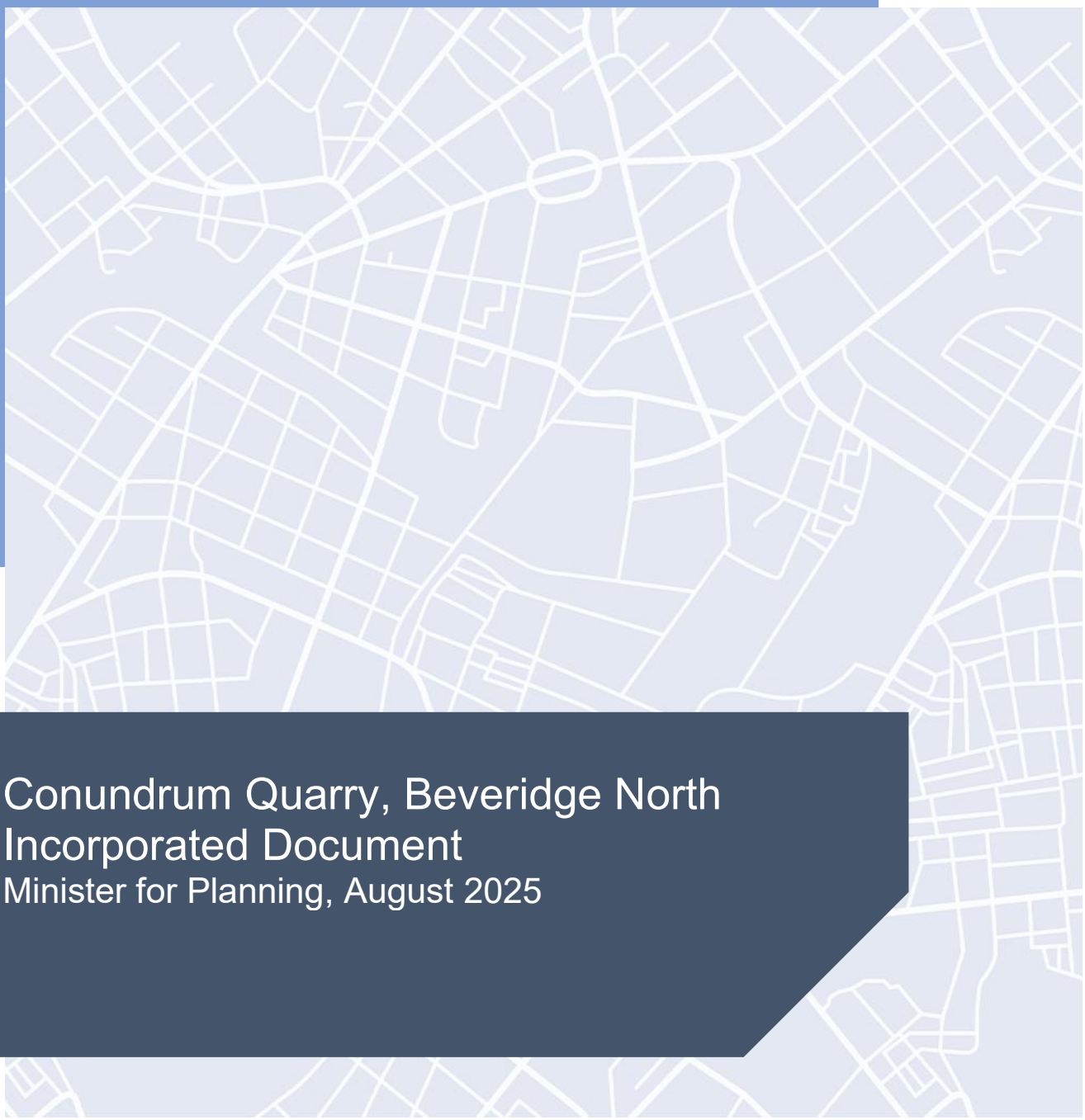

Conundrum Quarry, Beveridge North Incorporated Document

Minister for Planning, August 2025

MITCHELL PLANNING SCHEME

Incorporated Document

This document is an Incorporated Document in the Mitchell Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

1.0 INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 45.12 - Specific Controls Overlay (SCO) and Clause 72.04 - Incorporated Documents of the Mitchell Planning Scheme (scheme).

The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls contained in Clauses 6.0, 7.0 and 8.0 of this document.

2.0 LAND DESCRIPTION

This document applies to two areas of land.

