing and feeding occurs during the feedlots normal operating hours of 7 AM-6 PM. Heavy vehicle movements are normally scheduled to occur between 7 AM and 6 PM. It is possible that some cattle deliveries will occur outside of these hours due to unforeseen delays in the commercial livestock carriers scheduling. Sale cattle may also be transported earlier in the morning during very hot weather for welfare reasons.

Feedlot management will ensure that on-site noise levels comply with the limits specified in the SEPP.

7.4.2 AM2 Feed Milling Noise

AM2 specifies that noise on adjacent properties from hammer mills, roller mills, grain elevators and screw conveyors used in the storage, transfer and preparation of stock feed do not exceed existing ambient background noise levels before 6 AM and after 10 PM. Enclosure and efficient insulation may be required for feed preparation plant.

The feedlot will generally be staffed only during the day and grain processing and mixing will generally only occur from 7 AM to 6 PM. In the event of a plant breakdown or other unforeseen circumstances that interferes with feed processing, milling may occur outside of these hours. However, noise from milling will not exceed existing ambient background noise levels at the property boundaries before 6 AM and after 10 PM.

7.4.3 AM3 Property Access Points

AM3 requires that property access points and roads on the premises are located a minimum of 250 m from neighbouring dwellings.

The feedlot property access point is shown on Albrecht Road on Figure 20. It is ~1790 m from the closest house.

7.4.4 AM4 Mufflers for Vehicles

AM4 specifies that all vehicles operating on-site and off-site have efficient exhaust mufflers.

This requirement will be met. All vehicles owned by Harmony Operations Australia Pty Ltd will have efficient mufflers fitted. Contract drivers will be asked to ensure their vehicles meet the same standard.

7.5 Element 5 – Waste Storage, Treatment and Use

Objectives:

- No liquid or solid wastes from the feedlot shall be allowed to enter into any stream or watercourse, ground water or to contaminate any land as so as to render it unfit for future farming activities.
- The waste treatment system is designed and operated in such a manner as to minimise the likelihood of odour and to allow the maximum recovery of material from the waste stream.
- Waste products are incorporated into a crop production system so that a balance between nutrients applied and nutrients removed through the crop is achieved.

Accepted standards include:

Waste Management

- AS1: The drainage system is designed to accommodate the maximum runoff from pens in a 1 in 10 wet year and is capable of retaining the runoff from a 1 in 20 year 24 hour storm event using a runoff coefficient of 0.8 for the feedlot pens and associated works.*

  * Note: The Wimmera CMA has requested that the drainage system also be designed to accommodate the maximum runoff from pens in a 1% AEP 24 hour storm event.

- AS2: Solid waste washed from the pens by stormwater runoff is removed by settling in terraces or basins.
- AS3: All pens, laneways and other areas used by cattle are regularly cleaned and the material stockpiled at a storage facility within the controlled drainage area.

Waste Use

- AS4: All waste is disposed of to land on-site or off-site in a manner which allows all nutrients to be incorporated into a production system.
- AS5: Nutrients, salts and water in the wastes applied to land are balanced by losses due to evapotranspiration and harvesting of crop product under crop production systems commonly used in the area.

Note: in addition to manure, small amounts of other solid wastes are generated on-site. These will be placed in skips that will be regularly collected by contractors. Tyres are needed to weigh down tarps

covering feedstuffs. Only the quantity needed will be stored on-site. These will be stored in a way that minimises the number burning in the event of a fire. Other tyres will be dispatched to a suitable waste facility. Sharps will be collected in a suitable container; this will be dispatched to a sharps facility when full.

7.5.1 AM1 Settled Manure Volume

The approved measure notes that manure is washed from pens during rainfall. It is necessary to remove as much of this as possible before runoff enters the holding pond. This is done in the settling pond or terrace. The quantity of manure so collected is termed "The Settled Manure Volume" and this volume requires calculation to allow design of the settling facility. The approved measure provides a formula for determining settled manure volume:

$$V = (D \times M \times Ap \times Fs) / 1000$$

Where:

V	storage volume (m^3)
D	nominal pack depth (mm)
M	proportion of manure lost during rain periods
Ap	area of pens (m^2)
Fs	safety factor (1.25) to allow for variations in the cleaning interval

For a Class A feedlot, the nominal pack depth (D) is 100 mm.

From Table 2, the 5% 1 hour AEP storm yields 31.7 mm. Hence, the proportion of manure lost (M) is ~0.3. Given that the pen slope ranges from 0-12% compared with the proposed slope of 3% and more manure is lost with higher slopes, a value of 0.3 is considered a conservative representation. (Note: CMA requested a demonstration that the development will retain waste water and effluent on site in rainfall events up to and including a 1% AEP event. Further consultation identified that a 1% AEP 24 hour storm event would suffice (see section 3.2.4). As each sedimentation basin will drain to an effluent holding pond, it is assumed that the basin can be sized for the standard design criteria).

From Figure 26, the area of the pens (Ap) is 85,070 m^2 for the southern pens and 169,211 m^2 for the northern pens.

Hence, for the southern pens:

$V = (100 \times 0.3 \times 85{,}070 \times 1.25) / 1{,}000 = 3{,}190\ m^3$

For the northern pens:

$V = (100 \times 0.3 \times 169{,}211 \times 1.25) / 1{,}000 = 6{,}345\ m^3$

Summary of data is provided in Table 5.

7.5.2 AM2 Settling Basin Stilling Volume

The approved measure provides a formula for calculating the stilling volume above the settled manure:

$$S = (P \times T \times Ac) / 1{,}000$$

Where:

S	sedimentation basin stilling volume (m^3)
P	rainfall intensity (1 in 20 year storm, 1 hr duration)
T	detention time (0.5 hr)
Ac	catchment area draining in to the basin

From Table 2, the 5% 1 hour AEP storm (P) yields 31.7 mm.

Figure 26 shows the various components of the southern and northern CDAs. Table 8 provides a summary of these for MEDLI modelling, including the sedimentation basins. Excluding the sedimentation basis, the catchment area (Ac) draining to the southern sedimentation basin is 194,555 m^2 (i.e. 199,9770 m^2 less 5,415 m^2 for the sedimentation basin) while the catchment area (Ac) draining to the northern sedimentation basin is 297,730 m^2 (i.e. 309,130 m^2 less 11,400 m^2).

Hence, for the southern CDA:

$$S\ (m^3) = (31.7 \times 0.5 \times 194{,}555\ m^2) / 1{,}000$$
$$= 3{,}084\ m^3$$

For the northern CDA:

$$S\ (m^3) = (31.7 \times 0.5 \times 297{,}730\ m^2) / 1{,}000$$
$$= 4{,}719\ m^3$$

A summary of inputs is provided in Table 5.

The sum of the settled manure volume and the stilling volume gives the minimum settling basin volume. For the southern CDA, the required volume is 6,274 m^3 and 6,800 m^3 is provided, while for the northern CDA the required volume is 11,064 m^3 and 11,300 m^3 is provided.

Table 5: Victorian Code for Cattle Feedlots - Sedimentation Volume Summary

Item	Southern CDA	Northern CDA
Rainfall Data		
1 in 20 yr, 24 hour storm (mm)	86.7	86.7
1 in 20 yr, 1 hour storm (mm)	31.7	31.7
Sedimentation Basin - Settled Manure Volume		
Nominal pack depth (D) (mm)	100	100
Proportion lost, (M)	0.3	0.3
Area of pens (Ap) (m^2)	85,070	169,211
Safety factor (Fs)	1.25	1.25
Settled manure volume (S) (m^3)	3,190	6,345
Sedimentation Basin - Stilling Volume		
Rainfall intensity 1 in 20 yr, 1 hr storm (P)	31.7	31.7
Detention time (hr), T	0.5	0.5
Total catchment area (m^2) (Ac)	194,555	297,730
Stilling volume (S) (m^3)	3,084	4,719
Total Sedimentation Volume		
Settled manure vol + Stilling vol (m^3)	6,274	11,064

7.5.3 AM3 Runoff Storage

Runoff from cattle feedlots have the potential to pollute surface and ground water if not effectively controlled. The correct sizing of ponds to accommodate runoff and the responsible application of the organically-rich runoff to land are important considerations.

The approved measure provides a method for calculating the runoff storage dam capacity required. The Code requires the holding pond to provide storage capacity for the greater volume of runoff produced from either:

- Method 1 – 80% of the runoff from a 1 in 20-year storm, 24 hr duration
- Method 2 – runoff from a 1 in 10 Year annual catchment yield

Method 1 – Major Storm Event:

Q = [((Ap + Ab) x (Rf x Ro)) x Fs + (As x Rf)] / 1000

Where:

Q	volume (m^3)
Ap	area of pens (m^2)
Ab	balance of the catchment (m^2)
Rf	80% of 1 in 20-year storm, 24 hr duration (mm)
Ro	Runoff coefficient, based on average annual rainfall (mm)
Fs	safety factor (1.25)
As	area of storage dam (m^2)

Method 2 –Annual Catchment Yield

Q = [((Ap + Ab) x (Rf x Ro)) x Fs + (As x Rf)] / 1000

Where:

Q	volume (m^3)
Ap	area of pens (m^2)
Ab	balance of the catchment (m^2)
Rf	1 in 10-year annual catchment yield (mm)
Ro	Runoff coefficient, based on average annual rainfall (mm)
Fs	safety factor (1.25)
As	area of storage dam (m^2)

However, as an alternative measure, the MEDLI model has been used.

7.5.3.1 Introduction to MEDLI

MEDLI® is a Windows® based computer model for designing and analysing effluent reuse systems for intensive rural industries, agri-industrial processors (e.g. abattoirs) and sewage treatment plants. Confined intensive cattle feeding systems are described in MEDLI V1.3 or V2 Prototype (Vieritz et al 1998; Atzeni et al 2005) using the waste estimation/feedlot module. The feedlot module contained in these versions of MEDLI, model the daily water and nutrient balance of the pen/feeding area and its surrounding catchment (hard and soft) and then predicts the quantity and quality of the runoff entering the holding pond following rainfall.

The description of a feedlot enterprise in MEDLI is very flexible with provision for modifying the market composition of the herd, manure excretion rates, stocking density, catchment configurations, manure pad maintenance rules and harvesting rates. To obtain accurate manure production values (total solids, volatile solids, nitrogen, phosphorus, potassium and salt) for beef cattle to be entered in MEDLI, we used BEEFBAL v10.01 (DAF 2019). In BEEFBAL, the percentages of individual feed ingredients and the amount fed were input. Annual manure production in kilograms per head per year were then entered in the MEDLI v2 Prototype.

The model assumes all runoff from the catchment area is directed into a holding pond via an optional sedimentation basin. If included, the sedimentation basins surface area needs to be included in the "hard area". Runoff from the hard and soft areas, and from any other non-production areas defined by the user i.e. "other areas", is assumed to be free of solids, nutrients and salts. The assumption is reasonable unless these "other areas" involve manure stockpiling/composting areas.

The feedlot summary report includes information on annual runoff, nutrients contained in the runoff, manure harvesting rates and average pad nutrient and dry matter composition.

In summary, the feedlot waste estimation module predicts the quantity and quality of runoff entering the holding pond. The module is a deterministic, daily time-step program which generates the runoff details (date, volume, concentrations) for the run period.

7.5.3.2 Modelling Input Data

Climate

In order to undertake the necessary hydraulic modelling, daily climate data for the locality was required. Data was obtained from the SILO database operated by the Bureau of Meteorology (BOM). Daily climate data for the site for 100 years is summarised in Table 1. The mean annual rainfall is only 387 mm/year, whilst the mean annual pan evaporation is 1567 mm/year.

Cattle Details and Manure Production (Beefbal)

BeefBal is a Microsoft Excel-based spreadsheet model which was developed to assist in estimating the quantities and composition of manure produced by beef cattle feedlots. It performs a mass balance on the solids, nitrogen, phosphorous, potassium and salt entering and exiting the feedlot system in the forms of cattle, feed and drinking water, to determine the masses of nutrients in the manure produced by the feedlot. Table 6 provides key output used in the MEDLI modelling.

Table 6: BeefBal Data for Dimboola Feedlot

Name	Unit	Steer	Heifer
Proportion of Total Head	%	50	50
Proportion of Pens Occupied	%	90	90
Entry Weight	kg/head	500	500
Exit Weight	kg/head	860	780
Daily Weight Gain	kg/head/day	1.0	1.0
Excreted N Per Head	kg/head/year	65.3	65.4
Excreted P Per Head	kg/head/year	10.2	10.1
Excreted Salt Per Head	kg/head/year	0.1	0.1
Excreted VS Per Head	kg/head/year	563.9	583.1
Excreted TS Per Head	kg/head/year	904.3	927.8
Excreted Water Per Head	kg/head/year	5124	5258

Ponds

The proposed effluent holding ponds at the Dimboola Feedlot will used to store runoff/effluent that is generated on-site prior to land application. The holding pond details (surface area, depth etc.) are provided below in Table 7.

Table 7: Pond Details for Dimboola Feedlot

Pond	Surface Area (m2)	Depth to TWL (m)	Freeboard (m)	Volume (ML)
Pond 1 (South)	20,942	1.20	0.5	23.98
Pond 2 (North)	24,780	1.87	0.5	42.65

Feedlot Controlled Drainage Areas and Runoff Modelling

The two CDAs of the Dimboola Feedlot consists of the following component areas for MEDLI modelling purposes:

Pen Area - area occupied by production pens, irrespective of their occupancy rate. The total pen area is a derived value based on the inputted stocking density (m^2/SCU), licensed capacity (SCU) and number of pens.

Hard Area - area occupied by concrete, roads, drains, cattle lanes, surface area of sedimentation basin(s), building roofs etc.

Soft Area - permanently grassed and vegetated areas within the catchment.

Other area(s) - any non-production area which possess different hydraulic properties to those of the soft and hard areas (e.g. manure and solid waste stockpile).

The various catchment area components for each feedlot CDA are summarised below in Table 8 and are derived from the feedlot layout plan shown in Figure 26.

Table 8: Feedlot Production Catchment Area Details

Catchment component	Area (ha)	
	Southern CDA	Northern CDA
Pens – production, holding, hospital	8.507	16.921
Hard – roads, cattle lanes/drains, cattle handling and sed basin	7.329	9.155
Soft - grassed areas	2.947	3.623
Other – Manure rows/stockpile	0.607	0.607
Other – Manure Pad	0.607	0.607
Total	**19.997**	**30.913**

Soil Parameters

The soil parameters are based on broadscale land resource mapping, data supplied and physical / chemical analysis results. The default "Duplex" soil type in MEDLI was modified to reflect on-site conditions including soil texture, soil depth. The maximum soil PAWC to a depth of 0.9 m is 105 mm.

Irrigation

The irrigation input data includes the irrigator type and irrigation scheduling rules. The irrigator modelled was a low pressure travelling irrigator with scheduling based on a 25 mm soil water deficit i.e. irrigation does not occur when soil conditions do not allow for the volume to be applied without runoff or going above the soils field capacity (this is well below saturation).

Crops

Various crops were modelled. However, the final modelling was undertaken using a forage barley contained in MEDLI.

Figure 26: Dimboola Feedlot Controlled Drainage Areas (CDAs)

7.5.3.3 Modelling Process

MEDLI was first used to ascertain whether the effluent entering the holding ponds could be managed through evaporation only, but this was not the case. Since the proposed holding ponds are undersized for evaporation only, the Dimboola Feedlot will utilise of the captured runoff via land irrigation. The property already comprises areas of successful dryland cropping. Land application of captured holding pond effluent on areas growing crops or pasture is the most efficient and beneficial means of using the valuable water, nutrient and organic matter that it contains.

MEDLI is a mathematical model developed to simulate the operation of an effluent irrigation scheme over a 'long' period, typically many decades. The model's basis is a 'physical system' comprising a field of crop or pasture which has been irrigated with effluent supplied from a tank or pond. This in turn provides a buffer storage to hold incoming effluent at times when water is not being applied to the soil.
Although MEDLI is based on a group of previously available models covering soil-water balance and crop growth, its primary focus is on liquid waste management. It simulates day to day natural processes which take place, by performing material balance calculations to account for the incoming water to estimate irrigation demand. It also uses data about the physical system itself plus historical climatic data for the particular site.

7.5.3.4 Modelling Results

Runoff
The predicted runoff from the Southern and Northern CDAs is summarised in Table 9 and Table 10. Graphical representations of these are also shown in Figure 27 and Figure 28.

Table 9: Summary of Runoff (ML) for Dimboola Feedlot (Southern CDA)

Month	Southern CDA			
	Minimum	Mean	Maximum	Standard Deviation
Jan	0.00	1.47	29.43	4.23
Feb	0.00	1.35	18.64	3.22
Mar	0.00	0.58	7.84	1.18
Apr	0.00	0.69	6.70	1.26
May	0.00	1.14	6.59	1.54
Jun	0.00	1.23	8.86	1.92
Jul	0.00	1.15	9.09	1.59
Aug	0.00	0.96	7.61	1.26
Sep	0.00	1.09	8.41	1.55
Oct	0.00	1.29	15.45	2.19
Nov	0.00	1.05	11.93	1.81
Dec	0.00	1.00	9.43	1.84
Year	**2.39**	**13.00**	**52.73**	**8.14**

Table 10: Summary of Runoff (ML) for Dimboola Feedlot (Northern CDA)

Month	Southern CDA			
	Minimum	Mean	Maximum	Standard Deviation
Jan	0.00	2.24	48.11	6.86
Feb	0.00	2.01	30.04	5.18
Mar	0.00	0.83	12.67	1.82
Apr	0.00	0.98	10.68	1.93
May	0.00	1.64	10.91	2.43
Jun	0.00	1.95	16.08	3.30
Jul	0.00	1.82	15.26	2.75
Aug	0.00	1.41	13.38	2.11
Sep	0.00	1.57	13.14	2.38
Oct	0.00	1.90	24.41	3.45
Nov	0.00	1.51	18.89	2.85
Dec	0.00	1.42	15.49	2.88
Year	**2.70**	**19.28**	**83.32**	**13.06**

