

West Wimmera Shire Council

MINUTES

COUNCIL MEETING

Wednesday 21 October 2026
2:00 pm

Connewirricoo Community Centre
Connewirricoo

Councillors and Shire Map



MAYOR
Cr. Tim Meyer



DEPUTY MAYOR
Cr. Helen Hobbs



Cr. Richard Hicks



Cr. Jodie Pretlove



Cr. Tom Houlihan



COUNCIL VISION

In 2041 West Wimmera is a great place to live, work, and play. We are growing and we are known for our natural environment, resilience and sense of community. We are proud of our heritage and are building new economic capacity based on innovation and tourism, which is creating local employment. Our towns are vibrant and welcoming, offering the services and facilities that meet the needs of our community and visitors. We are a confident community and will empower everyone to be part of our future.

OUR VALUES

INNOVATIVE – We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

ACCOUNTABLE – We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals and advocating for our community.

UNITED – We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for 'One West Wimmera'.

COLLABORATIVE – We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community's benefit.

OUR GOALS



Purpose of Council meetings

(1) Council holds scheduled meetings and, when required, unscheduled meetings to conduct the business of Council.

(2) Council is committed to transparency in decision making and, in accordance with the Local Government Act 2020, Council and Delegated Committee meetings are open to the public and the community are able to attend.

(3) Meetings will only be closed to members of the public, in accordance with section 66 of the Act, if:

- *(a) there are clear reasons for particular matters to remain confidential; or*
- *(b) a meeting is required to be closed for security reasons; or*
- *(c) it is necessary to enable the meeting to proceed in an ordinary manner.*

(4) A meeting closed to the public for the reasons outlined in sub-rule 3(b) or 3(c) will continue to be livestreamed. In the event a livestream is not available:

- *(a) the meeting may be adjourned; or*
- *(b) a recording of the proceedings may be available on the Council website*

The West Wimmera Shire Council Governance Rules set out the meeting procedure rules for this Council Meeting.

Members of the public are reminded that they are required to remain silent during this meeting, except during Section 5 Questions from the Gallery.

This Council meeting will be recorded for live streaming.

Recording of Meeting and Disclaimer

Please note every Council Meeting (other than items deemed confidential under section 3 (1) of the Local Government Act 2020) is being recorded and streamed live on West Wimmera Shire Council's website in accordance with Council's Governance Rules. Live streaming allows everyone to watch and listen to the meeting in real time, giving you greater access to Council debate and decision making and encouraging openness and transparency. All care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is understood your consent is given if your image is inadvertently broadcast. Opinions expressed or statements made by individual persons during a meeting are not the opinions or statements of West Wimmera Shire Council. Council therefore accepts no liability for any defamatory remarks that are made during a meeting.

Councillors pledge

As Councillors of West Wimmera Shire Council, we solemnly and sincerely declare and affirm that we will consider each item on this agenda in the best interests of the whole municipal community.

In Attendance:

Councillors:

Tim Meyer, Mayor
Helen Hobbs, Deputy Mayor
Richard Hicks
Jodie Pretlove
Tom Houlihan

Executive Leadership Team:

David Bezuidenhout - Chief Executive Officer (CEO)
Dalton Burns – Director Corporate and Community Services (DCCS)
Brendan Pearce - Director Infrastructure Development and Works (DIDW)

Officers:

Philippa Hicks - EA to the CEO
Katie Frost - Governance Manager
Jason Cay - Chief Financial Officer
Cameron Hayes - Planning Coordinator
Stuart Bone - Community Development and Business Support Manager

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1 Welcome

The Mayor declared the meeting open at 2:03 pm.

2 Acknowledgement of Country

The West Wimmera Shire Council acknowledges the traditional custodians of the land on which we meet, and pays respect to their elders, past, present and emerging.

3 Opening Prayer

Almighty God, we humbly ask your blessing upon this Council. Guide and prosper our decisions to the advancement of Your Glory and the true welfare of the people of West Wimmera Shire. Amen.

4 Apologies, Leave of Absences, Declaration of Conflict of Interest

4.1 Apologies

Nil

4.2 Leave of Absence

Nil

4.3 Declaration of Conflict of Interest

Cr Jodie Pretlove declared a conflict of interest in item 14.6 Community Strengthening Grant Applications, stating that her husband was previously on the Committee of Management for Lake Charlegrark Recreation Reserve Committee.

5 Questions from the Gallery

5.1 Written Questions on Notice

No questions on notice were received.

5.2 Verbal Questions without Notice

Moved: **Cr Richard Hicks**

Seconded: **Cr Jodie Pretlove**

That Council suspend Standing Orders for the purpose of receiving questions without notice from the members of the Gallery.

CARRIED UNANIMOUSLY (5 / 0)

Moved: **Cr Richard Hicks**

Seconded: **Cr Jodie Pretlove**

That Council resume Standing Orders.

CARRIED UNANIMOUSLY (5 / 0)

6 Delegates Reports

Delegate Reports are for providing feedback on formal council business and are for information only

6.1 Councillor Tim Meyer (Mayor)

Date	Event
17/09/2026	CEMAC Meeting
17/09/2026	Unscheduled Confidential Council Meeting
30/09/2026	Meeting with Federal Shadow Minister for Emergency Management and Tourism, David Littleproud
02/10/2026	Meeting with Shadow Ministers
06/10/2026	Strategic Leadership Team Meeting
07/10/2026	Councillor Forum
08/10/2026	Meeting with Victorian Local Government Grants Commission
20/10/2026	2026 Victorian Senior of the Year Awards
21/10/2026	Pre Council Meeting
21/10/2026	Community forum
21/10/2026	Council meeting

6.2 Councillor Helen Hobbs (Deputy Mayor)

Date	Event
17/09/2026	CEMAC Meeting
17/09/2026	Unscheduled Confidential Council Meeting
02/10/2026	Meeting with Shadow Ministers
06/10/2026	Strategic Leadership Team Meeting
07/10/2026	Councillor Forum
08/10/2026	Meeting with Victorian Local Government Grants Commission
21/10/2026	Pre Council Meeting
21/10/2026	Community forum
21/10/2026	Council meeting

6.3 Councillor Richard Hicks

Date	Event
17/09/2026	CEMAC Meeting
17/09/2026	Unscheduled Confidential Council Meeting
02/10/2026	Western Highway Action Committee Meeting
07/10/2026	Councillor Forum
08/10/2026	Meeting with Victorian Local Government Grants Commission
21/10/2026	Pre Council Meeting
21/10/2026	Community forum
21/10/2026	Council meeting

6.4 Councillor Jodie Pretlove

Date	Event
17/09/2026	CEMAC Meeting
17/09/2026	Unscheduled Confidential Council Meeting
07/10/2026	Councillor Forum
08/10/2026	Meeting with Victorian Local Government Grants Commission
21/10/2026	Pre Council Meeting
21/10/2026	Community forum
21/10/2026	Council meeting

6.5 Councillor Tom Houlihan

Date	Event
17/09/2026	CEMAC Meeting
17/09/2026	Unscheduled Confidential Council Meeting
07/10/2026	Councillor Forum
08/10/2026	Meeting with Victorian Local Government Grants Commission
21/10/2026	Pre Council Meeting
21/10/2026	Community forum
21/10/2026	Council meeting

7 Condolences

Nil

8 Confirmation of Previous Minutes

8.1 Council Meeting held on Wednesday, 16 September 2026

RECOMMENDATION:

That the Minutes of the Council Meeting held on Wednesday, 16 September 2026 be taken as an accurate record and confirmed.

Moved:	**Cr Richard Hicks**
Seconded:	**Cr Jodie Pretlove**

That the Minutes of the Council Meeting held on Wednesday, 16 September 2026 be taken as an accurate record and confirmed.

CARRIED UNANIMOUSLY (5 / 0)

Attachments

Nil

8.2 Unscheduled Confidential Council Meeting held on Thursday, 17 September 2026

RECOMMENDATION:

That the Minutes of the Unscheduled Confidential Council Meeting held on Thursday, 17 September 2026 be taken as an accurate record and confirmed.

Moved:	**Cr Richard Hicks**
Seconded:	**Cr Jodie Pretlove**

That the Minutes of the Unscheduled Confidential Council Meeting held on Thursday, 17 September 2026 be taken as an accurate record and confirmed.

CARRIED UNANIMOUSLY (5 / 0)

Attachments

Nil

9 Business Arising From Previous Minutes

10 Notices of Motion

There were no Notices of Motion submitted for the agenda.

11 Councillor Forum Record

11.1 Councillor Forum Record Wednesday, 2 September 2026

RECOMMENDATION:

That the Record for the Councillor Forum Record Wednesday, 2 September 2026 be received and noted.

Moved:	**Cr Jodie Pretlove**
Seconded:	**Cr Richard Hicks**

That the Record for the Councillor Forum Record Wednesday, 2 September 2026 be received and noted.

CARRIED UNANIMOUSLY (5 / 0)

12 Deputations and Petitions

There were no Petitions or Deputations submitted for the agenda.

13 Chief Executive Officer

13.1 Annual Report of Operations, Performance Statement and Financial Statements 2025-26

Directorate: *Corporate and Community Services*
Report Author: *Chief Financial Officer*
Report Purpose: *For Decision*

Purpose

Council is required under s 98 of the *Local Government Act 2020* (the Act) to prepare an Annual Report on the operations of Council in respect of each financial year. The 2025-26 Annual Report including the Financial Statements and Performance Statement are presented to Council for endorsement.

OFFICER RECOMMENDATION:

That Council:

1. **Adopt the Annual Report 2025-26 which contains the following information as detailed in section 98 of the *Local Government Act 2020:***
    a. **Report of operations of Council**
    b. **Audited Performance Statement**
    c. **Audited Financial Statements**
    d. **Any other matters prescribed in the regulations**

2. **Authorise the Mayor and Chief Executive Officer to certify the Governance and Management Checklist.**

3. **Authorise the Chief Executive Officer to make minor editorial changes as required.**

Moved: **Cr Richard Hicks**

Seconded: **Cr Jodie Pretlove**

That Council:

1. **Adopt the Annual Report 2025-26 which contains the following information as detailed in section 98 of the *Local Government Act 2020:***
    a. **Report of operations of Council**
    b. **Audited Performance Statement**
    c. **Audited Financial Statements**
    d. **Any other matters prescribed in the regulations**
2. **Authorise the Mayor and Chief Executive Officer to certify the Governance and Management Checklist.**
3. **Authorise the Chief Executive Officer to make minor editorial changes as required.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the Local Government Act 2020 (LGA 2020) in preparing this report.

Background

The Annual Report summarises Council operations and provides general information about Council's activities over a 12 month period to 30 June 2026. The report contains statutory requirements and various local government indices along with the audited Financial Statements and the Performance Statement.

The Annual Report also provides a number of departmental reports which provide additional information regarding Council's activities throughout the 2025-26 financial year.

Section 98 (2) of the Act requires that Council produce as part of its annual report, a set of audited Financial Statements and audited Performance Statement for the financial year. Council's external auditors, Crowe Australasia, acting as agents for VAGO, have conducted their 2025-26 final audit. The Financial Statements were forwarded to VAGO from Crowe and a verbal clearance of the statements has been received.

Following this, Section 99 (3) of the Act requires that the Financial Statements and Performance Statement be certified by two Councillors in their final form after any agreed changes recommended by audit have been undertaken.

Therefore, to complete its legislative requirements, the procedure is as follows:

1. Council receives and approves the draft Financial Statements and Performance Statement.

2. Council passes a resolution in accordance with S.99(2) of the Act authorising two Councillors to sign the Financial Statements and Performance Statement in their final (post-audit) form.

3. After review by the Victorian Auditor General's contractor, and after any required and recommended changes to the draft statements are undertaken, the statements are then signed by the two nominated Councillors, the Chief Executive Officer and the Principal Accounting Officer.

4. The Victorian Auditor General issues an audit opinion on the Financial Statements and the Performance Statement.

5. The Financial Statements and Performance Statement are inserted into the Annual Report in their final post-audit form.

Risk Management Implications

Risk identified: Business continuity risk

Financial risk

Information risk

Regulatory risk

Reputation risk

Strategic risk

Council may be exposed to multiple forms of risk by not adopting its Annual Financial Statements and Performance Statement.

Failure to follow the process as set out under the Act will result in Council breaching its legislative requirements.

Council may be exposed to reputational risk if it fails to comply with legislative requirements and/or fails to report on its operations, including its financial performance and position. Council's reputation would be negatively impacted if the Annual Report was not submitted and presented in a professional manner.

Council may also be subject to financial and resource risk if it fails to provide Annual Financial Statements and the Performance Statement by failing to identify financial issues and opportunities, and an inability to be able to effectively plan resource allocation.

Legislative Implications

The report complies with the requirements of the:

Local Government Act 2020

Section 98(1) of the Act requires Council to prepare an annual report in respect of each financial year. Section 98(2) prescribes that the annual report must contain;

(a) a report of operations of the Council;

(b) an audited performance statement;

(c) audited financial statements;

(d) a copy of the auditor's report on the performance statement;

(e) a copy of the auditor's report on the financial statements under Part 3 of the *Audit Act 1994*;

(f) any other matters prescribed by the regulations.

Per section 99(2) Council, after passing a resolution giving its approval in principle to the performance statement and financial statements, must submit the statements to the auditor for reporting on the audit. Section 100 of the Act prescribes that Council must hold a meeting to consider the Annual Report within four months of the end of the financial year.

Environmental Implications

Nil

Financial and Budgetary Implications

The financial risk rating has been assessed as: Medium

The draft Annual Financial Statements contain information on Council's financial performance and variances to the adopted budget for the 2024-25 financial year.

A summary of the outcomes contained within the Annual Financial Statements is as follows:

Financial Summary 2025-26

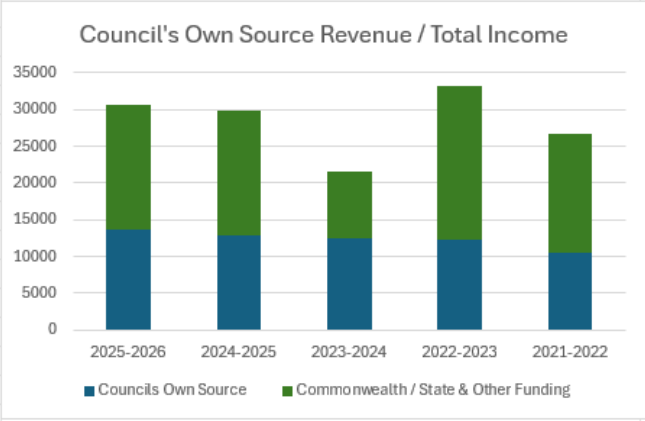
Council's financial position continues to remain sound with sustainable indicators in all of Council's operations and service delivery. Council's audited Financial Statements and Performance Statement are included herein as part of our annual report.

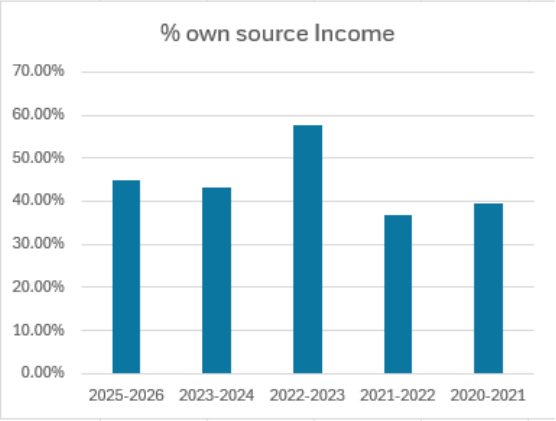
Operating Position

Council's operating results reflect a deficit of $1.919 million (FY 2025-26: $ 1.857 million deficit) for the year, the result includes a prepayment of the Financial Assistance Grants (FAGs) by the Commonwealth for 2025-2027. This allocation of $6.622 million was budgeted as cash inflow for 2026-27 in accordance with historical funding policy.
The Council has delivered $2.746 million in capital projects as part of Council's Annual Plan and these projects are vital for community wellbeing and recreation activity needs of the community.

The Commonwealth has released $6.622 of the 2026-2027 FAGs during June 2026 with balance to be funded in four equal instalments during the year. Due to this early payment of FAGs, the Council has reported $17.277 million in cash reserves and investments and reflects Council's strong ability to meet its current liabilities.

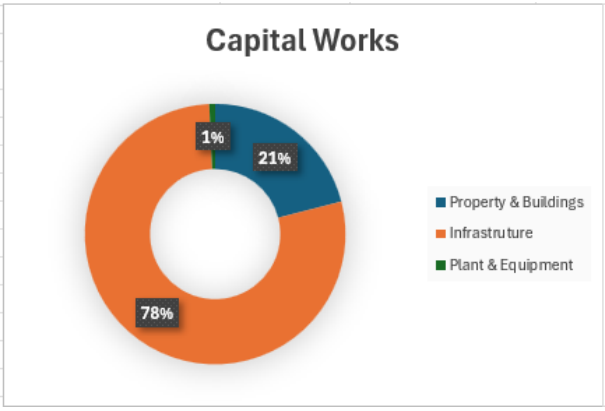
Council's own source income for the year is reported at 44.83% of the total income aggregating to $13.715 million with another $16.879 million received in Commonwealth and State grants and subsidies. Council raised $9.217 million in Rates and Charges, $3.412 million in reimbursements and other income, $0.736 million in User Fees and $0.350 million in interest. Council has demonstrated significant year-on-year growth in utilisation of its assets and generating better financial outcomes for the Council.

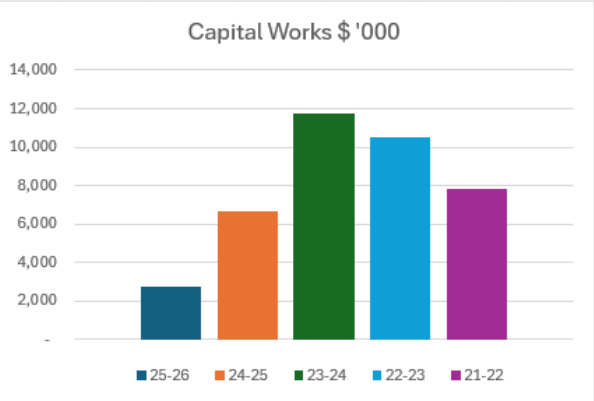




Operating Grants aggregated to $13.798 million exceeding the budgeted estimates due to FAGs released in June 2026 and as per directive released for accounting, this amount has been recognised in financial year 2025-26. Capital Grants for FY 2025-26 are reported at $3.081 million and have also remained lower than our budgeted projections. Council continues to rely on grants and funding from Commonwealth and State for sustainable delivery of its operations and services to the community. Commonwealth and State have endorsed their commitment towards regional and rural Councils in Victoria due to their limited capacity to generate funds from own sources and Council considers its sustainable position in the region with strong delivery and community satisfaction statistics.

Council has achieved a delivery of capital works program during FY 2025-246 with $2.746 million completed and delivered projects. This program delivery includes $2.150 million spent on Council roads and infrastructure and another $596k spent on community projects. Council highly values the significance of these community projects and has prioritised community wellbeing in delivering these sporting and recreational activity projects. This has another high level of capital works delivered and Council continues to set higher delivery benchmarks in the region.





Council's reported expenses for the year are represented by Employee Costs of $10.324 million and account for 31.75% of the total expenses. Materials & Services aggregate to $9.743 million, the combined total of Employee Costs and Materials & Services have made a significant value-added contribution towards Council's objectives and commitments to the community.

Depreciation for the year is reported at $11.334 million, and the Council has a well-integrated mechanism of its asset management plan, and the renewals linked to our critical infrastructure assets. Council has over $294.476 million worth of assets and has a comprehensive condition assessment and management plan to maintain these assets over their useful life.

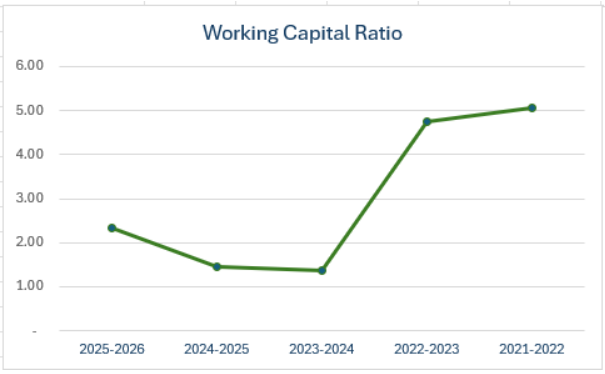
Council's current assets of $19.363 million provide a fair capacity to meet our current liabilities of $8.256 million and demonstrate a balanced current ratio of 2.35. Our cash reserves and investments stand at $17.277 million. current assets of $12.085 million provide a fair capacity to meet our current liabilities of $8.286 million and demonstrate a balanced current ratio of 1.46. Our cash reserves stand at $10.840 million.

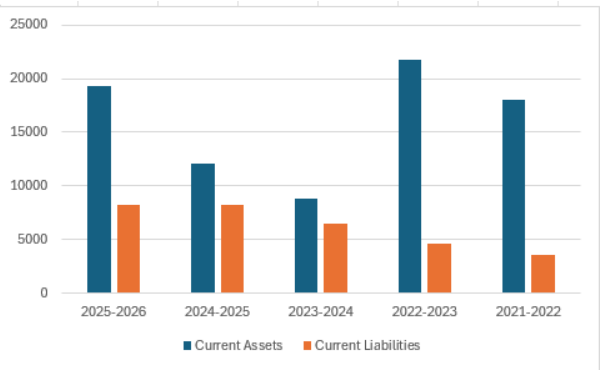
Current liabilities at close of financial year remained $8.256 million represented by $2.139 million in trade and other payables. The provision amount of $2.165 million in our current liabilities provides coverage to employee leave entitlements and other financial obligations expected to be settled within the next financial year. Contract liabilities of $1.504 million reflect initial funding released for projects planned for FY 2026-27 and community contributions towards these projects. These funds have not been recognised as income in

this financial year in accordance with provisions of Australian Accounting Standard Board AASB 1058 and AASB 15.

Council's non-current assets are our infrastructure assets worth $294.476 million. Council gauges the importance of these infrastructure assets as critical and allocates its financial resources to maintain these assets. gauges the importance of these infrastructure assets as critical and allocates its financial resources to maintain these assets. A recent statewide condition assessment comparison demonstrates that WWSC is amongst the top performing Council for road and infrastructure assets conditions. The community surveys also reflect higher satisfaction level for Council's delivery services to its residents and rate payers.

Council's working capital adequacy is reflected by our current assets adequacy to meet our financial obligations. The working capital adequacy for FY 2025-26 is considered optimum and is reflective of changes in grants disbursements by the Commonwealth, but Council's financial indicators demonstrate the sustainability measure. working capital adequacy is reflected by our current assets adequacy to meet our financial obligations. The working capital adequacy for FY 2024-25 is considered optimum and is reflective of changes in grants disbursements by the Commonwealth, but Council's financial indicators demonstrate the sustainability measure.





Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Asset Capitalisation Policy
Asset Disposal Policy
Asset Management Policy
Borrowings Policy
Communications Policy
Community Engagement Policy
Community Support Fund Policy
Corporate Credit Card and Purchase Cards Policy

Council Grants Policy
Fraud & Corruption Control Policy
Guarantor Policy
Investment Policy
Procurement Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 4 – Good Governance
4.1 Ensure long term financial sustainability.
4.2 Engage with the community in a timely and respectful way.
4.3 Advocate for our community on issues important to our future.
4.4 Develop a high performing accountable organization.
4.5 Maintain a rigorous risk management framework.

Communication Implications

Upon audit clearance of the Annual Financial Statements and Performance Statement, these documents will be appended to the 2024-25 Annual Report and will become freely available to the public.

In accordance with section 100 of the Act, public notice via local media and Council's website will be provided 14 days prior to the Council Meeting to consider the Annual Report that Council will consider the Annual Report for 2024-25 at a Council Meeting that is open to the public.

This document will be available for inspection by the public and will be published on Council's website. Copies will also be on display at Councils' Edenhope and Kaniva Customer Service Centres.

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

In summary, this report recommends that Council adopts the Financial Statements and Draft Performance Statement. Following audit approval, Council will include the certified Financial Statements and Performance Statement in the 2024-25 Annual Report.