The first area is known as 175 Northern Highway Wallan being part Lot 2 on Lodged Plan 6746 being the land in Extractive Industry Work Authority No: 1473 and part Crown Allotment 34 Parish of Wallan Wallan, part Crown Allotment 32 Parish of Wallan Wallan, part Hadfield Road road reserve and the Northern Highway known as 'the quarry land' being all of the land within SCO4.

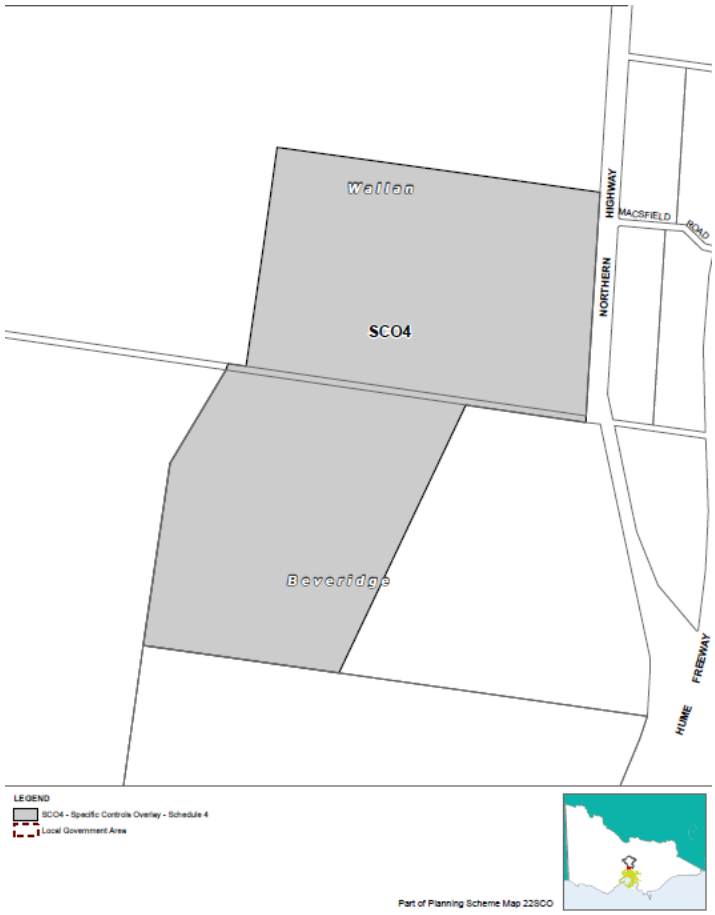

Figure 1 – Map of the quarry land subject to this Incorporated Document shown shaded

The second area is known as 175 Northern Highway Wallan being part Lot 2 on Lodged Plan 6746 being the land in Extractive Industry Work Authority No: 1473 and an area 500 metres radius from the Work Authority boundary known as 'the buffer land' being all of the land within SCO5.

Figure 2 – Map of the buffer land subject to this Incorporated Document shown shaded

3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, pursuant to Clause 45.12 of the scheme the land identified in this Incorporated Document may be used and developed in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail.

4.0 EXPIRY OF THIS SPECIFIC CONTROL

This Incorporated Document will expire:

a) If a Work Authority for the use issued under the provisions of the *Mineral Resources (Sustainable Development) Act 1990* is not issued within five (5) years from 1 August 2025; or,

b) If the use and/or development is not commenced within five (5) years of the date of approval of a Work Authority under section 77G of the *Mineral Resources (Sustainable Development) Act 1990*; or,

c) If the Work Authority for the use issued under the provisions of the *Mineral Resources (Sustainable Development) Act 1990* is cancelled in accordance with section 77O of that Act; or

d) On 31 December 2052.

whichever occurs first.

Upon expiry of the specific control, the quarry land and the buffer land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

5.0 PURPOSE

The purpose of this Incorporated Document is to:

a) Restrict development and use within the buffer land to minimise the impact of use and development of the buffer land on the quarry operation and to minimise the impact of the quarry on surrounding land, and

b) Permit the use and development of the quarry land for the project being extractive industry, removal of native vegetation and access to a road in a Transport Zone 2,

generally in accordance with the plans approved in Clause 6.0 of this document and subject to the Clause 7.0 and Clause 8.0 conditions of this document.

6.0 DETAILED DEVELOPMENT PLANS

This document allows the use and development of the quarry land for the purposes of the project, set out in the detailed development plans approved by the Responsible Authority, subject to the Conditions in Clause 7.0 of this document.