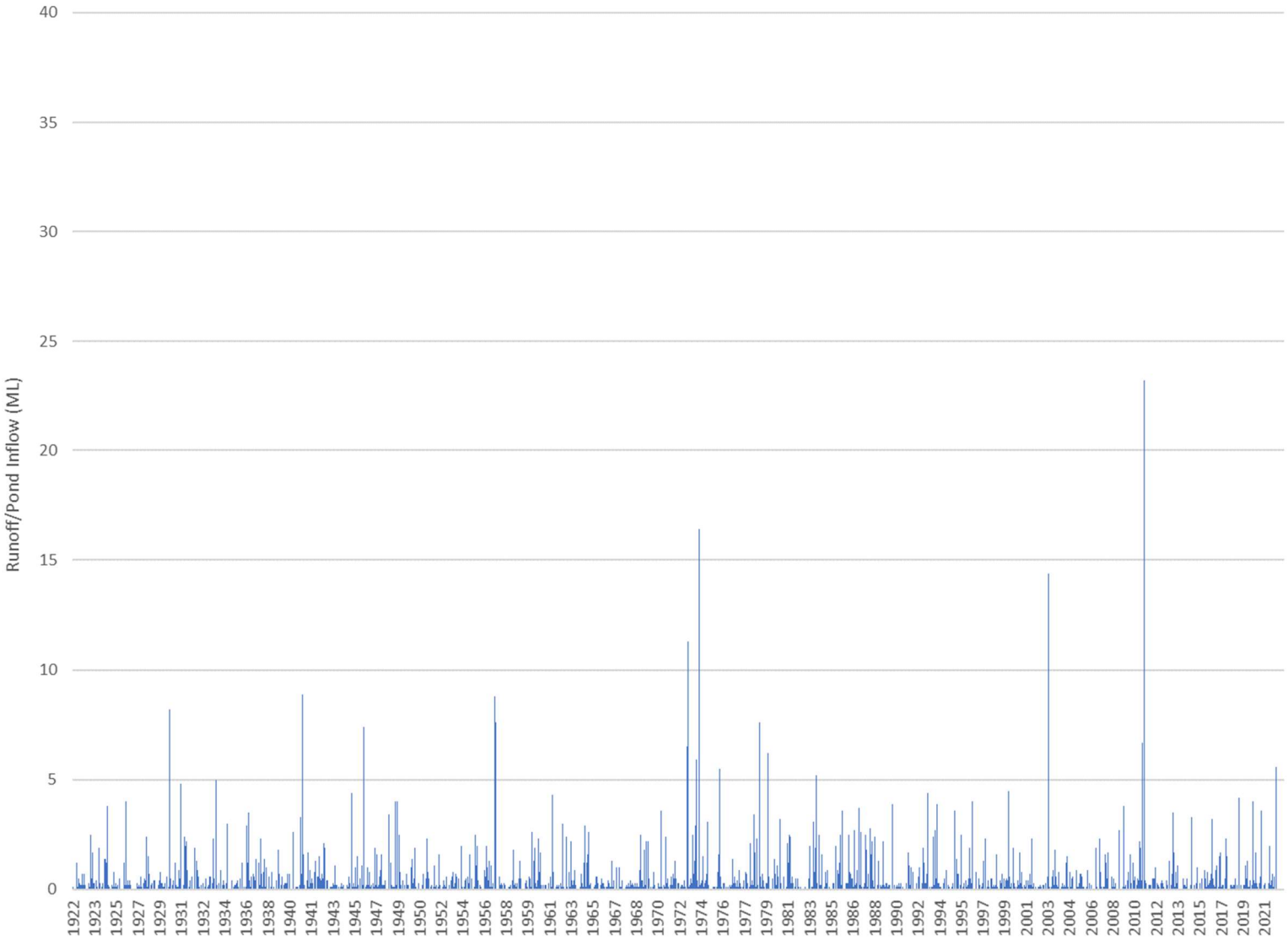

Figure 27. Summary of Annual Runoff Volume (ML) for Southern CDA

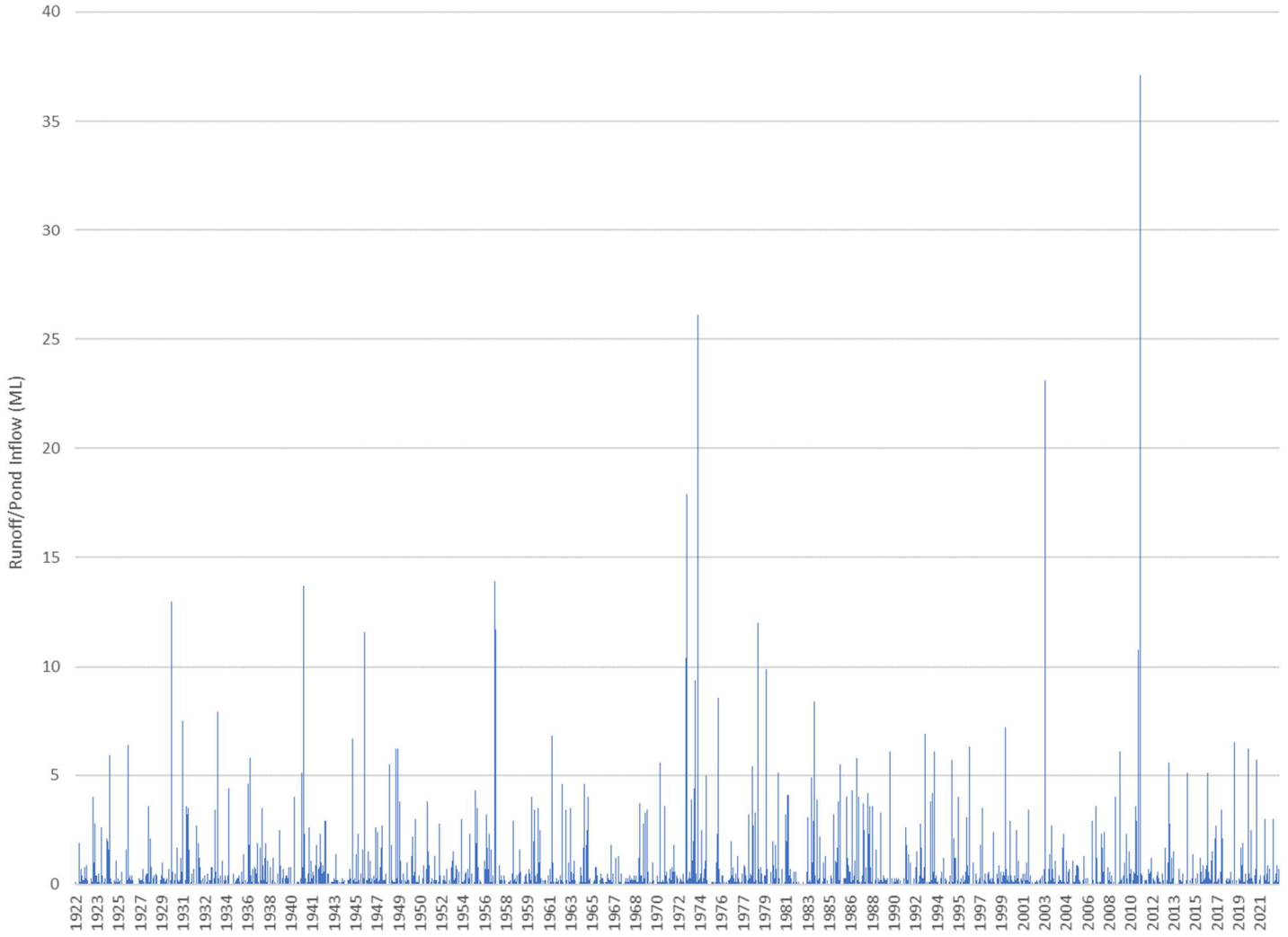

Figure 28. Summary of Annual Runoff Volume (ML) for Northern CDA

Hydraulic Balance Results

Table 11 shows the predicted hydraulic balances for the two CDAs at the Dimboola Feedlot.

Table 11. Holding Pond and Irrigation Area Hydraulic Balance

Parameter	Southern CDA	Northern CDA
Pond Water Balance (ML/yr)		
Inflow (CDA runoff)	13.00	19.28
Rainfall	8.47	9.85
Evaporation	8.86	10.35
Irrigation	11.62	17.23
Overflow	0.07	0.04
Pond Concentrations		
Nitrogen (mg/L)	200	193
Phosphorus (mg/L)	48	52
Salinity (µS/cm)	3,000	3,900
Land Water Balance (mm/yr)		
Rainfall	387	387
Irrigation (effluent)	30	28
Runoff (rain)	11	11
Runoff (irrigation)	0	0
Drainage	5	5
Land Nutrient Balance (kg/ha/yr)		
Nitrogen added to land	50	44
Nitrogen removed (harvested)	74	65
Nitrogen removed (leached)	<1	<1
Phosphorus added to land	12	12
Phosphorus removed (harvested)	13	13
Phosphorus removed (leached)	0	0
Phosphorus stored	-1	-1
Pond Volume (ML)		
Pond Volume	23.98	42.65
Crop Yield (t DM/ha)		
Irrigation Area	5.4	5.2
Land Area (ha)		
Irrigation Area	38.2	61.1

NB: All data are means over 100-year simulation period.

The results of the hydraulic modelling show that under the proposed effluent utilisation system, overtopping of the wet weather storage dam only occurs during extreme events and overtopping occurs less than once every 20 years for both CDAs.

Figure 29 clearly shows the pond volume of ~24 ML for the Southern CDA should only exceed 15 ML about once a decade assuming regular irrigation. The average pond volume is just 1.5 ML. Likewise,

for the Northern CDA, Figure 30 shows the pond volume of ~43 ML should only exceed 20 ML about once a decade assuming regular irrigation. The average pond volume is just 2.2 ML.

The annual effluent irrigation volume applied is only 68 to 72 mm/yr. The predicted deep drainage rate and predicted runoff are low. There is no runoff is due to effluent application since this is triggered by deficit-based irrigation scheduling.

The nitrogen loading rate is estimated to range from only 44 to 50 kg/ha/yr and leached nitrogen is predicted to be <1 kg/ha/yr. The nitrogen predicted to be removed through forage barley production is higher than that applied. Hence, additional nitrogen fertiliser may be required. The predicted phosphorus loading rate is just 12 kg/ha/yr, with approximately 13 kg/ha/yr utilised by the crop production system. It is predicted that no phosphorus leaching should occur. This is due to low loading rates, adequate uptake by crop harvest and good phosphorus sorption capacity in the subsoil.

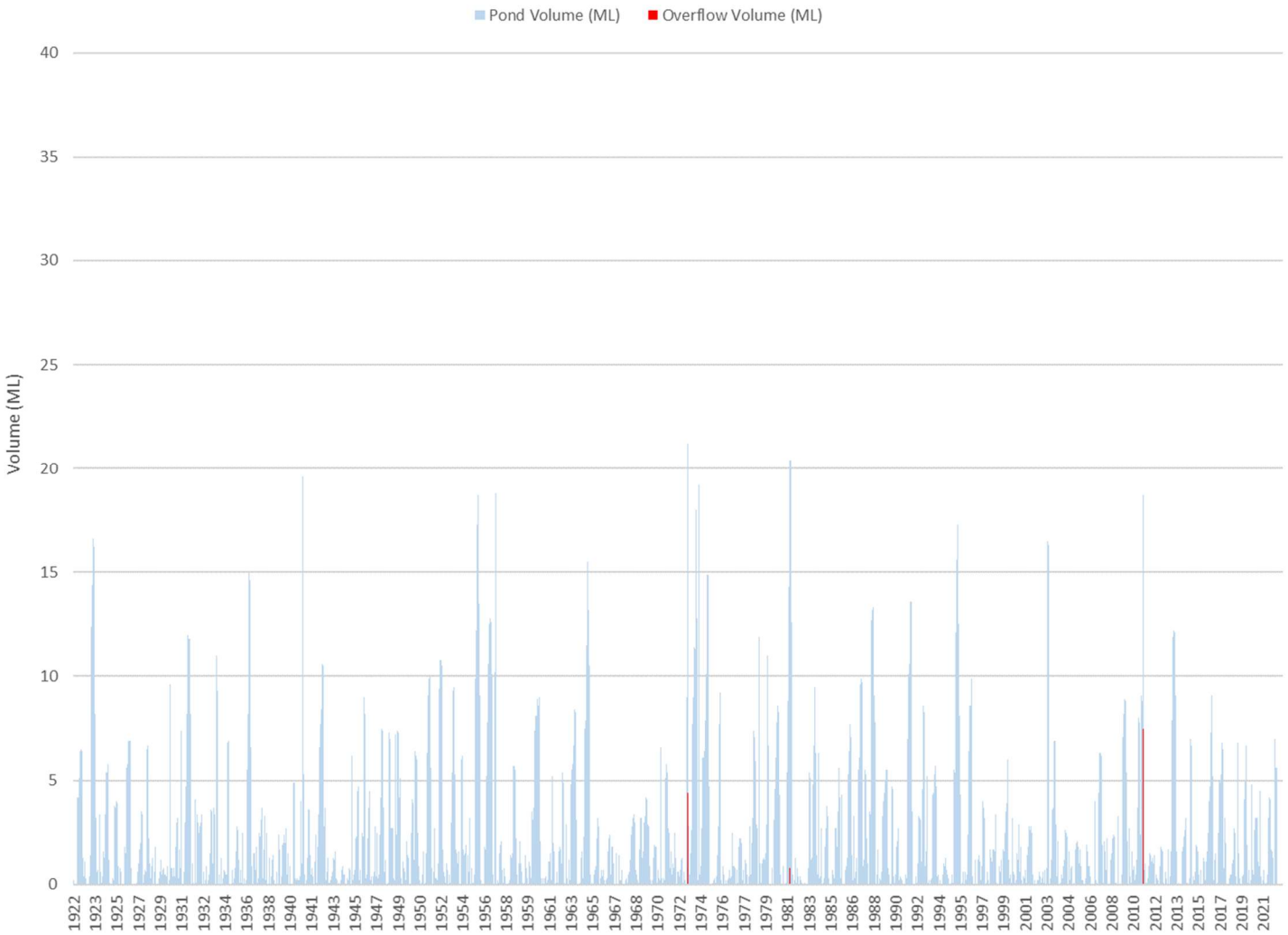

Figure 29: Pond Volume and Overtopping Events for Southern CDA

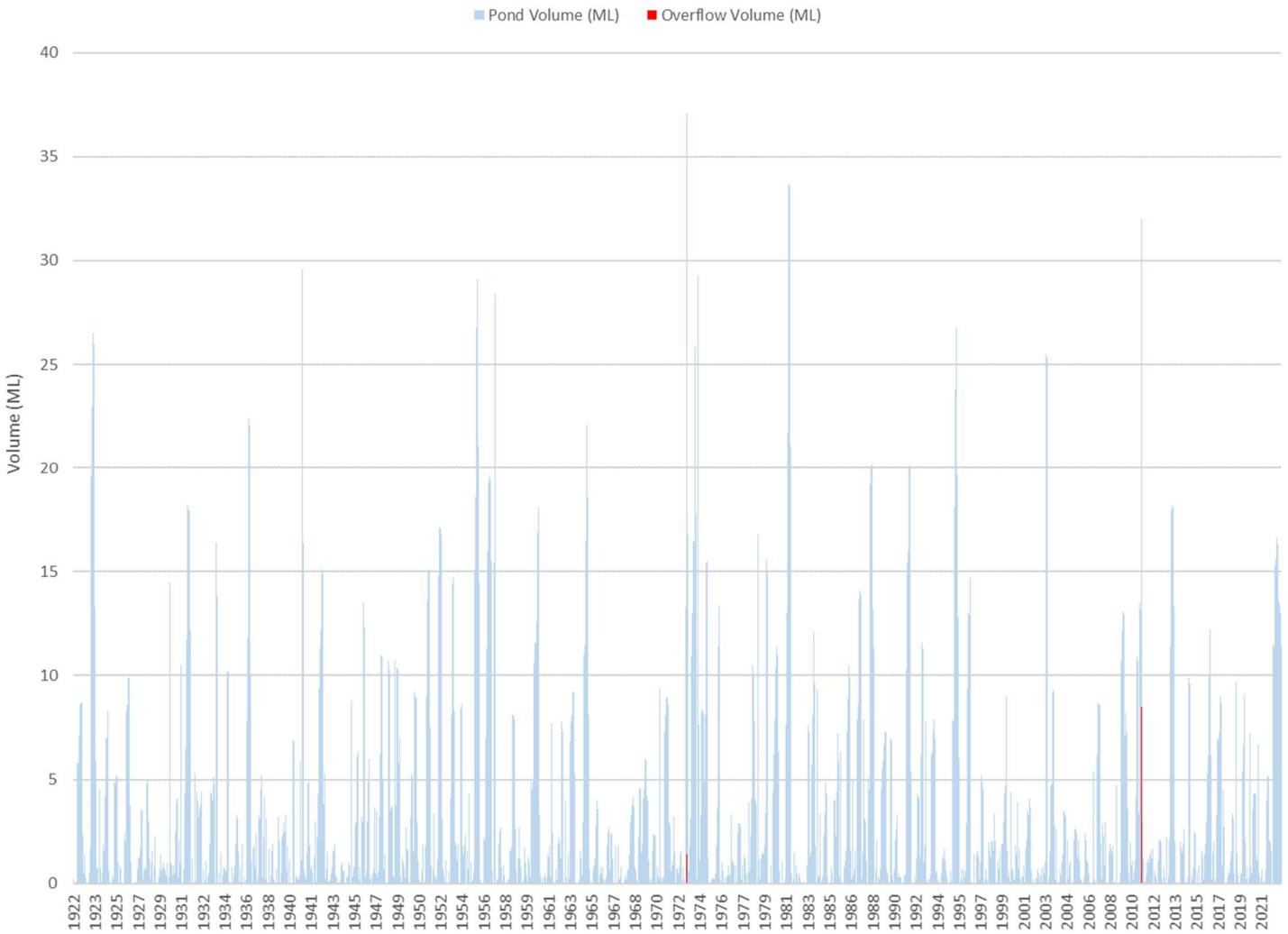

Figure 30: Pond Volume and Overtopping Events for Northern CDA

7.5.4 AM4 – Runoff Dispersal Area

Requirements for runoff dispersal are the same for all feedlot classes and assume on-site dispersal without pollution of surface or groundwater resources. Any proposal to discharge waste to waters of the State following treatment would be subject to EPA approval. However, direct dispersal of runoff on to land following manure settling is restricted to Class C and D feedlots not exceeding 500 SCU with considerable caution to be exercised where this approach is proposed in higher rainfall areas.

AM4 is not applicable for the proposed development because direct dispersal will not occur. Instead, runoff from the feedlot works area will be stored in the holding pond, then irrigated in a controlled way as required (not allowed to disperse overland).

7.5.5 AM5 – Waste Stockpile

The approved measures require the diversion of external runoff from the stockpile. The waste stockpile would normally be part of the controlled drainage area of the feedlot. If a separate stockpile area is used it must be protected by diversion banks and the runoff from the stockpile area must have an acceptable disposal system. The floor of the stockpile must be compacted and sealed to prevent the seeping of moisture into the soil below the stockpile.

The composting pad will be used to manage the manure as well as the composting of mortalities. It will sit within the CDA of the feedlot. Its base will be compacted and sealed to prevent seepage through the base. The geotechnical report for the feedlot site (Bannan 2021a) provides construction details.

As it is now, all manure will be purchased by a professional composter who will process it on-farm before selling it to clients. A standardised process will be used. The manure will be formed into windrows. These will be turned after they heat to >60◦C for at least three consecutive days. This will be repeated at least four times. Records of windrow temperatures and turning and compost sales will be maintained. Once the manure no longer heats after turning, it will be allowed to age before being transferred from the site. This is consistent with EPA publication 1588.1 “Design, Constructing and Operating Composting Facilities” (EPA Victoria 2017). Photograph 3 shows how manure is currently being composted at the site.

Tucker et al. (2015) provide estimates of manure and compost production for cattle feedlots. The rate of manure production varies widely, from 400-420 kg total solids (TS)/SCU/year in feedlots that retain an interface layer over the feedlot pad, to 2,000 kg TS/SCU/yr for feedlots that do not maintain an interface layer and harvest significant quantities of gravel. It is best practice to maintain an interface layer as this protects the feedlot pad, minimising the amount of pad material removed during pen cleaning. Hence, during pen cleaning, care is taken to maintain an interface layer over the feedlot pad.

Assuming harvest of 420 kg TS/SCU/year of manure with a bulk density of 600 kg/m^3 and a moisture content of 30-40%, about 600-700 kg manure/SCU place or 1-1.167 m^3/SCU of manure would be harvested annually. Hence, if the feedlot were to operate at 100% pen occupancy year-round (10,000 SCU), the total manure production would be 6,000-7,000 t/yr or 10,000-11,670 m^3/yr. In reality, long term occupancy is likely to be lower, say 90%. Hence, 5,400-6,300 t/yr or 9,000-10,500 m^3/yr of harvested manure can be considered a reasonable average estimate.

Assuming the moisture content of the manure is raised to 50% for composting, there will be about 7,560 t/yr or 12,600 m^3/yr of manure to process. From Tucker et al. (2015), the composting process is likely to remove 35% of TS and the moisture content could drop to 25%. Hence, production will be 364 kg/SCU/yr, or 3276 t/yr which equates to 4,368 m^3/yr of product at a bulk density of 0.75 t/m^3.

The manure will typically be composted over an eight week period, with four weeks curing. Assuming the breakdown occurs evenly over the active phase, there will be ~831 t or 1302 m^3 of materials in windrows. If the windrows are 3 m wide at the base and 1.5 m high, some 579 m of windrow space will be needed. A further 251 t or 335 m^3 of aging compost can be stored in a pile or windrows.