Attachments

1. 2025-26 annual report draft 8 15 October 2026 [**13.1.1** - 99 pages]
2. Final Performance Statement 25-26 15 October 2026 (2) [**13.1.2** - 12 pages]
3. Final Annual Financial Statements 2025-26 15 October 2026 (1) [**13.1.3** - 57 pages]

DRAFT ANNUAL REPORT
2025/2026



WEST WIMMERA SHIRE COUNCIL



Acknowledgement of Country

West Wimmera Shire Council acknowledges the Traditional Custodians of the land, and pays respect to their elders, past, present, and emerging.

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About our Annual Report

The 2025-26 Annual Report reviews our strategic, operational, and financial performance for the financial year from 1 July 2025 to 30 June 2026. This important document demonstrates our commitment to open and accountable governance, showing our community how we have performed and whether we fulfilled our promises.

The report aligns our highlights and achievements with the strategic goals and strategies set out in our Council Plan 2025-26. It meets legislative and compliance reporting requirements under section 98 of the Local Government Act 2020 including:

(a) a report of operations of the Council

(b) an audited performance statement

(c) audited financial statements

(d) a copy of the auditor's report on the financial statements under part three of the Audit Act 1994

(e) any other matters prescribed by the regulations.

This year, our Annual Report goes beyond statutory requirements, providing a comprehensive and engaging account of our activities. It serves as an essential tool to inform all stakeholders of our performance and plans, reflecting our vision to create a community where people choose to live, work, visit, and invest.



Photo: Crowd at the Kaniva Muster Dogs event

Our Shire

West Wimmera Shire is located along the Victorian-South Australian border, covering 9108 square kilometres. The region spans from the southern towns of Apsley, Edenhope and Harrow to Goroke, Kaniva and Serviceton in the north.

Home to about 4,000 residents, the shire is known for its welcoming communities, thriving local industries and diverse natural landscapes.

A defining feature of West Wimmera is its environmental variety. The Little Desert National Park runs through the region and marks a natural divide between landscapes. Northern areas are characterised by western mallee country, bordering the Big Desert National Park and renowned for producing some of Australia's finest durum wheat. In contrast, the southern part of the shire is red gum country, rich in wetlands, lakes, and the Glenelg River.

With its high environmental diversity and low population density, much of West Wimmera is native environment. It is home to rare and regionally significant flora and fauna, including the critically endangered spiny rice-flower and the recently rediscovered golden-rayed blue butterfly. Nature-based tourism is steadily growing as visitors seek out the region's wildlife, open spaces, and unspoilt beauty.

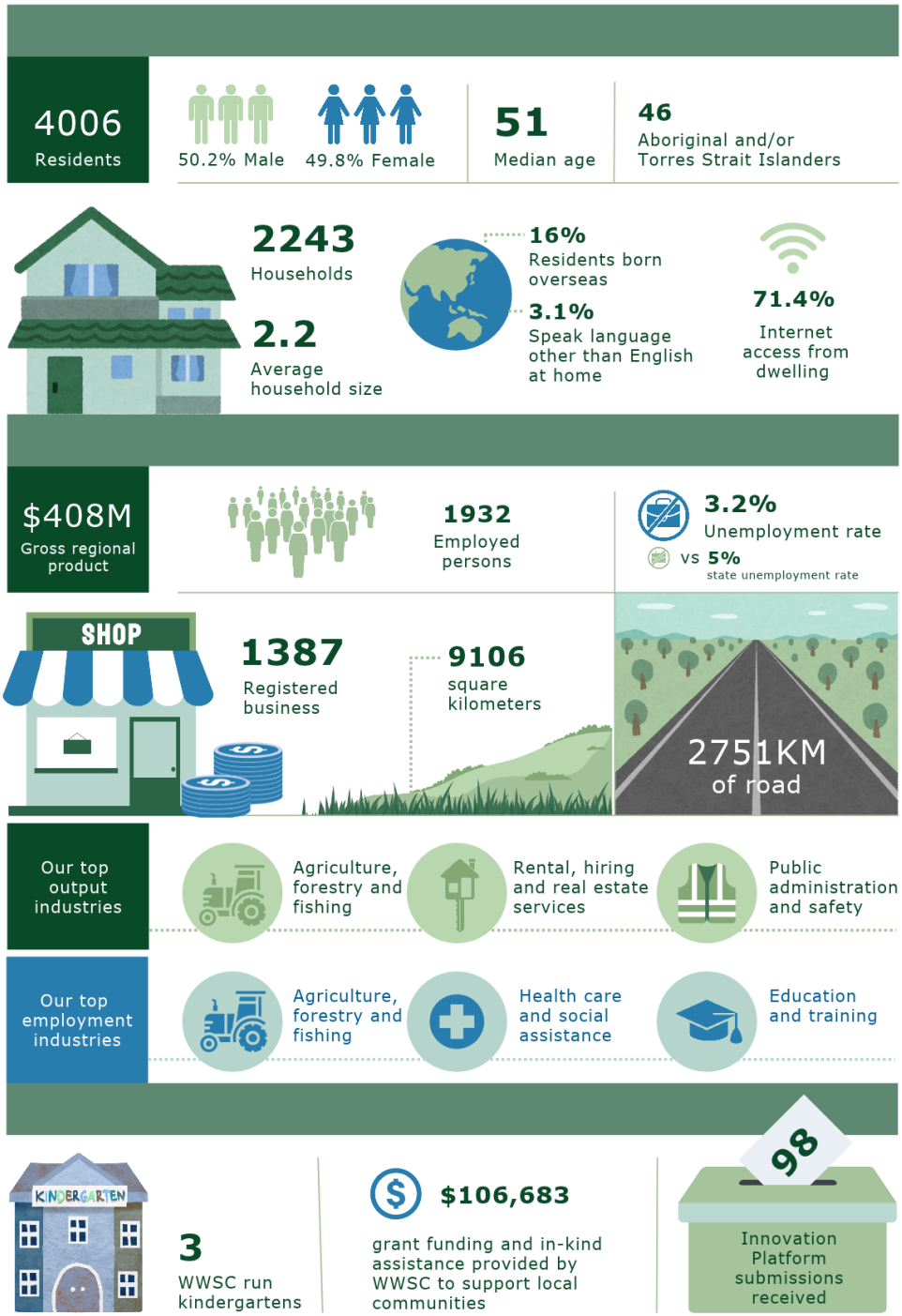
Agriculture and forestry remain the backbone of the local economy, contributing an estimated annual output of $370.699 million (58.3%) of West Wimmera's total estimated economic output of $635.991 million. Fertile soils and reliable rainfall continue to support these key industries.

The region boasts high quality education, healthcare services, alongside a range of sporting and recreational facilities. These include motorsports venues, equestrian complexes, and netball, football, hockey and tennis clubs.

A Mediterranean-style climate, strong community spirit and high levels of volunteerism make West Wimmera a healthy and connected place to live, work and play.



About West Wimmera



Australian Bureau of Statistics, Census all persons QuickStats, 2021. Available at: https://www.abs.gov.au/census/find-census-data/quickstats
Remplan Economy 2024 Release 2





Mayor and Chief Executive Officer's message

It is with pride that we present the 2025-26 Annual Report, reflecting on a year of progress, achievement and change across West Wimmera Shire.

During 2025-26, Council established an important strategic foundation for the next four years with the adoption of the Council Plan 2025-2029. Developed following extensive community consultation and engagement, the Council Plan sets the strategic direction for Council and guides the delivery of services, infrastructure and community outcomes throughout the current Council term. Council also adopted a suite of key strategic documents, including the Long Term Financial Plan, Revenue and Rating Plan and Asset Management Plan, strengthening the organisation's approach to long-term planning, financial sustainability and asset management.

Council continued to invest in projects that support the liveability, accessibility and future growth of our communities. Funding was secured for a range of important projects, including all-abilities upgrades at Serviceton Bowls Club, scoreboard upgrades at Harrow and District Recreation Reserve, design work for improvements to Edenhope Swimming Pool, a new shelter at Lake Wallace and facility upgrades at Apsley Hall.

A number of significant projects were also completed during the year. The Goroke Kindergarten playground and inclusion upgrade was delivered, providing an improved and more inclusive space for children and families. Council also completed a strategic master plan and facilities design for Kaniva Recreation Reserve, providing a clear framework for the future development of one of the municipality's important community recreation precincts.

The Kaniva water supply was formally declared potable, or suitable for drinking, on 26 June 2026. The declaration followed many years of advocacy and work and provides a reliable drinking water supply for the Kaniva community, supporting the town's ongoing needs.

Council also continued to work closely with partners to respond to changing community needs. On 1 November 2025, Maternal and Child Health services successfully transitioned to West Wimmera Health Service. Council worked in partnership with West Wimmera Health Service and the Victorian Department of Health throughout the transition, supporting continuity of care and ensuring local families continued to have access to high-quality services. The successful transition reflects the value of strong local partnerships and collaboration.

Within the organisation, Council also reviewed and strengthened its procurement arrangements to ensure they remained appropriate for current and future needs. The review has strengthened procurement oversight, contract management and governance, supporting Council's ongoing commitment to responsible, transparent and effective operations.

These achievements reflect Council's commitment to responsible planning, strong governance and investment in the infrastructure, services and facilities that matter to our communities. They also demonstrate the importance of working collaboratively with residents, community organisations, local businesses and government partners to deliver meaningful outcomes across West Wimmera.

We thank our Councillors, staff, community members, volunteers and partners for their contribution throughout the year. Together, we continue to build on the strengths of West Wimmera and work towards a sustainable, connected and thriving future for our communities.

Cr Tim Meyer
Mayor

David Bezuidenhout
Chief Executive Officer

VISION

In 2041 West Wimmera is a great place to live, work and play. We are growing and we are known for our natural environment, resilience and sense of community. We are proud of our heritage and are building new economic capacity based on innovation and tourism, which is creating local employment. Our towns are vibrant and welcoming, offering the services and facilities that meet the needs of our community and visitors. We are a confident community and will empower everyone to be part of our future.

Innovative

We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything we do

Accountable

We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals and advocating for our community.

United

We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for "One West Wimmera".

Collaborative

We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community's benefit

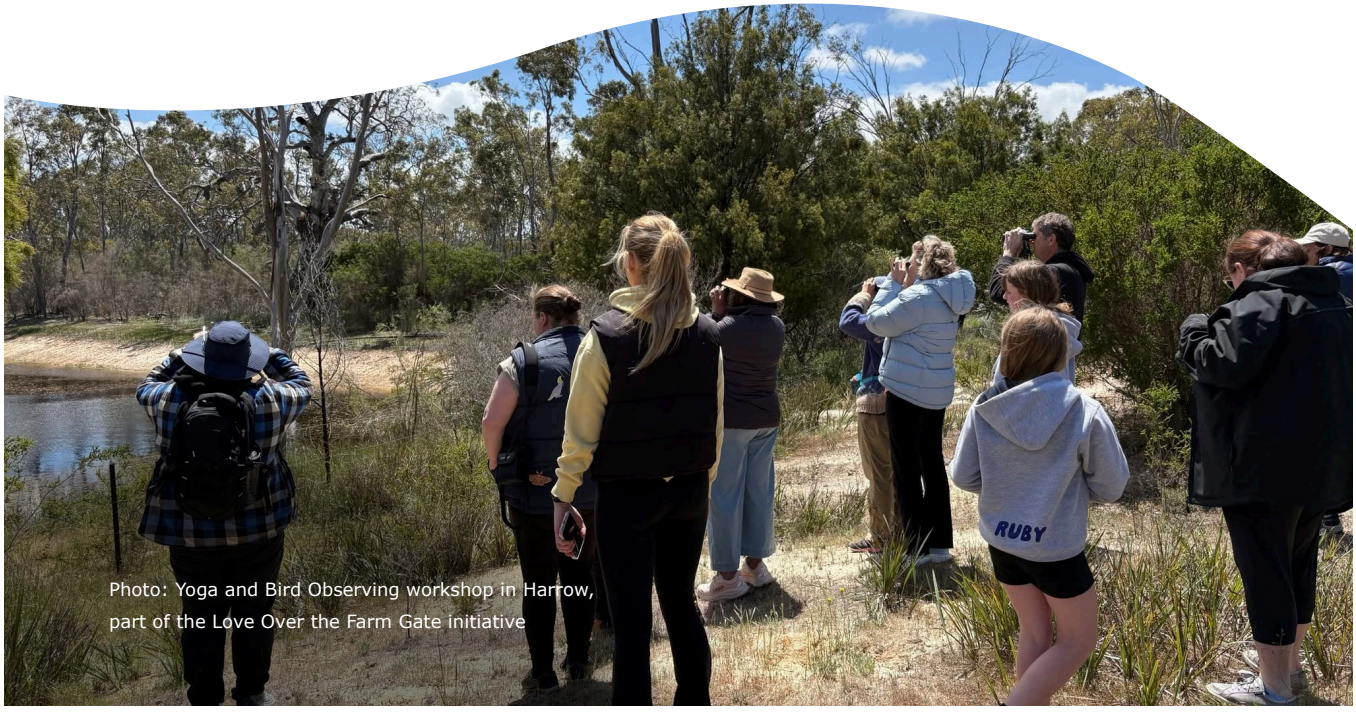


Photo: Yoga and Bird Observing workshop in Harrow, part of the Love Over the Farm Gate initiative

Major changes

MATERNAL CHILD HEALTH SERVICES

Council transitioned Maternal and Child Health (MCH) services to the local provider, West Wimmera Health Service, on 1 November 2025. Working in partnership with the Victorian Department of Health and West Wimmera Health Service, Council continued to support the establishment and ongoing delivery of high-quality MCH services across the municipality. The transition was completed smoothly, ensuring continuity of care for local families and a seamless transfer of services, knowledge and operational responsibilities. This collaborative approach has supported the integration of MCH services within the local health system, maintaining accessible, high-quality care for children and families across West Wimmera Shire.

REVIEW AND STRENGTHENING OF PROCUREMENT ARRANGEMENTS

Council reviewed its procurement model to ensure it remained appropriate for organisational needs and future contractual requirements. Following this review, the position of Contracts and Procurement Manager was reinstated to strengthen procurement oversight, support contract management and enhance governance.

Major achievements

- Adoption of the Council Plan 2025-2029 - following an extensive community consultation and engagement process, Council adopted its new four-year Council Plan, establishing the strategic direction for the organisation and guiding the delivery of services, infrastructure and community outcomes for the next four-year Council term.
- Adoption of Council's strategic documents including Long Term Financial Plan, Revenue and Rating Plan and Asset Management Plan as a part of the Integrated Strategic Planning and Reporting Framework.
- Application submitted for major works to the Kaniva Poolside Caravan Park, Kaniva Memorial Swimming Pool and various other areas through the Kaniva Tourism & Wellbeing Precinct Project.
- Completion of the Goroke Kindergarten Playground and Inclusion Upgrade, Kaniva Recreation Reserve Strategic Master Plan 2025-2035 and Kaniva Recreation Reserve Facilities Design.
- Kaniva's water was formally declared potable/drinking water on 26 June 2026, following many years of advocacy.

Successful funding applications for:

- Serviceton Bowls All Abilities Green and Facilities Upgrade
- Harrow and District Recreation Reserve Scoreboards Upgrade
- Edenhope Swimming Pool Facilities Design
- Edenhope Lake Wallace Shelter Project
- Apsley Hall Facilities Upgrade Project



Photo: 2024/25 West Wimmera Shire Councillors

Our Council

This section presents the profiles of the elected members and a financial summary for 2025-26. It outlines the Council's financial position. The report covers key aspects such as cash reserves, income sources, and the completion of capital works projects. It also highlights the Council's ongoing investment in infrastructure and community initiatives, aimed at maintaining assets and supporting community needs, while indicating a focus on long-term financial sustainability.



Elected Member Profiles



Mayor Tim Meyer

First term: 18 Oct 2020

Current term: 2024-2028

Mayor since: Nov 2023

M | 0437 219 818
E | TimMeyer@westwimmera.vic.gov.au

- West Wimmera Shire Cemeteries Trust
- Rural Councils Victoria
- Municipal Association of Victoria
- CEO Employment Matters Advisory Committee
- Audit and Risk Committee
- Timber Towns Victoria
- Wimmera Southern Mallee Council Alliance
- Wimmera Mallee Sustainability Alliance



Deputy Mayor Jodie Pretlove

First term: 22 Oct 2016

Current term: 2024-2028

M | 0437 238 902
E | JodiePretlove@westwimmera.vic.gov.au

- West Wimmera Shire Cemeteries Trust
- CEO Employment Matters Advisory Committee
- Audit and Risk Committee
- Wimmera Southern Mallee Regional Transport Group



Deputy Mayor Councillor Helen Hobbs

First term: 7 Nov 2024

Current term: 2024-2028

Deputy Mayor since: Nov 2025

M | 0476 220 186
E | HelenHobbs@westwimmera.vic.gov.au

- CEO Employment Matters Advisory Committee
- West Wimmera Shire Cemeteries Trust
- Kaniva Community Sporting Complex



Councillor Tom Houlihan

First term: 22 Oct 2016

Current term: 2024-2028

M | 0437 219 881
E | TomHoulihan@westwimmera.vic.gov.au

- CEO Employment Matters Advisory Committee
- Johnny Mullagh Interpretive Centre Inc
- Local Government Statewide Forum – Recycling & Waste Matters
- West Wimmera Shire Cemeteries Trust
- West Grampians Community Consultative Committee



Councillor Richard Hicks

First term: 22 Oct 2016

Current term: 2024-2028

M | 0408 906 033
E | RichardHicks@westwimmera.vic.gov.au

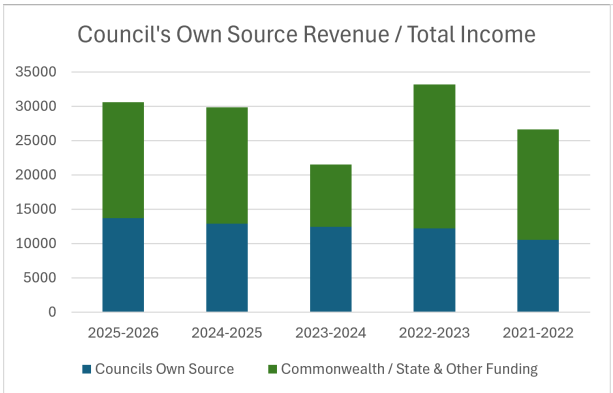
- CEO Employment Matters Advisory Committee
- Rail Freight Alliance
- West Wimmera Shire Cemeteries Trust
- Western Highway Action Committee

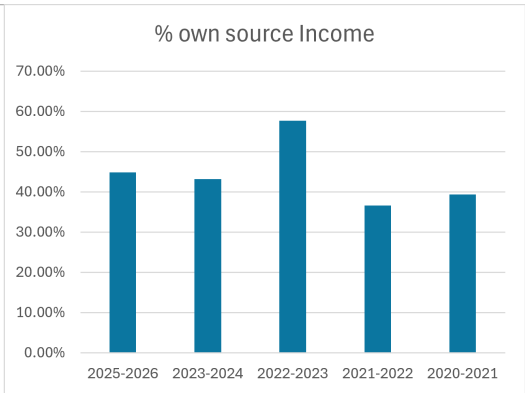
2025-26 Financial Summary

Council's financial position continues to remain sound with strong performance in Council's operations and service delivery. Council's audited Financial Statements and Performance Statement are included herein as part of the annual report.

Council's operating results reflect a deficit of $1.919 million (FY 2024-25: $ 2.857 million deficit) for the year, the result includes a prepayment of the Financial Assistance Grants (FAGs) by the Federal Government for 2026-27. This resulted in a net allocation of $2.666 million greater than budgeted as cash inflows for 2026-27.

The Federal Government has released $6.622 million of the 2026-27 FAGs during June 2026 with balance to be funded in four equal instalments during the year. Due to this early payment of FAGs, Council has reported $17.424 million in cash reserves and reflects Council's strong ability to meet its current liabilities.

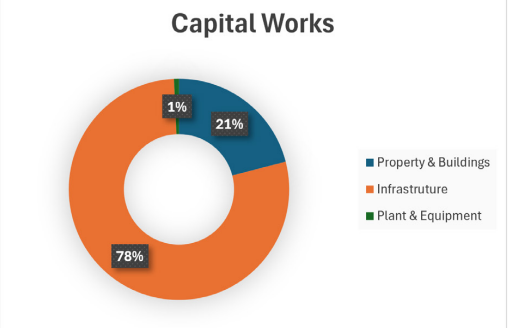


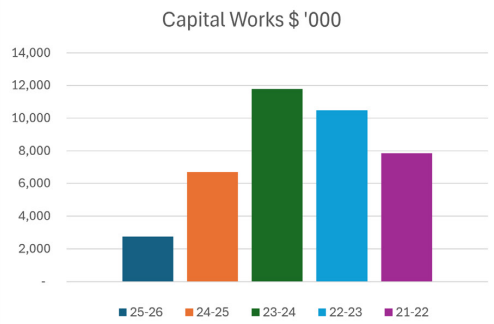


Council's own source income for the year is reported at 44.83% of the total income aggregating to $13.715 million with another $16.879 million received in federal and state government grants and subsidies. Council raised $9.2176 million in rates and charges, $3.762 million in reimbursements and other income, $0.736 million in user fees, and $0.350 million in interest. Council has demonstrated significant year on year growth in utilisation of its assets and generating better financial outcome for the Council.

Operating grants aggregated to $13.798 million – exceeding the budgeted estimates due to FAGs released in June 2026 and as per directive released for accounting, this amount has been recognised in financial year 2025-26. Capital grants for 2025-26 are reported at $3.081 million and have also remained lower than our budgeted projections. Council continues to rely on grants and funding from federal and state government for sustainable delivery of its operations and services to the community.

Council has delivered $2.747 million in capital projects – as part of Council's Annual Plan and these projects are vital for community wellbeing and recreation activity needs of the community. This program delivery includes $2.151 million spent on Council roads and infrastructure and another $0.576 million spent on community projects.





Council's reported expenses for the year are represented by employee costs of $10.324 million and account for 32% of the total expenses. Materials and services aggregate to $9.743 million, the combined total of employee costs and materials and services have made a significant value-added contribution towards Council's objectives and commitments to the community.

Depreciation for the year is reported at $11.334 million, and Council has $294.476 million worth of non-current assets and have a comprehensive condition assessment and management plan to maintain these assets over their useful life. Statewide condition assessment comparison demonstrates that West Wimmera Shire Council is amongst the top performing councils for road and infrastructure assets conditions. The community surveys also reflect higher satisfaction level for Council's delivery services to its residents and rate payers.

Council's current assets of $19.363 million provide a strong capacity to meet current liabilities of $8.256 million and demonstrate a balanced current ratio of 2.35. Council's cash reserves stand at $17.424 million.

Current liabilities at close of financial year remained $8.286 million represented by $2.139 million in trade and other payables. An amount of $2.165 million in Council's current liabilities provide coverage to employee leave entitlements. Contract liabilities of $1.504 million reflect initial funding released for projects planned for 2026-27 and community contributions towards these projects.

Council's working capital adequacy is reflected by its current assets adequacy to meet financial obligations. The working capital for 2024-25 is considered strong and is reflective of changes in grants disbursements by the Federal Government and Council's financial indicators also demonstrate these sustainability measures.

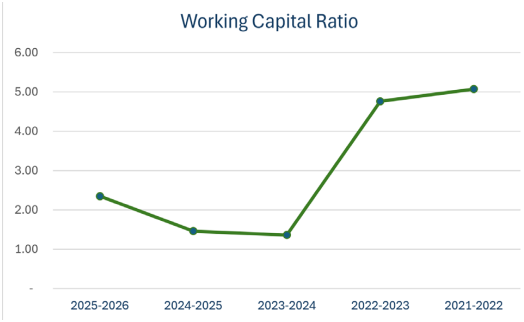






Photo: Council meeting in Harrow



Photo: West Wimmera Shire Council Edenhope Customer Service Centre

Our Organisation

This section provides an overview of West Wimmera Shire Council's structure and leadership, focusing on the roles within the Executive Leadership Team and business units. It highlights Council's commitment to occupational health and safety, gender equality, and equal employment opportunity. Detailed human resource data, including employee distribution and workplace diversity, is presented through diagrams and tables to offer a clear picture of the organisation's workforce.