7.0 CONDITIONS FOR SCO 4 – QUARRY LAND

The following conditions apply to the use and development allowed by this Incorporated Document:

SECTION 1 – APPROVED PLANS QUARRY LAND

1. The following plans are approved and form part of the Incorporated Document:

   a) Proposed Floor Plan prepared by Mont Eltham Drafting (drawing S.D.05, 21 October 2015); and,

   b) Proposed Floor Plans and Elevations prepared by Mont Eltham Drafting (drawing S.D.01, 22 October 2015).

   The plans may be modified to the satisfaction of the Responsible Authority.

SECTION 2 – BEFORE COMMENCEMENT OF WORKS QUARRY LAND

2. **Access to the quarry land** - Prior to the commencement of development and works, unless otherwise agreed by the Responsible Authority, the owner(s) of the quarry land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* and the Responsible Authority must make an application to the Registrar of Titles to have the agreement registered on the title of the land being Lot 2 on Lodged Plan 6746 under section 181 of the *Planning and Environment Act 1987*. The agreement must provide for:

   a) The construction, at the cost of the developer, of the quarry haulage road connection to the proposed signalised intersection at Macsfield Road and Northern Highway and any modifications to the signalised intersection and Northern Highway approaches to the requirements of the Responsible Authority and the Head, Transport for Victoria.

   b) The construction, at the cost of the developer of the quarry, of a quarry haulage road between the land being Lot 2 on Lodged Plan 6746 and the intersection at Macsfield Road and Northern Highway across part Crown Allotment 34 Parish of Wallan Wallan, part Crown Allotment 32 Parish of Wallan Wallan and part Hadfield Road road reserve being part of Tenure 0904443 that must be used for access until the road network within the Wallan South and Wallan East Precinct Structure Plan or the Beveridge North West Precinct Structure Plan is constructed and completed to a standard that allows its use as an access to the quarry to the satisfaction of the Responsible Authority.

3. **Access to Crown Land** – Prior to the commencement of works to provide access to that part of the Hadfield Road road reserve being part of Tenure 0904443 that is required to provide access to the quarry must be approved by and developed to the satisfaction of the Secretary to the Department of Energy, Environment and Climate Action.

4. **Habitat Compensation** - Any habitat compensation obligations under the Melbourne Strategic Assessment program applicable to any area of quarry land that is developed that is outside of the area covered by Work Authority No. 1473 must be met prior to the commencement of any works to the satisfaction of the Secretary to the Department of Energy, Environment and Climate Action.

5. **Phase Extraction Boundaries and Buffer Plan (s) –** prior to the commencement of works; amended phase extraction boundaries and buffer plan(s) must be submitted to the Responsible Authority generally in accordance with Phase Extraction Boundaries and Buffers plan (Figure 10 Draft Figures WA1473) prepared by BCA Consulting Earth Resources (drawing NS-1879, Rev 0) but amended to show the 250m and 500m buffers from processing plant activity generally in accordance with Peter J Ramsay & Associates Figure F6 (Project 1041.1 Rev00 dated 28 April 2022) appended to Peter Ramsay's evidence report to the Ministerial Advisory Committee; and the relocation of the processing plant as far to the east as practicable in Phase 1. No alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of the land in Work Authority No. 1473. This does not apply to driveways, drains, bund walls or landscaping.

   The plans must be to the satisfaction of the Responsible Authority and endorsed by the Responsible Authority to form part of this Incorporated Document.

6. **Rehabilitation Plan(s)** - prior to the commencement of works; an amended rehabilitation plan(s) must be submitted to the Responsible Authority generally in accordance with the Rehabilitation Plan and Rehabilitation Cross Sections prepared by BCA Consulting Earth Resources (Figures 8.1 and 8.2 of the tracked changes Draft Work Plan dated 6 September 2019) (Conundrum Holdings Pty Ltd) but amended to specify:

   a) A timeline for rehabilitation which enables the land in Work Authority No. 1473 to be rehabilitated to the requirements of the approved Work Plan within 5 years following the cessation of blasting;

   b) That the rehabilitation will be to a standard that facilitates the future urban development of the land;

   c) The staging of any rehabilitation;

   d) Final grades and finishes;

   e) Water balance and retardation to standard commensurate with proposed future urban land use; and,

   f) Specifying compaction of fill materials to a suitable standard to facilitate future urban land use.

   The rehabilitation plan must be to the satisfaction of the Responsible Authority and be endorsed by the Responsible Authority to form part of this Incorporated Document.