The composting pad has an area of 2.4 ha. At the northern end, it has a width of 78.5 m, narrowing to ~77.5 m at the southern end, with a length of ~307.5 m. The average length of windrows is ~68 m (67.5-68.5 m), allowing 5 m for vehicle manoeuvring at either end. Hence, a total of 8.5 windrows is needed for the actively composting material. Because a self-propelled windrow turner is used, windrows are spaced ~1 m apart. Hence, the area needed for these is 78 m (average) X 37 m ((10 X 1 m) + (9 X 3 m). If aging compost is kept in windrows, windrow length of 149 m would be needed or two rows. This would require a further 8 m X ((2 X 1 m) + (2 X 3 m)). Hence, the minimum area required for composting and aging of compost is 78 m X 45 m. The spare space will provide for extra storage of compost and for mortalities composting.

Photograph 3: Composting Manure

The area needed for mortalities composing is small. It is estimated that there will be 58 t/yr of mortalities to manage. These will be composted with a similar mass of manure, hence there will be 116 t/yr of material. If this has a combined bulk density of 0.7 t/m^3, there will be 166 m^3/yr of material to manage. It is expected that the mortalities composting process will take up to six months. From Tucker et al. (2015), for each tonne of mortalities it could be expected that some 0.54 t or 0.76 m^3 of compost would be produced. If the breakdown of the mortalities occurs evenly over the six months, there will be ~53 m^3 of material or 23 m of windrow length actively composting at a time. Compost production will be about ~31.4 t/yr or 44.1 m^3/yr. From Tucker et al. (2015), it could be expected that

mortalities compost could contain 1.6% N, 0.6% P and 1.1% K on a wet basis. This equates to ~502 kg N, 188 kg P and 345 kg K.

Mortalities composting windrows will be kept separate from manure piles, and clearly identified. Actively composting windrows will be located near the bottom slope of each composting area so that runoff from these cannot contaminate manure piles and particularly finished compost. Finished mortalities compost will be stored in a separate windrow from actively composting material.

To prevent contamination of finished manure compost, this will be stored at the top end of the composting areas. Mortalities compost will be stored at the lower end.

7.5.6 AM6 – Solid Waste Use

The approved measure is that solid waste is spread on to crop or pasture land in accordance with the capacity of agricultural productive activity to take up waste production. For feedlots of greater than 1000 SCU, the area is determined by the preparation of nutrient and salt balance statements for all areas used for waste product application. Solid waste is spread on to land which is above the 1 in 20-year flood line.

As mentioned above, all manure will be purchased by a professional composter who will process it on-farm before selling it to clients. No manure will be spread on-farm. However, a ~30 ha area to the west / south-west of the feedlot has been allocated for compost spreading (see Figure 20) to allow for the reuse of mortalities compost on-farm if this is required. While detailed Australian research showed that properly processed mortalities compost typically does not pose any greater biosecurity risk than manure compost (Roser et al. 2011), on-farm reuse is often required to manage any residual risks (i.e. avoid grazing of areas spread with mortalities compost). It is acknowledged that the proposed compost spreading area is partly covered by the ESO6 overlay, however, it is separated from the closest waterway by a 200 m buffer. Care has also been taken to determine sustainable nutrient application rates that would not exceed fertiliser nutrient application rates. If on-site reuse is not required, this compost will most likely go off-farm.

From section 7.5.14, each year there will be ~31.4 t of mortalities compost which could contain 16 g/kg N, 6 g/kg P and 1.1 kg K. The National Guidelines provide a method for determining the sustainable application rate for compost that takes the form of a nutrient limited application rate (NLAR) equation. This can then be used to determine the minimum area needed for safe utilisation of the nutrients. The equation is:

$$NLAR = \frac{CR + SS + EL}{NW \times 10^{-3}}$$

where:

NLAR = nutrient limited application rate of compost (t/ha)
CR = crop requirement for the applied nutrient (kg/ha)
SS = soil storage (kg/ha)
EL = allowable nutrient losses to the environment (kg/ha)
NW = available nutrient concentration in the manure (mg/kg)

The crop requirement (CR) depends on the harvested yield and the nutrient content of that material. The current cropping rotation is vetch hay, barley hay, barley hay. It is expected that this will remain the typical rotation going forward. Typical yields for these crops in this location are 3.3 t DM/ha for vetch hay and 4.5 t DM/ha for barley hay. Table 12 provides an estimate of the expected typical nutrient removal by each crop and the rotation.

Table 12 : Nutrient Removal by Crop Rotation

Crop	N		P		K	
	(kg/t)	(kg/ha)	(kg/t)	(kg/ha)	(kg/t)	(kg/ha)
Vetch hay (3.3 t/ha)*	33.3	109.9	3.2	10.6	23.2	76.6
Barley hay (4.5 t/ha)*	13.9	62.6	2.6	11.7	11.8	53.1
Barley hay (4.5 t/ha)*	13.9	62.6	2.6	11.7	11.8	53.1
Av. for rotation	20.4	78.4	2.8	11.3	15.6	60.9

* NRC 1984

Soil storage (SS) is typically applied only to phosphorus. In this case, soil storage is disregarded as soil test results show additional phosphorus is not required.

Allowable losses to the environment (EL) include unavoidable leaching losses of cation forms of potassium, calcium and magnesium; and leachate losses of small amounts of nitrogen (mainly in nitrate form); and denitrification and volatilisation losses of various forms of soil nitrogen. In this instance, small amounts of nitrogen will leach and there will likely be potassium leaching. As potassium causes few environmental issues, this is not a concern. EL of 10% for nitrogen will be allowed in the nutrient balance.

Applying the NLAR process:

For nitrogen:
NLAR = (78.4 kg/ha + 7.84 kg/ha) / (16 g/kg)
= 5.4 t/ha

For phosphorus:
NLAR = 11.3 kg/ha / (6 g/kg)
= 1.9 t/ha

For potassium:
NLAR = 60.9 kg/ha / (11 g/kg)
= 5.5 t/ha

At an application rate of 1.9 t/ha/yr, the area required to sustainably manage the mortalities compost is 16.5 ha. Hence, the 30 ha allocated is sufficient.

7.5.7 AM7 – Monitoring

The approved measures recommend soil testing of all areas used for waste spreading at the commencement of the feedlot and at 5-year intervals thereafter or as otherwise required. Monitoring of crop production will be undertaken annually. Surface water monitoring of any waterway within 1 km of the feedlot must be undertaken upstream and downstream of the feedlot.

Baseline soil sampling has been undertaken and is presented in the land capability investigation of the feedlot site (Bannan 2021b). Refer also to section 4.3 of this report. It is proposed to monitor the soil of the reuse areas annually (in years when effluent or mortalities compost is applied). The key analysis parameters will be pH, electrical conductivity, total nitrogen, total phosphorous, exchangeable sodium percentage, organic carbon and chloride. Further details are given in the Waste Management Plan provided as section 8 of this report.

A record will be maintained of the types of crops grown on each reuse area and the harvested yields.

Prior to the first effluent irrigation event of the annual irrigation season, a sample of effluent from the holding pond will be analysed to confirm the sustainable effluent application rate based on the nutrient content of the effluent and the expected crop nutrient removal rate.

The production bore is located between the feedlot complex, effluent irrigation area 2 and the compost spreading area (see Figure 20). Groundwater samples will be collected from this bore at approximately six monthly intervals (summer and winter). These will be analysed for nitrate nitrogen, phosphorus and electrical conductivity.

The closest permanent waterway to the feedlot is the Wimmera River. As it is located over 3 km from the nearest property boundary, monitoring is not warranted. There is a waterway to the west of the feedlot and 200 m to the west of the compost spreading area (see Figure 20). However, the slope of the land is to the east away from the waterway (see Figure 3), so there is little value in sampling water from it.

A complaints reporting and response procedure is in place. This includes:

- Recording details of the complaint: date and time of complaint / nuisance, nature of complaint, complaint method, complainant, person receiving the complaint
- Investigation including: direction of complainant in relation to feedlot, recent rainfall, wind direction, activities that may have contributed and expected future weather conditions
- Corrective and / or preventative actions
- Follow-up communications with complainant to confirm nuisance has abated. (If not, further investigation and action may be triggered).

7.5.8 AM8 – Runoff Irrigation

The approved measures specify that the area of irrigation is determined on the basis of nutrient balance, salt balance and water balance. Guidelines for Waste Water Irrigation (Publication NO. 168) available from the EPA provide one basis for the calculation of the area required; or a standard of 1 hectare per 80 SCU is adopted for the irrigation of waste water. The area used is NOT the same area as that used for solid waste use.

7.5.8.1 MEDLI Modelling

The area allocated for effluent reuse includes 40.03 ha below the southern irrigation area and 61.2 ha in the northern irrigation area (see Figure 20). The adequacy of this land to manage the nutrients under winter hay crops was confirmed using the MEDLI model (see 7.5.3). The annual effluent irrigation volume applied is only 68 to 72 mm/yr. The predicted deep drainage rate and predicted runoff are low. There is no runoff is due to effluent application since this is triggered by deficit-based irrigation scheduling. The nitrogen loading rate is estimated to range from only 44 to 50 kg/ha/yr and leached nitrogen is predicted to be <1 kg/ha/yr. The nitrogen predicted to be removed through forage barley production is higher than that applied. Hence, additional nitrogen fertiliser may be required. The predicted phosphorus loading rate is just 12 kg/ha/yr, with approximately 13 kg/ha/yr utilised by the crop production system. No phosphorus leaching is expected due to low loading rates, adequate uptake by crop harvest and good phosphorus sorption capacity in the subsoil.

7.5.8.2 NLAR Assessment

MEDLI is one tool for determining sustainable reuse practices. However, other approaches are possible. While MEDLI was applied to a range of crops, the final modelling was for forage barley for hay. In practice, the typical crop rotation will likely consist of vetch hay, barley hay and barley hay. To avoid adverse environmental impacts, the National Guidelines for Beef Cattle Feedlots in Australia (MLA 2012) state that application rates should not exceed the rates at which the constituents of the effluent (especially N, P and salts) are:

- taken up by plants and removed from the site by harvesting
- safely stored within the soil profile
- released into the surrounding environment in an acceptable form.

This section uses these principles to cross-check the nutrient balance for the reuse of effluent based on the typical crop rotation of vetch hay, barley hay, barley hay. Typical yields for these crops in this location are 3.3 t DM/ha for vetch hay and 4.5 t DM/ha for barley hay. These yields are somewhat below the barley hay yields estimated by MEDLI, although the MEDLI yields are within the range for crops grown at the farm.

There are a number of ways of undertaking mass balance calculations for effluent utilisation areas. Provided they comply with mass balance principles, they should be acceptable to regulatory authorities and auditors (MLA 2012).

The National Guidelines express a mass balance equation in the form of a nutrient limited application rate (NLAR) equation, denoted as:

$$NLAR = \frac{CR + SS + EL}{NW \times 10^{-3}}$$

where:

NLAR = nutrient limited application rate of holding pond effluent (kL/ha)
CR = crop requirement for the applied nutrient (kg/ha)
SS = soil storage (kg/ha)
EL = allowable nutrient losses to the environment (kg/ha)
NW = available nutrient concentration in the holding pond effluent (mg/L)

The crop requirement (CR) depends on the harvested yield and the nutrient content of that material. Table 12 provides an estimate of the expected typical nutrient removal by each crop and the rotation.

For the rotation, these are 78.4 kg N/ha, 11.3 kg P/ha and 60.9 kg K/ha..

Soil storage (SS) is typically applied only to phosphorus. In this case, soil storage is disregarded.

Allowable losses to the environment (EL) include unavoidable leaching losses of cation forms of potassium, calcium and magnesium; and leachate losses of small amounts of nitrogen (mainly in nitrate form); and denitrification and volatilisation losses of various forms of soil nitrogen. In this instance, small amounts of nitrogen will leach and there will likely be potassium leaching. As potassium causes few environmental issues, this is not a concern. Nitrogen volatilisation of 10% will be included as EL in the nutrient balance. Adding the EL to the nitrogen removal rate increases the allowable application rate to 86.2 kg N/ha

The nutrient application rate is a function of the effluent application rate and the effluent composition. From MEDLI, the irrigation volumes from the two CDAs are 11.62 ML/yr (southern) and 17.32 ML/yr (northern). The southern irrigation area has an area of 40.03 ha while the northern irrigation area covers 61.2 ha. Hence, the irrigation rates are very low at 29 mm for the southern area and 28 mm for the northern area.

Different guidelines provide different estimates of effluent composition. Data from the New South Wales Feedlot Manual and data collated by FSA Consulting and reported in Tucker et al. (2011) and are summarised in Table 13. As this shows, a large range in values is possible. It is important to recognise that these data represent effluent sampled from holding ponds. Effluent for irrigation may be less concentrated as effluent irrigation typically occurs when ponds are fuller following rainfall.

Table 13: Composition of Feedlot Effluent

Element (mg/L)	Effluent composition by source	
	NSW	FSA
Nitrogen	148	134 (2-3100)
Phosphorus	40	61 (0.2-440)
Potassium	460	665 (1.2-9100)

MEDLI estimated the following concentrations for irrigated effluent:

- Nitrogen (post volatilisation losses): Southern: 163.36 mg N/L; Northern: 156.43 mg/L
- Phosphorus: Southern: 38.75 mg/L, Northern 42.27 mg/L

On that basis, the values for NW for the nutrient balance will be:

- Nitrogen: 160 mg/L
- Phosphorus: 40 mg/L
- Potassium 560 mg/L

Adding the EL to the nitrogen removal rate increases the allowable application rate to 86.2 kg N/ha Consequently, the NLAR for each nutrient is:

- Nitrogen: 539 KL/ha or 53 mm
- Phosphorus: 283 KL/ha or 29 mm
- Potassium: 109 KL/ha or 11 mm

The MEDLI irrigation rates are 29 mm for the southern area and 28 mm for the northern area which is well under the NLAR for nitrogen, similar to the NLAR rate for phosphorus and well above the rate for potassium.

Consequently, the estimated nutrient application rates (NW) for each area are as shown in Table 14.

Table 14: Estimated Nutrient Application Rates

Element	Concentration (mg/L)	Southern Area		Northern Area	
		Mass (kg)	Rate (kg/ha)	Mass (kg)	Rate (kg/ha)
Nitrogen	160	1,859	46.0	2,757	45.0
Phosphorus	40	465	11.5	689	11.3
Potassium	560	6,507	162.6	9,649	157.7

For nitrogen and phosphorus, the conclusions are the same as for the MEDLI modelling. It is likely that additional nitrogen will need to be applied to promote optimal crop growth, while there is a balance between phosphorus applied and removed. Potassium will be in surplus but causes few environmental concerns.

Because effluent quality is only an estimate, and crop yields may vary, the systems performance must ultimately be evaluated by monitoring levels of nutrients and salts in soil, nutrient application rates and harvested plant yields. As appropriate, the crop rotation will be varied to manage nutrient levels. There is also the option of using effluent as a moisture source early in the manure composting process (before the first turn only).

7.5.9 AM10 – Runoff Dispersal Systems

This approved measure does not apply as no runoff dispersal system is proposed.

7.5.10 AM10 – Avoidance of Groundwater Contamination

The approved measure specifies that soil under feedlot pens is compacted, so as to be impermeable after addition of modifiers, and should be compacted to 90% of maximum field compaction using engineering equipment. Manure collection areas and drains should be treated and compacted so as to be impermeable. Retention ponds in permeable soils should be lined with clay or other suitable

material to reduce permeability. Manure stockpile pads on permeable soil should be treated and compacted.

The current feedlot facilities were constructed to meet these requirements. Similar construction techniques will be used to construct the new sections. The geotechnical investigation (Bannan 2021a) supporting this application demonstrates that the in situ material is suitable for meeting the specified compaction standard. All facilities will be lined with clay soil compacted to 90% of maximum field compaction so as to be impermeable. Bannan (2021a) also details the methods that will be used to construct earthen pads for pens, drains, roads and the compost pad.

The "Guidelines for Environmental Management: Use of Reclaimed Water" (EPA Publication 464.2) recommend that:

- ponds with a storage capacity of <3 ML; and depth <1.5 m (settling basin) should have a compacted clayey surface.
- ponds with storage capacities ≥3 ML (effluent holding pond), permanently filled; and depth >1.5 m should have 0.6 m thick compacted clay liner
- the base of ponds should be located above the highest seasonal water table.

These recommendations will be adopted when constructing the sedimentation basin and holding ponds. Bannan (2021a) also details the methods that will be used to line the sedimentation basin and effluent holding ponds.

7.5.11 AM11 – Waste Management Plan

The approved measure is that a waste management plan is provided showing:

- all areas used for on-site waste use,
- rates and frequency of application,
- nutrient, salt and water balance calculations for all areas,
- any arrangements for off-site water use,
- a program for cropping or other agricultural production activity on the areas used for waste product application,
- a monitoring program in accordance with Appendix 3 prepared and approved by the Agriculture Victoria and Department Conservation and Natural Resources, and
- management arrangements.

The waste management plan includes a communication strategy for the immediate reporting of any failures to the relevant authorities. Appendix 3 of the code provides an outline of the requirements for a waste management plan which is one way of satisfying this measure. A waste management plan for the feedlot is provided as section 8.

7.5.12 AM12 – Salinity

The approved measure notes that regard is had to salinity of groundwater in preparing the waste management plan. Salt levels in feed are set having regard to animal salt requirements, and salinity of drinking water.

Data on groundwater was obtained from the Visualising Victoria's Groundwater website (http://www.vvg.org.au). Beneficial uses for groundwater beneath the subject property are addressed

by segments B (TDS range 1001-3500 mg/L) and C (TDS range 3501-13,000 mg/L). It is hard to accurately quantify net salt loadings as TDS includes beneficial nutrients that will be taken up in plant growth (e.g. potassium) as well as components like chloride and sodium. However, the concentration of salts in effluent is heavily influenced by the amount of salt in the diet, salts in the water supply (for cattle drinking and feed preparation) and the amount of evaporation from the holding pond. In this case, groundwater is used as the water supply for the feedlot so there will be no net addition of salt from this source. No salt will be added to the cattle diets. Hence, there will be minimal salt inputs.

If the salts applied are not used or leached, then soil electrical conductivity levels will gradually increase. Eventually these can reach a level where the crop yields can be significantly reduced. This has implications for nutrient removal from the reuse areas. To that end, it is important to monitor salt levels in the soil and make appropriate management decisions and this will be done on a regular basis.

7.5.13 AM13 – Salt Budget

The approved measures specify that a salt budget is developed for all pasture disposal areas. Reference is made to a Salinity Management Plan if one exists for the area in which the feedlot is located.

A pasture disposal system will not be used in this instance. There is no salinity management plan for the area.

7.5.14 AM14 – Disposal of Animal Carcasses

The approved measure specifies disposal of dead animals in a pit of sufficient depth that there is not less than 1 m of soil above the carcass or are disposed of off-site in a manner approved by the responsible authority. Soil conditions are of a nature that no seepage to groundwater will occur. There is a plan for the disposal of animal carcasses in the event of a large-scale death as a result of disease or other causes.

Currently, mortalities are composted within the manure composting area. This works well and it is proposed that this will continue after the expansion. The mortalities are placed onto a layer of manure or straw at least 0.3 m thick. They are then completely covered with a further 0.3 m of manure. The bodies are allowed to decompose over a three to six month period, with the manure layer checked regularly and additional material placed as needed to ensure good coverage. When the material is well broken down, the compost is screened. Mortalities composting windrows will be kept separate from manure piles, and clearly identified. Finished mortalities compost will be stored in a separate windrow from actively composting material. The compost spreading area shown on Figure 20 will be used for spreading this material, if on-site reuse .

In the event of a mass-mortalities event, the method of disposal would depend on the cause of the mortalities. For example, for a heat stress event, mortalities may still be able to be composted. There is ample room to accommodate mass mortalities composting. In some cases (e.g. suspected exotic disease), the disposal method may be under the direction of the chief veterinary office. If required, they could be buried in a properly constructed pit located to the south-west of the feedlot. However, incineration may be mandated in some cases. In any event, on-site disposal will be managed in accordance with Animal Health Australia (2015) “AUSVETPLAN Operational Manual Disposal”. EPA

Victoria and the Hindmarsh Shire Council may also provide directions and assistance with managing disposal of a large number of mortalities. Mass mortalities management is addressed in the feedlots National Feedlot Accreditation Scheme (NFAS) manual.