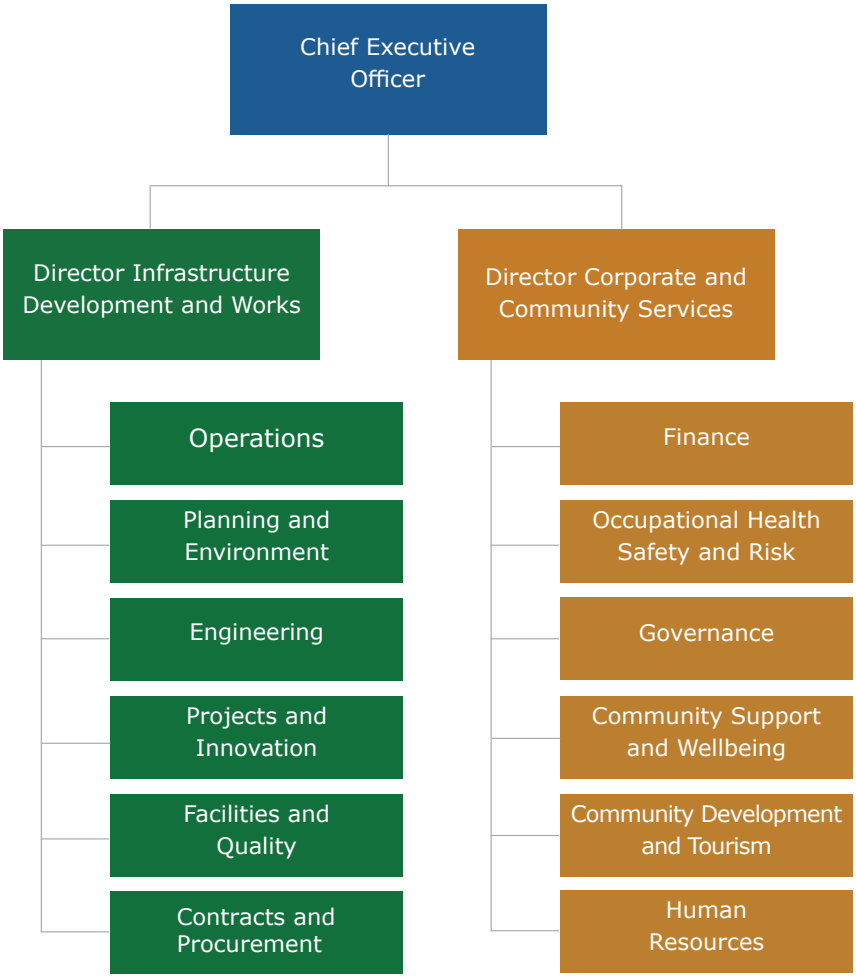


Organisational structure

West Wimmera Shire Council is divided into two directorates: Infrastructure, Development and Works and Corporate and Community Services, each led by a Director who reports to the Chief Executive Officer.

Each directorate includes a number of business units, led by a business unit manager, each overseeing their individual areas of responsibility while working collaboratively across the organisation. Council is the governing body that appoints the Chief Executive Officer. The CEO has responsibility for the day-to-day management of operations in accordance with the strategic directions of the Council Plan. Two directors and the CEO form the executive leadership team.

Organisational chart as at 30 June 2026





2026 Australia Day award winners

Edenhope resident Cath McDonald is West Wimmera Shire's Australia Day 2026 Citizen of the Year.

The award winners were be presented to Mrs McDonald at West Wimmera Shire's Australia Day celebrations on Monday, January 26.

Other Australia Day award recipients include Young Citizen of the Year Lucinda Smith; Community Event of the Year, the Edenhope Motorcycle Club; and Community Group of the Year, the Edenhope Lions Club.

Cath has made an extraordinary contribution to Edenhope through her professional work and her tireless volunteer efforts.

For almost 37 years she has served as a community health nurse, and well beyond her role she has worked to identify local needs, secure funding and deliver programs that strengthen wellbeing and connection.

The Young Citizen of the Year Award was presented to Lucinda Smith.

Miss Smith has made a significant contribution to Goroke and the surrounding district through leadership, volunteering and service across agriculture, sport and education.

The Community Event of the Year Award was presented to the Edenhope Motorcycle Club for its outstanding program of motorcycle events delivered across Edenhope and Harrow.

Over the past year, the club delivered a series of volunteer-led events attracting hundreds of participants and generating strong social and economic benefits for local communities.

The Community Group of the Year Award was presented to the Edenhope Lions Club.

With fewer than 18 members, the club delivers an extraordinary level of support to the Edenhope community, with all funds raised reinvested locally.

The Edenhope Lions Club operates the Opportunity Shop, supports health screening programs, assists individuals and families in need, supports young people, and plays a key role in local events and emergency response.

Executive profiles

David Bezuidenhout



Chief Executive Officer

Master of Project Management
Graduate Company Director
Law degree
Admitted as Legal Practitioner in Supreme Court of Queensland and High Court of Australia.

David Bezuidenhout was born in South Africa and spent nearly 20 years in the defence force. David is qualified as a lawyer and worked in private practice for 16 years in South Africa and later in Queensland after migrating to Australia in 2006. Over the next 12 years, David worked in both the legal space and in senior projects and general management roles for firms including, Worley Parsons and Spotless in Queensland.

David made the transition into the public sector in 2015 as Head of Capital Projects for the Gladstone Area Water Board and in 2018 joined Cloncurry Shire Council in northwest Queensland as its CEO.

Brendan Pearce



Director Infrastructure Development and Works

Bachelor of Engineering (Civil)

Brendan Pearce was born in Hopetoun and was raised on a wheat/sheep farm near Woomelang. He attended school at Woomelang Primary School and Sea Lake High School (now Tyrell College).

Since graduation, Brendan has worked in engineering roles for councils in Victoria (Bairnsdale Shire, Macedon Ranges Shire), Queensland (Kilcoy Shire, Burnett Shire, North Burnett Shire, Cloncurry Shire) and Northern Territory (Katherine Town Council).

Brendan has two children, who are now young adults and live in Brisbane, and a small dachshund that is probably too spoiled. Brendan enjoys living in 'real' Australia and throughout his career and travels has gravitated to smaller country communities.

Areas of responsibility:

- Infrastructure & Assets – roads, footpaths, drainage, buildings, facilities, aerodrome, quarries
- Environment & Community Services – waste, recycling, health, local laws, emergency management, parks, pools
- Planning & Development – statutory and strategic planning, building, property, economic growth
- Projects & Innovation – project delivery, innovation

Dalton Burns

Director Corporate and Community Services



Bachelor of Commerce
Master of Business Administration

Dalton grew up in Horsham and spent much of his spare time at the family farm at Douglas with both his mother and father growing up on properties in Douglas and Harrow respectively.

He attended Deakin University studying a Bachelor of Commerce and later obtained his CPA and more recently a Masters of Business Administration. During his working life he has spent time in financial and business management in education, training and public health. Spending time in rural and remote parts of the Wimmera leading to developing a particular understanding of the challenges facing rural and regional communities.

At home Dalton is supported by his wife and is a devoted dad who enjoys sport, being a member of the successful Harrow Balmoral Senior Football side in 2018, 2019, 2023, 2024 and 2025.

Dalton is following in his grandfather's footsteps where he was long standing councillor and 'president' of the Kowree Shire in the mid-1960s and 1970s.

Areas of responsibility:

- Finance, rates and revenue
- Customer service
- Human resources
- Governance
- Occupational health, safety and risk
- Kindergartens, early years services
- Risk management, audit committee
- Information technology
- Cemeteries
- Community development and tourism

Our people

West Wimmera Shire Council is divided into two directorates: Infrastructure, Development and Works and Corporate and Community Services, each led by a Director who reports to the Chief Executive Officer.

Council recognises the value of a diverse and skilled workforce and continues to maintain its commitment to the principles of Equal Employment Opportunity and Human Rights through recruitment and selection and employment arrangements.

Council reviewed and approved the Gender Equality Action Plan (GEAP) 2026-2030 which aims to guide and promote gender equality within our workforce and improve outcomes for people of all genders.

In December 2025, Council participated in a Workplace Gender Audit and created a workforce plan. Following on from this, a progress report was developed to document Council's work towards the strategies and measures outlined in the GEAP 2021-2025 as well as progress against the workplace gender equality indicators. The findings and insights from this process provided a comprehensive foundation for the development of council's GEAP 2026-2030.

Ongoing training assisted Council staff to ensure the principles of gender equality are embedded in our policy and program development, according to the requirements of the Gender Equality Act.

West Wimmera Shire Council continues to participate in Women's Health Grampians' Communities and respect for Equality (CoRE) program. CoRE is a partnership of organisations, businesses, clubs and groups working together towards a shared vision of Safe, equal and respectful communities in the Grampians region.

Table 1: Employee distribution by organisational structure by employment type by gender

Row lables	Corporate and Community Services	Executive	Infrastructure Development and Works	Total
Casual	**1.3**		**0.3**	**1.6**
Female	1.3		0.3	1.6
Male				
Full Time	**18.0**	**4.0**	**48.0**	**70.0**
Female	14.0	1.0	4.0	19.0
Male	4.0	3.0	44.0	51.0
Part Time	**15.9**		**7.7**	**23.6**
Female	15.1		3.9	19.0
Male	0.8		3.8	4.6
Grand Total	**35.2**	**4.0**	**56.0**	**95.2**

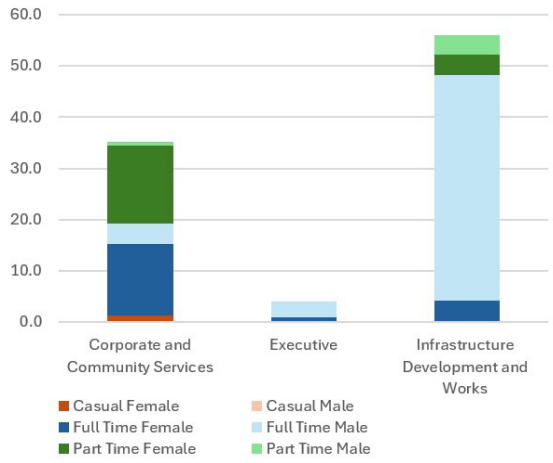


Figure 1: Employee distribution by organisational structure by employment type by gender (Executive, Corporate and Community and Infrastructure Development and Works)

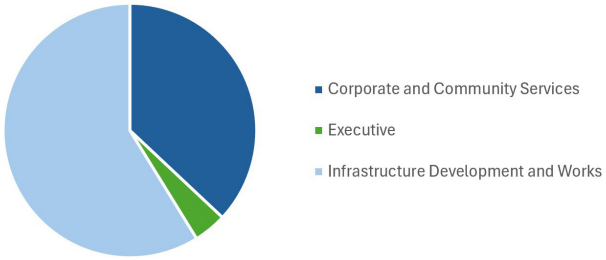


Figure 2: Percentage distribution of enrolment type within organisational structure (Executive, Corporate and Community and Infrastructure Development and Works)

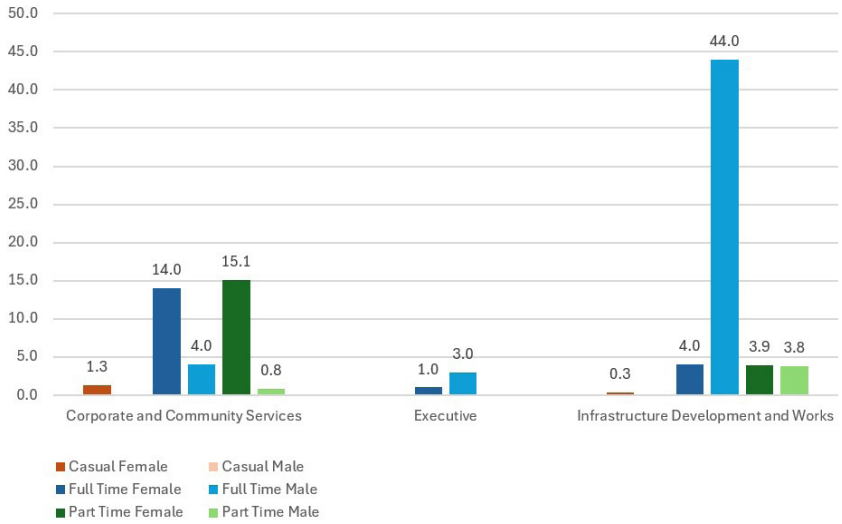


Figure 3: Distribution of employees by organisational structure, employment type and gender (Executive, Corporate and Community and Infrastructure Development and Works)

Table 2: Employee distribution by banding by gender

Row Labels	Female	Male	Unspecified	Total
Band 2	1.6	2.1		3.7
Band 3	2.4	27.6		30
Band 4	6.2	5		11.2
Band 5	6.8	5.6		12.4
Band 6	3.5	2		5.5
Band 7	4	3.5		7.5
Band 8	5.4	6		11.4
Band not applicable	9.7	3.8		13.5
Grand Total	**39.6**	**55.6**		**95.20**

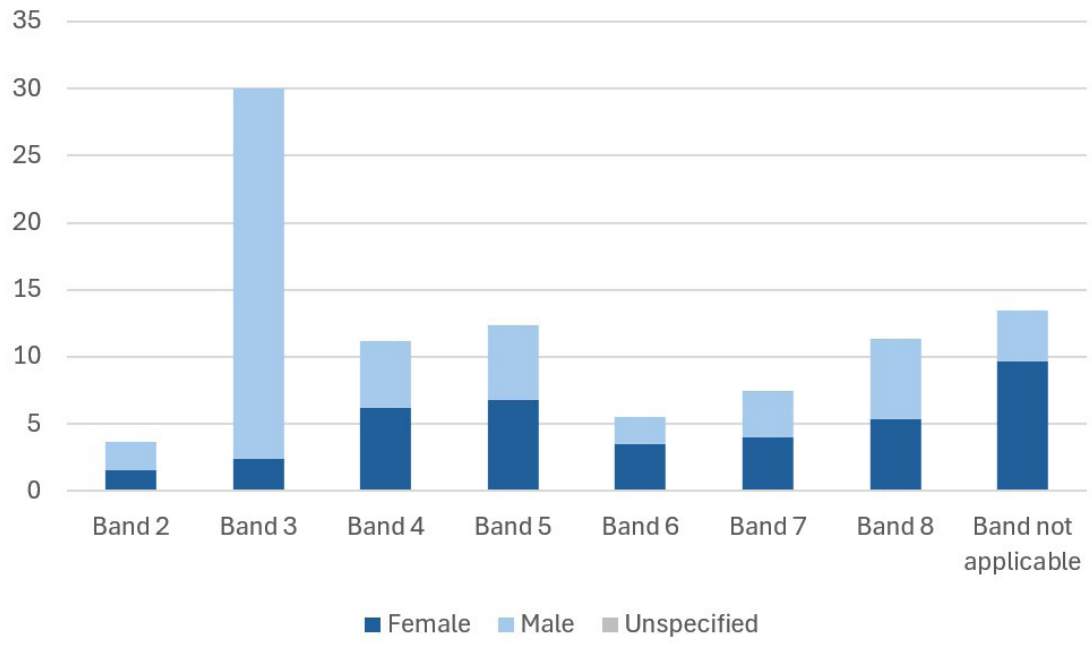


Figure 4: Employee distribution by banding by gender

Occupational Health and Safety

Council's aim is to maintain a strong safety culture that supports an incident and injury free workplace for all employees, Councillors, contractors, visitors and members of the public.

Council is committed to continually improving our safety management system Elumina, which is actively monitored and enhanced to ensure accountability and best practice is upheld.

In 2025-26 this commitment led to several significant improvements:

- Completion of 17 psychosocial risk assessments in accordance with the Occupational Health and Safety (Psychological Health) Regulations 2025
- Improved incident reporting, risk assessment and investigation process
- Review of the OHS committee to improve communication and consultation process
- Ten (10) OHS procedures reviewed
- Quarterly reports to both the executive team and the audit and risk committee
- OHS trivia quiz, which is held in October to coincide with WorkSafe week
- Annual skin cancer checks
- Ongoing support from AEGIS Risk Management Services
- Council's work cover insurer is EML, which continue to provide exceptional services and resources to support injury management

Council continues to deliver an extensive training program to maintain staff skills and compliance including but not limited to:

- chain saw
- traffic management
- forklift
- construction induction (white card)
- first aid
- chemical handling
- health and safety representative training
- truck licenses
- forklift operation
- traffic management
- manual handling and fire warden responsibilities.

This ongoing commitment to safety is reflected in both the downward trend of the number of injuries and severity of injuries.

Council's Workcover performance rating significantly improved in the previous three years from 150.26% in 2024-25, 124.16% in 2025-26 to 92.30% for the coming year.



Photo: Council Plan drop-in session in Kaniva



Photo: Crowd at the Kaniva Seniors Concert

Our Community

This section highlights West Wimmera Shire Council's role in supporting and engaging with the community. It covers the celebration of community events, advocacy efforts on behalf of residents, and the Council's communication strategies, including newsletters, social media, and website. The section also provides insights from the Community Satisfaction Survey and other data, offering an overview of how these efforts have supported the community.



Our communications

West Wimmera Shire Council remains focused on ensuring residents and ratepayers are kept informed and connected through a range of communication channels and engagement opportunities.

Our stakeholders include:
Residents
Ratepayers
Community groups and volunteers
Customers
Government
Visitors

During 2025-26, communications and engagement supported the delivery of a broad range of Council projects, initiatives and community programs. Major projects promoted throughout the year included installation of the Kaniva Dog Park, upgrades to Edenhope Recreation Reserve changerooms, and the completion of Serviceton Silo Art.

Communications also supported key campaigns and community initiatives including Australia Day, National Volunteer Week, International Women's Day, 16 Days of Activism, community grant programs, kindergarten enrolments, emergency preparedness messaging, and a range of community consultation activities.

Engagement and communications also played a vital role in the development and delivery of strategic documents including Council's Domestic Animal Management Plan, Kaniva Rec Reserve Master Plan and the West Wimmera Small Towns Plan.

Council's fortnightly electronic newsletter continues to be an important communications channel, providing residents with timely updates on projects, services, events and community engagement opportunities. The newsletter currently reaches more than 1,000 subscribers. A monthly printed edition is also produced and distributed through post offices and Council customer service centres across the municipality, ensuring residents who prefer a hard copy can continue to access Council news and information.

Council issued 76 media releases during the year, shared with media outlets and community subscribers, and published on the Council website. Regular advertising continued in key regional and local publications, including the Nhill Free Press, Kaniva Times, Edenhope and District Echo, Wimmera Mail-Times, Weekly Advertiser, Goroke Free Press, Servi Snippets, Maggie Chatter (Apsley), Harrow Happenings and Casterton News.

WEBSITE

The Council website and tourism microsite remain important platforms for information and access to services. These websites continue to see strong engagement, with the most visited pages including:

- Employment
- Landfill and transfer stations
- Contact us
- Mayors and councillors
- About us

Council's event calendar remains open to community submissions, and over 70 local events were featured in the past year, supporting local participation and tourism.

SOCIAL MEDIA

Council's social media presence continues to grow. Key figures from Council's social media platform in 2025-26 included:

Platform	Description
Facebook	Facebook followers increased by 13.2% to 3418, with 714 posts shared across the year
Instagram	Council increased its Instagram follows by 15.9% per cent and published 66 posts
Other	Other Council-affiliated social media accounts include: • Visit West Wimmera Facebook Page (219 followers) • Visit West Wimmera Instagram Page (469 followers)

These channels support Council's efforts to communicate in real time, promote events and services, and share community updates with a broad audience.

Advocacy

Advocacy is a critical function of Council as a small rural shire with a small population, limited rate base and long road network. Council's ability to deliver major infrastructure and transformational projects often depends on funding, policy support and partnerships with the Victorian and Australian governments.

During 2025–26, Council strengthened its approach to advocacy through the development of the Council Plan 2025–2029. For the first time, the plan includes a dedicated advocacy section based on priorities identified through community engagement.

The six high-level advocacy priorities identified by the community were:

- Support for our farming community
- Maintenance of critical road infrastructure
- Increasing housing availability
- Water access, quality and security
- Digital connectivity
- Power supply

These priorities recognise the fundamental infrastructure, services and economic conditions required to sustain West Wimmera's communities and support future growth.

Council also developed its 2026 State Election Priorities document, providing a clear and coordinated platform to advocate for investment in priority community infrastructure, housing, roads, emergency services and water security. Key priorities include the Kaniva pool precinct redevelopment, Edenhope Lions Park redevelopment, Kaniva netball courts, Apsley football oval lighting, key worker accommodation, the West Grampians Pipeline, improved maintenance of the state road network and the reinstatement of the Country Roads and Bridges Program.

In addition to Council's local advocacy program, West Wimmera Shire Council worked collaboratively with other councils across the Wimmera Southern Mallee to develop a coordinated regional advocacy approach ahead of the 2026 Victorian state election.

This regional collaboration also supported the development of Resource Ready:

North-Western Victoria Energy and Mining Impact and Readiness Strategy. The strategy considers the potential impacts and opportunities arising from major renewable energy, transmission and mining developments and identifies the investment, planning and government support required to ensure local communities are prepared and able to achieve lasting benefits.

Throughout the year, the mayor, councillors, chief executive officer and Council officers continued to meet with government ministers, members of parliament, government departments, agencies, regional organisations and other stakeholders. These meetings provided important opportunities to raise West Wimmera's priorities, communicate the challenges faced by small rural communities and seek funding and policy outcomes that support the future sustainability of our shire.



Serviceton's Les Millikin recognised as Senior Citizen of the Year

West Wimmera Shire Council has named Serviceton's Les Millikin as the 2025 Senior Citizen of the Year.

Mr Millikin was presented the award at West Wimmera Shire's Seniors Concert at Kaniva.

Since moving to Serviceton in 2002, Mr Millikin has made an enormous contribution to the local community through his volunteer work at the historic Serviceton Railway Station.

He has spent countless hours maintaining and cleaning the station, tending the gardens, and keeping the grounds neat and tidy.

Mr Millikin is a wealth of knowledge on the history of the station – he has uncovered memorabilia over the years and willingly guides visitors on tours.

On many occasions, he spends whole days at the station, sharing its history with locals and tourists alike.

His community spirit extends well beyond the railway station.

Mr Millikin regularly mows around the trees in Serviceton to reduce fire risk, helps clean common areas, and assists residents in need with gardening and maintenance.

He is an active member of the Leeor Fire Brigade and the Serviceton Bowling Club, where he contributes to working bees and supports club activities.

Known for his friendly nature and tireless work ethic, Mr Millikin is highly respected across the community.

West Wimmera Shire Council Mayor Tim Meyer presented Mr Millikin with his award and praised his service to the community.

"Les is an extraordinary volunteer who embodies what it means to serve quietly and wholeheartedly," he said.

"His commitment to maintaining the heritage of the Serviceton Railway Station and supporting the wider community is truly remarkable.

Innovation Platform

The Innovation Platform initiative continues to capture ideas from both the community and Council staff. In 2025-26, 98 submissions were received. Of these, 75 focused on business improvements designed to enhance service delivery. The remaining 23 submissions related to projects, some of which aligned with existing initiatives, while others proposed new, standalone concepts.

Two examples were the proposals for a new shelter at the Lake Wallace parkrun 5km mark in Edenhope and upgrades to the accessibility and facilities at the Apsley Hall. Council has collaborated with local representatives for both projects to submit two successful funding applications to the round 3 of the Tiny Towns funding. The Edenhope Lake Wallace Shelter project is jointly funded by the Regional Development Victoria and West Wimmera Shire Council and is scheduled for completion in late 2026. The Apsley Hall Facilities Upgrade project is jointly funded by the Regional Development Victoria, West Wimmera Shire Council and the Apsley Hall Committee and is expected to be completed also by late 2026.

Other major infrastructure-related submissions, including previous years submissions, such as increasing the availability of worker accommodation and proposed upgrades to the Kaniva Memorial Swimming Pool, have been incorporated into Council's advocacy planning and continue to be key advocacy points for Council. These initiatives guide engagement with state and federal governments to attract investment and support.

All project submissions are formally assessed through this concept planning process (assessed by PMO and councillors). Where feasible, suitable funding opportunities are sought to progress ideas toward delivery.

Community satisfaction survey

West Wimmera Shire Council again achieved community satisfaction results above both the Victorian small shire average and the state average across Council's key services in the 2026 Community Satisfaction Survey.

The independent survey, conducted annually by JWS Research on behalf of Local Government Victoria, asked residents to rate Council's performance across a range of core measures and service areas.

Across the 12 key Council service areas measured, West Wimmera recorded an average score of 56.75, compared with 55.25 for small shires and 56.58 for the Victorian average.

Council's highest-rated service areas were the appearance of public areas, waste management, enforcement of local laws, the condition of footpaths and keeping the community informed. Customer service also remained a key strength, with residents rating their most recent customer service experience at 78, significantly above both the small shire average (65) and the Victorian average (68).