7. **Landscape plan(s)** – prior to the commencement of works, landscape plans are to be prepared by a suitably qualified landscape designer and submitted to the Responsible Authority for approval. Landscape plans must provide for shrubs and trees that must be planted and maintained to screen activity on the Work Authority No. 1473 land and include staged landscape works relevant to the proposed stages of the quarry and include the following:

   a) Plant schedule including Wurundjeri Woi-wurrung plant species name, container size, mature height and width and quantities/density;

   b) Planting details including maintenance and replacement schedules;

   c) Nominate all surfaces, finishes and edge treatments;

d) Be accurately scaled to show appropriate detail;

e) Nominate a scale bar and widths of key features to assist in digital assessment of the plans;

f) Shrubs and trees must be planted and maintained to screen activity on the land.

g) To ensure canopy closure and suppress weeds, garden bed species should be spaced at 75% of the mature width of the plant; and,

h) The locations of any trees to be retained on site, including details of the species, tree protection zones, tree protection measures and tree sizes, where required.

The Landscape Plans must be to the satisfaction of the Responsible Authority and be endorsed by the Responsible Authority to form part of this Incorporated Document.

8. **Work Authority** – the use and development of the land must not commence until a work authority is granted under the *Mineral Resources (Sustainable Development) Act 1990*.

9. **Kangaroo Management Plan –** prior to commencement of works; a Kangaroo Management Plan must be approved by the Secretary to the Department of Energy, Environment and Climate Action. The approved plan will form part of the Incorporated Document. The approved Kangaroo Management Plan must be implemented to the satisfaction of the Responsible Authority.

10. **Sodic and dispersive soils assessment** – prior to the commencement of works; a sodic and dispersive soils investigation must be undertaken to the satisfaction of the Responsible Authority at intervals of 200m, to determine if there are sodic and dispersive soils requiring management.

11. **Sodic and dispersive soils management plan** – if the sodic and dispersive soils assessment (Condition 10) determines that there are sodic and dispersive soils, prior to the commencement of works; a Sodic and Dispersive Soils Management Plan must be prepared by a suitably qualified professional to the satisfaction of the Responsible Authority. The approved Sodic and Dispersive Soils Management Plan will form part of the Incorporated Document and must be implemented to the satisfaction of the Responsible Authority.

    The Management Plan must include:

    a) The existing site conditions, including:
        i. Extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.
        ii. Land gradient.
        iii. Erosion risk mapping.
        iv. The extent of any existing erosion, landslip or other land degradation.
    b) Soils investigation, undertaken by a soil scientist;
    c) The extent of proposed earthworks;
    d) Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
    e) The management of drainage during all stages of development (including run-off);
    f) The staging of development;
    g) Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;

h) Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;

i) Any treatment of soil proposed to stored on site or removed from the site;

j) Any post-construction monitoring and/or management requirements; and

k) Recommendations that inform a site management plan including:

   i. The management, volume and location of any stockpiles comprising sodic soils.

   ii. Vehicle access and movement within the site area.

   iii. Any treatment to manage the soil while works are undertaken.

   iv. Treatments to rehabilitate areas that are disturbed during site works.

   v. Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

12. **Acoustic report** – Prior to the commencement of works for each stage of the development, an acoustic report, including a revised assessment prior to endorsement, prepared by an appropriately qualified acoustic consultant must be submitted to the satisfaction of the Responsible Authority outlining acoustic modelling for all future work phases at the time of writing and mitigation measures necessary to comply with the maximum permissible noise limits determined in accordance with Condition 25 of this Incorporated Document.

    The report and acoustic modelling prior to each phase shall include:

    a) Revised modelling for all future phases, including rehabilitation phases, based on the latest site information and quarry operations at the time;

    b) Consideration of source locations being representative of worst-case noise emissions for each work phase proposed;

    c) Detail of any adjustments in accordance with the Noise Protocol (e.g., duration, character);

    d) Predicted source contributions to inform ongoing mitigation consideration; and

    e) Revised application of noise limits and representative sensitive receptors at the time of assessment.

13. **Dust management plan** – prior to the commencement of works, a Dust Management Plan (DMP) must be submitted to the Responsible Authority. The DMP must be to the satisfaction of the Responsible Authority and endorsed by the Responsible Authority to form part of this Incorporated Document. The DMP must incorporate best practice dust control measures to ensure that all dust resulting from the use and development and materials transport does not cause unreasonable detrimental impacts to surrounding areas and must:

    a) Identify any requirements to ensure compliance with the Environment Reference Standard and EPA Publication 1691 (or subsequent reference if applicable from time to time);

    b) Predicted source contributions to inform ongoing mitigation including containment, suppression and/or collection;

    c) Procedures for identifying and determining when quarrying activities will cease on site due to weather conditions that will result in visible dust being discharged beyond the boundaries of the premises.