7.6 Element 6 – Traffic and Parking

The objectives of this element are:

- efficient operation and function of arterial and local roads and appropriate access to the site.
- sufficient and convenient parking for employees, visitors, delivery and service vehicles.
- sufficient area set aside within the site to accommodate all vehicle movements associated with the delivery of cattle and goods to and from the premises.
- detrimental impacts of vehicle accommodation and access on the amenity of nearby residents and population centres is minimised.

The accepted standards are:

Parking On-site

- AS1 Provision is to be made for parking on site for trucks and cars. A car park area is provided for staff and visitors to the feedlot.
- AS2 Parking for trucks is provided in order that tracks to not have to queue along the access driveway during any high volume movement periods. An area with sufficient turning circle for articulated vehicles (including B-doubles and road trains, where applicable) is provided adjacent to the cattle loading docks and the area where stock feed is brought into the area.

Access and Transport Routes

- AS3 Access to the site is provided from an arterial road or semi-arterial road which is constructed to a standard to take articulated vehicles. Access should only be provided from a private street or local road where it is not practicable to provide access from a main or secondary arterial.
- AS4 Vehicle routes should avoid local areas of high residential population. The routes should avoid nearby townships and other urban settlements. Access to the site should be located at a point in excess of 250 m from any nearby dwellings not located on the feedlot.

Note, it is not intended that an on-site truck wash will be installed. An off-site truck wash will be used as needed.

7.6.1 6.1.18 AM1 – Access and Expected Vehicle Movements

The approved measure is that the access design has been approved by VicRoads, or the responsible authority.

The estimated number of B-double trucks (or equivalent) accessing the site, assuming average occupancy of 90%, is:

- Feed trucks: 1,035 loads/yr based on 9,000 head / 41,400 t/yr
- Cattle trucks in: 147 loads in based on 10,288 head @ 70 head/B-double
- Cattle trucks out: 243 loads out based on 10,200 head @42 head/B-double
- Compost out: 105 trucks based on 3,276 t in 40 t loads (B-double)

Note: B-doubles have been used for truck estimates, but these should be considered truck-equivalents. Other types of trucks may be used. This equates to 1,530 trucks per year or 29-30 trucks per week on average. There will also be approximately 10 passenger cars in and out per day.

The site can be accessed via:

- From west: Western Highway, Angle Road (~145 m sealed), Gerang-Glenlee Road (~85 m sealed), Albrecht Road (~2.62 km, first ~15-20 m sealed)
- From east: Western Highway, Z2 Road (~930 m, unsealed), Albrecht Road (~1.35 km, unsealed)
- From north (western side): Gerang-Glenlee Road (sealed), Albrecht Road (~2.62 km, first ~15-20 m sealed)
- From north (eastern side): Z2 Road (unsealed), Albrecht Road (~1.35 km, unsealed).

Figure 31 and Figure 32 show the two routes, which are from the west and east respectively off the Western Highway. Bill Italiano of the Department of Transport was consulted on 17th February 2022 in relation to traffic routes. He advised that there was no barrier for standard B doubles (26 m) to accessing either Z2 Road or Angle Road / Glenlee-Gerang Road off the Western Highway providing there is adherence to the conditional usage requirements (see section 7.6.1). *The main access route will be the one from the west (*Figure 31*) as it provides a safer turn-off from the Western Highway.* The neighbour consultation identified some concerns around the speed at which some trucks are driven through and around Gerang Gerung. "Slow down" and "do not use engine brakes" signage at all four entrances to the town was requested. Additionally, bitumisation of Albrecht Road was suggested.

Figure 33, from https://nhvr.maps.arcgis.com, shows that all the roads on the routes are B-double approved. The roads marked in green (Western Highway, Angle Road to Gerang-Glenlee Road and Gerang-Glenlee Road are approved for B-double access with no conditions. The remaining roads on the route are managed by Hindmarsh Shire and provide conditional B-double access. These are council roads accessible in dry weather only and to be used for pick-up and delivery, not as a through road.

Figure 31: Western Access - Western Highway, Angle Rd, Gerang-Glenlee Rd, Albrecht Rd

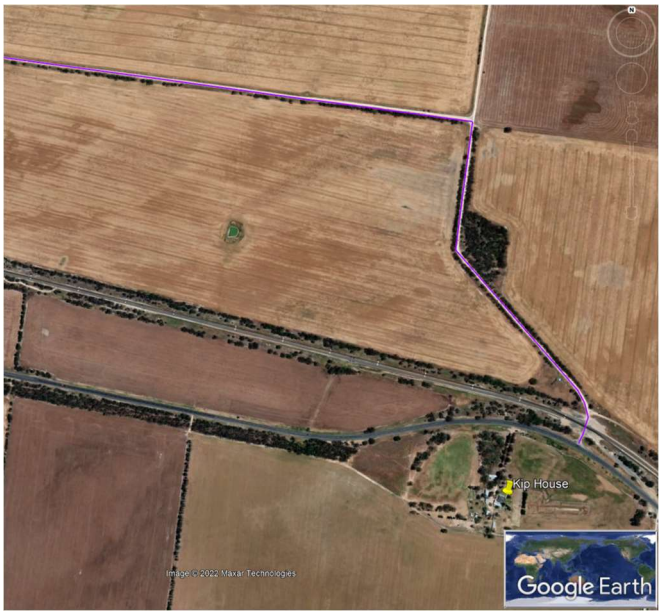

Figure 32: Eastern Access - Western Highway, Angle Rd, Gerang-Glenlee Rd, Albrecht Rd

Figure 33: B-Double Gazetted Network

The feedlot access point is off Albrecht Road (see Figure 34). Albrecht Road is a straight, all-weather gravel road in good condition. The entry point provides excellent visibility in both directions. B-doubles can safely enter and exit the site using the current entry.

Figure 34: Property Access Point

7.6.2 AM2 – Driveways and Access Roads

The approved measure is that driveways and access roads are not less than 6 m wide; and 9 m wide where truck parking is provided parallel to the roadway.

Both the existing driveway and the access road are > 6m wide. Trucks do not need to park parallel to the roadway. There is space for B-doubles to turn around at the feedlot so trucks will only enter and leave the property in a forward direction.

7.6.3 AM3 – Loading Ramp Location

The approved measure specifies that the cattle loading ramp is sited to allow direct truck areas clear of other vehicle movements and the holding area for waiting trucks where multiple truck movements are likely.

The existing loading ramp is located on the southern side of the feedlot pens. Hence, livestock trucks can usually go directly to the ramp without needing to navigate other vehicle movements. There is a large, gravelled area in the vicinity of the ramp that provides space for waiting trucks (see Figure 35).

7.6.4 AM4 – Surface Treatment

From the approved measure: car and truck spaces and access roads shall be formed, defined and drained so they can be used in accordance with the plan and are surfaced with: an all-weather seal; or crushed rock; and are drained to stormwater runoff areas with culverts where necessary.

Defined all-weather gravel roads connect all areas of the existing feedlot. Similar roads will be used within the new areas of the feedlot. These roads and associated car and truck spaces are constructed from crushed rock and are suitably drained.

Figure 35: Ramp Access, Office and Parking

7.6.5 AM5 – Parking

The approved measure expects that cattle feedlots have a minimum of:

- One car space per employee plus three visitor car spaces;
- One truck loading bay;
- One truck parking space plus one truck parking space per 5000 SCU for cattle trucks; and
- One truck parking space for feed trucks.

Currently, there are 9.5 full time equivalents (FTE) working at the site. The expanded feedlot will employ ~12-14 full time equivalents. With limited car-pooling, parking space for twelve cars (nine staff, three visitors) is needed. Ample hardstand space for twelve cars is provided at the feedlot office (see Figure 35).

A large gravelled all-weather area in between the feedmills, the existing pens and the handling yard provides generous space for parking large vehicles.

7.6.6 AM6 – Maintenance

In accordance with the approved measure, the road surface is maintained to allow all weather access.

As they are now, the roads and parking area will be maintained as required to ensure they remain in good condition and are trafficable in all weather conditions. This will include dust suppression as required either through watering or application of other suitable dust suppressants.

7.7 Element 7 – Landscaping

Objectives:

- A visual screen to the major buildings, handling area and pens from surrounding properties and roads.
- Assistance with the take up of any waterborne nutrients that have escaped from the waste system.
- The landscaping for the proposal will deviate from the approved measures. Hence, it is necessary to demonstrate compliance with the accepted standards. These are addressed below.

In this instance, it is not proposed to adopt the approved measures but to address the accepted standards individually.

7.7.1 AS1 – Visual Screening

AS1 An area around each appropriate site of the feedlot works area is landscaped to provide a visual screen from roads, public areas and nearby residences.

The feedlot is located in farming area on a road that is only used by a small number of local vehicles. The site is also separated from nearby houses by generous distances. The topography of the land visibly shields the feedlot from Albrecht Road; only the silos can be easily seen. Consequently, limited landscaping is needed to protect visual amenity. Indigenous tree plantings are proposed along the eastern boundary of the farm and the eastern section of the southern boundary (see Figure 20). Existing trees, including those planted along the western side of the access road, will be retained.

7.7.2 AS2 Vegetation for Filtering Water Seepage

AS2 Trees and other vegetation are located downslope from the feedlot works area in a location suitable to assist in filtering of any water seepage.

Due to the high design and management standards proposed, it is not expected that there will be any water seepage at all from the feedlot works area. It is expected that vegetation (crops) will filter and absorb any water seepage. No tree planting is planned.

7.7.3 AS3 Retention of Existing Trees

AS3 Major existing trees and other vegetation are retained where practicable.

No trees will be removed as part of the feedlot expansion; the area to be used has been cleared and cropped for many years. Hence, major existing trees and other vegetation will be retained.

7.7.4 AS4 Utilisation of Local Species and Low Maintenance Approach

AS4 The landscape design should utilise local species and be of a low maintenance approach.

As mentioned in section 7.7.1, some additional landscaping is proposed. All new plantings will consist of a mix of indigenous trees and shrubs. These will be selected in consultation with a local nursery to ensure they are suited to the area and will require little or no maintenance once established.

7.8 Element 8 – Operation and Management

Objectives:

- Circumstances leading to odour production and other detriment due to the operation of the feedlot are avoided.
- Appropriate operations and maintenance related to the class of the feedlot.

Accepted Standards:

- AS1: The frequency of cleaning is sufficient to ensure that the feedlot meets the requirements of Element 1 and Element 4.
- AS2: Standard of maintenance and operation of the waste usage system employed under the Waste Management Plan do not lead to soil degradation or pollution off-site and to any material detriment due to odour or other cause.

7.8.1 AM1 – Feeding Out and Watering

The approved measures require that feeding out equipment is operated to minimise spillage and feed residues are removed from the trough at least weekly. Water troughs and float valves must be maintained to minimise overflows and spillage and disposal of drainage water from the water trough during cleaning is done without wetting the pad surface.

Spilt or wasted feed can become an odour source and attract flies or vermin. It can also be a significant cost to the business. Hence, it needs to be minimised. The feed alleys will provide a smooth surface to traverse when delivering feed into the bunks, which helps to minimise spillage. Careful driving and the delivery of a suitable (not excessive) amount of feed at a time is also important. Feed wastage will be monitored and drivers are provided with feedback if there are concerns. The vertical sides on the feed bunks will allow for easy collection of feed spilt along the road-side and this will be done weekly or more often if required. Feed residues and wet feed from within the bunks will be removed weekly.

The water troughs are fitted with a concrete float valve cover that prevents cattle from damaging the valve. Water troughs will be inspected at least twice daily to ensure there are no supply issues. They will be cleaned at least weekly. Each trough empties directly to a drain. Hence, the pad will not be wetted during trough cleaning or due to float valve issues.

7.8.2 AM2 – General Routine Cleaning and Maintenance

The approved measures are:

- Spilt feed is cleaned weekly.
- Wet patches are eliminated weekly.
- Potholes in pens are repaired weekly.
- Cleaning under fences is carried out monthly.
- Drainage channel maintenance is undertaken after rainfall and immediately after damage.
- Diversion banks and dam wall maintenance is undertaken after rainfall and immediately after damage.
- Settling area maintenance is undertaken after rainfall.
- Retention pond or dispersion area maintenance is conducted annually, prior to Winter.
- Pen cleaning by removal or mounding is carried out at intervals given as follows:

Stocking Intensity (m^2/head)	Manure Removal Interval (weeks)
10	7
15	10
20+	14

The high standard of operational practices currently in use will continue as summarised in Table 15. Regular and frequent cleaning and maintenance in and around the feedlot, in accordance with Class A standards, will reduce manure build up within the pens and minimise odour emissions preventing nuisance for nearby receptors.

Table 15: Routine Cleaning and Maintenance

Practice	Frequency
Removal of spilt feed	Weekly
Elimination of wet patches	Weekly
Repairs to potholes	Weekly
Under fence cleaning	Monthly
Catch drain cleaning	After rain
Diversion banks	After rain
Sedimentation basin	After rain
Effluent pond	Annually
Pen cleaning	At least every two months

Spilt feed will be cleaned up at least weekly and taken to the manure stockpile area for composting with the manure. As well as possibly contributing to amenity issues, spilt feed is a cost to the business. Hence, any significant or frequent feed spillable would be closely examined and corrective action taken to prevent spillage.

The feedlot pads will be inspected weekly and any wet patches removed and depressions promptly filled.

The manure will be pushed from under the fence lines monthly with all pens cleaned at least once every two months. A good clean will be undertaken in April and then when weather permits during Autumn winter to ensure good pen conditions are maintained through the wetter months.

Pen cleaning operations will be managed to ensure that the dense, plastic, manure-soil interface layer that typically forms over feedlot pads remains intact. This interface layer is formed by the constant compacting action of the cattle's hooves on the moist pack that is deposited on the constructed pen surface. This layer gradually builds up over a period of months following the introduction of cattle into the facility. The interface is virtually impermeable and provided it is maintained in good condition, it forms an effective barrier against seepage of contaminants below the pen surface into the soil profile. Catch drains, diversion banks and the sedimentation basin will be inspected and maintained after every rainfall event.

Good management practices will be used for the effluent holding pond. This will include:

- monitoring of the pond storage level before major rainfall events and after every rainfall event. Effluent irrigation from the pond will be managed to avoid pond spills.
- retention of a small quantity of effluent in the pond following irrigation to maintain a bacteria population ready to commence breaking down the organic material contained in the next inflow. This can effectively reduce the length of time required for the pond bacteria to stabilise following an inflow event, thereby reducing odour emissions.
- regular inspection of the embankment for any evidence of significant cracking or holes dug by burrowing animals.

7.8.3 AM3 – Mounding

The approved measures identify that the mound area is to be no more than 25% of pen area, mounds are to be shaped to a maximum depth of 2m with side batters of a slope of not greater than 1:4, mounds must be aligned in the downslope direction and mounds must be located so as not to interfere with pen drainage.

This approved measure is not applicable as manure will not be mounded within the pens.

7.8.4 AM4 – Pack Removal

The approved measures are:

- the pad, a minimum 50mm layer of compacted soil/manure mix, is maintained.
- light ripping of the pack is undertaken, if required, prior to pack removal.
- the pack is removed in a manner which does not damage the pad.
- grading of the remaining pad following pack removal is carried out.
- a 50 mm layer of manure / soil will remain after pen cleaning to protect the compacted interface layer.

All these measures will be met.

7.8.5 AM5 – Pad Renovation

Pen floor preparation is undertaken for Class D and C feedlots. Any necessary repairs should be made to restore the pad to the original pen floor specification following pack removal.

This is not applicable as the whole feedlot will be built and operated to Class A standards.

7.8.6 AM6 – Manure Stockpile

The approved measures specify that stockpile areas are protected from rainfall runoff by diversion banks or drains. To avoid auto-ignition within the pile, the manure is dry (maximum 25% moisture) before stockpiling. The surface of the stockpile is graded to avoid rainwater ponding. The stockpile area is drained.

The manure stockpile area is within the feedlot CDA and is protected from pen area runoff by its location and from extraneous runoff from surrounding land by a diversion bank. It is located adjacent to the effluent holding pond and is sloped to drain to the pond.

The manure windrows will be constructed with their long axes perpendicular to the contours within the stockpile area, to ensure free drainage. Since pen cleaning is not undertaken when the pens are wet, the manure has a suitable moisture content for stockpiling. The removed manure will be formed into low windrows for composting.

7.8.7 AM7 – Runoff Disposal

The approved measures are:

- all runoff is disposed of in accordance with the approved Waste Management Plan.
- only managed irrigation systems must be used to apply collected runoff water.
- the rate of application and volume applied allows no surface runoff to occur and no percolation into ground water.
- the volume of water applied does not exceed the capacity of soil or crop to assimilate the organic and inorganic contents of the water.
- the retention pond is lowered to near bottom water level by the anticipated beginning of the winter.

There will be adherence to all of these approved measures. Effluent will be applied using low pressure spray irrigation to ensure irrigations do not exceed the soil infiltration rate. For further details, refer to the Waste Management Plan provided as section 8.

7.8.8 AM8 – Manure Disposal

The approved measures state that manure is spread on to pasture, crop, or fallow land in accordance with the approved Waste Management Plan. The rate of application is in accordance with the specification in Element 5.

It is not intended that manure or manure compost will be spread on-farm. However, mortalities compost (produced using manure) will be spread on-farm if this is a requirement. This compost will be applied in accordance with the Waste Management Plan.

7.8.9 AM9 – Vermin and Weed Control

The approved measures specify that a program of vermin control is maintained. A program of weed control is maintained to prevent the propagation and spread of weeds within the feedlot and from manure usage.

Vermin are attracted by access to feed, spilt feed and habitats so it is important that these are eliminated or managed. Vermin access to feedstuffs will be minimised within practical limits e.g. whole grain will be stored in sealed silos. Feed wastage and spillage will be minimised through effective operation and management of the feedlot. Any spills will be promptly cleaned up. Mice and rat populations will be controlled as necessary through the use of baits and traps. Vegetation provides a habitat for rodents and insects. There are no grassed areas close to the feedlot complex. Manure under fence lines can provide a space for fly breeding. This will be managed by regular and frequent removal of this manure. If unusually high fly populations occur around the feedlot, a program of baiting will be introduced. Commercially prepared fly baits can be obtained from rural produce agencies.

Weeds growing around the feedlot or on effluent utilisation areas will be controlled by spraying and slashing.

All chemicals used on-farm will be suitably stored with suitable bunding to capture spills. Pesticides will be stored within a cabinet that is locked and with warning signage to prevent unauthorised access. These will only be handled by staff holding a current Chemical User Certificate. Any spills and clean-up actions will be immediately reported to the feedlot manager.

7.8.10 AM10 – Cessation of Operations

The approved measure states that when feedlot operations cease, all waste material and compacted manure is removed and the site restored to pasture.

If the feedlot is de-commissioned, effluent will be applied to crops / pasture on the subject property and all manure will be taken off-site. Facilities not needed for other operations on the farm will be removed; the sedimentation basin and pond will be filled in and the site restored to pasture.

7.9 Maintenance of Standards – Audit Requirements

All feedlots are required to provide independent audit statements which verify compliance with the construction and operational requirements of the Code to ensure that the approved standards are maintained. Such audit statements will be provided to the responsible authority and Agriculture Victoria, with the cost of preparation and submission being met by the feedlot operator.

Three types of audit statements are required. These are:

i. Pre-operation audit: prior to beginning operation of a new feedlot or an extension an existing feedlot, an audit statement indicating that the provisions of the Code in relation to construction and organisational requirements have been met.

ii. Annual audit: an annual audit statement demonstrating compliance with the design and operational requirements of the Code.

iii. Additional audit: where in the view of the responsible authority there is reasonable evidence to believe that a feedlot is not complying with the Code, additional audits may be required.