While the condition of sealed local streets, roadside slashing and weed control, and maintenance of unsealed roads were identified as the lowest-rated service areas, West Wimmera continues to perform above the small shire average for unsealed roads despite managing one of the largest local road networks in Victoria.

The survey provides valuable feedback to help guide Council's future planning, service delivery and advocacy efforts, ensuring resources continue to be directed towards the areas that matter most to the community.

Our volunteers

West Wimmera Shire continues to have one of the highest rates of volunteerism in Victoria. Volunteers contribute to nearly every aspect of community life, driving the success of sporting clubs, interest groups, events, and emergency services. Their efforts are critical to the shire's ongoing vitality. To celebrate National Volunteers Week in May, a morning tea was held for our volunteers who continue to provide their time to assist others. This year was "Your Year to Volunteer" something the people who reside in the West Wimmera Shire know is extremely important to ensure our communities continue to thrive in every aspect.

KANIVA FAUNA PARK

The Kaniva Fauna Park attracts people who live locally to visit birds and animals, but it also attracts a huge number of travellers, some who are visiting for the first time and others who call in to the Kaniva Fauna Park every time they drive through Kaniva. The dedicated band of volunteers who look after the birds and animals often report that the star of the show is our white cockatoo. He is a talker and loves nothing more than to entertain often a crowd of travellers with his antics. The volunteers are the lifeblood of the fauna park keeping a watchful eye on our birds and animals, feeding them and keeping their enclosures clean but also enjoying the peace and quiet they bring. Wildlife Victoria inspected the park recently and was very impressed at how well looked after it was. They were also impressed to learn that the Kaniva Fauna Park was run by a band of 11 volunteers who love what they do. As a tribute to the volunteers, Council held a light tea to thank them for their dedication and commitment to a huge community asset in Kaniva.

WIMMERA SOUTHERN MALLEE BUS

The Wimmera Southern Mallee Bus, a partnership between West Wimmera Shire Council and the Centre for Participation, continues to provide vital transport links for residents. Since 2018, the service has run every Wednesday, transporting passengers from Kaniva, Nhill, Dimboola, and Pimpinio to Horsham. From February 2026 through to July 2026, 67 people have used this service from Kaniva, 17 people have used this service from Nhill and 28 people from Dimboola with a total of 112 people.

Contrary to the trends of volunteering generally, West Wimmera Shire Council's rate of volunteerism for people to drive and host on the Wimmera Southern Mallee Bus continues to thrive. Every Wednesday two volunteers from Kaniva commit to driving and hosting travellers who use this vital service to access services in Horsham.



Photo: Kaniva Fauna Park volunteer Doug with a Red-tail black Cockatoo

Community grants

Council's community grant programs continued to support local groups and initiatives throughout 2025-26, with a strong focus on building connection, inclusion and wellbeing across the shire. In 2025, the grant framework was reviewed and refined to better reflect community priorities and ensure funding reaches the projects that make the greatest social impact.

	Total Grants 2025-26
Community Strengthening Grants	$39,318.83
Community Support Grant contributions	$25,000.00
Community Support Grant insurances	$20,000.00 building and contents $12,000.00 public and products liability
Quick Response Grant	$2,500.00
Support for Events Grant	$32,251.00 (in-kind support directly from Council)
Sponsorship and Contributions Grant	$3,200.00 direct financial support $970.00 direct in-kind support
The total spend on community grants:	$106,683.52 $73,462.52 (financial support) $33,221.00 (In-kind support)

Council provided a total of $106,683.52 in grant funding and in-kind assistance to support local communities.

Of this total, $73,462.52 was distributed directly to community organisations, supporting a diverse range of local events, programs and initiatives. These projects contributed to the social, cultural and economic vitality of the region, enhancing quality of life and strengthening community connections.

Council also provided $33,221 in in-kind assistance to help deliver community events. This practical support included:

- Additional rubbish and recycling bins
- Traffic signage and event notifications
- Traffic management plans prepared by Council staff

As part of the program refresh, Council also updated its grant guidelines to make the application process clearer and more accessible. The revised criteria aim to support projects that:

- Strengthen social cohesion
- Promote inclusion and participation
- Build local capacity and leadership
- Create positive health and wellbeing outcomes

To support applicants through these changes, Council will deliver a series of interactive community grant workshops in Kaniva and Edenhope. These sessions will guide community members through the application and acquittal process, explain the updated requirements, and provide space for questions and discussion.

The community grants program remains a key way Council supports grassroots action, helping residents to shape and lead the projects that matter most in their towns and communities.



Photo: Lake Bringalbert sign purchased through a Community Strengthening Grant

Events

Lake Charlegrark Country Music Marathon

The 33rd annual Lake Charlegrark Country Music Marathon ran from February 20 to 22. The event received funding through Visit Victoria's Regional Event Fund to help with running costs.

West Wimmera Shire Council facilitated a meeting between the Lake Charlegrark Country Music Marathon Committee and Grampians Wimmera Mallee Tourism to discuss the Regional Event Fund stream and funding opportunities. The 2026 Country music marathon was headlined by The Wolfe Brothers.

ANZAC Day West Wimmera

Anzac Day services were held in Kaniva, Edenhope and Goroke, with special guest speakers and a community barbecue breakfast. Apsley and Harrow commemorated Anzac Day with a community lunch and the Dergholm community gathered to remember fallen soldiers with a dawn service followed by a gunfire breakfast.

Seniors Festival

West Wimmera Shire Council's 2025 Seniors Festival celebrated the contributions and achievements of seniors through a month-long program of activities, events and performances.

Highlights included regional day trips, Men's Shed visits, sheep dog demonstrations and live music, including a Kevin Sporer concert in Apsley and an Everly Brothers and Buddy Holly Tribute Show in Kaniva.

The festival provided valuable opportunities for social connection, learning and community participation, with support from the Victorian Government and Department of Families, Fairness and Housing.

Kaniva Fauna Park

To recognise the excellent result following an inspection in June by the Conservation Regulator. inspection outcome and thank volunteers for their ongoing commitment, Council had a special get together for the volunteers.

16 Days of Activism

West Wimmera Shire Council hosted community events in Edenhope, Goroke and Kaniva as part of the 16 Days of Activism Against Gender-Based Violence campaign, held from 25 November to 10 December.

Supported by Safe and Equal on behalf of Respect Victoria, the events featured guest speakers from Grampians Health, Women's Health Grampians, The Orange Door, the Wimmera Southwest Family Violence Partnership and Victoria Police.

Whipcracking entertainment at Kaniva

World-record whipcracker Nathan "Whippy" Griggs wowed crowds at Kaniva Recreation Reserve in February, delivering a fast-paced show of precision tricks, comedy and whip demonstrations. The free Council event also gave young volunteers the chance to try their hand at whip cracking, with strong support from local community groups and volunteers.

Griggs is a five-time Guinness World Record holder, based in the Northern Territory. The event was supported by Kaniva Cricket Club and Kaniva Leeor United Football Netball Club.

Support to community events

During 2025–26, Council provided in-kind support to 25 community groups to assist with the delivery of local events and activities.

Support included the provision of rubbish and recycling bins, traffic management plans, signage and other practical assistance. The total value of Council's in-kind contribution to these community events was $15,854.







Muster Dogs Showcase draws a crowd for Seniors Festival

More than 200 people attended a special Muster Dogs showcase at Kaniva in October, celebrating the 2025 Victorian Seniors Festival.

The event featured three contestants from the hit ABC series Muster Dogs – Kim Dodson from Kaniva, Rob Tuncks from Edenhope and Helen McDonald from Keith.

The trainers shared stories about how the program began, their time filming, and their experiences working with their dogs.

This was followed by a Q&A session with the audience.

In the afternoon, the three contestants and their dogs took to the arena for working dog demonstrations, moving cows, goats and sheep

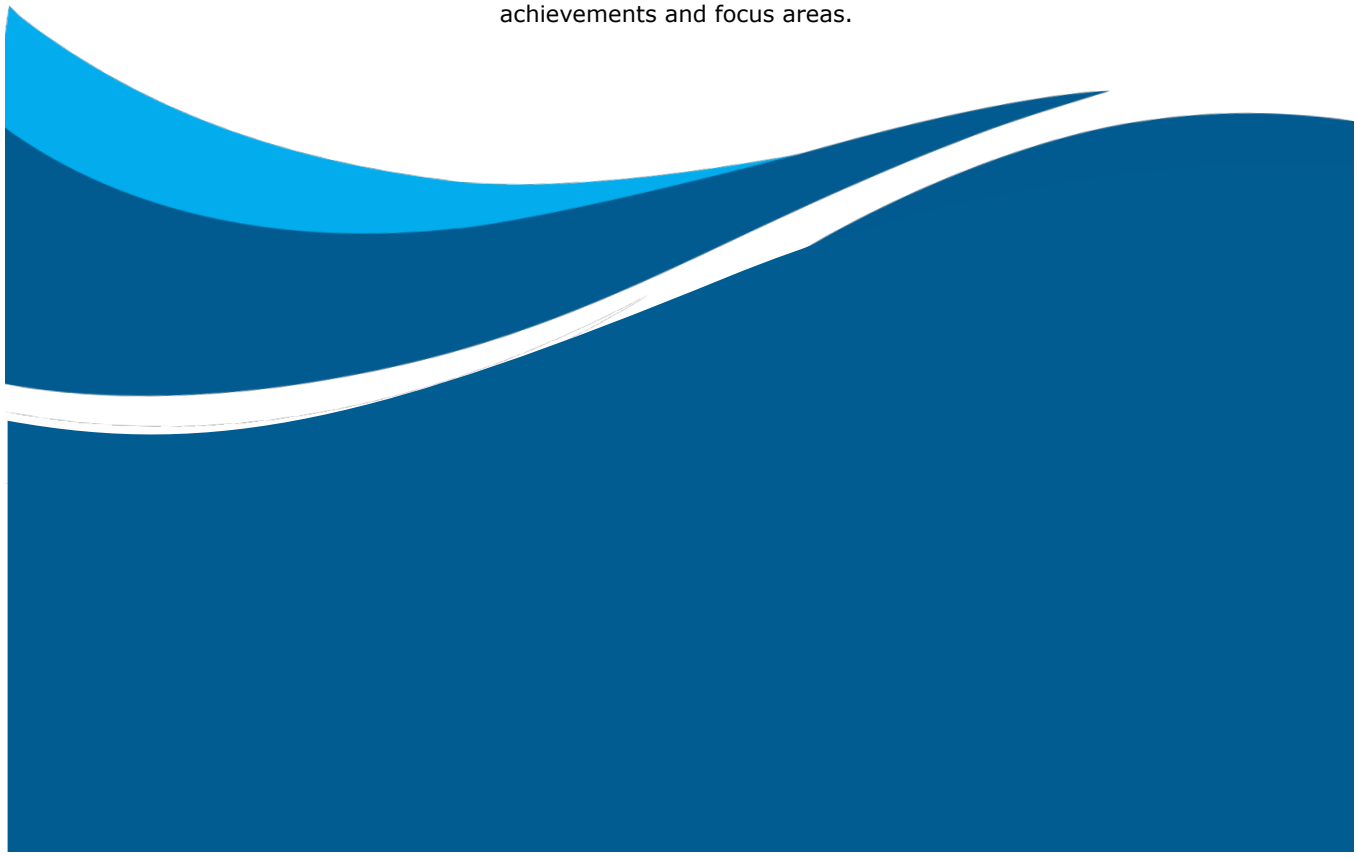
The Muster Dogs showcase was part of West Wimmera Shire Council's month-long Seniors Festival celebrations.



Photo: Council staff completing works

Our Performance

This section reviews West Wimmera Shire Council's performance, highlighting how it meets its strategic goals and legislative requirements. It covers the Council Plan 2025-2029 and its alignment with community priorities. Performance is assessed through various indicators and measures, with detailed reports on each of the Council's four strategic goals: Healthy, Inviting and Connected Community, Diverse and Growing Economy, Resilient and Sustainable Environment and Operational Excellence. Detailed reports on major initiatives and service delivery provide insights into the Council's achievements and focus areas.



Integrated Strategic Planning and Reporting Framework

Part 4 of the *Local Government Act 2020* requires Councils to prepare the following:

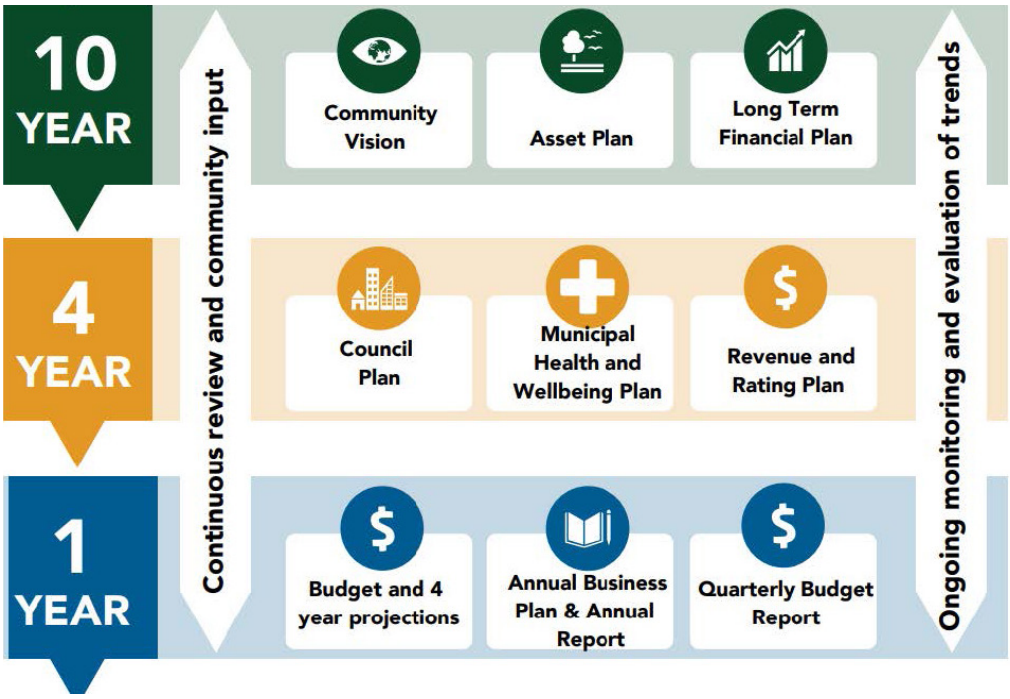
- A community vision (for at least the next 10 financial years)
- A council plan (for at least the next four financial years)
- A financial plan (for at least the next 10 financial years)
- An asset plan (for at least the next 10 financial years)
- A revenue and rating plan (for at least the next four financial years)
- An annual budget (for the next four financial years)
- A quarterly budget report
- An annual report (for each financial year) and
- Financial policies

The Act also requires councils to prepare:

- A Workforce Plan (including projected staffing requirements for at least four years).

The following diagram shows the relationships between the key planning and reporting documents that make up the integrated strategic planning and reporting framework for Local Government.

Diagram 4: Integrated planning and reporting framework



Council plan 2025-2029 at a glance

Under the Victorian Local Government Act 2020, a council plan must be prepared every four years. The West Wimmera Shire Council Plan is our key strategic document and incorporates the Disability Action Plan and Municipal Public Health and Wellbeing Plan.

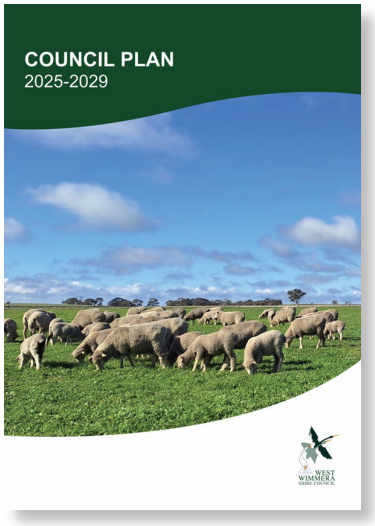
While this legislation sets the framework, the real strength of our plan comes from the voices of our community. Through extensive engagement with residents, businesses and stakeholders, the plan has been shaped to guide decision-making, allocate resources, and focus our efforts where they will have the greatest impact.

To remain responsive and accountable, the Council Plan and its indicators are reviewed annually to ensure they continue to reflect the evolving needs and opportunities of

West Wimmera. Progress is reported quarterly through our Annual Plan, which provides more detail on the specific projects and initiatives being delivered each year. Ultimately, the Council Plan is more than a statutory requirement - it is a roadmap for West Wimmera Shire. It captures our shared vision, outlines our priorities, and sets out the practical steps we will take together to achieve positive outcomes for our community now and into the future.

The Council Plan:

- States the Council's long-term vision and goals
- Integrates the Municipal Public Health and Wellbeing Plan, emphasising health and wellbeing
- Reviews and updates indicators annually to align with Council and community priorities
- Reports quarterly on detailed annual projects and actions
- Reflects community and stakeholder consultation outcomes
- Complies with legislative requirements under the Victorian Local Government Act 2020



Four goals have been identified as the focus for Council and community activity to achieve the vision:

Goal 1: Healthy, inviting and connected community

Goal 2: Diverse and growing economy

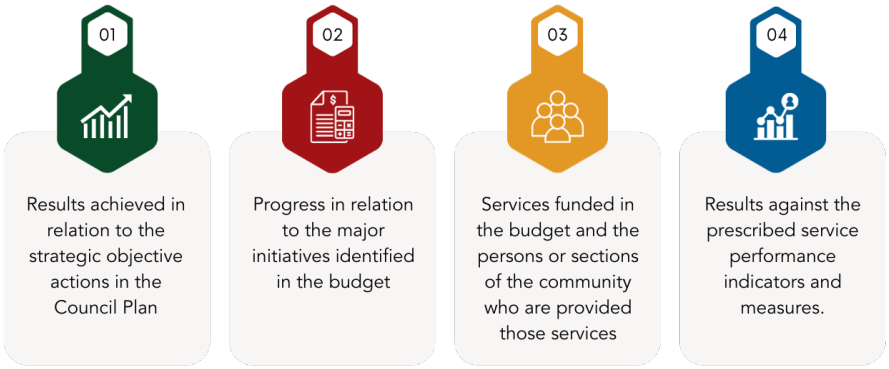
Goal 3: Resilient and sustainable environment

Goal 4: Operational excellence

The Council Plan is available to view on Council's website www.westwimmera.vic.gov.au. The implementation of the Council Plan will drive improvements in service delivery and contribute to achieving the community's vision for West Wimmera Shire as a vibrant and sustainable region.

Reporting performance

Council's performance for the 2025-26 year has been reported against each strategic goal and strategy to demonstrate how Council is performing in achieving the 2025-2029 Council Plan. Performance can be measured as follows:



Description of operations

Council delivers a wide range of business-as-usual (BAU) services that keep our Shire running, meet statutory requirements, and support community wellbeing. These are our ongoing responsibilities and differ from the special initiatives listed in this Plan.

DIRECTORATE: INFRASTRUCTURE & PLANNING

Engineering

- Strategic and technical asset management
- Civil design and engineering support
- Road, bridge and drainage planning
- Delivery of Capital Works Program

Operations

- Maintenance of 2,759 km of local roads, bridges, footpaths and drainage
- Parks, gardens, recreation reserves, and public amenities upkeep
- Fleet and plant management
- Delivery of VicRoads Maintenance Contract

Waste Management

- Operation for Transfer Stations across the shire
- Management of roadside collection service

Quality & Facilities

- Maintenance of Council buildings, halls, and public facilities
- Cleaning, safety and asset compliance checks
- Continuous improvement of service standards
- Optimise and make available the use of council facilities

Contract & Procurement

- Purchasing, contracts and tenders
- Supplier compliance and probity management

Projects & Innovations

- Delivery of capital works program
- Project management and design coordination
- Innovation in service delivery and infrastructure renewal
- Strategic Development Projects

Planning & Development

- Statutory planning and building permits
- Local laws administration
- Environmental health and compliance (food safety, septic, housing health)

DIRECTORATE: CORPORATE & COMMUNITY SERVICES

Human Resources (HR)

- Workforce planning, recruitment, and training
- Payroll, employee relations, and staff wellbeing
- Organisational culture development

Occupational Health & Safety (OHS)

- Workplace safety management
- Risk assessments and incident response
- Compliance with WorkSafe and legislative standards

Community Support Services

- Early Years services (Childcare, Kindergarten, Playgroups)
- Youth engagement and inclusion programs

Community Development & Tourism

- Community & Business grants and event support
- Tourism marketing, visitor information and regional partnerships
- Emergency management coordination and recovery

Finance & Transactions

- Financial planning, budgets and audits
- Rates and property valuation
- Treasury, accounting and reporting

Governance & Compliance

- Council meetings, decision-making and records management
- Policy, risk and audit oversight

Information Technology

- Management of Council's information systems, including records management, data protection, and supporting ongoing business improvement initiatives.

Communications

- Community engagement and communications

Customer Service

- Customer service (phone & in person)
- Vic Roads Agency
- Centrelink Agency
- Hosting Court

Library

- Open Access Library Services across Edenhope, Kaniva, Goroke & Harrow

This broad range of community services and infrastructure for residents, supports the wellbeing and prosperity of our community. Council's vision, strategic goals and strategies to further improve services and facilities are described in our Council Plan 2025-2029. The associated Annual Plan 2025-26 and the Budget 2025-26 are guided and reported upon in this document.

Refer to the section on Our Performance for more information about Council services. The delivery of services, facilities, support and advocacy to achieve the strategic goals and strategies is measured by a set of service performance indicators and measures. Council also has a wide range of responsibilities under Victorian and Australian legislations.