14. **Dust monitoring** – prior to the commencement of works, and subject to the availability of monitoring station locations on adjoining land, real time monitoring must be installed at two locations at 500m from the relevant phase extraction area; measuring PM2.5 and PM10. The locations must be selected considering pathways to sensitive receptors and prevailing wind conditions. Monitoring results must be provided to the Responsible Authority quarterly and otherwise upon reasonable request.

SECTION 3 – COMMENCEMENT OF USE QUARRY LAND

15. **Commencement of blasting – notice** - The operator of the Extractive Resource use is required to provide notice of the date when blasting will commence on the site WA1473 to the Responsible Authority and to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*.

SECTION 4 – USE AND DEVELOPMENT QUARRY LAND

General

16. If prior to or during the development of the quarry land it is identified that any area of cultural significance or cultural material is identified on the quarry land and that area maybe impacted by the development all development and works must cease in the affected area and a Cultural Heritage Management Plan must be prepared, be to the satisfaction of and approved by the relevant Registered Aboriginal Party and comply with Part 4 of the *Aboriginal Heritage Act 2006* and Part 3 of the *Aboriginal Cultural Heritage Regulations 2018*.

17. If, at any time, historical archaeological remains are uncovered all works must cease and Heritage Victoria, Department of Transport and Planning must be contacted immediately. Works must not recommence until permission is given by Heritage Victoria, Department of Transport and Planning.

18. At all times during the operation of the site, there must be a person over the age of 18 years that is present on the premises and who is responsible for ensuring that the activities on the premises and the conduct of persons attending the premises do not have a detrimental impact on the amenity of the locality to the satisfaction of the Responsible Authority.

19. Parking areas must be provided for employees' cars and all vehicles used on the quarry land and be surfaced, maintained and drained to the satisfaction of the Responsible Authority.

20. The access to the site from the Northern Highway / Macsfield Road intersection to the Works Approval area must be surfaced, drained and maintained to the satisfaction of the Responsible Authority. The location of the access road through the Wallan South PSP area should generally accord with the collector road connection to Macsfield Road in the draft Precinct Structure Plan to the satisfaction of the Responsible Authority.

21. If an alternative access to the site and Works Approval area can be provided from the development of the permanent constructed road network in the area of the Beveridge North West Precinct Structure Plan area or the Wallan South Precinct Structure Plan area over time plans of the new access can be submitted to and be approved to the satisfaction of the Responsible Authority in consultation with the Head, Transport for Victoria. The new access must be developed, surfaced and drained to the satisfaction of the Responsible Authority and must replace any existing access.

22. Every 5 years from the commencement of blasting, or other time period as reasonably required by the Responsible Authority, advice must be provided to the Responsible Authority and to the Secretary to the Department administering the *Mineral Resources*

(Sustainable Development) Act 1990 regarding the phasing and area of development, including the area no longer required to meet EPA recommended separation distances. The advice must include copies of the following material (or material subsequently endorsed from time to time):

a) Rehabilitation Plan (Condition 6) together with a statement of progressive rehabilitation as at the relevant date;

b) Acoustic report (Condition 12) and Acoustic Assessment (Condition 34);

c) Dust monitoring results (Condition 14);

d) Dust Management Plan (Condition 13 and Condition 34);

e) Approved work plan (Condition 23); and,

f) Register of complaints (Condition 35).

23. The use and development must at all times be in accordance with any approved work plan approved under the *Mineral Resources (Sustainable Development) Act 1990*.

24. The use and development of the quarry land must proceed in the order of phases as shown on the endorsed Phase Extraction Boundaries and Buffer Plan (Condition 5).

25. The layout of the use(s) and the development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.

26. The use and development must be managed so that the amenity of the area is not unreasonably affected though the:

a) Transport of materials, goods or commodities to or from the quarry land;

b) Appearance of any buildings, works or materials; and

c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, reflection or glare, steam, soot, ash, dust, waste water, waste products, grit or oil,

to the satisfaction of the Responsible Authority.

27. In April and May of each year, staged landscape works associated with the relevant phase of the quarry at that time; must be performed in accordance with the endorsed landscape plans (Condition 7). When the landscaping works have been completed, a record must be retained by the operator and be provided to the Responsible Authority upon reasonable request.

28. The development must implement the requirements of any approved sodic and dispersive soils management plan (Condition 11) to the satisfaction of the Responsible Authority.