Accreditation under the National Feedlot Accreditation Scheme (NFAS), where the requirements of the Victorian Code for Cattle Feedlots are embraced in the feedlot operators NFAS quality assurance manual, will fully meet the audit requirements of the Code if copies of the environmental compliance section of individual audit statements under the NFAS are supplied to the responsible authority and Agriculture Victoria. The feedlot is accredited with the NFAS and it is intended that this will continue after the feedlot's expansion.

All audit statements must be prepared by an auditor approved for the purposes by the Minister for Agriculture. Such auditors will usually be accredited environmental auditors under Victorian EPA legislation or the NFAS. A suitably qualified and experienced person may be nominated for approval by Agriculture Victoria. In the event of non-compliance, proceedings may be brought in the Administrative Appeals Tribunal of Victoria.

8 Waste Management Plan

This waste management plan provides the basis for the management and use of all liquid effluent and manure produced at the feedlot. It demonstrates how the effluent will be applied to land in an environmentally sustainable way. Having regard to existing and proposed nutrient levels, salinity and hydrological considerations. The manure will be purchased by a composting specialist who will compost the material on-site before selling it to his clients. Hence, no on-site manure or manure compost spreading is proposed. Mortalities compost may be spread on-site if this is required.

8.1 Liquid Effluent and Manure Production

8.1.1 Liquid Effluent

The quantity of liquid effluent for irrigation annually has been estimated using the MEDLI model (see section 7.5.3). For the southern catchment, the estimate was 11.62 ML/yr while for the northern catchment it was 17.32 ML/yr.

8.1.2 Manure Compost

Tucker et al. (2015) provide estimates of manure and compost production for cattle feedlots. The rate of manure production varies widely, from 400-420 kg total solids (TS)/SCU/year in feedlots that retain an interface layer over the feedlot pad, to 2,000 kg TS/SCU/yr for feedlots that do not maintain an interface layer and harvest significant quantities of gravel. It is best practice to maintain an interface layer as this protects the feedlot pad, minimising the amount of pad material removed during pen cleaning. Hence, during pen cleaning, care is taken to maintain an interface layer over the feedlot pad.

Assuming harvest of 420 kg TS/SCU/year of manure with a bulk density of 600 kg/m^3 and a moisture content of 30-40%, about 600-700 kg manure/SCU place or 1-1.167 m^3/SCU of manure would be harvested annually. Hence, if the feedlot were to operate at 100% pen occupancy year-round (10,000 SCU), the total manure production would be 6,000-7,000 t/yr or 10,000-11,670 m^3/yr. In reality, long term occupancy is likely to be lower, say 90%. Hence, 5,400-6,300 t/yr or 9,000-10,500 m^3/yr of harvested manure can be considered a reasonable average estimate.

The manure will be composted by professional composters using a quality-controlled process. Assuming the moisture content of the manure is raised to 50% for composting, there will be about 7,560 t/yr or 12,600 m^3/yr of manure to process.

From Tucker et al. (2015), the composting process is likely to remove 35% of TS and the moisture content could drop to 25%. Hence, production will be 364 kg/SCU/yr, or 3276 t/yr which equates to 4,368 m^3/yr of product at a bulk density of 0.75 t/m^3.

The manure will typically be composted over an eight week period, with four weeks curing. Assuming the breakdown occurs evenly over the active phase, there will be ~831 t or 1302 m^3 of materials in windrows. If the windrows are 3 m wide at the base and 1.5 m high, some 579 m of windrow space will be needed. A further 251 t or 335 m^3 of aging compost can be stored in a pile.

8.1.3 Mortalities Compost Production

It is estimated that there will be 58 t/yr of mortalities to manage. These will be composted with a similar mass of manure, hence there will be 116 t/yr of material. From Tucker et al. (2015), for each tonne of mortalities it could be expected that some 0.54 t or 0.76 m^3 of compost would be produced. Hence, mortalities compost production will be about ~31.4 t/yr or 44.1 m^3/yr.

8.2 Characteristics of Liquid Effluent and Compost

The nutrients in effluent and manure are a valuable resource that can replace inorganic fertiliser, an expensive input to cropping programs.

8.2.1 Effluent

The concentrations of nitrogen and phosphorus in the effluent have been estimated using MEDLI, potassium is taken from the New South Wales Feedlot Manual and salt from Tucker et al. (2015). The effluent could be expected to contain:

- ~160 mg/L of nitrogen (post volatilisation losses);
- ~40 mg/L of phosphorus;
- ~560 mg/L of potassium; and
- ~4,915 mg/L TDS.

The estimated annual mass of each component for irrigation is show in Table 16. The total mass is split between the two CDAs.

Table 16: Estimated Nutrient Mass for Each Catchment

Nutrient	Southern (kg/yr)	Northern (kg/yr)
Nitrogen	1,859	2,757
Phosphorus	465	689
Potassium	6,507	9,649

8.2.2 Manure Compost

The average annual manure production is estimated at 4,100 t TS/yr or 5,508 t manure/yr ex-pens. From Tucker et al. (2015) about 35% of manure dry matter will be lost during the aging process. Hence, the 410 kg/SCU/year of manure total solids harvested would reduce to about 265.5 kg/SCU/yr. With average long-term occupancy of 90% occupancy, this equates to 2,400 t/yr of manure total solids. At a dry matter content of 63%, this is 3,807 t/yr of manure.

Bannan (2021b), presents three site specific analysis results that showed the compost could contain:

- 0.83%, 1.5% and 2.2% nitrogen (mean 1.51%)
- 0.28%, 0.34% and 0.7% phosphorus (mean 1.32%)
- 1%, 1% and 2.5% potassium (mean 1.5%)
- 4.3 dS/m EC, 3.72 dS/m EC and 9.07 dS/m EC (1:5 water) (mean of first two samples is 4 dS/m).

The mean values from the analysis results will be used in further calculations.

On this basis, the annual mass of manure nutrients would be:

- 36.2 t nitrogen
- 31.7 t phosphorus
- 36.0 t potassium.

8.2.3 Mortalities Compost

From Tucker et al. (2015), it could be expected that mortalities compost could contain 1.6% N, 0.6% P and 1.1% K on a wet basis. With ~~31.4 t/yr of compost, this equates to ~502 kg N, 188 kg P and 345 kg K.

8.3 Utilisation Areas

The on-farm area allocated for effluent is shown on Figure 20. Some 30 ha of land has been allocated for compost spreading, mainly to allow for reuse of mortalities compost on-farm.

Details of the soils of the effluent reuse are provided in section 4.3 of this report. Further details are provided in the land capability assessment of the site (Bannan 2021b) and provided as a separate report. The soils consist of duplex yellow-brown, brown and grey-brown soils and grey uniform soils. They are suitable for the proposed purpose.

8.4 Ability of Soil to Absorb Nutrients

The land capability assessment of the site (Bannan 2021b) identify that the soils are yellow-brown, brown and grey-brown duplex soils or sodosols, calcareous. Section 11 of the Bannan (2021b) report provides soil test results and an interpretation of same. This showed that:

- Nitrogen levels are acceptable to slightly low in the topsoil.
- Colwell phosphorus levels are acceptable; phosphorus is required at maintenance levels.
- Potassium levels are acceptable.
- Soils have moderate topsoil salinity, with increasing salinity with depth. This is a concern that may impact crop growth, particularly in dry seasons.
- Calcium ameliorants will be required for improving cation balance. Elevated ESP through the subsoil coupled with high exchangeable magnesium were the main soil chemical issues identified.

In summary, cation and nutrient levels are normal for the soil type. The results indicate that the soils are suitable for reuse, although this needs to be undertaken at rates that take into account nutrient removal by crop harvest.

8.5 Nutrient Uptake Potential of Cropping Program

The subject property is currently used as to grow dryland hay crops. Crops are typically grown in rotation with two barley hay crops and one vetch hay crop. Typical yields for these crops in this location are 3.3 t DM/ha for vetch hay and 4.5 t DM/ha for barley hay. Table 17 provides an estimate of the expected typical nutrient removal by each crop and the rotation.

Table 17 : Nutrient Removal by Crop Rotation

Crop	N		P		K	
	(kg/t)	(kg/ha)	(kg/t)	(kg/ha)	(kg/t)	(kg/ha)
Vetch hay (3.3 t/ha)*	33.3	109.9	3.2	10.6	23.2	76.6
Barley hay (4.5 t/ha)*	13.9	62.6	2.6	11.7	11.8	53.1
Barley hay (4.5 t/ha)*	13.9	62.6	2.6	11.7	11.8	53.1
Av. for rotation	20.4	78.4	2.8	11.3	15.6	60.9

* NRC 1984

8.6 Ability of Crops to Remove Nutrients

The estimated crop nutrient removal rates are shown in Table 14. Nitrogen application exceeds removal. The phosphorus addition rate is similar to the removal rate. Potassium is applied in excess of crop requirements. However, potassium causes few environmental concerns and will likely be managed in the soil by deep drainage. If soil potassium levels need to be managed, substituting a higher yielding fodder crop will help greatly. Estimated nutrient application rates and removal rates for the southern and northern effluent irrigation areas are shown in Table 18.

Table 18: Estimated Nutrient Removal Rates

Nutrients	Application Rate (kg/ha)	Removal Rate (kg/ha)
Southern Area		
Nitrogen	46.0	78.4
Phosphorus	11.5	11.3
Potassium	162.6	60.9
Northern Area		
Nitrogen	45.0	78.4
Phosphorus	11.3	11.3
Potassium	157.7	60.9

8.7 Utilisation Areas Required and Available

The area of land required for effluent and mortalities compost utilisation depends on the nutrient content of the material spread, and the uptake of the crops harvested.

8.7.1 Effluent

The area allocated for effluent reuse includes 40.03 ha below the southern irrigation area and 61.2 ha in the northern irrigation area (see Figure 20). As shown in section 8.6, these areas are sufficient to manage the liquid, nitrogen and phosphorus in the effluent. While there will be a very small phosphorus surplus in the southern area and a potassium surplus, this is not expected to cause any environmental concerns.

The TDS of the effluent is estimated to be ~4,915 mg TDS/L. With an application rate of 68-72 mm of effluent, this equates to an application rate of 3,342-3,539 kg TDS/ha/yr. Some of the TDS will be plant nutrients which will be taken up by growing crops. Some will be leached to groundwater. Although the addition rate is not a concern, soil salinity will be monitored on an ongoing basis.

8.7.2 Manure Compost

As mentioned above, manure will be sold to a contractor who will compost it on-site before it is sold to off-site users. However, for the purpose of estimating the area of off-site land needed for reuse, the calculations to determine this are shown below.

From section 0, the annual mass of manure nutrients is estimated at:

- 36.2 t nitrogen
- 31.7 t phosphorus
- 36 t potassium.

It is likely that 10% of nitrogen will be lost through ammonia volatilisation on spreading, leaving an effective mass of 32.6 t.

Assuming the same land use rotation as for effluent, the area required to manage each nutrient is:

- 416 ha for nitrogen
- 2,805 ha for phosphorus
- 591 ha for potassium.

In reality, the manure compost is likely to be spread on higher value crops that may strip higher levels of nutrients.

8.7.3 Mortalities Compost

Mortalities compost may be spread on-farm. The sustainable reuse rate is limited by phosphorus.

For nitrogen, the nutrient limited application rate (NLAR):

NLAR = (78.4 kg/ha + 7.84 kg/ha) / (16 g/kg)
= 5.4 t/ha

For phosphorus, the nutrient limited application rate (NLAR):

NLAR = 11.3 kg/ha / (6 g/kg)
= 1.9 t/ha

For potassium, the nutrient limited application rate (NLAR):

NLAR = 60.9 kg/ha / (11 g/kg)
= 5.5 t/ha

The minimum area required for this purpose is 16.5 ha. There is a total of 30 ha available in the compost spreading area.

8.8 Amounts of Effluent and Manure Compost that Can be Applied

8.8.1 Effluent

The nutrients retained in the effluent are valuable as fertiliser for reuse on-farm. Effluent will be irrigated undiluted at an average rate of ~68-72 mm/ A low-pressure travelling irrigator will be used to apply the effluent. The irrigator will not project effluent beyond 3 m above ground level.

The low-pressure system avoids production of fine droplets that can be transported by wind, and potentially create odour nuisance. Effluent irrigation will only occur during suitable weather conditions. Effluent will not be irrigated if the prevailing wind is blowing towards the closest receptors or the town, if heavy rain is expected or if the soil moisture profile is near full and nutrient runoff could result from irrigation.

The applicants will conduct effluent and soil testing prior to the application of effluent so that accurate nutrient budgeting can be used to determine sustainable reuse rates to use the nutrients in the effluent.

8.8.2 Manure Compost

Manure compost is a valuable source of organic matter, nitrogen and potassium. As such, it is a valuable input to the farming system. As mentioned above, the m manure compost will go off-farm. A spreading rate of up to 10 t/ha is recommended, although the maximum rate will be determined by the needs of the crops grown on the reuse areas.

8.9 Monitoring Parameters

Monitoring parameters for reuse areas will include:

- daily rainfall and wind direction
- available storage in the effluent holding pond: this will be monitored weekly and after rainfall by visual assessment
- the quantity of manure compost sold to the composting company will be monitored and recorded
- the quantity of effluent used on each land area, and the application rate (mm/ha) will be monitored and recorded
- soil parameters:
    - Samples will be collected from 0-10 cm, top of B horizon and below root zone; a minimum of five sets of samples will be collected from within the compost spreading area and three from the effluent utilisation areas; all samples will be collected from within a 10 m radius of a fixed point receiving effluent or manure; and there will be no pooling of samples
    - Samples will be tested for total nitrogen, nitrate-nitrogen, Colwell phosphorus, available potassium, cation exchange capacity, exchangeable cations, pH and EC.

8.10 Monitoring of Surface Water and Groundwater

Due to the proposed standard of feedlot design and management and the distance between the reuse area and the closest waterway, surface water is considered well protected and no monitoring is proposed.

Groundwater is relatively shallow at the site. It should be well protected by the standard of feedlot design and management. Nevertheless, twice yearly groundwater monitoring from the existing bore 1 to the south of the feedlot (see Figure 20) is proposed to provide early detection of groundwater contamination.

8.11 Protection of Surface Water and Groundwater

Suitable clay will be used to construct the new pens and catch drains, and to extend the sedimentation basin, catch drain and effluent holding pond. A sample of representative soil has been collected from the construction site and analysed to confirm it is capable of being compacted to achieve a coefficient of permeability of $<1 \times 10^{-9}$/s.

The feedlot pens, sedimentation basin, holding pond and manure stockpile area will sit within CDAs. All runoff from within the CDAs will be captured, with sustainable reuse occurring as required. All extraneous stormwater runoff will be diverted around the feedlot CDAs, preventing it from being contaminated. The structural integrity of banks and ponds will be checked after each major rainfall event.

Effluent will be spread at sustainable rates to prevent nutrients leaching beneath the active root zone of the reuse areas. Manure compost will all be exported for beneficial reuse off-farm. Suitable environmental buffers will be provided around the feedlot CDA and reuse areas.

Surface water and groundwater can be considered well protected.

8.12 Monitoring of Volume of Wastes

8.12.1 Effluent

The volume of effluent applied to land will be measured by multiplying the pump rate by the length of time that irrigation occurs. The volume applied will be divided by the area to obtain the application rate (mm/ha).

8.12.2 Manure Compost

The volume of manure sold will be determined by weighing over the weighbridge.

8.12.3 Mortalities Compost

If mortalities compost is spread on-farm, the mass spread will be determined by weighing over the weighbridge and recording the area it is spread onto.

8.13 Communication and Response Strategy

Every action will be taken to minimise nuisance for neighbours and they will be encouraged to raise any concerns with management as soon as an issue arises.

In order to minimise the likelihood of odour or dust nuisance from effluent and compost utilisation, weather conditions and forecasts will be used to guide decisions around the timing of these activities. Utilisation will not occur when:

- it is raining, heavily overcast or rain is forecast in the next 24 hours
- the wind is carrying towards the closest houses or the town
- the wind is gusty.

Nor will it occur on weekends or holiday periods.

In the event of a complaint, as many details as possible will be collected including:

- date and time of problem
- nature of problem e.g. odour, dust, noise
- any particular observations offered by the complainant.

Possible causes of the problem will be investigated. Where a problem is found, corrective and / or preventative actions will be taken to ensure the cause is addressed. The findings of the investigation and the follow up actions will be communicated to the complainant. They will be asked if the problem has been satisfactorily resolved. If this is not the case, further investigation, corrective and / or preventative action and communication will follow.

In the event of an uncontrolled discharge of effluent over the property boundary from either an irrigation system failure or overtopping the embankment of the holding pond the following action will be taken by the property:

- contact the Environment Protection Authority (EPA) incident reporting 24 hr service on 1300 372 842 to inform them of the issue and what has been to done to minimise the immediate impacts
- contact affected landholders and explain what has occurred

9 Climate Change and Greenhouse Gas Emissions

Climate change is a major, global environmental issue. In Victoria, we may be able to expect hotter weather, less rain in autumn, a little less rainfall in spring and winter and a small increase in summer rainfall in the future (from: www.swclimatechange.com.au/cb_pages/climate_trends_vic.php). . Section 17 of the Climate Change Act 2017 applies to the assessment of development approval applications by EPA. EPA must have regard for the potential impacts of climate change and the potential contribution to greenhouse gas (GHG) emissions (refer to 8).

It is expected that the proposed expanded feedlot will be able to operate as planned under environmental conditions that are altered under the projected changes to our climate. The hotter weather is likely to mean cattle will drink more water. The estimated water usage of the feedlot is about 145 ML/year and there is an allocation of 240 ML/year. Hence, the existing water supply is suitable. The effluent ponds have been sized to restrict spills to 1 in 20 years and can easily contain the 1 in 20 year, 24 hour storm. The rainfall of the locality is winter dominant and this is also when evaporation is lowest. If rainfall is lower in autumn, spring and winter, the likelihood of a spill at these times will probably reduce. A small increase in rainfall in the summer is unlikely to trigger an increase in the pond spill frequency since evaporation will increase due to hotter conditions. Crop production could be adversely affected by the reduced rainfall. However, the Grains Research and Development Corporation (GRDC) is investing heavily in this area, with new varieties that are better suited to our changing conditions emerging.

Meat & Livestock Australia (2021) provides carbon footprint data for a model 10,000 head feedlot feeding cattle for different markets. The data includes scope 1, scope 2 and scope 2 emissions. Long fed export cattle produce about 9.2 kg CO_2-e/kg liveweight gain. On average, cattle in the expanded feedlot would gain 320 kg over a feeding period averaging ~11 months. Assuming average occupancy of 90%, the total weight gain over a year is 3,142 t. Hence, as a rough guide total annual emissions could be ~28,900 t/yr.

The feedlot will work to reduce emissions by ensuring diets are carefully formulated to optimise animal performance, with feeding practices managed to reduce wastage. Opportunities to use feed additives that reduce GHG emissions will be evaluated. New manure management technologies (e.g. biogas) will be evaluated. Additionally, alternate energy sources will be investigated.

10 Environmental Public Health

Since effluent, manure and mortalities may contain a variety of pathogens, they need to be managed in a way that protects public health. Vermin may be vectors for the transfer of pathogens and also need to be managed.

The general environmental duty is a key compliance obligation under the Environment Protection Amendment Act 2018. It includes a responsibility for duty holders to minimise risks of harm to human health and the environment.

The Environment Protection Act 1970 states that:

- Wastes should be managed in accordance with the following order of preference –avoidance, reuse, recycling, recovery of energy, treatment, containment, disposal (Section 12).

SEPP PMCL states that:

- To prevent contamination of land, any occupier or other person within the policy area involved in the transport, storage or handling of any waste must apply best practice (Clause 17).

10.1 Pathogens

Biosecurity risks are prevalent in the movement, storage and processing of effluent, manure and mortalities, and in the reuse of effluent and mortalities compost. Possible pathogens of concern are identified as viruses, bacteria, Protozoa and Helminths. In recent times, there has been increasing interest in Q fever (*C. burnetii*) in relation to intensive livestock. While Q fever rarely occurs in humans in Australia, it is more common in people working or living near abattoirs, saleyards, feedlots and the like. It can have serious health consequences and is a notifiable disease.