Council Goal 1

Healthy, inviting and connected community

Strategic Indicators

Indicators/measures	Comments/results
West Wimmera population (ABS)	2021 Australian Bureau of Statistics Census indicated population growth for West Wimmera Shire Council from 3,810 to 4,006.
Annual Local Government Community Satisfaction Survey	Maternal Child Health Services transferred November 2025. The index score recorded for family support services for the West Wimmera Shire was 60 compared with the state-wide score of 62.
Proportion of residents engaged in volunteering	Persons undertaking voluntary work for an organisation or group was 33% (2021 census)
Number of general practitioners per 1,000 residents in the shire	Two general practitioners within Shire
Utilisation of community health and wellbeing facilities	14,625 visits to aquatic facilities, a 30% increase on previous year

Major initiatives

Goal 1: Healthy, inviting and connected community

Action	% Complete	Comments
Continue to roll out Community Grants Program (Quick Response Grant, Sponsorships, Community Strengthening and Community Support Grant)	100%	Ongoing management and maintenance of the grants program including updates to guidelines and the SmartyGrants software
Partner with service providers to improve access to health and community services within the shire (general health, oral health, mental health, MCH services, early years care and education, youth service)	100%	Kinders commenced Healthy Achievement Program, Be You Mental Health Program including partnering with local stakeholders. Headspace sessions with youth implemented. Continuation of support for WWHS for MCH.
Supporting and recognising volunteers across the shire with annual volunteer morning teas, seek funding for additional event to recognise all volunteers	100%	Readdressing what volunteering will look like into the future
Delivery of supported playgroups program	100%	Supported playgroups run in Harrow and Goroke
Engagement with schools and key stakeholders (health service providers, headspace) across the shire to promote Western Bulldogs Community Foundation Program.	100%	Ongoing regular meetings with Western Bulldogs Community Foundation Program and stakeholders
Deliver Freeza and Engage youth funding through Western Bulldogs Community Foundation Program.	100%	Year 1.5 of 3-year program complete
16 Days of Activism Against Gender Based Violence campaign with local events in November 2025	100%	Continue to seek funding to run this event
Active participation of CoRe alliance membership	100%	Ongoing participation via regular meetings and networking
Intergenerational playgroup/gardening program in Edenhope	100%	This program was completed and no longer applicable due to new strict child safe regulations.
Annual Working with Children's check audit	100%	Audit completed as of 30 June 2026, continual reviews of renewals
Support community groups with funding applications	100%	Ongoing and including public meetings to discuss grant opportunities Support for Tiny Towns applications
Training for committees of management (DEECA) and modern rules for committee training	100%	Ongoing with two community meetings planned for 2026 and follow up meetings planned
Delivery of Johnny Mullagh Discovery Centre floor leveling Connection of Council properties into Goroke sewer Kaniva pool painting Goroke pool painting Apsley men's toilet repair Goroke pool leak repair and water chlorinator Kaniva depot - fuel tank removal	100%	Completed delivery of Johnny Mullagh Discovery Centre floor leveling. Completed connection of Council properties into Goroke sewer. Completed painting of Kaniva and Goroke pools. Issues at Apsley men's toilet has been resolved Repaired leak at Goroke pool leak repair but water chlorinator repair was held off due to planned pool upgrade Fuel tank scheduled for removal at Kaniva depot

Complete fire-fighting facilities upgrade at Edenhope Aerodrome (funded)	100%	Works completed & funding acquitted
Complete asset inspections as per plan	100%	Completed as per schedule
Seek funding for solar on government owned buildings (if available) – potentially - Kaniva Community Hub and/or pools	100%	Projects have scoped several key identified assets and concepts have been provided to Council. Investigating suitable funding opportunities and none have been identified to date.
Advocate for upgrading – rail crossing signals at Serviceton and pedestrian crossings at Maddern and Farmer Street Kaniva	100%	Added to Advocacy Plan. Serviceton crossing has been on Victrack program for a number of years. Design complete and funding has previously been advised to have been allocated. The CEO of the Rail Freight Alliance has again raised the Serviceton Crossing in discussions with the Vic Govt. Brought up in discussions with Road Safety Victoria during workshop re Safer Roads and Streets Program. Rail crossing projects not applicable to this project. Emma Kealy office contacted re promise of Serviceton rail upgrade in 2019, with no works done to date. Emma Kealy raised the matter in State Parliament 15 Oct 2024. Most recent advice was that the project was to be completed by Oct 2026.
Delivery of Goroke Kinder playground project Delivery of Kaniva Dog Park Delivery of Kaniva Recreation Reserve facilities design Delivery of Goroke aquatic facility design (subject to funding) Delivery of Open Access Library Fitout Project Advocate and seek funding for Streetscape upgrades West Wimmera housing projects, Goroke kinder building upgrade, Edenhope childcare playground, Kaniva pool upgrade, Kaniva Recreation Reserve facility upgrades and other key projects as they arise.	100%	Goroke kindergarten playground largely completed. Kaniva dog park, Kaniva Recreation Reserve facilities design and Goroke aquatic facility design projects are all nearing completion. The Open Access Library Fitout Project's in progress. Funding applications for the Goroke kindergarten building upgrade and the Edenhope kindergarten service yard upgrades has been submitted and unsuccessful this round. We are still awaiting the outcome of the Kaniva Tourism & Wellbeing Precinct funding application to the Regional Precinct & Partnership Program incorporates upgrades to the Kaniva Pool. Seeking of funding for other key projects has continued applications will be submitted in July 2026 for Kaniva Cricket Training Nets and Edenhope Netball Tennis Courts and Facilities Planning
Delivery of Edenhope football changerooms Delivery of Serviceton Silo Art Delivery of Kaniva Bowling Club green (subject to funding) Delivery of Goroke irrigation and lighting (subject to funding) Continue to seek suitable grant funding as it becomes available for community infrastructure projects, including: Edenhope Recreation Reserve oval lighting Edenhope netball court and lighting upgrade Apsley Recreation Reserve oval lighting Additional projects to be added as they are approved through the PMO	100%	Edenhope changerooms, Serviceton Silo Art and Goroke irrigation and lighting are nearing completion by September 2026. The Kaniva Bowling Club upgrade will commence in September 2026. Design and delivery of Harrow and district recreation reserve scoreboards upgrade project, Edenhope swimming pool facilities design project and Serviceton Bowls Club all-abilities green and sports pavilion upgrade will commence in mid to late 2026.
Advocate for the requirement for school bus services for all school children	100%	Ongoing, have discussed with Department of Transport and Planning

Continue to run/support and promote volunteer taxi service in Kaniva and Centre for Participation bus from Kaniva to Horsham weekly	100%	Further discussions to take place regarding the viability of this service for Council and Centre for Participation
Continue to run/support and promote companion transport program Harrow, Kaniva and Edenhope	100%	This will be dependent on the availability of pool vehicles now that the Home and Community Care Program is no longer a Council responsibility.
Meet with funding and/or service partners every six months to assist with regional advocacy for childcare/early years services	100%	Regular meetings with Department of Education and MAV working groups
Advocate for childcare in Goroke	100%	Application for Building Early Education Fund progress. Have been notified that the grant was unsuccessful. Additional grant submissions may be applicable in the future.
Training calendar on Council's website with business training opportunities	100%	Promoted business training opportunities, workshops, webinars and courses through Council's website.
Advocate for the requirement for potable water in Harrow, Goroke and Apsley	100%	Attend GWMWater stakeholders meetings as they occur. Acting Director IDW participated online in GWMWater's customer and stakeholder workshop on Friday 24 April 2026.
Continuing to provide library services for the community	100%	Library contract in place and services being provided
Community fire awareness, through social media and Wimmera Emergency Management Team	100%	New Municipal Emergency Management Plan to be put to the Municipal Emergency Management Planning Committee in March for approval. To be forwarded to Regional Emergency Management Planning Committees for assurance
Attend meetings and actively participate in the Wimmera Emergency Management Resources Sharing Partnership and work with the staff or the Wimmera Emergency Management Team	100%	New Municipal Emergency Management Plan to be put to the Municipal Emergency Management Planning Committee in March for approval. To be forwarded to Regional Emergency Management Planning Committees for assurance
Advocate for multi-agency depot in Kaniva (CFA, SES and ambulance) and Goroke (CFA and SES)	100%	Work in progress Advocation plans being drawn up for Goroke and Kaniva Met with all parties and Goroke has been offered some options for station build. CFA Region 17 and Goroke will discuss the options of a new station or a station refurbishment. Included in State Government Election Advocacy Plan
Attend and actively participate in the planning of the Grampians Regional Emergency Management team regional and local plans	100%	Ongoing
Plan for and deliver emergency services as required in conjunction with REMP and MEMP, as per the three tiers of emergency management planning in Victoria and the Emergency Management Act 2013	100%	Ongoing
Involvement in Wimmera Southern Mallee Development Housing Project Kaniva airport redevelopment (subject to funding)	100%	Ongoing

Services funded in budget

Service Area	Net Cost ($ '000)		
	Budget	Actual	Variance
Parks and reserves	701	561	(140)
Projects innovation	723	1,081	359
Community support and wellbeing	107	202	95
Aerodromes	1	17	16
Buildings and property	471	478	7
Bridges and culverts	14	9	(5)
Assets and engineering	744	734	(10)
Private works	(22)	(1,435)	(1,413)
Roads and footpaths*	(1,862)	(471)	1,391
Facilities and quality	1,058	958	(100)
Depot operations	1,488	1,322	(166)

*Roads and footpaths were a net gain of 471k with income of 2.688m against expenditure of 2.217m. 471k of road projects have been carried forward for completion.

Service performance indicators

Results					
Service / indicator / measure	2023	2024	2025	2026	Comments
LIBRARIES					
Utilisation					
Loans per head of population [Number of library collection item loans / Population]	New	4.14	3.73	3.94	
Resource currency					
Recently purchased library collection [Number of library collection items purchased in the last five years / Number of library collection items] x100	42.14%	36.43%	37.81%	40.57%	
Participation					
Library membership [Number of registered library members / Population] x100	New	23%	24%	23.60%	
Library visits per head of population [Number of library visits / Population]	New	2.10	2.00	1.99	
Service cost					
Cost of library service per population [Direct cost of the library service / Population]	$48.90	$55.59	$77.00	$82.80	

MATERNAL AND CHILD HEALTH (MCH)					
Service standard					
Infant enrolments in the MCH service [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	202.21%	145.16%	160.87%	127.78%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Service cost					
Cost of the MCH service [Cost of the MCH service / Hours worked by MCH nurses]	$63.18	$58.21	$92.11	$279.48	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Participation					
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	93.10%	100.00%	77.24%	79.52%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Participation					
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	100.00%	0.00%	100.00%	100.00%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Satisfaction					
Participation in 4-week Key Age and Stage visit [Number of 4-week key age and stage visits / Number of birth notifications received] x100	116.28%	122.58%	147.83%	125.00%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025




Photo: Breathe Rural Womens Event

Community Support and Wellbeing

Healthy, inviting and connected communities

Throughout 2025-26, Council continued investing in children, young people and families by delivering quality early years education, supporting workforce development and strengthening community partnerships.

Working alongside families, schools, health services, community organisations and government, Council improved access to education, care and wellbeing services across West Wimmera, helping build healthy, connected and resilient communities.

Early years and families

Council continued delivering quality kindergarten programs across Edenhope, Goroke and Kaniva, providing safe, inclusive learning environments where children developed confidence, wellbeing, and a sense of belonging.

Highlights included:

- 70 children attended funded three- and four-year-old kindergarten across Council's services
- Introduced an additional five-hour weekly four-year-old kindergarten session
- Continued planning for the Victorian Government's rollout of 20 hours of four-year-old kindergarten from 2027
- Completed the Goroke kindergarten inclusive playground through the Building Blocks Inclusion Grant
- Supported children with additional needs through partnerships with families, allied health professionals and family support services
- Continued embedding wellbeing, inclusion and reconciliation initiatives through the Be You Program, Healthy Places Healthy Futures and the Narragunnawali Reconciliation Action Plan
- Edenhope Childcare remained at capacity, supporting 26 families
- Submitted a Building Early Education Fund Infrastructure application for a new inclusive childcare service in Goroke.
- Facilitated two supported playgroups and supported three community playgroups, strengthening parenting confidence, children's development and family connections.
- Employed 21 staff across Council's early years services and continued investing in workforce development through trainee and educator qualifications
- Delivered child safe professional learning, strengthened governance and compliance with the Victorian Child Safe Standards, and commenced implementation of the new VECRA requirements.
- Commenced the implementation of an integrated early years software platform to strengthen child safety, improve communication with families, and enhance documentation of children's learning and development.

Young people

Council continued creating opportunities for young people to connect, participate and lead through partnerships with the Western Bulldogs Community Foundation, headspace, schools and community organisations.

Highlights included:

- More than 350 young people engaged in leadership, wellbeing and community programs
- Engage! and Amplify Youth Grants secured through to 2027
- Strengthened student leadership and youth voice through school partnerships
- Expanded mental health and wellbeing initiatives in partnership with headspace
- Increased social connection and community participation through inter-school events



Photo: Student Citizenship Award winner Aria Wilson, Goroke P-12 College, with Councillor Tom Houlihan

Strong partnerships

Collaboration remained central to delivering positive outcomes for children, young people and families. Throughout the year, Council worked closely with the By Five Wimmera Southern Mallee partnership, health services, family support agencies, allied health providers, the Department of Education, Gowrie Victoria, the Department of Families, Fairness and Housing, the Western Bulldogs Community Foundation and neighbouring councils.



Photo: Workshop focused on leadership, mental health, public speaking, team building, and community engagement, lead by Western Bulldogs Community Foundation with Edenhope College students.

Together these partnerships:

- Improved access to education, care and wellbeing services
- Strengthened referral pathways and support for local families
- Supported the transition of Maternal and Child Health services to West Wimmera Health Service while maintaining continuity of care
- Installed free period product dispensers at the Kaniva and Edenhope libraries through a DFFH initiative
- Continued advocating for expanded rural childcare and early years infrastructure.
- Supported independent early years providers, including Kaniva Early Learning Centre
- Continued supporting the community following the transition of Aged and Disability Services, ensuring access to information and local support



Photo: Kaniva Kindergarten students beginning the Stephanie Alexander Kitchen Garden program



New inclusive playground opens at Goroke Kindergarten

The new inclusive playground at Goroke Kindergarten was officially opened, providing children with a modern and accessible space to play, learn and connect.

West Wimmera Shire Council Mayor Tim Meyer joined families, staff and community members to celebrate the opening of the upgraded playground.

The project was made possible through $197,900 from the Department of Education's Building Blocks Inclusion Grant program.

The Goroke Parent Advisory Group also contributed $2000 to the project and participated in the project control group, supporting the planning and delivery of the upgrade.

The new playground features a fully accessible wet-pour rubber surface, basket swing, trampoline and a range of inclusive play equipment designed for children of all abilities.

Cr Meyer said the new playground would provide important opportunities for children to develop social and physical skills through play.

"Play is such an important part of early childhood development," he said.

"This new space gives children of all abilities the opportunity to play together, build confidence, develop coordination and enjoy imaginative outdoor play in a safe and welcoming environment."

Cr Meyer acknowledged the contribution of kindergarten staff, contractors, Council staff and families involved in bringing the project to life.

"Projects like this are incredibly important for our rural communities and for supporting local families," he said.

"The playground will be enjoyed by children and families for many years to come."

The upgraded playground forms part of Council's ongoing commitment to supporting accessible and inclusive early childhood facilities across West Wimmera Shire.

Emergency management

The 2025-26 financial year has been a period of continued growth and improvement in emergency management across West Wimmera Shire. Council has maintained its commitment to building a resilient community through proactive planning, strong partnerships with emergency management agencies, and a sustained focus on community preparedness.

Municipal Emergency Management Planning

A significant achievement during the year was the development and implementation of the new Municipal Emergency Management Plan (MEMP). The updated plan reflects the requirements of Victoria's emergency management arrangements and strengthens the integration of preparedness, response, relief and recovery activities across the municipality.

The MEMP was developed collaboratively through the Wimmera Municipal Emergency Management Planning Committee framework and involved extensive consultation with emergency services, government agencies, neighbouring councils and community stakeholders. The plan provides a contemporary framework for managing emergencies and identifies local risks, responsibilities, resources and arrangements for coordinated emergency management across the shire.

Council also continued its involvement in the Wimmera Emergency Management Resource Sharing Partnership, working closely with Horsham Rural City, Hindmarsh Shire and Yarriambiack Shire councils to ensure a coordinated regional approach to emergency preparedness, relief and recovery.

Emergency Events and Seasonal Challenges

During the reporting period, West Wimmera Shire continued to face a range of emergency risks typical of a rural municipality, including bushfires, extreme heat, storms and ongoing drought conditions.

Particular attention was directed towards bushfire preparedness following significant fire activity experienced across western Victoria during the 2025-26 fire season. These events reinforced the importance of community readiness, situational awareness and strong partnerships between Council, emergency services and local communities.

Council maintained its support role during emergency events by providing municipal coordination, community information, relief planning and recovery support where required. Regular monitoring of seasonal conditions and engagement with emergency service partners ensured Council remained prepared to activate relevant emergency management arrangements when necessary.

Community Preparedness and Resilience

Building community resilience continues to be a cornerstone of Council's emergency management program.

Throughout the year, Council partnered with the Wimmera Emergency Management Team to promote emergency preparedness messaging, including the "72-hour self-sufficiency" campaign and the Wimmera72 website. These initiatives encourage residents to understand local risks, develop emergency plans, maintain emergency kits and ensure households can remain self-sufficient during an emergency.

Preparedness information was distributed through Council communication channels, community networks and emergency management partners, with a focus on increasing awareness of bushfire, flood, heatwave and storm risks across the municipality.

Community Emergency Readiness Survey

A key initiative during the year was the launch of the Community Emergency Readiness Survey as part of the West Wimmera Shire Regional Resilience Initiative.

The survey sought feedback from residents to better understand household preparedness levels for bushfire and flood emergencies.

Questions explored emergency awareness, evacuation planning, emergency kits, communication methods, arrangements for pets and livestock, and the use of emergency information services.

The survey provided valuable insights into community preparedness and identified opportunities for future education, engagement and resilience-building programs. Findings from the survey will assist Council and emergency management partners to:

- Strengthen local resilience initiatives.
- Improve emergency communication strategies.
- Inform future emergency management planning.
- Support funding applications for community preparedness programs.
- Better target education and engagement activities across the municipality.

Looking Ahead

Council remains committed to strengthening the emergency resilience of West Wimmera Shire through continuous improvement, strong regional partnerships and ongoing engagement with the community.

Key priorities for the coming year include implementing actions arising from the new Municipal Emergency Management Plan, analysing the outcomes of the Community Emergency Readiness Survey, expanding community preparedness initiatives and continuing to enhance coordination arrangements with emergency management agencies and neighbouring municipalities.

Through these efforts, Council will continue to support a safer, more prepared and more resilient West Wimmera community.

Customer service

The results of the 2026 Community Satisfaction Survey reaffirm that West Wimmera Shire Council provides the highest standard of customer service in the state. Excellence in service is evident from the moment residents' step into the council office and are warmly welcomed by our dedicated customer service team. Their professionalism and commitment to assisting the community are invaluable and greatly appreciated. Council continues to move towards improved first contact to resolution, empowering customer service staff to answer most customer questions directly, without the inconvenience of holding or being transferred between departments. This ongoing focus ensures residents receive faster, more efficient service and reflects our commitment to continuous improvement.



Photo: Edenhope Staff

Engineering and works

Council has completed the following capital works projects during 2025-26:

Roads

- Mooree Road construction
- Goroke Nurcoung Road construction

Footpaths

- Budjik Street, Kaniva

Aerodromes

- Construction of two new firefighting water tanks

Design for future projects

- Kadnook Conniewirricoo Road

GENERAL OVERVIEW

Over the past 12 months, Council's Infrastructure, Engineering and Works teams have successfully delivered a significant capital works and maintenance program while continuing to strengthen asset management and Geographic Information Systems (GIS) capabilities. These ongoing improvements have enhanced operational efficiency, supported informed decision-making, and contributed to the sustainable management of Council's infrastructure assets.

Routine maintenance was carried out across the shire and included sealed and unsealed roads, Council-owned buildings and reserves, playgrounds, footpaths, kerb and channel, and parks and gardens.

Gravel resheeting of various roads was completed to the value of $1.3 million.

The capital works program was further supported by Federal Government funding, including:

- $2,000,000 through the Safer Local Roads and Streets Program
- $2,444,826 through the Roads to Recovery Program



Photo: Council staff working on Budjik Street footpath



Photo: WWSC Parks and Gardens staff refreshing garden beds in Edenhope



Photo: Railway crossing signage upgrade program

Council Goal 2

Diverse and growing economy

Services funded in budget

Service Area	Net Cost ($ '000)		
	Budget	Actual	Variance
Community Development	1,085	947	(138)

Major initiatives

Goal 2: Diverse and growing economy

Action	% Complete	Comments
Marketing campaign on social media and Council website to attract businesses and families to West Wimmera	100%	Promoted West Wimmera as a place to live, work and invest, highlighting business opportunities, family services, employment, tourism and recreation.
Begin implementation of recommendations from planning scheme review: Complete Edenhope flood investigation Complete Apsley flood investigation Update flood controls for Harrow and Chetwynd (add into planning scheme) Targeted settlement plans for larger towns (Edenhope, Kaniva, Goroke, Apsley and Harrow)	60%	Edenhope and Apsley flood studies complete. Minister permission provided for advertising Harrow and Chetwynd flood amendments. Small Towns Plan and Kaniva Structure Plan documents complete and adopted. On track to deliver remaining structure plans within the life of the four-year Council plan.
Continue to delivery Business Assistance Grant program	100%	Ongoing
Supporting industrial development across the shire	100%	Investigating opportunities as they arise.
Continue to deliver Streetscape Grant program	100%	
Support to Birchip Cropping Group Young Farmers Network (West Wimmera Group)	100%	Financial assistance provided.
Active membership to Wimmera Grampians Tourism (Visitor Economy Partnership)	100%	
Seek funding for Glenelg River walking trail	100%	Discussions with Glenelg Hopkins CMA regarding funding for a walking trail. Continuing to seek funding
Advocate to attract the required skilled workforce to the region. e.g. health care, childcare, agriculture.	100%	Advocate via Council Alliance, Readyness Strategy for skilled workforce, support to agriculture
Seek external funding to implement Kaniva and Edenhope streetscape plans	100%	Seeking funding. Concept prepared. No applicable opportunities identified to date.
Undertake review of streetscapes (Harrow, Apsley, Serviceton, Dergholm and Goroke) (subject to funding)	100%	Seeking funding. Concept prepared. No applicable opportunities identified to date.
Seek funding for: Lions Park Edenhope upgrade project Delivery of streetscape improvements (Harrow, Apsley, Serviceton, Dergholm and Goroke)	100%	Seeking funding. Concept prepared. No applicable opportunities identified to date.
Complete review of Road Management Plan (required within 12 months of new Council)	100%	Road Management Plan adopted and published on Government Gazette
Complete Road Management Plan inspections	100%	Completed as per schedule
Develop Council's 2026-27 reseal and resheet program	100%	Completed developing the reseal and resheet program
Delivery of 2025-26 resheet program	90%	Disruption due to fuel crisis. Works deferred to 2026-27
Develop the 2026-27 annual capital works program	100%	2026-27 Capital Works program adopted by Council

Deliver 2024-25 annual capital works program Mooree Road (reconstruction and widening) Local Road railway crossings - signage and speed limit Lake St, Edenhope - wombat crossing and speed limit Apsley Natimuk Rd and Patyah Bringalbert North Rd corner	80%	Completed Mooree Road (reconstruction and widening). Completed local road railway crossings signage compliance project including new lower speed limits where required. Wombat crossing and speed limit at Lake St, Edenhope completed linemarking to be finished. Started work on Apsley Natimuk Rd and Patyah Bringalbert North Rd corner - works to carry forward to 2026-27
Advocate for additional external funding for roads and bridges.	100%	Senior officers and councillors attending meetings (regional Transport Group and Western Highway Action Committee), Municipal Association of Victoria forums, and minister's meetings. Participating in the State Safer Local Roads and Streets Program, which is $2,000,000 over two years. Process commenced with workshop 13 August 2024. Report to Forum 2 Oct and 12 Nov 24. Workshop with TAC 14 Oct. 24. Five projects adopted by Council in March 2025 Projects have been submitted via Smartygrants during early May 2025. Applied for SLRIP Funding for Kadnook Connewirricoo Road widening (submitted 24 Sept 24.). Funding bid was unsuccessful. Second bid successful and funding secured.
Advocate for Regional Roads Victoria to improve the quality of state roads throughout the shire.	100%	Councillor and director attended Regional Transport Group meetings and Department of Transport and Planning meetings.
Seek funding, if available, for Kadnook-Connewirricoo Road and others depending on eligibility.	100%	Funding application was successful
Advocate for improved access to quality digital connectivity.	100%	Digital connectivity plan with Telstra in place
Advocate for West Grampians Pipeline Active involvement in the Wimmera Southern Mallee Partnership to ensure that the West Grampians Pipeline project continues to be a high priority	100%	Ongoing
Advocate for improved water pressure within towns.	100%	Upgrades in Edenhope underway. Potable Water upgrade completed in Kaniva.
Advocate for the improvement of roads to meet requirements for road trains.	100%	Added to Advocacy Plan Various meetings with Department of Transport and Regional Transport Group are regularly attended by senior staff.

Strategic indicators

Indicators/measures	Comments/results
West Wimmera Shire unemployment rate	2021 Australia Bureau Statistics show unemployment rate at 3.2% for West Wimmera Shire Council.
Number of businesses in shire	The total number of employees in the West Wimmera Shire is 1,842. Number of businesses in the West Wimmera Shire is 1,410. Number of West Wimmera Shire residents who are employed is estimated at 1,802. Employed in the agriculture sector is sitting at 51.3%.
Annual tourism related visitation	Tourism output is estimated at $10.273 million which is approximately 1.6% of total economic output. The largest subsector in the visitor economy in West Wimmera is accommodation and food services, with tourist expenditure supporting an estimated $2.698 million. Domestic day visitors to West Wimmera are estimated to spend an average of $234.00 per trip. For those domestic visitors who stay overnight the average spend per night is estimated at $158.00 and for international visitors $77.00. *Stats: Remplan
Annual Local Government Community Satisfaction Survey	The index score recorded for sealed local roads for the West Wimmera Shire was 47 compared with the state-wide score of 54 and small rural Council's score of 45. The index score recorded for unsealed roads for the West Wimmera Shire was 40 compared with state-wide 42 and small rural 37. The index score recorded for lobbying for the West Wimmera Shire was 56 compared with state-wide 54 and small rural 53.
Moloney's Road Asset Report	The Moloney Management System (MMS) sets projected renewal expenditure for various assets to ensure Council allocates capital expenditure each year to maintain its assets. For 2025/26 the recommended expenditure by MMS and the corresponding actual expenditure are displayed: Asset class — MMS recommended exp — Actual exp Sealed Rd Reconstruction — $2,611,576 — $268,916 Sealed Road resealing — $1,153,882 — $222,924 Gravel road resheeting — $1,247,440 — $1,142,626
Housing availabilty and development	There were 4 building permits for residential dwellings for the financial year.
Civic Pride and Township amenity	The index score recorded for township appearance of public areas was 72% compared with statewide score of 65 and small rural 67.