29. The use of the quarry land and rehabilitation of the quarry land (including the arrival and departure of heavy vehicles) must operate only between the following hours, unless otherwise agreed in writing by the Responsible Authority:

Activity	**Monday to Friday**	**Saturday**
Site establishment / Construction	7am - 6pm	8am – 12 noon
Sales and general site operations	6am – 5pm	7am – 12 noon

Extraction:		
Blasting	12 noon – 5pm	
Extraction including, winning, hauling and drilling	7am – 6pm	7am – 12 noon
Processing:	7am – 4pm	7am – 11am
Rehabilitation including filling	7am – 4pm	

30. Unless with the prior consent in writing of the Responsible Authority, no work other than for administration and maintenance is to occur on Sundays or public holidays or outside of the hours prescribed in the preceding condition.

Traffic Management

31. A Traffic Management Plan must be prepared to the satisfaction of the Responsible Authority, the relevant road authority and the Head, Transport for Victoria. The Traffic Management Plan must in addition to any other matters advised by the Responsible Authority, relevant road authority and the Head, Transport for Victoria, include the following:

    a) Proposed haulage routes to and from the quarry land and access to the quarry land only from the Macsfield Road and Northern Highway intersection.

    b) Connectivity of the haulage routes to and from the quarry land to the Northern Highway at Macsfield Road;

    c) The works required to connect the haulage route to the Macsfield Road and Northern Highway intersection;

    d) The long term solution to connect the haulage route to the road network constructed as part of the development of the Beveridge North West Precinct Structure Plan and / or the Wallan South Precinct Structure Plan area;

    e) Expected frequency of vehicle movements to and from the quarry land;

    f) Access arrangements for construction vehicles and emergency vehicles; and

    g) A signage plan including working hours signage and after-hours signage to control both vehicle and pedestrian movements as required.

    The Traffic Management Plan must be implemented at no cost to the Responsible Authority, relevant road authority and Head, Transport for Victoria and is to be endorsed and form part of the Incorporated Document.

Dust Management

32. Within three months from commencement of operation, the Dust Management Plan (Condition 13) must be reviewed by a qualified air quality consultant to verify the suitability of all dust control measures and recommend and confirm the implementation of any additional measures considered necessary. A copy of the air quality consultant's report is to be forwarded to the Responsible Authority. If the specialist report requires an amendment to the endorsed Dust Management Plan, an amended version incorporating the recommended changes must be provided to the Responsible Authority and subject to the satisfaction of the Responsible Authority, will be endorsed and form part of the Incorporated Document.

Noise Management

33. The use and development must comply at all times with the noise requirements of the *Environment Protection Regulations 2021* under the *Environment Protection Act 2017* or other applicable noise standard that may apply from time to time measured at the 500m buffer shown in the endorsed Phase Extraction Boundaries and Buffer Plan.

34. Within three (3) months of each stage of the development commencing an Acoustic Impact Assessment report prepared by an acoustic consultant must be submitted to the Responsible Authority. The report must detail whether the noise levels associated with the use are in accordance with Condition 12 of this Incorporated Document. If noise levels exceed those required by Condition 12, immediate action must be taken to bring the use into compliance and the report must outline a program or measures to ameliorate or attenuate noise to ensure that the levels are met to the satisfaction of the Responsible Authority. The use must at all times accord with the recommendations of the Acoustic Impact Assessment report to the satisfaction of the Responsible Authority

35. The development must have in place a Complaints Policy which includes a process for receipt of complaints and a process for complaints to be addressed and documented to the satisfaction of the Responsible Authority.

Fire Risk Management

36. Prior to the commencement of works a Fire Response and Readiness Plan must be prepared by an independent and appropriately qualified fire safety consultant and must be submitted to and be to the satisfaction of the Responsible Authority and Country Fire Authority outlining mitigation measures necessary to prevent the ignition and spread of fire.

Kangaroo Management Plan

37. The Kangaroo Management Plan endorsed under this Incorporated Document must be implemented and maintained during the life of the Incorporated Document in accordance with the approved Kangaroo Management Plan (Condition 6).

Utilities

38. Waste water must be treated and retained on-site in accordance with *Environment Protection Regulations 2021* under the *Environment Protection Act 2017*.

39. All sewerage and sullage waters must be treated in accordance with the requirements of the Environment Protection Authority. All effluent must be disposed of and contained within the boundaries of the subject quarry land and must not be discharged directly or indirectly to any adjoining land, road or any watercourse or drain. A sufficient area of the quarry land must be set aside and kept available for the purposes of effluent disposal generally in accordance with the report: Land Capability Assessment Report No. PER-1174 – GeoCore Pty Ltd dated 14 September 2015.