The main human exposure for pathogens in feedlot effluent, manure or compost is by inhalation of aerosols or dust. Other exposure pathways include direct human-animal contact; direct or indirect contact with contaminated tissue; direct or indirect contact with manure; and contact with contaminated work clothes (e.g. when washing these). Windborne exposure to dust or other contaminants is recognised as an important exposure pathway. This can be a concern where inadequate waste management practices are adopted, for example, spreading inadequately composted mortalities on land.

Cattle shed *C. burnetii* through placental tissues and birth fluids which contain very high bacterial counts, milk, urine and faeces. It is important to note that pregnant animals are excluded from Dimboola Feedlot, with only two head out of ~14,000 head (0.014% of throughput) calving in the feedlot in the past 2.5 years. Hence, the only significant shedding is through urine and faeces. Inhalation of dust or aerosols are the main risks.

Government agencies, businesses, landholders and individuals share a responsibility in protecting public health. As part of their General Environmental Duty (GED), Harmony Feedlot Services Pty Ltd is responsible for protecting their staff and the public by minimising risks of harm to human health from their activities.

It is the responsibility of Harmony Feedlot Services Pty Ltd to:

- implement best practice to ensure staff and public health are protected
- prevent emissions from activities that may adversely affect public health
- abide by works approval, licence and or planning permit approval conditions
- have in place a biosecurity management plan.

10.2 Control Measures

The primary controls will be preventative. However, separation distances also provide important secondary control.

Good farm management prevention and mitigation strategies that will be used to minimise off-site health risks include:

- sourcing cattle from locations that pose a low Q fever risk. Over recent years, cattle have only been sourced from the Riverina district.
- excluding pregnant heifers and cows from the facility.
- watering pens as needed to suppress dust during prolonged dry conditions;
- managing dust on internal roads through watering or application of other suitable dust suppressants.
- suitable composting of manure;
- suitable composting of mortalities;
- spreading mortalities compost on-farm under conditions that do not promote dust release (if this is required).
- Irrigating effluent in a way that does not promote aerosol drift. This will include considering wind. Effluent will be irrigated undiluted at an average rate of ~68-72 mm. To avoid aerosol formation, a low-pressure travelling irrigator will be used to apply the effluent. The irrigator will not project effluent beyond 3 m above ground level. Effluent irrigation will only occur during suitable weather conditions: it will only occur under still or low wind conditions, it will not be irrigated if the prevailing wind is blowing directly towards the closest receptors or the town, if heavy rain is expected or if the soil moisture profile is near full and nutrient runoff could result from irrigation.

Based on EPA (2020b), other measures that will be used to protect staff and others include:

- providing suitable PPE (P2 face masks) and encouraging staff involved in manure management to use this equipment,
- installing good sanitisation measures on-site (readily available handwash and sanitisation facilities), and
- training staff in personal hygiene.

Vermin

Feed processing, manure and mortalities composting have the potential to attract vermin and other vectors including rodents, cats, dogs, foxes, wild birds and insects. These can spread disease. Control measures include:

- good general cleanliness practices, prompt removal of waste feed, ensuring mortalities are always well covered, keeping lawns around sheds short to minimise habitats;

- preventing vector access to feedstuffs through appropriate storage and handling of incoming feedstock and outgoing product;
- preventing water from pooling and stagnating across the site where insects can breed;
- using a robust composting process; and
- strategic use of fly, insect and rodent baits as necessary.

Dust

To control dust:

- pens will be watered as needed to suppress dust during prolonged dry weather
- water or other suitable dust suppressants will be applied to roadways and tracks as necessary to minimises the opportunity for dust.
- manure will be moistened before turning or handling as necessary to control dust.
- mortalities compost will not be spread under windy conditions.

Pest control

Pest control measures for rodents, birds, flies, feral animals etc will include:

- good general cleanliness practices, prompt removal of waste feed, ensuring mortalities are always well covered, keeping lawns around feedlot short to minimise habitats.
- selective baiting programs.

An extra layer of protection can be provided for people living near the farm through Harmony Feedlot Services Pty Ltd providing suitable separation distances to homes and communities. Galvin et al. (2012) reviewed separation distances for Q fever and summarised published buffers for odour and dust:

- Qld Health 1,000 m from source to residential or business activities
- NSW DECCW 500 m from an abattoir, 1,000 m from a rendering plant to a residential area
- WA EPA – 500-100 m from an abattoir
- Vic EPA – 500 m from an abattoir and 1,000 m from a rendering plant

This suggests that a separation distance of 500-1000 m is sufficient for an abattoir, rendering plant and the like. The closest house is ~1,700 m from the feedlot and ~965 m from effluent irrigation area 2. This suggests that the available separation distances provide suitable secondary protection.

11 Hindmarsh Shire Planning Scheme

The Municipal Planning Strategy within the Hindmarsh Shire planning scheme recognises that the Shire is predominantly rural based with a focus on a wide range of cereal, legume and oil seed cropping, with some wool production and grazing. It identifies that while traditional agricultural pursuits have largely formed the basis of the economy, diversity in production is actively being pursued, particularly agriculturally linked value added industries. The environmental importance of the Shire, particularly to rare and threatened flora and fauna species and major lakes and wetlands, is also recognised for both environmental and economic reasons. This provides for continued expansion of tourism, recreation and leisure opportunities.

Hindmarsh Shire Council's vision is for a caring, active community enhanced by its liveability, environment and economy. The vision includes a strong rural economy and a healthy natural environment (among others). The proposed feedlot expansion is consistent with strengthening the rural economy. The facility has been carefully designed to ensure protection of the environment.

The proposed feedlot is located within the Farming Zone. From Clause 35.07, the purpose of the Farming Zone are:

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

The proposed expansion of the feedlot is consistent with all of these purposes.

Under the Hindmarsh Shire planning scheme, a cattle feedlot with more than 1,000 head capacity is a section 2 use in the Farming Zone and requires a planning permit. It must also meet the requirements of Clause 53.08 and must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.

Section 53.08 pertains specifically to cattle feedlots. Its purpose is: to facilitate the establishment and expansion of cattle feedlots in Victoria in a manner which is consistent with orderly and proper planning and the protection of the environment. Section 53.08-1 states that all use and development of cattle feedlots must comply with the Victorian Code for Cattle Feedlots - August 1995. The Code must be complied with to the satisfaction of the responsible authority.

This application has been designed to comply with the Victorian Code for Cattle Feedlots – August 1995. It is consistent with the intent of the planning scheme. It is located outside the catchment areas listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.

12 Conclusions

The proposal is for the expansion of an existing Class 1 3,000 SCU feedlot to 10,000 SCU.

The expanded feedlot will be a Class A operation, sited, designed and operated to the highest standards. It will satisfy the elements outlined in the Victorian Code for Cattle Feedlots (1995), ensuring a high level of environmental protection and amenity outcomes.

The feedlot is adequately separated from all nearby sensitive land uses which will be protected from amenity impacts. The reduction in the stocking density within the pens will significantly reduce the manure deposition rate (mass per area) and the pad odour emission rates, resulting in satisfactory odour levels at sensitive uses. However, the lower stocking density means dust has the potential to create nuisance during prolonged dry conditions. This will be mitigated by watering the pens as needed to suppress dust.

The bases of the feedlot pens, drains, manure stockpile area, sedimentation basin and effluent holding pond will have a very low permeability, protecting groundwater. This represents a significant improvement in environmental protection compared with the current situation.

The location of the feedlot complex within controlled drainage areas will ensure all rainfall runoff that has been in contact with manure is directed into effluent management systems designed for a 1 in 20 year spill frequency. Surplus effluent will be sustainably irrigated at rates that provide for beneficial reuse while preventing any contamination of surface waters. This represents an important improvement in environmental protection compared with the current situation. The proposed design and management of the feedlot and the proposed siting and management of the effluent irrigation areas will effectively prevent manure from these areas going onto ESO6 land outside the feedlot CDAs. This will in turn provide improved protection for the nearby ESO5 areas.

Manure will be professionally composted on-farm. It is intended that this will go off-farm for reuse. However, this application includes the provision for on-farm reuse of mortalities compost if this is required. The area allocated for reuse of mortalities compost is mainly covered by the ESO6 overlay. The ESO6 overlay covers land within the primary catchments of wetlands of conservation value which are themselves covered by the ESO5 overlay. To ensure the protection of the wetlands, compost will not be applied within 200 m of the closest waterway. Nutrients in compost will only be applied at rates that are sustainable to replace fertiliser nutrients. It is considered that these measures will suitably protect the ESO6 and ESO5 areas.

Traffic impacts have been assessed. While the current roads are suitable for the types and numbers of traffic, it is recommended that council install “slow down” and “do not use engine brakes” signs at all four entrances to Gerang Gerung.

This proposal shows that the expansion of the feedlot at 277 Albrecht Road, Gerang Gerung will comply with the Code and the Farming Zone and Cattle Feedlot sections of the Hindmarsh Shire planning scheme.

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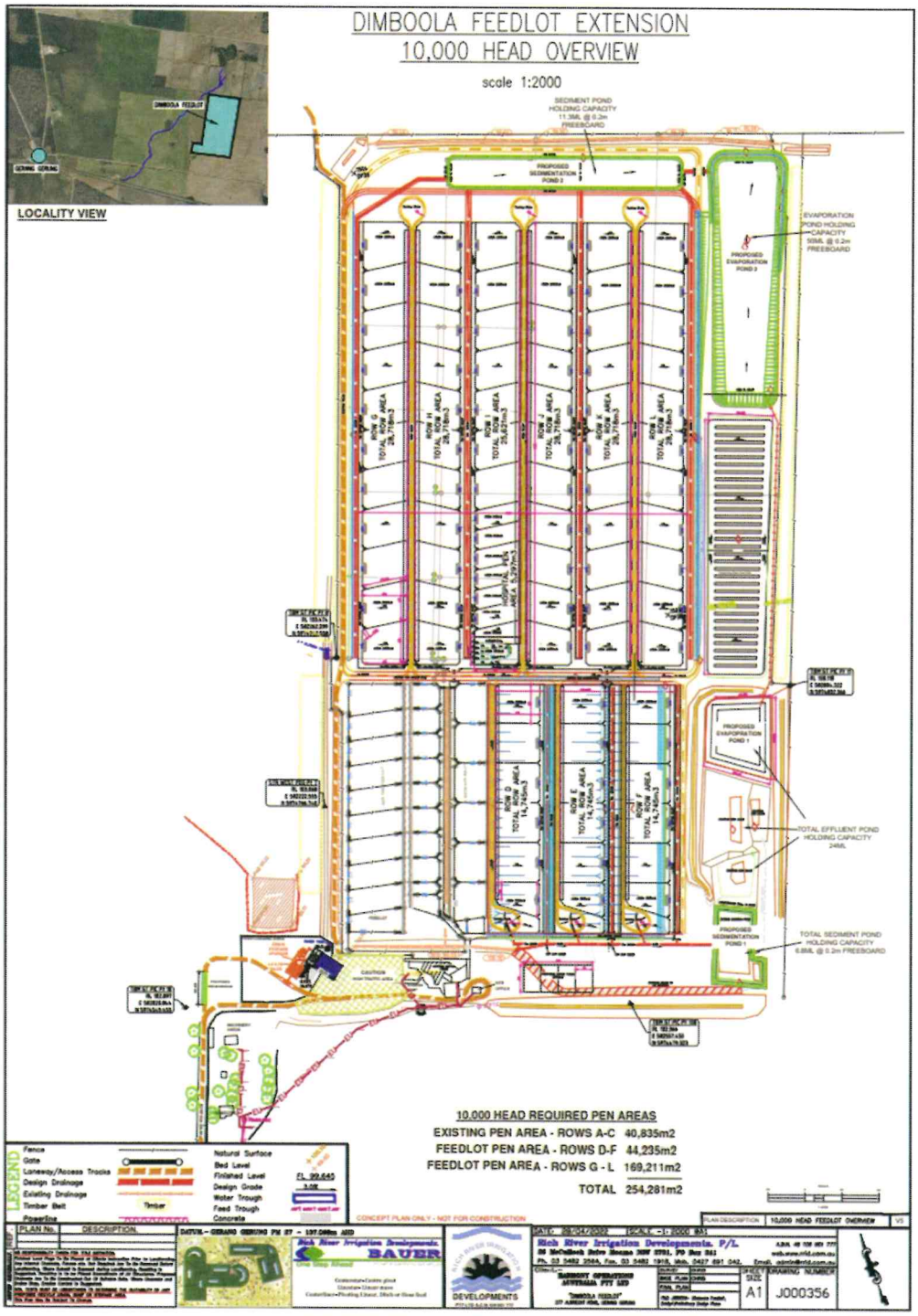