Service performance indicators

Results					
Service / indicator / measure	2023	2024	2025	2026	Comments
STATUTORY PLANNING					
Timeliness					
Time taken to decide planning applications [The median number of days between receipt of a planning application and a decision on the application]	40.00	43.00	35.50	66.00	The average time taken to determine planning applications increased in 2025-26 due to one complex application that required determination by Council. The application was subject to objections and required additional Council consideration, resulting in a longer assessment timeframe. Excluding this application, 95.45% of all other planning applications were determined within the statutory timeline.
Service standard					
Planning applications decided within required time frames [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	80.65%	62.50%	87.50%	95.45%	
Service cost					
Cost of statutory planning service [Direct cost of the statutory planning service / Number of planning applications received]	$7,820.40	$3,015.77	$8,575.33	$8,560.21	
Decision making					
Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	0.00%	0.00%	0.00%	0.00%	

ROADS					
Satisfaction of use					
Sealed local road requests [Number of sealed local road requests/Kilometers of sealed local roads] x100	2.74	3.75	3.39	3.39	
Condition					
Sealed local roads maintained to condition standards	100.00%	100.00%	100.00%	100.00%	
Service cost					
Cost of sealed local road reconstruction [Direct cost of sealed local road reconstruction/Square meters of sealed local roads reconstructed]	$45.39	$47.76	$33.46	$16.55	Only one major capital reconstruction project completed this year was a section on a road immediately adjacent to a quarry making the cost of the road making material delivered to site much lower than typical.
Service Cost					
Cost of sealed local road resealing [Direct cost of sealed local road resealing/Square meters of sealed local roads resealed]	$5.79	$5.69	$6.10	$6.80	Costs of bitumen and transport costs related to the Fair Work fuel order led to increased costs for the resealing program post February 2026.
Satisfaction					
Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has been performed on the condition of sealed local roads]	53.00	51.00	51.00	47.00	



Photo: SA Caravan and Camping Show

Capital works

	$
Land Improvements	
Kaniva Dog Park	$79,550
Edenhope Lake Wallace Boat Ramp	$1,387
Edenhope Aerodrome Upgrade	$66,432
Apsley Playground	$1,176
Local Road Railway Crossings Signage and Speed Limit Installations	$53,122
Goroke Kindergarten Playground	$199,166
Street Lights - Capital	$9,814
Buildings	
Edenhope Office fitout	$352
Kaniva Depot Upgrade Scoping/Shovel Ready	$29,224
External painting of Kaniva town hall	$82,748
Connection of Council properties into Goroke Sewer	$8,558
Kaniva Pool Painting	$8,275
Goroke Pool Painting	$11,605
Johnny Mullagh Discovery Centre Floor Leveling	$11,227
Goroke Pool Water Leak	$3,849
New Water Chlorinator Goroke Swimming Pool	$9,829
Plant	
Minor Plant Purchases - Zero Turn Mower	$20,000
Footpaths and cycleways	
Footpaths - Budjik St, Kaniva, Farmers St - Webb St	$38,694
Footpath Capital Maintenance	$3,447
Drainage	
Kerb and Channel Capital Maintenance	$8,846
Culvert renewal/upgrade construction Capital	$41,351
Roads	
Yearinga Rd (Ch. 2826 - Ch. 3651)	$36,154
South Lillimur Rd (Ch. 21640 - Ch. 22540)	$26,758
Mooree Road, Reconstruction and Widening, (Stage 1 Ch5800 - Ch7600)	$63,468
Goroke Nurcoung, Reconst. and Widening Ch 1200 - Ch 2600 x 6.2m seal	$76,269
Elizabeth St, Edenhope, Parking Lane construct, Anne St-Mollison St, Sou	$10,755

Local Roads - Shoulder Resheeting	$428
Mooree Road Reconstruction and Widening Ch 4560 to Ch 5800 x 6.2m sealStage2	$268,916
Apsley Natimuk Rd and Patyah Bringalbert North Rd corner	$228,926
Kadnook Connie Rd Reconstruction and Widening Ch 990 to Ch 4710 x 6.2m seal	$24,918
Pearsons Rd Ch 150 to 1550 Resheet	$44,841
Murrawong North Rd Ch 11070 to 11770 Resheet	$100,911
Church Rd Kaniva Ch 0 to 650 Resheet	$7,524
Grant and Richs Rd Ch 800 to 2325 Resheet	$87,863
I Merrett Rd Ch 2240 to 2880 Resheet	$37,840
Feders Collins Rd Ch 3420 to 4890 Resheet	$23,439
Hawkers and Goodwins Rd Ch 6070 to 7070 Resheet	$40,295
Goodwins and Crouchs Rd Ch 0 to 1350 Resheet	$81,082
Billyho Rd Ch 4370 to 5950 Resheet	$50,569
N Goodwin Rd Ch 7620 to 8030 Resheet	$20,626
Kelly and Rapsons Rd Ch 150 to 810 Resheet	$30,089
The Avenue Rd Ch 650 to 1250 and 2535 to 3070 Resheet	$28,560
T Meyers Rd Ch 0 to 1000 Resheet	$23,518
K Rabones Rd Ch 1070 to 2270 Resheet	$38,853
Lawloit East Rd Ch 70 to 1100 Resheet	$25,612
Guy Brooks Rd Ch 570 to 2660 Resheet	$113,161
Jennings Rd Ch 2600 to 3500 Resheet	$32,945
Patyah Rd Ch 19340 to 20870 Resheet	$76,723
Reimers Rd Ch 0 to 2000 and 1950 to 3200 Resheet	$35,093
Simpsons and Fosters Rd Ch 1000 to 2390 Resheet	$22,968
Jones Rd Ch 2400 to 3600 Resheet	$36,373
McClures Rd Ch 5500 to 7000 Resheet	$50,549
Tea Tree Ck Rd Ch 12150 to 12610 Resheet	$11,898
Wilsons Rd Ch 0 to 580 Resheet	$23,932
Hauslers and Dundons Rd Ch 0 to 1100 Resheet	$32,160
Arnolds and Smiths Rd CH 0 to 1250 Resheet	$30,552
Haylocks Rd Ch 0 to 400 Resheet	$18,913
Woodacres Rd Ch 1400 to 1950 Resheet	$13,128
Hennings Rd Ch 3700 to Ch 4100 Resheet	$8,812
Chetwynd East Road Ch 2355m to Ch 2555m Resheet	$3,856
Patyah Rd Shoulder Sheeting	$1,280
Benayeo Rd Shoulder Sheeting	$15,346
Harrow Clear Lake Rd Shoulder Sheeting	$111,691
Charam Wombelano Rd Shoulder Sheeting	$25,140
Kaniva intersection Safety review with Vicroads	$16,080

Projects

KANIVA DEPOT

Over the past 12 months, planning for remediation works at the Kaniva Depot was completed, with construction commencing in June 2026. The project included the excavation, removal and disposal of disused underground fuel storage tanks, together with soil testing to assess the extent of any contamination. Where contaminated soil was identified, it was excavated and disposed of at an appropriately licensed facility before the excavated areas were backfilled with clean fill and prepared for future use. The remediation works are expected to be completed by August 2026. Planning has also progressed for a new amenities and office building, positioning the project to take advantage of future funding opportunities.

KANIVA DOG PARK

The Kaniva Dog Park received $90,000 in funding through round two of the Department of Energy, Environment and Climate Action's new and upgraded dog parks program.

The park has largely been completed during early 2026 including a fenced off-leash area, pathways, seating, a double-gated entry, and conversion of a garden space into lawn. Additional works including dog related play equipment and a drinking fountain are still to be installed.

KANIVA RECREATION RESERVE MASTERPLAN

The formal master planning process for the Kaniva Recreation Reserve, to align Council and community values, was completed in late 2025. This included widespread consultation with the Kaniva and surrounding community and will support future funding opportunities for strategic community infrastructure.

KANIVA BOWLS SYNTHETIC GREEN, ACCESIBLE AMENITIES, AND SPORTS LIGHTING UPGRADE

Council has secured $660,000 in funding to upgrade the Kaniva Bowling Club from Sport and Recreation Victoria. Additional contributions include $123,750 from the Kaniva Bowling Club and $41,250 from West Wimmera Shire Council. A further $50,000 received from Sport and Recreation Victoria will support participation initiatives.

The project includes installation of a synthetic green, accessible toilet facilities, improved lighting, and other accessible infrastructure. Pre-delivery planning has significantly progressed during the 2025-26 financial year with construction estimated to be completed by the end of 2026.

GOROKE SPORTS OVAL LIGHTING, IRRIGATION, FENCING & DRAINAGE UPGRADE

Funding of $608,000 was secured from Sport and Recreation Victoria for key upgrades at Goroke Recreation Reserve. Contributions also included $140,600 from the Goroke Recreation Reserve Committee and $11,600 from West Wimmera Shire Council.

Project planning and large portions of the Goroke sports oval upgrade have been completed within the 2025-26 financial year with final works – a power upgrade – expected to be completed in late 2026.

Upgrades include 150 lux AFL compliant sports lighting, a new irrigation system, upgraded drainage, and new oval fencing.

GOROKE SWIMMING POOL FACILITIES PLANNING

Design planning for future upgrades to the Goroke Swimming Centre is nearing completion with final drafts under review. These designs are expected to be finalised in late 2026. Funding for this project includes $40,000 from Sport and Recreation Victoria and $10,000 from West Wimmera Shire Council.

The project scope includes schematic designs for future upgrades to the facility, informed by geotechnical testing and a site survey. Upgrades designed through this process include a pool ramp, wet deck, amenities, and improved plant and equipment.

EDENHOPE AERODROME PROJECT

Upgrades to the Edenhope Aerodrome to support increased use by the Country Fire Authority have been completed. Works

completed during the 2025-26 financial year include the installation of new firefighting water storage tanks by Council and the construction of a new service building, including amenities, a store shed, kitchen and radio shed by the CFA. Previously completed works include a bore, solar pump, taxiway improvements, and foundations for the water storage tanks.

Total funding for this project was $405,000 including $220,000 from the Country Fire Authority, $135,000 from the Federal Government's Regional Airports Program, and $50,000 from West Wimmera Shire Council.

EDENHOPE RECREATION RESERVE CHANGEROOM PROJECT

Construction is nearing completion on the Edenhope Recreation Reserve Changeroom project, with completion expected by August 2026. The new facility includes two changerooms with shower and toilet amenities, umpire changerooms, a first aid room, accessible car parking, and a storeroom.

Funding includes $1 million from Sport and Recreation Victoria's Regional Community Sports Infrastructure Fund, $360,000 from the Edenhope Apsley Football Netball Club, and $240,000 from West Wimmera Shire Council.

KANIVA RECREATION RESERVE FACILITY DESIGN PROJECT

Design planning for future upgrades to the Kaniva Recreation Reserve has been completed. These designs provide support for future funding applications for key infrastructure across the reserve. Funding for this project included $40,000 from Sport and Recreation Victoria and $10,000 from West Wimmera Shire Council.

The project scope included schematic designs for future upgrades to the facility, informed by geotechnical testing and a site survey. Upgrades designed through this process include a new hockey sports pavilion, hockey field lighting, synthetic hockey pitch, cricket training net facility and upgraded netball change facilities.

HARROW AND DISTRICT RECREATION RESERVE SCOREBOARDS UPGRADE

Funding has been successfully received from Sport and Recreation Victoria for one new electronic AFL scoreboard and two new electronic netball scoreboards. The project is currently in planning and is expected to be delivered before the end of 2026.

Funding includes $67,500 from Sport and Recreation Victoria and $22,500 from the Harrow community.

SERVICETON BOWLS ALL ABILITIES GREEN AND FACILITIES UPGRADE

Council has secured $427,500 in funding to upgrade the Serviceton Bowling Club from Sport and Recreation Victoria. Additional contributions include $142,500 including in-kind activities from the Serviceton Bowling Club.

The project includes installation of a synthetic green, redevelopment of accessible amenities, footpaths and other accessible infrastructure. Pre-delivery planning has significantly progressed during the 2025-26 financial year with construction estimated to be completed by the end of 2026 for the main green and pathway works. Amenities works are expected to be completed around mid-2027.

EDENHOPE SWIMMING POOL FACILITIES DESIGN PROJECT

Council has successfully sought funding for key design works at the Edenhope Swimming Pool including $40,000 from Sport and Recreation Victoria. $13,334 has also been contributed from West Wimmera Shire Council. Design planning for future upgrades to the Edenhope Swimming Centre are nearing commencement with final request for quote documentation being nearly completed. Design works at the Edenhope facility are expected to be completed in mid to late 2027.

The project scope includes schematic designs for future upgrades to the facility, informed by geotechnical testing and a site survey. Upgrades designed through this process include a pool ramp, wet deck, amenities, and improved plant and equipment.

APSLEY HALL FACILITIES UPGRADE

Funding has been successfully received from Regional Development Victoria for vital upgrades to the Apsley Hall. This project includes the installation of a new accessibly compliant pathway entrance to the hall, removal of asbestos containing materials and installation of new foyer floor vinyl, toilet partitions and ceiling works. The project is currently in planning and is expected to be delivered before the end of 2026.

Funding includes $46,411 from Regional Development Victoria, $10,471 from West Wimmera Shire Council and $5,000 from the Apsley Hall Committee.

EDENHOPE LAKE WALLACE SHELTER PROJECT

Funding has been successfully received from Regional Development Victoria for new infrastructure at Lake Wallace in Edenhope. This project includes the installation of a new shelter at the 5km mark of the Lake Wallace Parkrun providing support for volunteers and general users of the walking track. The project is currently in planning and is expected to be delivered before the end of 2026.

Funding includes $9,959 from Regional Development Victoria and $3,320 from West Wimmera Shire Council.

Tourism

Tourism continues to be an important part of the West Wimmera economy. Tourism is an amalgam of activities across various industry sectors such as retail, accommodation, cafes and restaurants, cultural and recreational services. Tourism relates to people spending money in places they don't usually live or work, and the visitor economy is defined by the spending of people travelling to and within the region, regardless of the services or goods they use.

In West Wimmera tourism output is estimated at $10.273 million which is approximately 1.6% of total economic output. The largest subsector in the visitor economy in West Wimmera is accommodation and food services, with tourist expenditure supporting an estimated $2.698 million.

Domestic day visitors to West Wimmera are estimated to spend an average of $234.00 per trip. For those domestic visitors who stay overnight the average spend per night is estimated at $158.00 and for international visitors $77.00. It is important to note that these estimated rates of expenditure reflect averages across many types of visitors, for example some visitors stay in paid accommodation, whiles other will stay with family and friends. The average stay is approximately 2 nights.

Under Council's high-level goal two "diverse and growing economy", Tourism and the visitor economy is supported through dedicated staff and Council's membership in regional tourism partnerships.

GRAMPIANS WIMMERA MALLEE VISITOR ECONOMY PARTNERSHIP

West Wimmera Shire Council is an active financial member of Grampians Wimmera Mallee Tourism, a formal regional tourism body responsible for destination marketing and industry development across eight partner councils.

Highlights from this collaboration include:

- Wimmera Mallee Road Touring Guide and Silo Art Trail
- Business mentoring programs for local tourism operators
- Delivery of the Wimmera Mallee Destination Plan
- Ongoing regional rebranding work
- Participation in state and interstate travel shows
- Participation in caravan and camping shows
- Representation in international and domestic tourism markets
- Industry Forums with guest speakers across region
- Facilitating promotional opportunities

AT A LOCAL LEVEL

At a local level, Council supports the tourism sector through:

- Marketing support and collateral reproduction for local businesses via the Official Visitor Guide
- Maintaining the Visit West Wimmera website and social media channels
- Distributing the official visitor guide throughout Victoria and the Limestone Coast
- Participating in campaigns such as the Melbourne to Adelaide Touring Map
- Attendance at caravan and camping shows
- In-kind event support, advice and promotion
- Cross-border tourism collaboration with South Australian Councils and Limestone Coast Tourism
- Business Assistance Grants
- Sponsorship and Contributions Grants

Council attends industry forums, regional workshops and events that strengthen partnerships and promote the region.

Economic development

Council's economic development focus during 2025-26 shifted toward strategic planning, advocacy and partnerships that support the long-term sustainability and growth of West Wimmera's economy.

In line with the West Wimmera Economic Development Strategy 2024-2029, Council continued to investigate opportunities to attract investment, support major developments and strengthen the infrastructure needed by local businesses and communities. Housing remained a significant priority, with Council continuing to pursue development and funding opportunities that could increase housing supply, support key workers and help local businesses attract and retain employees.

Council also maintained relationships with Regional Development Victoria and other government agencies to raise local economic challenges, connect businesses with available support and identify emerging investment opportunities. This work complemented the new Council Plan 2025-29, which identifies housing, business confidence, infrastructure, industrial development and strategic regional opportunities as important elements of a diverse and growing economy.

BUSINESS SUPPORT

Council continued to provide practical support to existing and prospective businesses through its business concierge service. This included helping businesses navigate Council processes, understand permit and approval requirements and connect with the appropriate Council officers and external agencies.

Local businesses continued to have access to Grant Guru, Council's online grant-finding platform, along with information about grants, training, workshops and business development opportunities.

The Small Business Bus also visited the shire during the year, providing local business owners and people considering starting a business with access to free, confidential advice from experienced business advisers.

BUSINESS GRANTS

Council undertook a comprehensive review of the program's guidelines and application process. The review was designed to ensure the program remains clear, accessible and aligned with Council's current economic development priorities.

The revised grant program was finalised and opened ahead of the 2026-27 financial year, providing local businesses with renewed opportunities to seek support for business development, growth and streetscape improvement initiatives.

Council Goal 3

Resilient and sustainable environment

Services funded in budget

Service Area	Net Cost ($ '000)		
	Budget	Actual	Variance
Emergency Management	20	24	4
Waste Management	1,069	1,097	28
Development Services	989	959	(30)

Major Initiatives

Goal 3: Resilient and sustainable environment

Action	% Complete	Comments
Develop waste management plan and feasibility	85%	Costed options to control rising costs and meet statutory obligations for waste management services across the shire is being developed in conjunction with a Council and community consultation plan. Council declined to participate in proposed regional FOGO processing facility at this stage.
Advocate for improvement of infrastructure (i.e. tables, chairs, signage) on public land across West Wimmera	100%	ParksVic have advised that there are no funds for improvements to minor infrastructure in the Wimmera parks. Infrastructure burnt in the Little Desert Fire will only be replaced if it was insured.
Roll out annual corella management plan	100%	Some corella management occurring, resourcing has been limited for these activities this season
Deliver Council roadside weeds and pest program	100%	Spring spraying has occurred, additional spraying and roadside rabbit ripping will occur in autumn
Review corella management plan	50%	The review will be completed during 2026-27.
Landcare facilitator - capacity building and support for local Landcare groups and roadside weed management across the shire	100%	Council ceased hosting the Landcare Facilitator role and program in early 2026.
Work with partner agencies on roadside vegetation management on road construction projects	100%	As required for road construction projects
Deliver boat ramp extension Seek funding for jetty handrail project	100%	Boat ramp completed. Application submitted for jetty handrail.
Advocate for ongoing funding for maintenance at Lake Wallace (including weed cutting when required)	100%	CEO and Director to meet with Wimmera CMA and Department of Energy, Environment and Climate Action. Boat ramp extension completed. Weed cutting program completed in January 2025. Funding contribution towards these works from the Wimmera CMA
Use environmentally sustainable design in projects across the shire	100%	Environmentally sustainable designs have been a key inclusion for all projects.
Investigate the potential for micro-grids in industrial areas and towns.	100%	Funding opportunities are being assessed as they arise.

Strategic Indicators

Indicators/measures	Comments/results
Annual Local Government Community Satisfaction Survey	The index score recorded for waste management for the West Wimmera Shire was 68 compared with the state-wide score of 72 and the small rural score of 71. The index score recorded for slashing and weed control for the West Wimmera Shire was 46 compared with state-wide 44.
Proportion of township flood study actions implemented or integrated into the Planning Scheme	Two flood studies completed for Apsley and Edenhope. With a change in legislation these will now be managed by the CMA to implement as flood studies and amendments are no longer a Council responsibility. Currently in process of a Flood Overlay Planning Scheme Amendment for Harrow and Chetwynd as we began this one prior to the changes that put responsibility onto the CMAs, however that one is not complete.
Hectares of roadside/public land treated for weeds and pests each year	337.89km of Council roads were assessed and spot sprayed for declared weeds where required.
Number of multi-agency emergency exercises, training sessions, or community preparedness workshops held annually	Community meeting held in Harrow as well as involvement with the Emergency Management site at the Wimmera Field Days.

Service Performance Indicators

	Results				
Service / indicator / measure	2023	2024	2025	2026	Comments
ANIMAL MANAGEMENT					
Timeliness					
Time taken to action animal management requests [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	1.61	1.45	1.33	1.41	
Service standard					
Animals reclaimed [Number of animals reclaimed / Number of animals collected] x100	10.37%	37.93%	53.33%	52.63%	
Animals rehomed [Number of animals rehomed / Number of animals collected] x100	32.59%	44.44%	85.71%	61.11%	Current cost of living is making it harder for councils to rehome unclaimed animals, the shelters and rehoming services are also at capacity putting pressure in all levels if this system.

Service cost					
Cost of animal management service per population [Direct cost of the animal management service / Population]	$18.04	$5.48	$13.88	$20.07	Local laws staff attributed more hours on animal management in 2025-26 than 2024-25.
Health and safety					
Animal management prosecutions [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0.00%	0.00%	0.00%	0.00%	No animal management prosecutions occurred in 2025-26.
FOOD SAFETY					
Timeliness					
Time taken to action food complaints [Number of days between receipt and first response action for all food complaints / Number of food complaints]	0.00	0.00	0.00	0.00	
Service standard					
Food safety assessments [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100	75.00%	81.13%	100.00%	96.30%	
Food safety samples [Number of food samples obtained / Required number of food samples] × 100	New	100%	100%	126.67%	An additional four samples were taken on top of the required 15 samples for 2025, this was to ensure consistency in comparison of samples taken.
Service cost					
Cost of food safety service [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	$167.93	$173.84	$463.75	$405.94	Staff management costs are no longer directly costed into food safety and are absorbed into overall regulatory services.
Health and safety					
Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	0.00%	100.00%	100.00%	100.00%	

WASTE MANAGEMENT					
Service standard					
Kerbside collection bins missed [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	0.68	0.68	0.46	0.73	Although the number of reported missed bins increased during the year due to a temporary service disruption relating to a relief driver unfamiliar with the route, the overall result of 0.73 missed bins per 10,000 scheduled lifts remains a strong outcome and reflects a high level of service reliability.
Service cost					
Cost of kerbside garbage bin collection service [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	$206.88	$114.61	$153.93	$263.28	Includes transport and disposal fees that were not included in pervious years calculations.
Service cost					
Cost of kerbside recyclables collection service [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	$104.73	$70.41	$71.63	$97.01	Increase in transport and processing costs.
Waste diversion					
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	19.98%	12.87%	15.71%	24.97%	Previous year's calculation was incorrectly calculated (2024-25)



Photo: Lake Wallace Boat Ramp extension

LOCAL LAWS AND ANIMAL CONTROL

Council's Local Laws Officer has continued to provide a broad range of animal management and local laws services to the community over the past 12 months, while further developing the diverse skills required for this multi-skilled role. Community education has remained a strong focus, including the delivery of a Safe Cats, Safe Wildlife presentation at the Edenhope Library and engagement with several local school groups to promote responsible pet ownership and raise awareness of the role of local laws within the community.

Council officers have also invested considerable time in improving internal systems and processes, reducing reliance on paper-based administration and making better use of existing Council systems. Registered animal numbers have remained relatively stable, with a significant proportion of the officer's time dedicated to managing reports of wandering and feral cats.

Duties include:

- Removing abandoned cars from Council roads
- Responding to wandering stock on roads
- Responding to roaming/menacing dogs
- Discussions with landowners regarding fencing to contain animals
- Issuing notices to comply for unsightly properties
- Issuing fire prevention notices
- Dealing with barking dog complaints
- Dealing with neighbourhood disputes
- Organising treatment of roadside weeds
- Organising ripping of roadside rabbit burrows
- Rehoming cats and dogs with Phoenix Animal Welfare/Horsham Paws
- Managing an increasing number of cats at large (feral, domestic, and abandoned)
- Corella management activities
- Supported Agriculture Victoria and the RSPCA on animal welfare issues
- Responding to after-hours call outs

ENVIRONMENTAL HEALTH

Council's Environmental Health Officer safeguards public health and wellbeing by monitoring compliance with relevant legislation while working with businesses and the community to promote best practice and improve awareness of public health requirements. This includes the inspection of food premises, tobacco retailers, accommodation sites and personal care businesses such as hair, beauty and tattoo establishments, as well as the collection of food samples for testing.