40. The development must be connected to a reticulated potable water supply or have alternative potable water supply with adequate storage for the use as well as for firefighting purposes.

41. The development must be connected to a reticulated electricity supply or have an alternative energy source.

Drainage

42. The whole of the quarry land must be drained so as to prevent the discharge of storm water causing damage/nuisance from the quarry land across any road or footpath or onto adjoining land. All stormwater proposed to be discharged from the site, must be

to the legal point of discharge or to the existing point of discharge across the property boundary.

43. The volume and rate of flow or discharge across the property boundary must not be increased as a result of the development.

44. No polluted and /or sediment laden runoff is to be discharged directly or indirectly into drains or watercourses.

Community Engagement

45. The development must have in place a Stakeholder Communication Plan that is to ensure the community, local residents and the Responsible Authority are informed of the development of the quarry and its rehabilitation over the life of the development to the satisfaction of the Responsible Authority.

46. The development must have in place an Emergency Response Plan that generally conforms to "AS 3745-2002 Emergency control organisation and procedures for buildings, structures and workplaces", or any subsequent replacement or amendment to the satisfaction of the Responsible Authority.

47. The development must have in place an Incident Management Plan, to the satisfaction of the Responsible Authority

48. The development must have in place a Training Plan and Site Induction Program to the satisfaction of the Responsible Authority

SECTION 5 – CESSATION AND END USE QUARRY LAND

49. Blasting, other than blasting directly associated with rehabilitation, must cease to allow adequate time for rehabilitation of the site by 31 December 2052.

50. The staged rehabilitation of quarry land must occur in accordance with the endorsed Rehabilitation Plan (Condition 6), to the satisfaction of the Responsible Authority.

51. The quarry land must be rehabilitated within 5 years following the cessation of blasting (other than blasting required as part of rehabilitation) or by no later than 31 December 2052, whichever is the earlier, in accordance with endorsed Rehabilitation Plan (Condition 6).

52. No putrescible waste, household waste, garbage, hazardous waste (including waste which is subject to the provisions of the Environmental Protection Regulations 2021) or liquid waste, may be deposited on the quarry land. Where such wastes are detected, the operator must direct the carrier to the appropriate facility. All such material must be removed within twenty-four (24) hours of detection.

53. Five (5) years prior to cessation of extraction (or earlier by agreement), a development concept plan must be prepared to the satisfaction of the Responsible Authority which addresses integration of the quarry land with the surrounding area in respect of:

    a) Hydrology and water balance;

    b) Finished levels and finishes (e.g. sown to grass);

    c) Fill quality and compaction;

    d) Service capability; and,

    e) Access to the surrounding area.

SECTION 6 – REFERRAL AUTHORITY REQUIREMENTS QUARRY LAND

Head, Transport for Victoria

54. Before any development approved by this Incorporated Document commences on the quarry land, the following must be completed to the satisfaction of and at no cost to the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria:

    a) A functional layout plan (FLP) must be submitted to and approved by the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria. When approved by the relevant road authority the plan(s) will be endorsed by the Responsible Authority and will then form part of the Incorporated Document.

       The FLP must be drawn to scale and must show the construction of a connection to the signalised intersection at Macsfield Road and Northern Highway and the quarry haulage road:

       i. On the Northern Highway southern approach:
          - A left turn lane length of 106 metres; and
          - Two-thru lanes with the left-thru lane to be 150 metres on the approach and 190 metres on the departure

       ii. On the Northern Highway northern approach:
          - A right turn lane length of 106 metres; and
          - Two-thru lanes with the left-thru lane to be 150 metres on the approach and 190 metres on the departure;

       iii. All existing and proposed relocated/removed signs, line marking, vegetation, services etc.

       iv. Street lighting in accordance with AS1158 for a minimal length of 150 metres on both approaches to the traffic signals.

       v. A signal phasing plan.

       vi. The location and design of a telemetrically linked electronic warning signs located on the Northern Highway at a location to the satisfaction of VicRoads.

       vii. The submission of swept path analysis for the appropriate design vehicle for all movements associated with the proposed access points, including how the largest design vehicle that could be reasonably anticipated to use the site may enter and exit the development in a forward direction.

    b) Detailed engineering plans (once the FLP are approved by VicRoads) showing all works affecting the Northern Highway.

    c) A Road Safety Audit must be undertaken prior to the detailed design stage (upon approval of the FLP) in accordance with VicRoads' Road Safety Audit Policy.

       i. The audit findings and the consultant's responses to the findings must be provided to the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria for review and approval.

       ii. Any mitigating works arising out of the audit must be carried out by the applicant at no cost and to the satisfaction of relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria.