Figure 19: Proposed Feedlot Layout

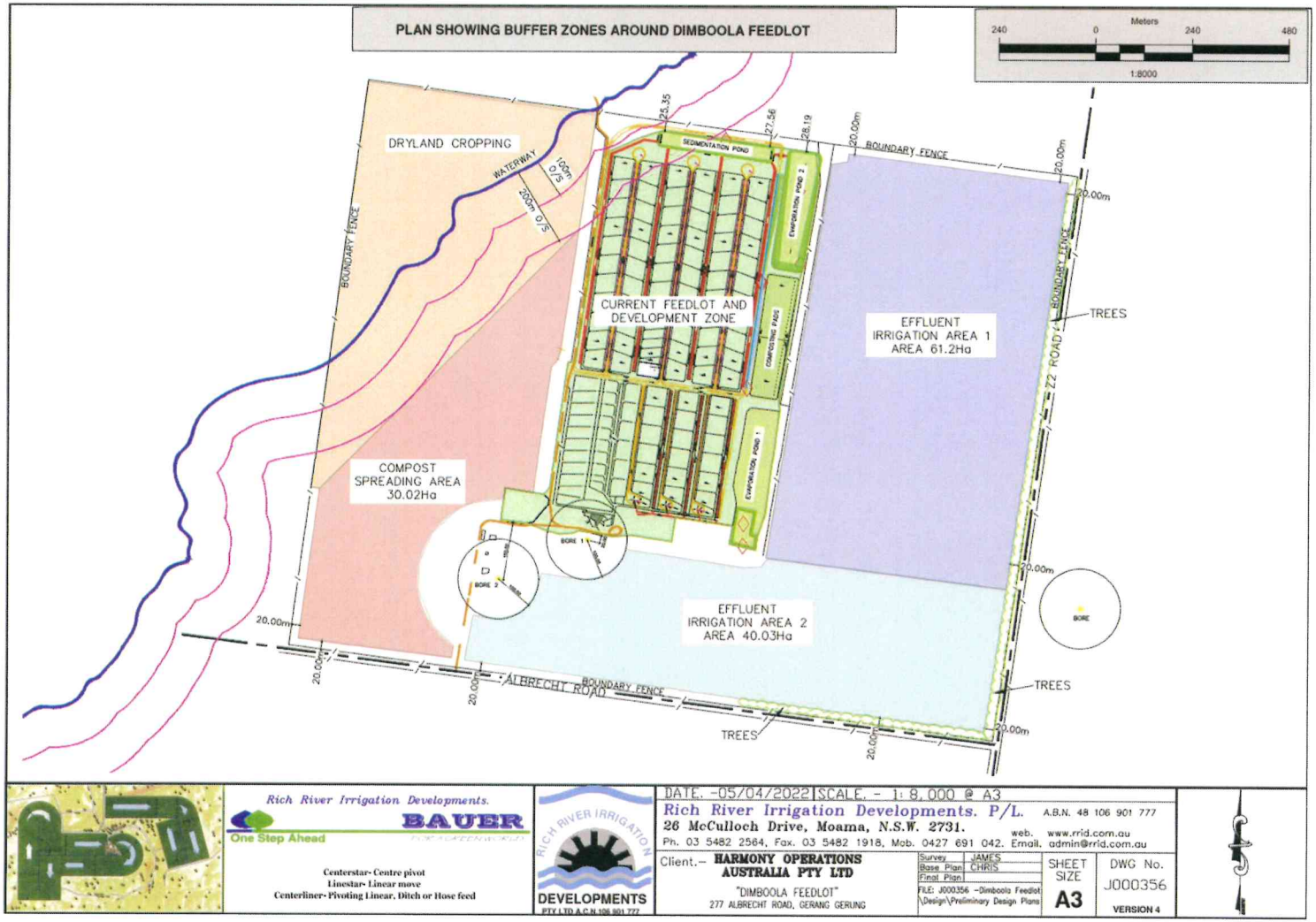

Figure 20: Expanded Feedlot – Property Plan

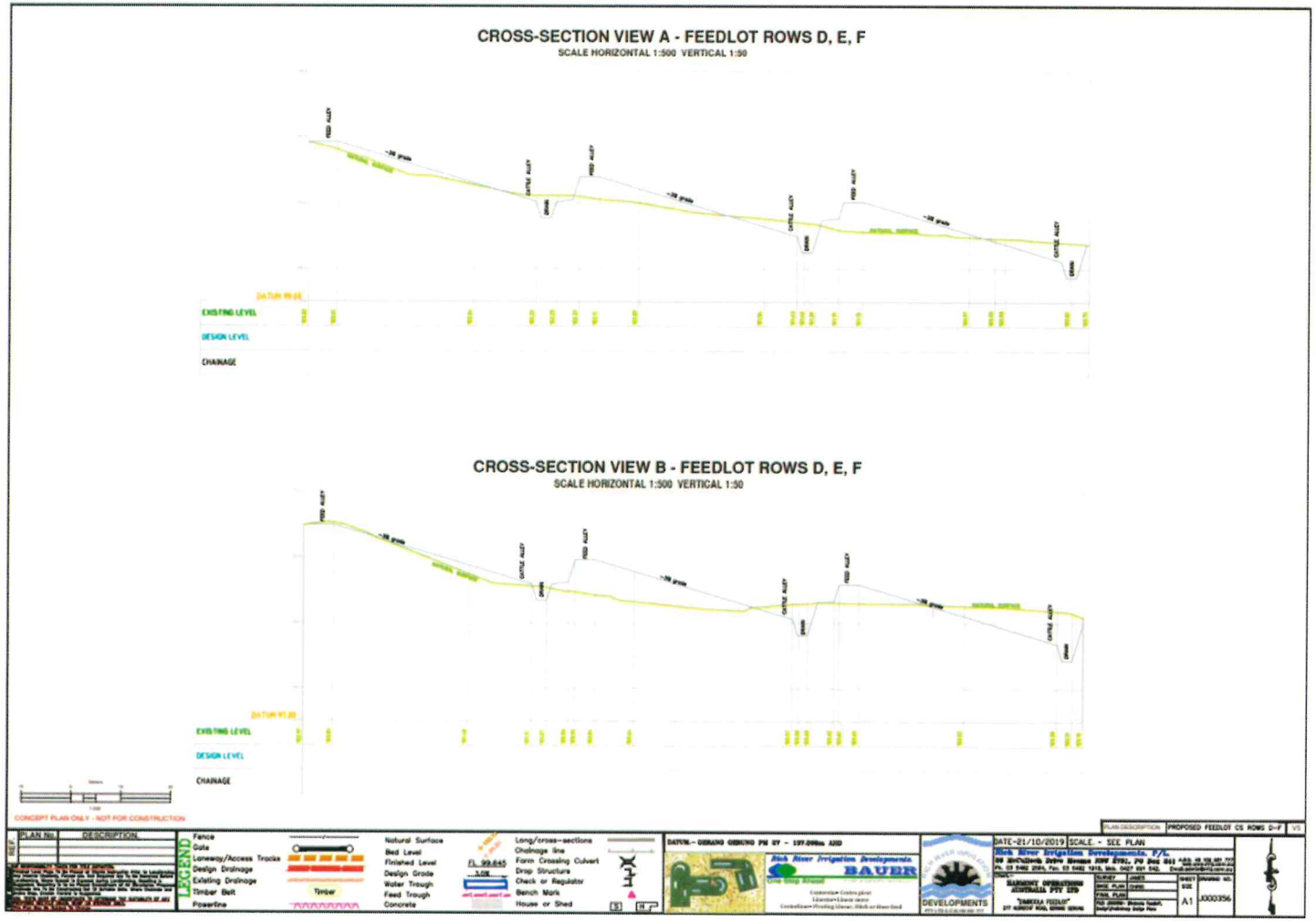

Figure 22: Rows D, E & F Cross-sections

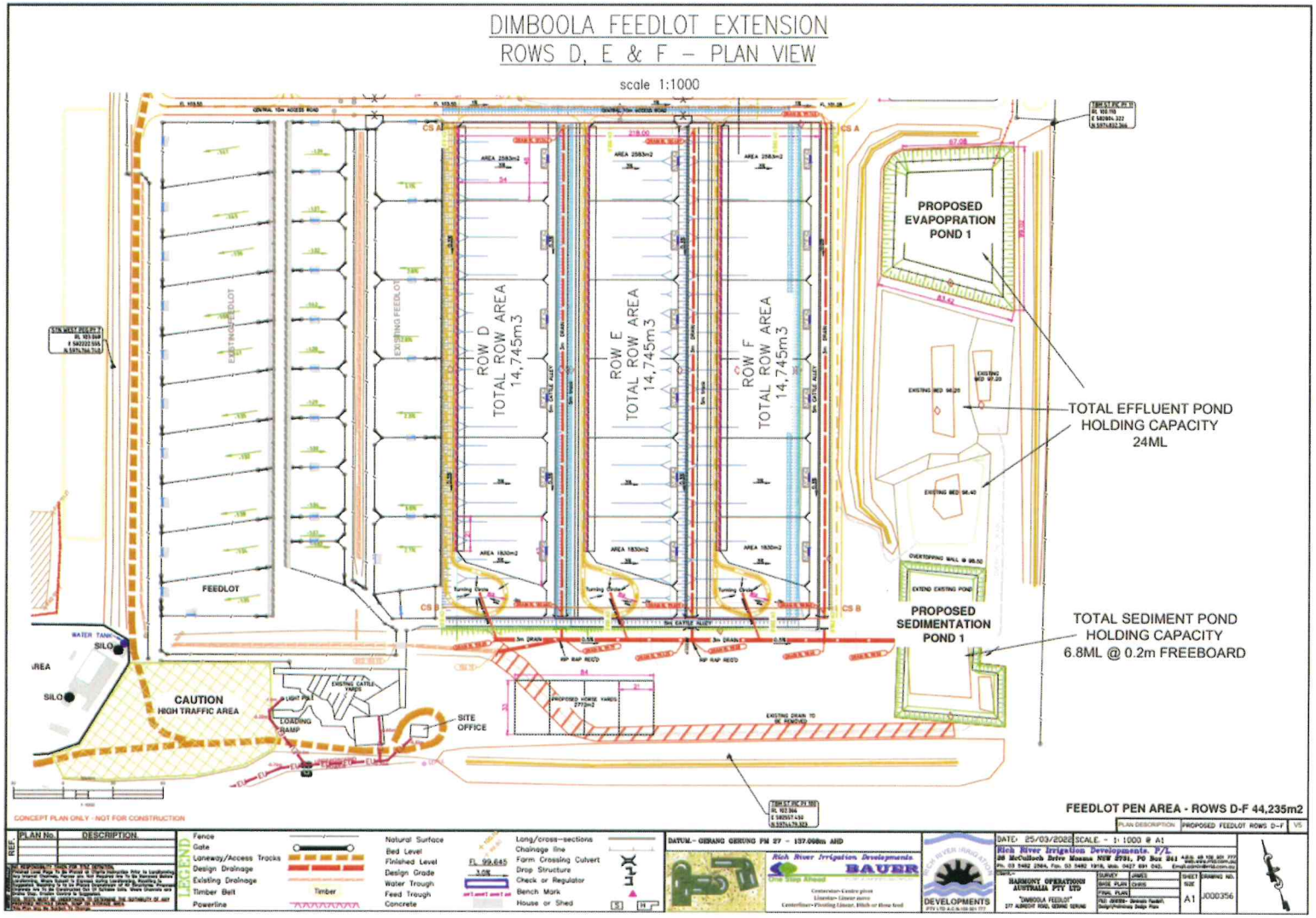

Figure 23: Existing Pens & Rows D, E & F – Plan View

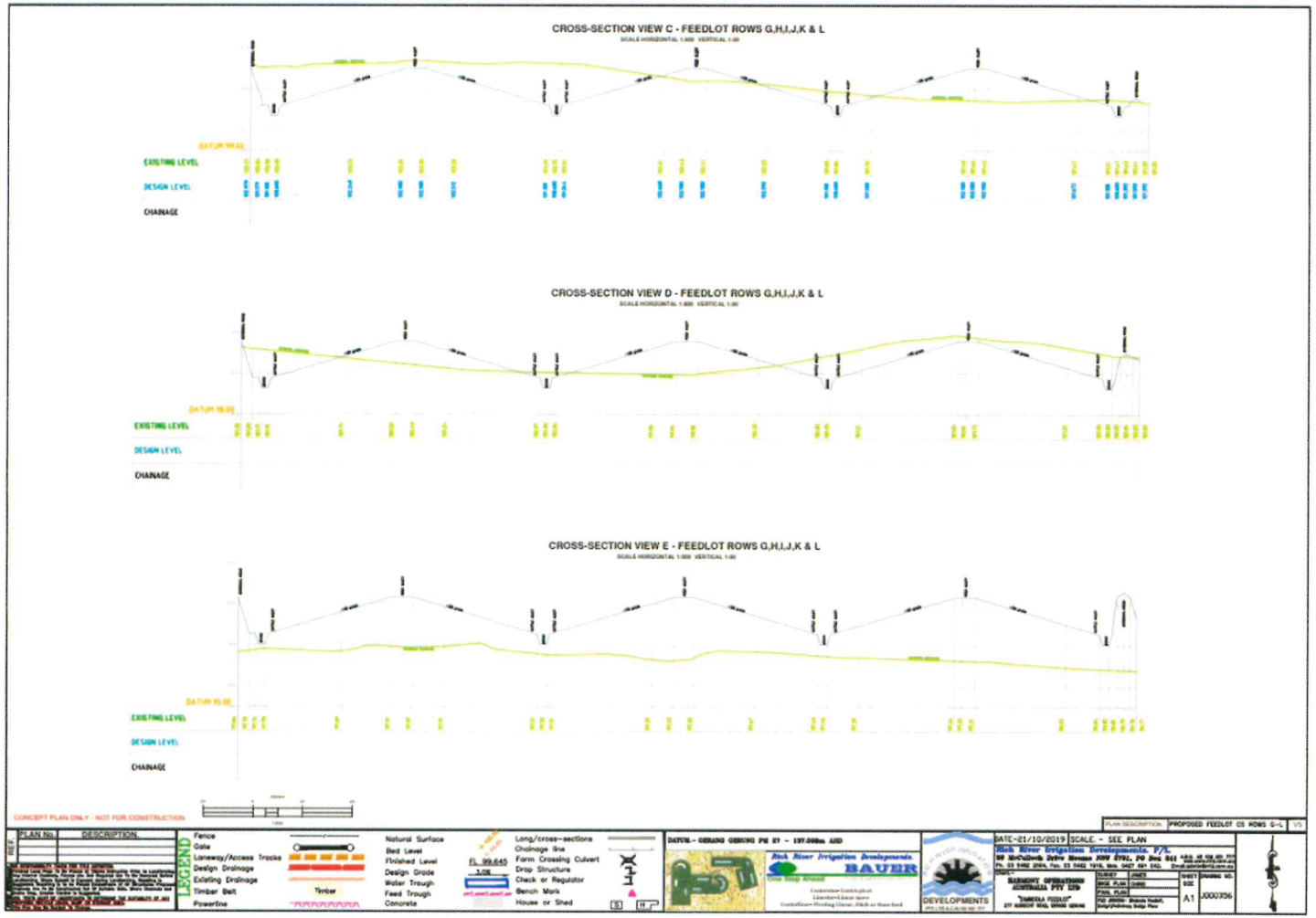

Figure 24: Rows G, H, I, J, K & L – Cross-sections

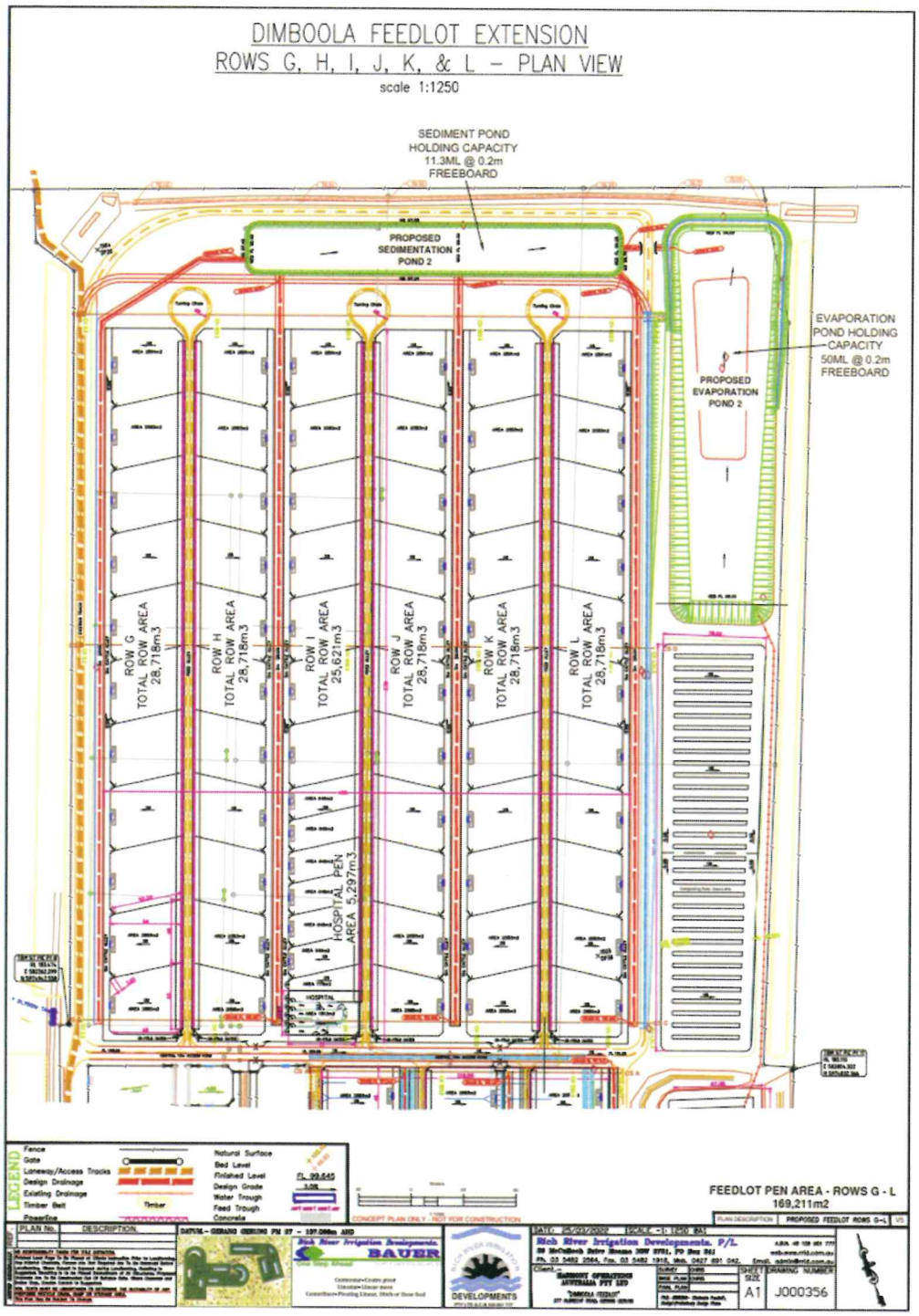

Figure 25: Rows G, H, I, J, K & L – Plan View

Ch 5100

Photograph 47 - Northern drop off 36mm

Photograph 48 - Southern drop off 30mm

Photograph 49 - Seal width 6500mm

Photograph 16 – Ch 6.75 Potholing, polished and deformed seal

Photograph 17 - Ch 6.8 Potholing and deformed pavement

Photograph 18 - Ch 6.85 Seal breaking up and potholing

APPENDIX 1 – PHOTOGRAPHS OF DEFECTS

Photograph 1 - Looking west from Katyil - Wail Road

Photograph 2 - Ch 4.7 - 4.9 Edge breakaway

Photograph 3 - Ch 5.4 - 5.6 Edge breakaway and shoving

Minutes of the Dimboola Town Advisory Committee held on 6 October 2022.

1. ACKNOWLEDGEMENT OF THE INDIGENOUS COMMUNITY

Acknowledgement of the Indigenous Community

We acknowledge the Shire's Indigenous community as the first owners of this country.

We recognise the important ongoing role that indigenous people have in our community and pay our respects to their elders and people both living and past.

2. PRESENT AND APOLOGIES

PRESENT: Kaylene Pietsch, Heather Boyd (HSC officer), Owen Pietsch, Sharyn Cook, Cr Deb Nelson (HSC), Melissa Haby, Pru Cook, Karen Bennett

GUESTS: Amanda Imgeme

APOLOGIES: Heidi Bruce, Chan Uoy

ABSENT: Tony Schnieder, William Eldridge

3. DECLARATION BY COUNCILLORS OR OFFICERS OF ANY DIRECT OR INDIRECT INTEREST IN ANY ITEM ON THE AGENDA.

4. CONFIRMATION OF MINUTES

Motion:

That the Minutes of the DTAC Committee Meeting held on *Monday 6th August* 2022 at the Dimboola Library, circulated to Committee Members be taken as read and confirmed.

Moved - Kaylene Pietsch **Seconded** - Cr Deb Nelson **Carried**

5. BUSINESS ARISING FROM THE MINUTES

6. CORRESPONDENCE

A. INWARD

a. Wimmera Business Awards - DTAC received the Encouragement Award for the carriage of the Steampunk Festival

b. Wimmera Mallee News offer to promote markets - email was also received by Melissa but support was at a cost and would need to included in budget for markets if it was to be taken up

c. Governance Training - training was held at 6.30pm on 3 October and 7 members of the committee attended. It pushed back the start of our usual

meeting time to around 8.00pm

B. OUTWARD

a. Letter sent to Roadside Cropping Group - meeting will be attended on 12 October at 7pm at the Vic Hotel

7. EVENTS

Event:		**Location:**		**Date**	
Relevant documents					
	Responsibility	**Due date**	**Status**		
Risk assessment					
Food permit					
Local Law permit					

8. GENERAL BUSINESS AS NOTIFIED TO THE CHAIR

a. Dimboola Primary School - use of DTAC Coolroom and bbq

Dimboola primary School Fete is on 21 Oct and have requested use of Coolroom and BBQ for the day. Phil Calhoun has made repairs and both are in working order.

Motion:

Dimboola Primary School have use of coolroom and bbq during the fete and a letter of thanks be sent to Phil Calhoun for the repairs made

Moved - Kaylene Pietsch **Seconded** - Pru Cook **Carried**

b. Spit roast bbq gone to footy club

While not in our (DTAC) possession, we can always borrow back when available

c. Riverfront Twilight Market and others

Over 20 stall holders arranged. Music is awaiting budget allocation from DTAC. Could be in the range of $800 - 1500. Local act All the Kings Men could be approach if initial contact Jeff Tynen falls through. Flouro vest were suggested to be able spot volunteers at Market.

Motion:

Allocations of $2000 for music and $700 food outlay prior to the market be made available from the DTAC account

Moved - Pru Cook **Seconded** - Karen Bennett **Carried**

Melissa Haby excluded herself from the vote declaring a conflict of interest

d. Carols by Candlelight

To be held on 2 Dec 2022, the theme is “A Bush Christmas”.

Melissa Haby will manage the market.

e. Representative for WHCG reference meeting

Sharon Cook will talk to Sally at Grampians Health about role.,

ACTION: Owen to email Sharon letter from GH

f. Working Bees - Schneider’s Garden and other

ACTION: Kaylene to follow up high school about Schneiders Garden

g. Review of Terms of Reference

Heather informed the committee that the ToR might be extended until June 2023 to fall in line with financial year and allow committee terms to avoid busy time of the year

h. Membership of Committee

Bill Schneider gave his resignation from the committee and wished and thanked past and present committee members for their volunteering and contribution

Motion:

To accept Bill Eldridge’s resignation from the DTAC committee

Moved - Kaylene Pietsch **Seconded** - Owen Pietsch **Carried**

Chan Uoy submitted a nomination to join the committee

Motion:

To accept Chan Uoy’s nomination for the DTAC committee

Moved - Kaylene Pietsch **Seconded** - Pru Cook **Carried**

i. Tower Park opening date change

Art Inc have tentatively looked at 11 March 2023 for the rescheduling of the Tower Park Opening

j. Dimboola Show

The organising committee for the Dimboola Show have asked the DTAC to do the BBQ

Motion:

To authorise payments towards running the BBQ at the show for the amounts of $700 Food (IGA), $100 bread (Wimmera Bakery) and $300 soft drinks

Moved - Kaylene Pietsch **Seconded** - Melissa haby **Carried**

k. Roadside Cropping Meeting

Previously discussed and noted

I. Purchase Orders for barbeque at the Dimboola Show

Previously discussed and noted

9. COUNCILLOR REPORT

Cr Deb Nelson

- Community Consultations are open for various projects in Dimboola and for Hindmarsh - October 19 in Dimboola https://www.hindmarsh.vic.gov.au/Council/News-and-Media/Public-Notices-Adverts-Tenders/Hindmarsh-Community-Consultation-Sessions
- 'The Beatlez' for the 2022 Seniors Concert - October 20 in Nhill

10. OFFICER REPORT

Heather Boyd

-

11. URGENT BUSINESS

11.1 November Meeting

Meeting conflicts with Melbourne Cup Public Holiday and will need to be held on Wednesday 2 November 2022 at Dimboola Library

12. FINANCE REPORT

12.1 Summary of Balances in Finance Report.

- To be presented in November meeting

Moved - **Seconded -**

12.2 Purchase Orders to be raised - $2,000 or less

Creditor	Value $	Description of Goods or Services
IGA	700	Food for Dimboola Show
Wimmera Bakery	100	Bread for Dimboola Show
	300	Soft Drinks
Musician	2000	Performance at Riverfront Twilight Market
IGA	700	Food for Riverfront Twilight Market

12.3 Purchase Orders to be raised – Greater than $2,000

Creditor	Value $ (> $2,000)	Description of Goods or Services

13. DECISIONS TO BE MADE

The following decisions are recommendations to Council for endorsement:

ITEM NO.	DESCRIPTION	DECISION
4	Minutes	
5	Business Arising from Minutes	
6	Correspondence	
7	Events	
8	General Business as Notified to the Chair	
9	Councillor's Report	
10	Officer's Report	
11	Urgent Business	
12.1	Finance Report	
12.2	Purchase Orders to be Raised ($2,000 or less)	
12.3	Purchase Orders to be Raised (above $2,000)	

14. MEETING CLOSED

The meeting closed at 8.50pm

15. COUNCIL OFFICER AUTHORISATION

I Heather Boyd_ advise there the following recommendations made at the Dimboola Town Committee on 6 October 2022.