In 2025-26, Council's full-time environmental health officer took 6 months maternity leave, with Council employing an environmental health technician for this leave period to assist with keeping the environmental health unit functioning.

Key activities undertaken during the reporting period included:

- 82 food assessments and inspections under the Food Act 1984
- Eight permits issued to install or alter septic tanks under the Environment Protection Act 2017
- 10 inspections completed under the Tobacco Act 1987
- 19 inspections completed under the Public Health and Wellbeing Act 2008
- 100% satisfactory result from 17 statutory food samples taken under the Food Act 1984

In 2025-26, Council's environmental health team have assisted businesses in understanding the new tobacco licensing scheme implemented by the state government.

WASTE MANAGEMENT SERVICES

Council continued to provide reliable kerbside waste, recycling and glass collection services, together with transfer station operations, to communities across the shire during 2025–26.

These services supported more than 2,100 urban and rural properties across nine townships and surrounding rural areas.

KERBSIDE WASTE AND RECYCLING COLLECTIONS

During the year, more than 451 tonnes of general waste were disposed of to landfill, while almost 150 tonnes of recyclable materials, including mixed recyclables and glass, were diverted for processing. Overall, approximately 25 per cent of kerbside waste was diverted from landfill through Council's recycling services. Missed kerbside collections remained exceptionally low, reflecting the high level of service provided to the community.

Council also continued to operate seven transfer stations across the municipality and again offered a free green waste disposal program during September 2025. The initiative was well supported, with 444 customers taking advantage of the opportunity to dispose of garden material responsibly.

Council continued to recover a range of additional materials through its transfer stations, including scrap metal, cardboard, used oil, tyres, mattresses and agricultural chemical containers through the drumMUSTER program, helping to reduce the amount of waste sent to landfill.

Planning also continued for the introduction of a Food Organics and Garden Organics (FOGO) collection service, with Council investigating the most appropriate long-term solution to meet the Victorian Government's legislative requirement to implement the service by 1 July 2027.

The table on the right summarises the kerbside collection data for the year.

2025-26 kerbside waste and recycling collection data	QTY
Number of kerbside garbage collection bins	1,838
Number of kerbside mixed recyclables and glass collection bins	2,903
Number of kerbside garbage and recycling collection bins missed (per 10,0000 lifts)	0.73
Tonnes of general waste from kerbside bins sent to landfill	451.76
Tonnes of mixed recyclables from kerbside bins sent for processing	119.64
Tonnes of glass from kerbside bins sent for processing	30.74
Percentage of kerbside waste tonnage diverted from landfill to recycling processors	24.97%



Photo: Edenhope E-waste drop off bin at Edenhope Council offices



Photo: Red-Tail Black Cockatoos at the Kaniva Fauna Park

Council Goal 4

Operational excellence

Major Initiatives

Goal 4: Operational excellence

Action	% Complete	Comments
Complete long-term financial plan	100%	Plan adopted by Council
Quarterly financial statement reporting	100%	All quarterly reports presented at forum and Council meetings
Advocate for and Seek funding for shovel ready projects	100%	Ongoing
Maintain Grant Guru subscription to assist council staff and community members to source suitable grant funding	100%	Ongoing
Support community members to source suitable grant funding with Grant Guru	100%	Met with Harrow Historical Society about grant options for a new display in Harrow.
Seek funding for scoping and planning of Goroke and Edenhope pools	100%	Funding for both has been secured and scoping and planning is underway
Continue to deliver and support the innovation platform	100%	Ongoing
Continue to deliver regular communication via Council website and channels	100%	Delivering regular communication via channels such as website, social media and newsletter aiming to reach all demographics within shire
Prepare a document setting out key advocacy issues for West Wimmera Shire.	100%	Advocacy Plan completed.

Actively participate on regional and sector bodies and forums	100%	Collaboration on early years service improvements, liaising with other councils on risk management and governance. Department of Health on cemeteries. Communities of Practice with Queenscliff, Northern Grampians and Southern Grampians
Complete new four-year workforce plan in line with Local Government Act requirements	100%	Completed
Develop the 2026-27 Annual Plan	100%	Completed
Policy review - advocacy policy	100%	Advocacy policy replaced by annual advocacy plan. Advocacy policy to be revoked.
Complete the 2025-2029 Council Plan	100%	Completed
Complete 2025-2029 Health and Wellbeing Plan (included in Council Plan)	100%	Completed and submitted to Department of Health
Complete 2024-25 Annual Report	100%	Completed
Complete 2024-25 annual financial statements	100%	Statements adopted by Council
Training and implementation of the Project Management Framework across all departments	100%	Rollout in progress.
Transition aged and disability care service to new provider by October 1, 2025	100%	Complete
Policy Review Environmental Policy	100%	Current policy says there will be a plan, 'Environment' covers a broad spectrum looking into if this should be environment as in the natural environment, or environmental sustainability for Council. Council resolved to rescind this Policy.
Policy Review Human Rights Policy	100%	Completed
Policy Review Borrowing Policy Fraud and Corruption Control Policy Geographic Naming Policy Building Fee Refunds Policy Corporate Credit & Purchase Cards Policy	100%	Fraud and Corruption Control Policy review was completed in June and presented in June ARC, final policy to be approved in September Council meeting
Policy Review Asset Disposal Policy Recreation Policy Play Space Policy	100%	Asset Management Policy and Asset Management Strategy adopted by Council at March meeting. Asset Management plan adopted by Council at September meeting. Development of an Asset Acquisition Policy completed and adopted in August Council meeting.
Policy Review Community and commercial advertising on Council buildings and structures	100%	Completed
Policy review CEO Employment & Remuneration Policy Change Management Policy Complaints Policy Council Expenses Policy Flag Flying on Council Owned Buildings and Property Pricing Policy	100%	Completed
Policy review Election Period Policy Communications Policy	100%	Election Period Policy adopted Communications Policy to be replaced by the Communications Plan

4 scheduled Meetings Audit and Risk Committee	100%	Four scheduled meetings have been completed
Internal Audits Planned for 2025-26 Financial Sustainability OHS Emergency Management	100%	OHS and Emergency Management Audits completed, Financial Sustainability Audit draft report was sent in early June 2026. Final report to be presented in September ARC meeting.

Services funded in budget

Service Area	Net Cost ($ '000)		
	Budget	Actual	Variance
Contracts & Procurement	37	45	8
Human Resources & Employee Oncosts	335	(14)	(349)
Occupational Health Safety and Risk	742	642	(99)
Governance	1,700	1,531	(169)
Corporate & Leadership Services	2,099	1,575	(524)

Strategic indicators

Indicators/measures	Comments/results
Annual Local Government Community Satisfaction Survey	The percentage of residents satisfied with Council's customer service was 78% compared with state average of 68 and small councils 65.
Annual Council Audit	Council's external auditors, Crowe Australasia, are acting as agents for VAGO and have completed the 2025-26 final audit pending approval from VAGO.
Percentage of customer requests resolved within agreed service timeframes	94.45%
Compliance with key Victorian Auditor-General's Office financial sustainability indicators	Requirements satisfied
Proportion of capital works projects delivered on time and on budget	79% of projects delivered on time and budget.

Service Performance Indicators

Results					
Service / indicator / measure	2023	2024	2025	2026	Comments
GOVERNANCE					
Transparency					
Council decisions made at meetings closed to the public [Number of Council resolutions made at meetings of Council, or at meetings of a delegated committee consisting only of Councillors, closed to the public / Number of Council resolutions made at meetings of Council or at meetings of a delegated committee consisting only of Councillors] x100	35.23%	32.86%	39.39%	19.77%	Decrease in number of contracts reviewed compared with previous financial year. Additionally in 2024-25, Council had explored the potential transition of services to external providers, which necessitated confidential discussions to protect commercial and community interests.
Consultation and engagement					
Satisfaction with community consultation and engagement [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	54.00	56.00	56.00	54.00	
Attendance					
Councillor attendance at council meetings [The sum of the number of Councillors who attended each Council meeting / (Number of Council meetings) × (Number of Councillors elected at the last Council general election)] x100	98.89%	92.94%	97.39%	100.00%	
Service cost					
Cost of elected representation [Direct cost of the governance service / Number of Councillors elected at the last Council general election]	$40,258.00	$43,311.40	$48,205.60	$48,123.00	
Satisfaction					
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	55.00	59.00	56.00	54.00	
AQUATIC FACILITIES					
Service standard					

Health inspections of aquatic facilities [Number of authorised officer inspections of Council aquatic facilities/Number of Council aquatic facilities]	0.00	0.67	1.00	1.00	
Utilisation					
Utilisation of aquatic facilities [Number of visits to aquatic facilities/Population]	2.91	3.41	2.87	3.74	All Council swimming pools were open for the full 2025-26 season. In comparison, opening dates in 2024-25 were delayed due to the transition to a new contractor and required maintenance works. The full operating season in 2025-26 contributed to higher patronage across Council's swimming pools.
Service cost					
Cost of aquatic facilities [Direct cost of aquatic facilities less income received/Number of visits to aquatic facilities]	$22.67	$21.10	$28.38	$25.27	The reduction in contractual costs in 2025-26 reflects that 2024-25 included one-off costs associated with the transition from the previous service provider to a new contractor.

Information Technology

Over the past 12 months, Council has continued to strengthen and modernise its ICT environment to improve service delivery, security and operational efficiency. A major achievement was the transition from the Telstra TIPT phone system to Microsoft Teams Telephony, alongside the implementation of CC4Teams, a customer service call centre solution that enhances call triage and improves the management of customer enquiries.

Council also undertook comprehensive ICT security assessments and is progressing a program of security improvements based on the recommendations identified. Work has continued towards achieving Essential Eight maturity, further strengthening Council's cyber security posture and resilience against emerging threats. Through active participation in the four-council SCOPE collaboration group, Council contributed to a range of shared ICT and records management initiatives, including joint cyber security activities and the development of consistent records management processes and resources. In addition, Council completed the upgrade of all eligible devices from Windows 10 to Windows 11, ensuring systems remain supported, secure and aligned with current technology standards.

Asset management and GIS

A variety of activities have been undertaken during the year to maintain or improve asset and GIS functions:

- Council continued the Local Roads Data Reconciliation Project, providing robust road network information to the Victorian Local Government Grants Commission to support funding allocations.
- Annual inspection of playground infrastructure was undertaken by an external consultant
- Council's building portfolio was assessed for condition and valuation. This is completed on a three-yearly basis

- Bridge structures were assessed for condition and valuation by an external consultant. This is carried out on a three-yearly basis
- Prepared an application for a project under the Safer Local Roads and Infrastructure Program
- Continued compilation of photographic record of road assets for natural disaster purposes
- Reviewed the Road Management Plan and prepared it for community consultation and final adoption by Council
- Reviewed the Asset Management Policy and the Asset Management Strategy with subsequent formal adoption by Council
- Signed up with Asset Vision for a new asset management system as part of the asset management audit recommendations

Planning and building services

Council's planning department is responsible for preparing and administering the West Wimmera Planning Scheme under the Planning and Environment Act 1987. Its responsibilities under the Act include issuing planning permits for use and development of land, planning scheme amendments, strategic planning and enforcement.

Throughout the shire, 29 applications for planning permits were received and 22 planning permits were issued in 2025-26. Council also responded to 146 customer requests for planning matters. As with permits, these requests were wide ranging, including the use of premises for business purposes, native vegetation regulations, and subdivisions.

Beyond its core responsibility of assessing planning permit applications and administering the Planning Scheme, Council's planning team also undertakes strategic planning to guide the future growth and development of the shire.

During the year, officers progressed several actions identified in the West Wimmera Planning Scheme Review. Significant projects included completing flood studies for Edenhope and Apsley, preparing a Small Towns Plan and a targeted Settlement Strategy for Kaniva, and continuing work to implement flood controls for Harrow and Chetwynd. The team also progressed policy-neutral planning scheme amendments and commenced a new Planning Scheme Review.

Planning compliance remained an important focus throughout the year, with officers investigating matters relating to unpermitted land use and development, as well as the removal of native vegetation.

Like many regional councils, West Wimmera continues to face challenges in recruiting and retaining planning professionals. Despite these workforce pressures, Council continued to provide planning advice to the community, assess planning permit applications, prepare strategic planning projects and planning scheme amendments, and administer the Planning Scheme through a combination of in-house expertise and contract planning services.

Council's building function is separate to planning and is responsible for administering the Building Act to help ensure buildings are safe, compliant and constructed to the required standards. This includes responding to building enquiries, undertaking inspections and carrying out statutory enforcement where required.

During 2025–26, Council responded to 63 building and property information requests, conducted 31 building inspections, received eight building permit applications, issued two building notices and provided four reports and consents. In addition, private building surveyors issued 28 building permits across the municipality.

INFRASTRUCTURE AND DEVELOPMENT CONTRIBUTIONS

In accordance with section 46GM and 46QD of the Planning and Environment Act 1987, a council that is a collecting or developing agency must prepare a report to the Minister for Planning outlining infrastructure and development contributions, including levies and works in-kind. This information must also be published in Council's annual report.

For the 2025-26 financial year, Council did not receive any contributions under this section of the Act.

Contracts and procurement

Council's procurement function continued to evolve during 2025–26 in response to organisational needs, a reduced capital works program and a more constrained funding environment. Procurement responsibilities were initially delivered through a decentralised model across the organisation. Following a review of this approach, and in anticipation of new contractual arrangements and the negotiation of key existing contracts, the Contracts and Procurement Manager role was reinstated to strengthen procurement oversight and support Council's future contract management requirements.

Throughout the year, Council maintained a strong focus on transparency, accountability and achieving value for money. All tender processes were conducted in accordance with Council's Procurement Policy and probity principles to ensure fairness, consistency and compliance.

Key achievements included:

- Awarding of cleaning contract for public toilets and council municipal offices, early child facilities and public halls
- All contracts valued above $150,000 were awarded through a competitive process, in accordance with Section 186(5)(a) and (c) of the Local Government Act 2020 and Council's Procurement Policy
- Following the transition of Maternal and Child Health services to the West Wimmera Health Service, three fleet vehicles became surplus to Council's operational requirements. The vehicles were subsequently sold, reducing ongoing operating and maintenance costs and demonstrating Council's commitment to effective asset and financial management.
- Liaising with contractors to jointly address the Fair Work Commission's Road Transport Contractual Chain Order – Fuel Cost Recovery – 2026.
- Categorising contract and procurement records in Microsoft Teams to improve governance and support consistent record keeping practices
- Internal processes and documentation streamlined to support consistent outcome

CONTRACTS AWARDED

Projects

- **C-SEP2026-PMO001** – Goroke Recreation Reserve AFL Lighting
- **C-SEP2026-PMO002** – Goroke Kindergarten Playspace Upgrade
- **C-OCT2025-PMO003** – Goroke Recreation Reserve AFL Oval Irrigation

Operational services

- **C-AUGUST2025-S008** - Cleaning of Municipal Buildings and Public Toilets
- **CM0590** - Pavement Stabilising Works

Facilities and Quality

AQUATIC FACILITIES – 2025-26 SEASON

West Wimmera Shire's swimming pools at Kaniva, Edenhope and Goroke continued to provide valuable opportunities for recreation, water safety education, physical activity and community connection throughout the 2025-26 season.

Collectively, the three facilities recorded 14,625 attendances, comprising 6,353 at Edenhope, 4,946 at Kaniva and 3,326 at Goroke. Despite a season affected by cooler weather and several closure days, community participation remained strong across all pools.

School swimming programs, learn-to-swim activities, lap swimming, community events and recreational swimming all contributed significantly to patronage. Programs such as Kaniva's 1000 Lap Club, expanded swimming lessons at Edenhope, and school carnivals

and aquatic education programs across the municipality continued to promote water safety and healthy lifestyles.

All facilities operated safely throughout the season under the supervision of qualified lifeguards, with regular water quality testing and risk management practices ensuring compliance with industry standards.

A range of maintenance and improvement works were completed across the three facilities during the year. Ongoing infrastructure renewal remains a priority, particularly at Goroke pool, where ageing infrastructure continues to require significant attention.

The continued success of the shire's aquatic facilities reflects their importance as valued community assets, supporting health, wellbeing and social connection for residents and visitors across West Wimmera Shire.

KANIVA SCHOOL CROSSING SUPERVISION

West Wimmera Shire Council continued to support student safety through the provision of school crossing supervision services in Kaniva.

To ensure the ongoing delivery of this important community safety service, Council appointed a new permanent part-time school crossing supervisor in June 2026. The position plays a vital role in assisting students and families to safely cross busy roads before and after school, contributing to a safer environment for school children, parents, carers and the broader community.

Council remains committed to supporting road safety initiatives and maintaining safe access to educational facilities across the municipality.

KANIVA POOLSIDE CARAVAN PARK

The Kaniva Poolside Caravan Park continued to provide clean, affordable and conveniently located accommodation for visitors travelling through West Wimmera during 2025-26. Situated adjacent to the Kaniva Memorial Swimming Pool and within easy walking distance of local shops and services, the park remained a popular choice for tourists, families, seasonal contractors and travellers.

Following the appointment of a new management contractor in January 2025, Council continued to work collaboratively with the contractor to maintain the park to a high standard. Throughout the year, facilities were kept safe, well presented and welcoming, with routine maintenance and site improvements undertaken to support a positive visitor experience and protect Council's tourism infrastructure.

The caravan park plays an important role in supporting the local visitor economy by encouraging overnight stays and providing a quality accommodation option that contributes to increased visitation and local spending. Council remains committed to ensuring the facility continues to deliver a positive visitor experience while supporting tourism and economic activity across West Wimmera.

COUNCIL FACILITIES - CLEANING

Council commenced a new cleaning contract in November 2025, delivering cleaning services across a range of Council-owned buildings, public amenities and community facilities throughout the municipality.

Since the commencement of the contract, Council and the cleaning contractor have worked collaboratively to maintain high standards of cleanliness, presentation and hygiene, ensuring facilities remain safe, clean and welcoming for residents, visitors and staff.

During the year, Council experienced ongoing challenges associated with the theft of toilet paper and incidents of vandalism at several public amenities. In response, Council officers and the cleaning contractor implemented a proactive approach through increased monitoring, prompt reporting, responsive maintenance and the regular replenishment of supplies to minimise the impact of these issues.

Despite these challenges, Council remained committed to maintaining the quality and accessibility of its public facilities. Council will continue to work closely with its contractors and the community to protect public assets, discourage vandalism and ensure Council facilities remain clean, safe and well maintained for all users.

LEASES, LICENCES AND USER AGREEMENTS

In 2025-26, West Wimmera Shire Council continued to support effective land and facility management through the preparation and administration of leases, licences and user agreements.

Council acts as custodian of land on behalf of the community, including Council-owned properties, Crown land where Council is appointed as the committee of management, and land leased or licensed for specific purposes. These arrangements support community use, commercial activity and the ongoing management of community assets.

The following agreements were finalised during the year:

Leases

Kaniva aerodrome lease: A lease was issued to a community group to crop and maintain this parcel of land, with proceeds supporting local sporting activities.

Licences

Elders Real Estate – 55 Elizabeth Street, Edenhope: The commercial licence for this property was renewed, maintaining a

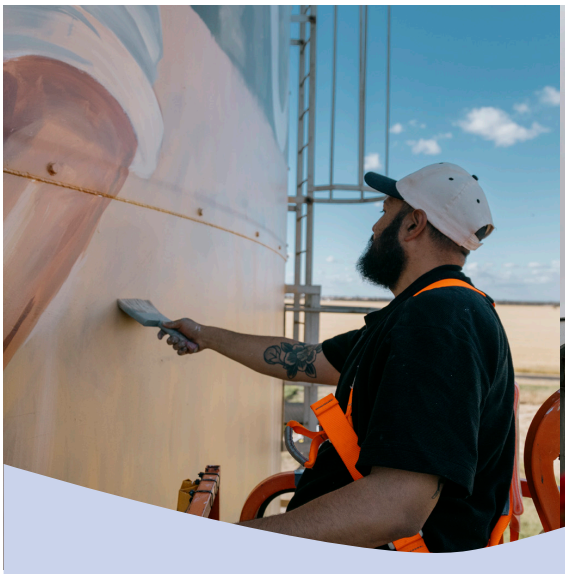
business presence on Edenhope's main street.

User Agreements (Occupancy)

- Douglas Memorial Hall Committee
- Nurcoung Community Centre Inc.
- Edenhope Men's Shed
- Harrow Calico and Candles



Photo: Kaniva School Crossing Supervisor, Nikki Powell





Serviceton silo art complete

Painting of a new art installation at GrainCorp's Serviceton site was finished at the end of 2025, marking a major milestone for the town and its place on the Wimmera Mallee's growing network of silo art installations.

Adelaide-based artist Jack Fran spent about two weeks painting the mural, which tells the story of the South Australia–Victoria border dispute and features historical surveyors Henry Wade and Edward White.

The completed project joins painted GrainCorp silos at Kaniva and Goroke, which were completed in 2020.

Fran worked closely with the Serviceton community and West Wimmera Shire Council to develop the concept for the artwork.

Council Chief Executive Officer David Bezuidenhout said the artwork reflected the town's strong sense of identity and pride.

"Having another silo art location in West Wimmera strengthens our region as a destination for travellers and art enthusiasts alike.

"Projects like this not only showcase our local history; they also help bring people into town to support local businesses."

Mr Bezuidenhout said the silo art at Goroke and Kaniva already attracts a steady stream of visitors to the region/

"Silo art has become one of the most visible and engaging ways to tell the story of our towns, and each new mural adds another reason for people to visit, stay, and experience everything West Wimmera has to offer," he said.

Artist Jack Fran specialises in creating large-scale public artworks. His style blends realism, abstraction, and pop-surrealist elements, producing layered works with hidden imagery and strong visual storytelling.

Recently, fencing has been installed opposite the silo to protect viewers from the railway corridor with final tourism signage to be completed shortly.



Photo: Councillor training with staff and colleagues from the Wimmera Southern Mallee Council Alliance

Our Governance

This section covers West Wimmera Shire Council's governance approach, highlighting its role in providing leadership, managing resources responsibly, and advocating for community interests. It includes details on decision-making processes, conflict of interest policies, councillor attendance, and adherence to governance and management standards. The section also addresses Council's commitment to effective democratic and corporate governance through audits, policy reviews, and maintaining transparency.



West Wimmera Shire Council is constituted under the Local Government Act 2020 to provide leadership for the good governance of the municipal district and local community. Council plays a number of important roles, including:

- Considering the diverse needs of the local community in decision-making
- Providing leadership by setting strategic objectives and monitoring outcomes
- Managing resources responsibly and accountably
- Advocating for the interests of the community to other levels of government
- Fostering community cohesion and supporting civic participation

Council is committed to effective and sustainable forms of democratic and corporate governance to ensure that both Council and its administration meet the priorities of the community. Residents and ratepayers have multiple opportunities to contribute to Council's decision-making processes through consultation activities, community forums and formal submissions.

Council's formal decisions are made during Council meetings, while most operational decisions are delegated to Council staff. These delegations are exercised in accordance with Council's adopted policies and procedures.

CONFLICT OF INTEREST

Councillors are elected to act in the best interests of the municipal community and are required to make decisions impartially, guided by the principles of good governance. This position of trust requires adherence to the provisions of the Local Government Act and Council's Governance Rules, particularly in relation to the disclosure and management of conflicts of interest.

Conflicts of interest may arise when personal or private interests could influence, or appear to influence, decisions made in the public interest. A conflict of interest exists even if no improper conduct occurs.

At all Council and committee meetings, declaration of conflicts of interest is a standing agenda item. The process generally involves disclosing the relevant interests and removing oneself from the decision-making process. These procedures also apply to Council officers and committees where powers have been delegated.

A conflict of interest register is maintained to ensure transparency and accountability. During 2025-26, a total of 22 conflicts of interest were declared at Council meetings and all were recorded.