55. Before the use approved by this Incorporated Document commences, the following works must be provided at no cost to and to the written satisfaction of the Responsible

Authority, the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria:

a) Provision of a connection to the traffic signals at the intersection of Macsfield Road and the Northern Highway and improvements to the Northern Highway as specified in Condition 54 of this Incorporated Document;

b) Telemetrically linked electronic warning signs located on the Northern Highway;

c) Street lighting;

d) All disused or redundant access gates and vehicle crossings must be removed, and the area reinstated to the surrounding conditions; and

e) Any mitigating works arising out of the Road Safety Audit.

56. Quarry operations, including blasting, must be managed to avoid adverse impacts on the Eastern Arterial (RD-04) in the Beveridge North West Precinct Structure Plan to the satisfaction of the relevant road authority and (if the relevant road authority is not the Department of Transport and Planning) the Head, Transport for Victoria, including:

a) Blasting must not occur within 200 metres of the road reserve to be provided for the Eastern Arterial (RD-04) as identified within the Beveridge North West Infrastructure Contributions Plan (November 2024) after 31 December 2032 unless otherwise agreed by the Head, Transport for Victoria

b) Prior to the commencement of works, a phasing plan that demonstrates that all blasting activities will have ceased within 200 metres of the Eastern Arterial (RD-04) in the Beveridge North West Precinct Structure Plan by 31 December 2032 must be prepared and submitted in writing and approved to the satisfaction of the Head, Transport for Victoria.

57. Any required road closures must occur during times of off-peak traffic volumes, and at a time agreed by the relevant road authority and (if the relevant road authority is not the Department of Transport) the Head, Transport for Victoria and considering the requirements of Condition 21 of this Incorporated Document.

Melbourne Water

58. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to the commencement of any phase, a Water Quality Management Plan detailing pollution and sediment control measures, must be submitted to Melbourne Water.

Yarra Valley Water

Water

59. The owner of the quarry land must enter into an agreement with Yarra Valley Water for the provision of water services.

Recycled Water

60. The owner of the quarry land must enter into an agreement with Yarra Valley Water for the provision of recycled water services.

Sewerage

61. The owner of the quarry land must enter into an agreement with Yarra Valley Water for the provision of sewerage services.

DEECA

62. Habitat compensation obligations under the Melbourne Strategic Assessment program must be met prior to the commencement of works.

NOTES

Head, Transport for Victoria

- Any proposal for Major Traffic Control Items (e.g. Traffic Signals etc) to be used on the proposed site will require a Memorandum of Authorisation from the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria prior to their installation and/or activation.
- Separate consent for works within the road reserve and the specifications of these works is required under the *Road Management Act 2004*. For the purposes of this application the works will include provision of:
  - Traffic Signals on, and improvements to the Northern Highway;
  - Warning signs and lights on the Northern Highway;
  - Street lighting;
  - Removal of all redundant accesses and associated crossover infrastructure; and
  - Any other works in the arterial road reserve.
- The discharge of any concentrated drainage onto Northern Highway road reserve is not permitted unless approved in writing by relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria.
- The proposed development may require the removal of a number of street trees. Tree removal constitutes works within the Northern Highway road reserve and separate approval under the Road Management Act for this activity is required from the relevant road authority and (if the relevant road authority is not Department of Transport and Planning) the Head, Transport for Victoria. Please note a separate approval maybe required under the Planning and Environment Act 1987 may be required for some vegetation removal.

EPA

- This Incorporated Document is not an EPA works approval or license. Before the use or development authorised under this Incorporated Document starts, the Incorporated Document holder must ensure that any obligations or duties that arise under the *Environment Protection Act 2017* are met. This may include obtaining a works approval or license.

8.0 CONDITIONS FOR SCO 5 – BUFFER LAND

63. A planning permit is required for any use and development including subdivision of land within the buffer land other than:

a) The use and development of the quarry land in conformity with this Incorporated Document.

b) The use and development of land / infrastructure in the Transport Zone 2.

c) The use and development of the land / infrastructure for Yarra Valley Water / Melbourne Water infrastructure.

d) The use and development of land for a public purpose.

64. The consideration of an application by the Responsible Authority for a planning permit on the buffer land must be made against the provisions of the planning scheme over the buffer land as if SCO4 and SCO5 were not in place.

65. In considering an application for a planning permit to be granted in the buffer land the Responsible Authority must consider the significance of the quarry operated on the quarry land and seek minimise any potential conflict with the operation of the quarry.

END OF DOCUMENT