ITEM NO.	DESCRIPTION	DECISION
8.a	Use of Coolroom and BBQ	Dimboola Primary School have use of coolroom and bbq during the fete and a letter of thanks be sent to Phil Calhoun for the repairs made
8.c	Twilight Market Expenditure	Allocations of $2000 for music and $700 food outlay prior to the market be made available from the DTAC account
8.j	Dimboola Show Expenditure	To authorise payments towards running the BBQ at the show for the amounts of $700 Food (IGA), $100 bread (Wimmera Bakery) and $300 soft drinks

I Heather Boyd advise that the following items:

ITEM NO.	DESCRIPTION	DECISION
4	Minutes	That the Minutes of the DTAC Committee Meeting held on *Monday 6th August* 2022 at the Dimboola Library, circulated to Committee Members be taken as read and confirmed.
8.h	Resignation	To accept Bill Eldridge's resignation from the DTAC committee
8.h	Nomination.	To accept Chan Uoy's nomination for the DTAC committee

- Need to be referred to a Council Meeting

SIGNED: Council Officer ___

Dated: 25/11/2022

Hindmarsh
Shire Council

14th November 2022

MINUTES OF THE JEPARIT TOWNSHIP ADVISORY COMMITTEE MEETING OF THE HINDMARSH SHIRE COUNCIL HELD ON 14TH NOVEMBER 2022 at the Memorial Hall, Roy Street, Jeparit at 7.30pm.

Present: Mayor: Mr. B. Ireland (HSC), Ms. J. Fritsch (HSC), Jason Hutson (Chair-CM), Teresa Smith (VC-CM), Cheryl Quinn (Secretary-CM)), Sharon Reilly (CM), Annmarie Werner (CM), Craige Proctor (CM), Alan Hewitt (CM) Mel Wagener (CM) and Wendy Werner (Community Member) and Paul and Jen Bell (Community Members)

1. ACKNOWLEDGEMENT OF THE INDIGENOUS COMMUNITY AND OPENING PRAYER

We acknowledge the Shire's Indigenous community as the first owners of this country. We recognise the important ongoing role that indigenous people have in our community and pay our respects to their elders and people both living and past.

2. APOLOGIES

Bec Schultz (CM),), Louise Dillion (CM), and Tony Simpson (Community Member)

3. DECLARATION BY COUNCILLORS OR OFFICERS OF ANY DIRECT OR INDIRECT INTEREST IN ANY ITEM ON THE AGENDA.

- General conflict of interest; or
- Material conflict of interest

Declaration of general or material conflict of interest must also be advised by Committee Members at the commencement of discussion of the specific item.

NIL.

4. CONFIRMATION OF MINUTES

RECOMMENDATION:
That the Minutes of the Jeparit Committee Meeting held on 08 August 2022 at the Jeparit *Football Pavilion Recreation Centre circulated to Committee Members be taken as read and confirmed. (Attachment 1)*

Moved: Alan Hewitt
Seconded: Annmarie Werner **Carried**

5. BUSINESS ARISING FROM THE MINUTES

5.1 Sharon Reilly (CM) to further investigate if the black polo shirts with red logo for the JTAC could in fact be available prior to Australia Day activities. Get together to organise sizing would be needed.

5.2 Teresa Smith (CM) raised a question regarding the previous minutes (**10.4)** (Older female amenities near netball courts requires a permit to complete the roof. Materials are available to complete works.) As yet this has not been finalised.
HSC department has immediate issues to deal with in regards to the inclement weather damage.

6. CORRESPONDENCE

INWARD:

6.1 HSC J. Fritsch – Business Directory 11//10/22
6.2 HSC S86 Re Council Committee Participation 12/10/22
6.3 HSC J. Fritsch Auto Response 14/10/22
6.4 HSC J. Fritsch – DRAFT Minutes 17/10/22
6.5 HSC J. Fritsch – Final Minutes 18/10/22
6.6 Grampian Tourism Industry Newsletter 28/10/22
6 7HSC J. Fritsch – Financial statement 3/11/22
6.8 HSC J. Fritsch – Town Entry Signage 8/11/22

OUTWARD:

6.9 HSC J. Fritsch – DRAFT Minutes 10/10/22
6.10 HSC J. Fritsch – Business Directory 11//10/22 & S. Reilly 11/10/22
6.11 HSC S86 Re Council Committee Participation 18/10/22
6.12 Draft Update Advisory Committee Terms of Reference 19/10.22
6.13 HSC M: M. Albrecht, C: B. Ireland, HSC. S86 Previous Minutes of meeting 26/10/22
6.14 JTAC C. Members – Minutes of Previous meeting 26/10/22
6.15 Grampian Tourism Industry Newsletter 4/11/22
6.16 HSC M. M. Albrecht, C: B. Ireland, HSC. J. Fritsch Agenda, for next meeting, Previous Minutes and Financial Statement 8/11/22
6.17 JTCM Agenda, for next meeting, Previous Minutes and Financial Statement 8/11/22
6.18 HSC J. Fritsch – Town Entry Signage 8/11/22

RECOMMENDATION:
That the Outward Correspondence be approved and the Inward Correspondence noted.
Moved: Annmarie Werner
Seconded: Teresa Smith **Carried**

7. EVENTS

Event:		**Location:**		**Date**	
Relevant documents					
	Responsibility	**Due date**	**Status**		
Risk assessment					

Food permit			
Local Law permit			

8. GENERAL BUSINESS AS NOTIFIED TO THE CHAIR

8.1 (CM) Bec. Schultz regarding streetscape beautification, street appeal, township pride and tourism appeal. Suggestion that (CM) Bec Schultz offer ideas and thoughts for submission prior to the 2023 Community Plan Workshop to be conducted by the HSC.

ACTION – Janette (HSC) to locate the previously agreed Streetscape Conceptual Designs and provide to the JTAC for their consideration prior to the Community Plan workshop.

8.2 (Community M) W. Werner seeking support of approx $100.00 for a seed planting day organised for 23rd November at 11.30 followed by BBQ lunch. Participants are asked to being seeds they are not using or half packets, small punnets for planting as seed raising soil will be provided. Jeparit Primary school children invited along with residents, gauging interest for future community planting.

Tree –planting requirements trees in readiness for planting in March/April 2023.

(CM) A. Hewitt moved that the JTAC support the request of donating $100.00 for this community event. (Purchaser order to be drawn by HSC for Jeparit Supermarket for $100.00)

Seconded: Annmarie. Werner. **Carried**

8.3 (Community M) W. Werner seeking explanation of WC closure at Schultz's Beach. The meeting was informed that Parks Victoria control these facilities not the HSC.

8.4 (Community M) Paul & Jen Bell recent new residents to Jeparit but not new to Jeparit were seeking discussion regarding township garden beds and their maintenance. Mr. & Mrs. Bell would like to offer their services to assist in maintaining the growth/plants replacement of like for like plants via propagation (if necessary) of plantation boxes within the township which would add vibrancy to the town.

HSC suggested that registered volunteers were welcome through the shire and a submission of particular plantation boxes and street locations should be listed, along with maintenance intentions. Noted there is a Conceptual Design for Jeparit Garden Beds which Janette will locate and email.

(CM) M. Wagener moved that the JTAC write a supporting letter for Mr. P. & Mrs. J. Bell's application to the HSC.

Seconded: Teresa Smith . **Carried**

8.5 Australia Day 2023 Agenda.

Breakfast will be served as previous years. (Purchase Order to be drawn by the HSC for the Jeparit Supermarket for $180.00.

Nominations to be sent to secretary for circulation closer to 26th January 2023.

Nomination received from (CM) M. Wagener.

8.6 Priorities for JTAC Budget Submissions:

Revision included **(1)** Street Scape Upgrade **(2)** Refurbishment of Tennis Courts inc refurbishment of Caravan Park **(3)** New female friendly amenities at Jeparit Rec reserve (With WC's & Shwr) **(4)** Shade Sail for Jeparit Outdoor Swimming Pool. **(5)** Open for discussion by early January 2023. (Noted: Town Committee Project Requests required to Heather by 20 January 2023).

8.7 JTAC signage – agreement was reached by CM's for the type of structure similar to Nhill entrance signs that will suit the metal component already produced by JTAC.

Moved: Teresa Smith
Seconded: Mel Wagener **Carried**

8.8 Terms of engagement of Committee Members will now be in accordance with financial year ending 30th June 2023.

8.9 Christmas Competition Lights::$100.00 (Best lights), $80.00 (Best Lights 1st time entrance) $60.00 (Runner Up) to be spent at any participating shop in Jeparit.
(3 Purchase Orders to be drawn by the HSC for the Participating Stores for $100.00, $80.00, $60.00)

9. COUNCILLOR REPORT

9.1 Decking will be commenced as soon as water levels give accessibility.
9.2 WC Block will be delivered as a unit then delivered to Caravan Park area.
9.3 New Cabin will be delivered and operational approx September 2023.
9.4 Lake Hindmarsh currently at 39 percent with approx 4 inches of water over the last few days. Water at Weir needs to be lowered to replace some boards.
9.5 Tender awarded for the Wimmera Discovery Trail. Sections 1 & 2 along with trail lead signs, bollard directional signs and spring gates. Dimboola to Jeparit a further requirement of trail required to 4 mile beach with a crossing required.

10. OFFICER REPORT

10.1 Promotion of public events: Once events planned and permits granted promotion of event through the HSC web site.
10.2 J. Woodward is wanting to ascertain the status of the town heritage walks in each town with the thought of combining them into a single HSC heritage walking guide. Suggested by CM's that Jeff contact John Pumpa, Clem Peach and Wayne Werner who have been working on signage.

11. URGENT BUSINESS

11.1 Discussion was held by (CM) C. Proctor regarding the Great Wall monument in Broad Way, Jeparit reputed to be the only Victorian monument with a female. CM referred to Campbell McKenzie.
11.2 Discussion held regarding Carols by Candlelight no longer being conducted through the Hospital. Jeparit Primary School to be approached to see if a joint program at the Primary School could be conducted. (CM) M. Wagener to investigate and report.
(The Hospital through (CM) A. Werner stated that if the need arose they (being the Hospital would be happy to provide food as previous years).). Report from (CM) M. Wagener indicated that 18th December 2022 has been selected and organised by the Jeparit Primary School for Carols by Candlelight, JTAC to provide BBQ for cooking and Chairs for seating. (This event is separate from the Primary Schools Children's Concert).

12. FINANCE REPORT

12.1 Summary of Balances in Finance Report.

RECOMMENDATION:
That the Finance Reports as provided with this Agenda be approved.
(Attachment 2 - 31/10/2022)
Moved: Mel Wagener
Seconded: Alan Hewitt **Carried**

12.2 Purchase Orders to be raised - $2,000 or less

Moved: A. Hewitt **Seconded:** A. Werner **(8.2)** **Carried**
Moved: T. Smith **Seconded:** C Quinn **(8.5)** **Carried**
Moved: T. Smith **Seconded:** A. Werner **(8.9)** **Carried**

ITEM NO.	DESCRIPTION	DECISION
8.2	Seed Planting Day	23/11/22 Community Involvement planting and caring for seeded plants and BBQ lunch need PO for Jeparit Supermarket $100.00
8.5	Australia Day	26/1/23 Breakfast service PO for Jeparit Supermarket $180.00
8.9	Christmas Tree Lights Competition	PO for $100.00, $80.00 and $60.00 being 1st, 2nd and Runner up prize in the nominated categories. Use within the shopping district of Jeparit.

12.3 Purchase Orders to be raised – Greater than $2,000
NIL.

13. DECISIONS TO BE MADE

The following decisions are recommendations to Council for endorsement:

ITEM NO.	DESCRIPTION	DECISION
		A.

14. MEETING CLOSED

The meeting closed at 9.25pm.

Next JTAC meeting to be held Monday 13 February 2023, **at the Memorial Hall, Roy Street, Jeparit at 7.30pm.**

15. COUNCIL OFFICER AUTHORISATION

*to be completed by the Council Officer

I _____ accept the following recommendations made by the
JTAC Committee at this meeting held on 14th November 2022:

ITEM NO.	DESCRIPTION	DECISION

I _____ advise that the following items:

ITEM NO.	DESCRIPTION	DECISION

- Need to be referred to a Council Meeting / CEO for a decision
- Require more Information
- Do No align with the Hindmarsh Shire Council Plan

SIGNED: Council Officer Janelle Fitch.

Dated: 17/11/2022

Hindmarsh
Shire Council

19th November 2022

To Committee Members,

NOTICE is hereby given that a Rainbow Township Advisory Committee Meeting of the Hindmarsh Shire Council will be held at the Civic Centre Small Meeting Room on 21st November 2022 commencing at 7.30pm.

AGENDA

1. Acknowledgement of the Indigenous Community

2. Apologies
Alison Ey

3. Disclosure by Committee members or Councillors or Council Officers of any interest or conflicts of interest in any item on the agenda

4. Confirmation of Minutes

5. Business Arising from the Minutes

6. Correspondence

7. Events

8. General business as notified to the Chair
a. New residence welcome meal evaluation
b. Rainbow town heritage walk
c. Update on safety works at rear of Library
d. Rainbow Lake committee request
e. Community noticeboard
f. Christmas decorations

9. Councillor Report

10. Officer Report

11. Urgent business

12. Finance report

13. Decisions to be made

14. Meeting Closed

15. Council Officer Authorisation

1. ACKNOWLEDGEMENT OF THE INDIGENOUS COMMUNITY AND OPENING PRAYER

Acknowledgement of the Indigenous Community

We acknowledge the Shire's Indigenous community as the first owners of this country. We recognise the important ongoing role that indigenous people have in our community and pay our respects to their elders and people both living and past.

2. APOLOGIES

Alison Ey, Greg Roberts & Callum Bull

Moved that apologies be accepted Allira/Bill Aif C

In attendance

Allira Roberts, Bill Hutson, Max Clark, Graham Nuske, Colleen Petschel, Mick Henderson

3. DECLARATION BY COUNCILLORS OR OFFICERS OF ANY DIRECT OR INDIRECT INTEREST IN ANY ITEM ON THE AGENDA.

- General conflict of interest; or
- Material conflict of interest

Declaration of general or material conflict of interest must also be advised by Committee Members at the commencement of discussion of the specific item.

4. CONFIRMATION OF MINUTES

That the Minutes of the RTAC Committee Meeting held on at the Civic Centre Meeting Room, circulated to Committee Members be taken as read and confirmed.

Moved that the minutes be accepted Bill/ Belinda AiF C

5. BUSINESS ARISING FROM THE MINUTES

Belinda asked about the request for the updated invoice to be sent out. This was explained that the committee was waiting for the next invoice. Belinda had sent it through but there were difficulties with sending things to the TC email so she will send all emails to Colleen Petschel's email account

6. CORRESPONDENCE

INWARD - Nil

OUTWARD - Nil

RECOMMENDATION

That the Outward Correspondence be approved and the Inward Correspondence noted.
Moved NA
Seconded NA

7. EVENTS

-The question was asked whether Rainbow is having a Christmas Party this year.
- It is usually organised by the Street Traders
- There is $250 on offer form the Shire to go towards organisation
- Colleen will get in contact with Caroline Cocks to check this out

Event:		**Location:**		**Date**	
Relevant documents					
	Responsibility	**Due date**	**Status**		
Risk assessment					
Food permit					
Local Law permit					

8. GENERAL BUSINESS AS NOTIFIED TO THE CHAIR

8.1 New residence welcome meal evaluation

- Disappointing numbers (only 8)
- Make sure we provide water and soft drinks next year
- The location at the Rec reserve was good
- Food was great – lions club did a good job
- On all counts the new residents enjoyed themselves

8.2 Heritage walk

- Mick wanted to know how much we knew about this…which was not much!
- Jeff Woodward from the Shire is wanting to gather info on the progress of this project
- The committee requested that Jeff send out an outline of the project
- It was mentioned that we could co-ordinate this project with the walks in town

8.3 Rear of Library

- Graham asked for an update on progress on the safety issue
- Why are the bollards still there…how did it get signed off?
- Miscommunication between builders and landscapers….paver issue
- Interesting design issues
- Options include bars across the safety issue area that can be used to rest coffees etc or put balustrades so the area is not accessible

8.4 Rainbow Lake Committee Request

- The Lake Committee has made a request to see if the TC would be willing to financially support the project at the Lake.
- The TC is very keen to support this project
- The TC will work with the Lake Committee to provide financial support to an upcoming project
- The TC passed the following motion:
  Allocate $2000 to the cost of the BBQ concrete slab
  Moved by Bill/Max AiF

8.5 Community Noticeboard

- Belinda discussed research she has done on this topic (handed out sheets)
- Digital Kiosk costs $15,000
- The TC members to check out locations
- Mick to find out more information about the Shire (on next meeting agenda)

8.6 Christmas Decorations

- Colleen asked who looked after the Christmas Decorations
- Julie McLean, Carol Gebert & Faye Martion were contacts

9. COUNCILLOR REPORT

NA

10. OFFICER REPORT

- Llew's Silo progressing slowly – Architect & Engineer working together, pop-ins to look at the Plans
- Graham suggested that we include a signpost of distances at the top of the silo
- Rainbow lake opening on Wednesday 7th Dec
- Netball Clubrooms progressing
- Electrical upgrade in progress, need more powerheads (between netball courts)
- Cabin to be hooked up after upgrade is completed
- Will provide access to caravan park when they need more power
- Footpaths have gone out to tender as Shire focus on fixing flood damaged roads (Railway street)
- Public toilets in main street to be refurbished- Funding proposal being put together
- Question – Slurry for Taverner Street – needs to go back to VicRoads- MH to follow up
- Question – Lights in King Street – Need to talk to Powercor- MH to Email
- Question – overgrown yards – Shire onto it with letters sent out

11. URGENT BUSINESS

NA

12. FINANCE REPORT

12.1 Summary of Balances in Finance Report.

RECOMMENDATION:

That the Finance Report (for October) as provided with this Agenda be approved.

Moved that the Finance report be approved Max/Colleen

12.2 Purchase Orders to be raised - $2,000 or less

RECOMMENDATION:

That the Council Officer raise the following Purchase Orders, being a value of $2,000 or less.

Moved Max

Seconded Colleen

Creditor	Value $	Description of Goods or Services
Belinda Eckermann	$1500	Re-painting of Mechanic Hall Mural

Rainbow Lake Committee	$2000	Contribution to payment of BBQ concrete slab

12.3 Purchase Orders to be raised – Greater than $2,000

RECOMMENDATION:
That the Council Officer, following approval by Council or the CEO, raise the following Purchase Orders greater than $2,000.

Moved
Seconded

Creditor	Value $ (> $2,000)	Description of Goods or Services

13. DECISIONS TO BE MADE

The following decisions are recommendations to Council for endorsement:

ITEM NO.	DESCRIPTION	DECISION
4	Minutes	Confirmation of the Minutes
5	Business Arising from Minutes	
6	Correspondence	Approving the Outward Correspondence and Noting the Inward.
7	Events	
8	General Business as Notified to the Chair	
9	Councillor's Report	
10	Officer's Report	
11	Urgent Business	
12.1	Finance Report	That the Finance Report as provided with the Agenda be approved.
12.2	Purchase Orders to be Raised ($2,000 or less)	That the Council Officer raise the Purchase Orders listed.
12.3	Purchase Orders to be Raised (above $2,000)	That the Council Officer, following approval by Council or the CEO, raise the following Purchase Orders listed which are greater than $2,000.

14. MEETING CLOSED

The meeting closed at 20:47

15. COUNCIL OFFICER AUTHORISATION

*to be completed by the Council Officer

I Michael Henderson accept the following recommendations made by the Rainbow Town Committee at this meeting held on: 21/11/2022

ITEM NO.	DESCRIPTION	DECISION
4	Minutes	Confirmation of the Minutes
5	Business Arising from Minutes	
6	Correspondence	Approving the Outward Correspondence and Noting the Inward.
7	Events	
8	General Business as Notified to the Chair	
9	Councillor's Report	
10	Officer's Report	
11	Urgent Business	
12.1	Finance Report	That the Finance Report as provided with the Agenda be approved.
12.2	Purchase Orders to be Raised ($2,000 or less)	That the Council Officer raise the Purchase Orders listed.

I _____ advise that the following items:

ITEM NO.	DESCRIPTION	DECISION
12.3	Purchase Orders to be Raised (above $2,000)	That the Council Officer, following approval by Council or the CEO, raise the following Purchase Orders listed which are greater than $2,000.

- Need to be referred to a Council Meeting / CEO for a decision
- Require more Information
- Do No align with the Hindmarsh Shire Council Plan

SIGNED:

Dated: 28/11/2022