Council meetings: Councillor attendance

Table 3: Scheduled Council meetings attendance record 2025-26

Date	Cr. Tim Meyer	Cr. Jodie Pretlove	Cr. Tom Houlihan	Cr Richard Hicks	Cr Helen Hobbs
16/07/2025	Attended	Attended	Attended	Attended	Attended
20/08/2025	Attended	Attended	Attended	Attended	Attended
17/09/2025	Attended	Attended	Attended	Attended	Attended
15/10/2025	Attended	Attended	Attended	Attended	Attended
5/11/2025	Attended	Attended	Attended	Attended	Attended
19/11/2025	Attended	Attended	Attended	Attended	Attended
17/12/2025	Attended	Attended	Attended	Attended	Attended
18/02/2026	Attended	Attended	Attended	Attended	Attended
18/03/2026	Attended	Attended	Attended	Attended	Attended
15/04/2026	Attended	Attended	Attended	Attended	Attended
20/05/2026	Attended	Attended	Attended	Attended	Attended
17/06/2026	Attended	Attended	Attended	Attended	Attended

Table 4: Unscheduled Council meetings attendance record 2025-26

Date	Cr. Tim Meyer	Cr. Jodie Pretlove	Cr Tom Houlihan	Cr Richard Hicks	Cr Helen Hobbs
19/08/2025 Unscheduled Confidential Council meeting CEMAC	Attended	Attended	Attended	Attended	Attended
28/10/2025 Unscheduled Council meeting Annual Report, Council Plan and Long Term Financial Plan	Attended	Attended	Attended	Attended	Attended
12/11/2025 Unscheduled Confidential Council Meeting CEO Employment Contract	Attended	Attended	Attended	Attended	Attended
02/12/2025 Unscheduled Council Meeting Harrow Rec Reserve Scoreboard Upgrade (LSIF Application)	Attended	Attended	Attended	Attended	Attended
20/12/2025 Unscheduled confidential Council meeting Planning Application – Notice of Rescission	Attended	Attended	Attended	Attended	Attended
19/03/2026 Unscheduled Confidential Council meeting CEMAC	Attended	Attended	Attended	Attended	Attended
25/03/2026 Unscheduled Council meeting Temporary Free RV Camping – Kaniva Recreation Reserve	Attended	Attended	Attended	Attended	Attended
28/05/2026 Unscheduled Council Meeting Building Early Education Fund – Goroke Early Years	Attended	Attended	Attended	Attended	Attended

COUNCIL MEETINGS

Council conducts open public meetings on the third Wednesday of each month. Community members are welcome to attend these meetings in person or view the livestream. Council meetings provide the opportunity for residents to submit written questions or ask questions directly during the meeting.

During 2025-26, a total of 20 Council meetings were conducted.

Recordings of meetings, along with agendas, minutes, policies and strategies, are available on Council's website.

COMMUNITY FORUMS

Community forums are scheduled three times per year in conjunction with Council meetings. These forums take place in smaller towns across the shire, giving councillors an opportunity to share a meal with residents and discuss local issues in an informal setting.

In 2025-26, forums were hosted in:

- Douglas – October 2025
- Serviceton – March 2026
- Beneyao– June 2026

LOCAL LAWS

Local Law No. 8 – Use of Common Seal was adopted by Council in August 2020.

Local Law No. 9 – Community Local Law was adopted by Council on 17 May 2023

REVIEW OF DELEGATIONS

Council continues to review all delegations every six months in line with the requirements of the Local Government Act 2020. A full review is also conducted within 12 months after a general election. This process includes updates to reflect legislative changes and any structural or procedural adjustments within Council.

Delegations are publicly available on Council's website.

REVIEW OF COUNCIL POLICIES

Council policies are reviewed regularly under a rolling review schedule. Each review assesses compliance with current legislation, removes outdated procedural content, and ensures alignment with Council's template and operational practices.

Endorsed policies are published on Council's website and managed through the document control system to maintain accountability and ensure timely updates.

COUNCILLOR CODE OF CONDUCT

Following changes to the Local Government (Governance and Integrity) Regulations 2020 and the Local Government Act 2020 which came into effect on 26 October 2024, all Councillors now operate under the Model Councillor Code of Conduct developed by Local Government Victoria.

COUNCILLOR ALLOWANCE AND EXPENSES

The Local Government Act 2020 transferred responsibility for determining mayoral and councillor allowances to the Victorian Independent Remuneration Tribunal.

On 7 March 2022, the Tribunal issued Determination No. 01/2022 under the Victorian Independent Remuneration Tribunal and Improving Parliamentary Standards Act 2019 (Vic). The determination established new allowance rates for mayors, deputy mayors and councillors, with a phased implementation period – three years for councillors and five years for mayors and deputy mayors. A separate allowance was also introduced for deputy mayors. The determination includes a remote area travel allowance with defined eligibility criteria.

West Wimmera Shire Council is classified under Council Allowance Category 1. The most recent increase took effect on 18 December 2025.

For the period 1 July 2025 to 30 June 2026, the allowances payable to the mayor, deputy mayor and councillors are outlined below:

	Type	Amount
Mayor Cr Tim Meyer	Mayoral Allowance Reimbursement	$ 90,486.46 $ 1,817.17
Dept Mayor Cr Helen Hobbs	Deputy Mayor Allowance Reimbursement	$ 39,058.86 $ -
Councillor Cr Richard Hicks	Councillor Allowance Reimbursement	$ 31,023.34 $ 3,088.18
Councillor Cr Tom Houlihan	Councillor Allowance Reimbursement	$ 29,511.84 $ 4,981.62
Councillor Cr Jodie Pretlove	Councillor Allowance Reimbursement	$ 35,388.87 $ 3,640.19

** includes back payments relating to FY 2025/26 in accordance with LGA2020*

REMOTE TRAVEL ALLOWANCE

Council members who reside more than 50 kilometres by the shortest practicable road distance from meeting locations or authorised municipal or community functions are entitled to a travel allowance. The allowance is $48.90 per day on which one or more meetings or authorised functions are attended, up to a maximum of $6,112.50 per year.

INTERNAL AUDIT

The internal audit function provides independent and objective assurance to the Audit and Risk Committee that appropriate processes and controls are in place across Council operations.

As part of the 2025-26 Internal Audit Program, reviews were undertaken for:

- Emergency management
- Financial sustainability
- Occupational health and safety

EXTERNAL AUDIT

The Victorian Auditor-General's Office (VAGO) is responsible for external audits of Council. For the 2025-26 year, Crowe Australasia acted as VAGO's appointed audit service provider for the annual audit of Council's financial statements and performance statement.

DELEGATED COMMITTEES

Under the Local Government Act 2020, councils may establish delegated committees made up of councillors, Council officers, other persons, or any combination of these.

No delegated committees were established by West Wimmera Shire Council during the 2025-26 financial year.

Audit and risk committee

In accordance with Section 53 of the Local Government Act 2020, Council maintains an Audit and Risk Committee to monitor financial management, corporate governance, internal controls, risk management, and ethical practices.

The committee includes two Councillors and three external independent members: Richard Ainio (Chairperson), Celeste Gregory and Andrew Johnson.

Councillors Tim Meyer and Jodie Pretlove represented Council on the committee.

Meetings were convened on the following dates in 2025-26:

- 16 September 2025
- 9 December 2025
- 10 March 2026
- 9 June 2026

Statutory information

Council has a number of statutory reporting obligations under various acts. The following outlines these key responsibilities and compliance for 2025-26.

Freedom of information

As required under sections 7(4AA)(a) and 7(4AA)(b) of the Freedom of Information Act 1982, Council must publish certain statements in its Annual Report. The Act provides a legally enforceable right for members of the public to access documents held by Council. All requests must be in writing and accompanied by the relevant application fee.

For the reporting period 1 July 2025 to 30 June 2026:

- Four requests were received
- One request was not made valid
- One request was processed outside of the Act
- Two requests were granted in part
- No disciplinary action was taken in relation to the administration of the act
- $33.60 in fees was collected, and $67.20 was waived

Disability Action Plan

In accordance with Section 38 of the Disability Act 2006, Council must report on the implementation of its Disability Action Plan. For the first time, the Disability Action Plan has been integrated into the West Wimmera Shire Council Plan. Council is dedicated to fostering an inclusive community where people of all abilities and ages can access opportunities to achieve their best health and wellbeing. Under the Disability Act 2006, all councils are required to develop a Disability Action Plan, in line with the Disability Discrimination Act 1992. The purpose of this plan is to tackle structural, cultural, and attitudinal barriers that may prevent people with disabilities from fully participating in community life. It also seeks to eliminate discrimination for people with disabilities in relation to Council services, facilities, infrastructure, and employment opportunities, whether they are current or prospective employees. The inclusion of the Disability Action Plan in the Council aims to ensure that disability inclusion is a priority and considered in everything we do. It also ensures that initiatives promoting disability inclusion are closely aligned with the Council Plan, the Community Vision 2040, and the Municipal Public Health and Wellbeing Plan.

Council continues to deliver initiatives through the following:

- Maintaining ongoing engagement with external service providers.
- Providing referral information, including contact phone numbers and website details for relevant external services.

All Aged and disability services ceased 30 June 2025. Emergency support continues with the Vulnerable Persons Register (VPR) under council's Emergency Management responsibilities.

Documents available for inspection

Under Section 57 of the Local Government Act 2020, Council is required to adopt and maintain a public transparency policy that:

- gives effect to the public transparency principles
- describes how Council information is made publicly available
- Specifies the type of information that must be available to the public, including all policies, plans and reports

Council information is accessible via the Council website or in some instances, by request.

Requests are handled in accordance with:

- the Local Government Act 2020, including the public transparency principles
- the Public Transparency Policy
- Part II of the Freedom of Information Act 1982

The Public Transparency Policy is publicly available on Council's website

Public Interest Disclosure Procedures

Section 69 of the Public Interest Disclosure Act 2012 requires councils to publish details of procedures for making disclosures and to report on the number and types of disclosures received.

The act promotes accountability and encourages individuals to report improper conduct in the public sector. Council's policy on disclosures is available on the Council website.

For the 2025-26 financial year, no disclosures were reported to Council officers or to the Independent Broad-based Anti-corruption Commission (IBAC).

Road Management Act Ministerial Direction

In accordance with Section 22 of the Road Management Act 2004, Council must include a summary of any ministerial directions received in the Annual Report.

No such directions were received during the 2025-26 financial year.

Infrastructure and development contributions
Under sections 46GM and 46QD of the Planning and Environment Act 1987, councils acting as collecting or development agencies must report on infrastructure and development contributions.

There were no contributions received by Council during the 2025-26 financial year.

Domestic Animal Management Plan

In accordance with the Domestic Animals Act 1994, Council is required to prepare and implement a domestic animal management plan every four years and report on its implementation in the annual report. In the previous year Council has completed community engagement in the preparation of a new Domestic Animal Management Plan which was adopted on 19 November 2025. This plan outlines a structured program of actions designed to meet statutory requirements while progressing Council's strategic objectives for responsible animal management in the West Wimmera Shire. Initial implementation stages have included community education on responsible pet ownership, promotion of pet registration and microchipping, and early investigation into cat containment orders.

Privacy and data protection

The Privacy and Data Protection (PDP) Act 2014 outlines principles for how personal information must be collected, managed, and disposed of. Council has adopted an information privacy policy that explains how compliance with the act is achieved. This policy is available on Council's website.

Food act ministerial directions

No ministerial directions were issued under the Food Act 1984 during the 2025-26 financial year.

Governance and management checklist

	Governance and management items	Assessment
1	**Community engagement policy** (policy outlining Council's commitment to engaging with the community on matters of public interest)	Adopted in accordance with section 55 of the Act. Date of adoption: 20/08/2025
2	**Community engagement guidelines** (guidelines to assist staff to determine when and how to engage with the community)	Current guidelines in operation. Date of commencement: 20/08/2025
3	**Financial Plan** (plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years)	Adopted in accordance with section 91 of the Act. Date of adoption: 28/10/2025
4	**Asset Plan** (plan that sets out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Adopted in accordance with section 92 of the Act. Date of adoption: 17/09/2025
5	**Revenue and Rating Plan** (plan setting out the rating structure of Council to levy rates and charges)	Adopted in accordance with section 93 of the Act. Date of adoption: 27/06/2025
6	**Annual budget** (plan setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required)	Budget adopted in accordance with section 94 of the Act. Date of adoption: 17/06/2026
7	**Risk policy** (policy outlining Council's commitment and approach to minimising the risks to Council's operations)	Current policy in operation Date of commencement: 15/02/2023
8	**Fraud policy** (policy outlining Council's commitment and approach to minimising the risk of fraud)	Current policy in operation Date of commencement: 20/04/2022
9	**Municipal emergency management planning** (Participation in meetings of the Municipal Emergency Management Planning Committee.)	Municipal Emergency Management Planning Committee (MEMPC) meetings attended by one or more representatives of Council (other than the chairperson of the MEMPC) during the financial year. Dates of MEMPC meetings attended: 11/09/2025, 11/12/2025, 12/03/2026, 11/06/2026
10	**Procurement policy** (policy outlining the principles, processes and procedures that will apply to all purchases of goods and services by the Council)	Adopted in accordance with section 108 of the Act. Date of commencement: 20/08/2025
11	**Business continuity plan** (plan setting out the actions that will be taken to ensure that key services continue to operate in the event of a disaster)	Current plan in operation Date of commencement: 09/05/2025
12	**Disaster recovery plan** (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Current plan in operation Date of commencement: 29/06/2026

13	**Complaint policy** (Policy under section 107 of the Act outlining Council's commitment and approach to managing complaints.)	Policy developed in accordance with section 107 of the Act. Date of commencement: 15/04/2026
14	**Workforce plan** (Plan outlining Council's commitment and approach to planning the current and future workforce requirements of the organisation.)	Plan developed in accordance with section 46 of the Act. Date of commencement: 12/11/2025
15	**Payment of rates and charges hardship policy** (Policy outlining Council's commitment and approach to assisting ratepayers experiencing financial hardship or difficulty paying their rates.)	Current policy in operation Date of commencement: 24/07/2024
16	**Risk management framework** (framework outlining Council's approach to managing risks to the Council's operations)	Current framework in operation Date of commencement: 09/05/2025
17	**Audit and Risk Committee** (advisory committee of Council under section 53 and 54 of the Act)	Established in accordance with section 53 of the Act. Date of commencement: 16/09/2025, 09/12/2025, 10/03/2026, 09/06/2026
18	**Internal audit** (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls)	Internal auditor engaged Date of engagement: 01/07/2026
19	**Performance reporting framework** (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act)	Current framework in operation Date of adoption: 01/07/2026
20	**Council Plan report** (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Current report Date of report: 28/10/2025 Annual Plan Quarterly updates completed. In addition, monthly progress reports for each department completed and presented to Leadership meetings.
21	**Quarterly budget reports** (quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variations)	Quarterly reports presented to Council in accordance with section 97(1) of the Act. Date of report: Q1: 17/12/2025, Q2: 20/05/2026, Q3: 18/03/2026
22	**Risk reporting** (six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Risk reports prepared and presented Dates of reports: Presented to Audit and Risk Committee Meetings: 116/09/2025, 10/03/2026
23	**Performance reporting** (six-monthly reports of indicators measuring the results against financial and non-financial performance, including performance indicators referred to in section 98 of the Act)	No reports. Reason for no reports: Performance reporting completed annually.
24	**Annual report** (annual report under sections 98 and 99 of the Act containing a report of operations and audited financial and performance statements)	Annual report presented at a meeting of Council in accordance with section 100 of the Act. Date of presentation: 28/10/2025

25	**Councillor Code of Conduct** (Code setting out the standards of conduct to be followed by Councillors and other matters.)	Code of conduct reviewed and adopted in accordance with section 139 of the Act. Date reviewed and adopted: 26/10/2024 New Model Code of Conduct came into effect 26/10/2024
26	**Delegations** (documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff)	Delegations reviewed in accordance with section 11(7) of the Act. and a register kept in accordance with sections 11(8) and 47(7) of the Act. Date of review: 19/11/2025
27	**Meeting procedures** (Governance Rules governing the conduct of meetings of Council and delegated committees)	Governance Rules adopted in accordance with section 60 of the Act. Date rules adopted: 16/11/2022

I certify that this information presents fairly the status of Council's governance and management arrangements.

David Bezuidenhout
Chief Executive Officer
Dated:

Cr Tim Meyer
Mayor
Dated:

Performance Statement

For the year ended 30 June 2025



WEST WIMMERA SHIRE COUNCIL

Annual Financial Report

For the year ended 30 June 2024



WEST WIMMERA SHIRE COUNCIL

Edenhope Customer Service Office

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(Cover included in annual report document)

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.



Jason Cay Bachelor of Commerce and CPA

Principal Accounting Officer

Dated: 19 October 2026

In our opinion, the accompanying performance statement of the West Wimmera Shire Council for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.
The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.
At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.
We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.



Councillor Tim Meyer
Mayor
Dated: 19 October 2026



Councillor Helen Hobbs
Deputy Mayor
Dated: 19 October 2026



David Bezuidenhout
Chief Executive Officer
Dated: 19 October 2026

VAGO'S REPORT TO BE INSERTED FOLLOWING APPROVAL

Description of municipality

West Wimmera Shire is located in the western part of Victoria, adjacent to South Australia's border. It spans an extensive area of approximately 9,200 square kilometres, encompassing a diverse landscape that includes rich agricultural land, significant water bodies, numerous State and National Parks and vibrant small communities. Just over 4000 residents call West Wimmera home.

Key townships include Apsley, Edenhope, Goroke, Harrow and Kaniva, each with their own unique attractions and character. The shire's economy is primarily driven by agriculture, with broadacre cropping and livestock farming being the main industry. The Shire is known for high quality grain, wool, and meat significantly contributing to Victoria's agricultural output. Additionally, the region has a growing interest in tourism, with visitors attracted to its natural and untouched beauty, historical sites, outdoor activities, and silo art.

Operational summary

In 2025-26, Council maintained strong performance across key indicators, ensuring sustainable service delivery for the community. Council successfully delivered a capital works program of $2.747 million, including $2.151 million on Council roads and infrastructure. This investment reflects Council's commitment to enhancing community wellbeing, providing healthy sporting and recreational opportunities.

Council has consistently supported business and economic development, fulfilling its service performance goals and receiving positive feedback on service quality from residents and ratepayers. A proactive approach to maintaining critical roads and infrastructure has ensured safer, more reliable assets for the community.



Section 2 - Service Performance Indicators

For the year ended 30 June 2026

	Results					
	2023	2024	2025	2026		Comment
Service / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic Facilities ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	2.91	3.41	2.87	N/A	3.74	All Council swimming pools were open for the full 2025-26 season. In comparison, opening dates in 2024-25 were delayed due to the transition to a new contractor and required maintenance works. The full operating season in 2025-26 contributed to higher patronage across Council's swimming pools.
Animal Management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0%	0%	0%	N/A	0%	No animal management prosecutions occurred in 2025-26
Food Safety ***Health and safety*** *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	0.00%	100.00%	100.00%	N/A	100.00%	All non-compliance notifications where followed up by Council.
Governance ***Consultation and engagement*** *Satisfaction with community consultation and engagement* [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	54	56	56	57	54	The 2025-26 result dropped 2 target points from the 2024-25 result, but overall Council continues to endeavour to engage and perform to a high level regarding community consultation.

Section 2 - Service Performance Indicators

For the year ended 30 June 2026

	Results					
	2023	2024	2025	2026		Comment
Service / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	
Libraries ***Participation*** *Library membership* [Number of registered library members / Population] x100	#N/A	23.37%	24.02%	N/A	23.60%	Library membership remains steady and the Council continues to develop ways we can interact with the community through library services.
Maternal and Child Health (MCH) ***Participation*** *Participation in the MCH service* [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	93.10%	100.00%	77.24%	N/A	79.52%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	100.00%	0.00%	100.00%	N/A	100.00%	Maternal Child Health Service was transferred to West Wimmera Health in November 2025
Roads ***Condition*** *Sealed local roads maintained to condition standards* [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	100.00%	100.00%	100.00%	100.00%	100.00%	Roads where maintained to standard as per Councils Road Management Plan.
Statutory Planning ***Service standard*** *Planning applications decided within required time frames* [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	80.65%	62.50%	87.50%	70.00%	95.45%	Only one application for the year did not meeting the required timeframe.
Waste Management ***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	19.98%	12.87%	15.71%	50.00%	24.97%	Council has established a 50% target as a long term goal for waste diversion and diversion rates have increased in each of the last 2 years. The introduction of FOGO is anticipated to increase waste diversion closer to the target in future years. Previous year's calculation was incorrectly calculated (2024-25 was 25.9%)

Section 3 - Financial Performance Indicators

For the year ended 30 June 2026

	Results					Forecasts				
	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / ***Indicator*** / *Measure* [Formula]	Actual	Actual	Actual	Target as per budget	Actual	Forecasts	Forecasts	Forecasts	Forecasts	
Efficiency ***Expenditure level*** *Expenses per property assessment* [Total expenses / Number of property assessments]	$6,046.40	$6.92	$6,868.53	$6,143.00	$6,817.57	$6,523.83	$6,143.20	$6,306.42	$6,473.78	Expenditure has remained consistent from 2024-25 to 2025-26.
Revenue level *Average rate per property assessment* [Sum of all general rates and municipal charges / Number of property assessments]	$1,528.00	$1.66	$1,708.74	N/A	$1,759.70	$1,876.61	$1,919.26	$1,963.22	$2,008.05	Average rates per assessment has remained consistent and increased as per rate capping limit.
Liquidity ***Working capital*** *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	470.62%	159.94%	145.85%	142.00%	234.53%	98.49%	129.46%	127.20%	132.64%	Council received Financial Assistance Grant operational funding (FAGs) of $6.6m for 2026-27 (80% of total FAGs) in the 2025-26 financial year up from 50% in 2024-25.
Unrestricted cash *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	407.31%	133.63%	130.82%	N/A	142.47%	37.62%	54.59%	52.84%	54.48%	Council has a number of grants and carry forward project funds in 2025-26 which has inflated the unrestricted cash result. As forecast this will decrease in future years once projects are completed.
Obligations ***Loans and borrowings*** *Loans and borrowings compared to rates* [Interest bearing loans and borrowings / Rate revenue] x100	0.00%	0.00%	22.27%	N/A	16.20%	10.50%	6.98%	3.48%	0.00%	Borrowings decreased from $2m to $1.5m during 2025-26 resulting from a loan repayment made during the financial year.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.00%	0.00%	0.00%	N/A	6.25%	5.88%	3.63%	3.55%	3.48%	Council has budgeted to continue to pay $500k per year off the principal borrowings balance to reduce the debt.
Indebtedness *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	1.64%	2.03%	2.32%	N/A	2.01%	7.95%	6.43%	3.42%	3.39%	Employee provisions has decreased in 2025-26 with a reduction in staffing numbers during the year.
Asset renewal and upgrade *Asset renewal and upgrade compared to depreciation* [Asset renewal and asset upgrade expense / Asset depreciation] x100	80.71%	128.49%	60.82%	60.00%	20.68%	49.78%	56.91%	75.35%	73.46%	Completed capital works was below budget for 2025-26 with the impact of fuel increases causing delays with contract works. Council additionally prioritised additional contracted works (VicRoads) on main roads during the year. The road renewal works budgeted in 2025-26 are scheduled to be completed in 2026-27.
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	3.45%	-60.94%	-11.25%	N/A	-8.70%	-45.75%	-33.71%	-34.52%	-35.34%	Adjusted underlying surplus excludes non-reccurrent capital grants. Council continues to receive a large amount of non-recurrent capital funds to undertake infrastructure upgrades and maintenance. Council continues to focus on net break even result.
Stability ***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	26.32%	42.17%	30.50%	35.00%	30.96%	46.32%	46.15%	46.27%	46.38%	Council received operational grant funding of $6.6m for 2026-27 in the 2025-2026 financial year, this kept rates under the 35% targeted result.
Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.15%	0.14%	0.14%	N/A	0.16%	0.17%	0.17%	0.18%	0.18%	Rates continue to remain stready as a % of property values.

Section 4 - Sustainable Capacity Indicators

For the year ended 30 June 2026

	Results				
	2023	2024	2025	2026	Comment
Indicator */ Measure* [Formula]	Actual	Actual	Actual	Actual	
Population *Expenses per head of municipal population* [Total expenses / Municipal population]	$7,546.68	$8,397.66	$8,371.07	$8,304.73	Expenses continue to remain consistent and stable per population.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$72,115.58	$67,370.96	$66,850.50	$74,333.59	Revaluation and indexation of land, buildings and infrastructure assets occurred in 2025-26 with an average increase of 12% across asset classes.
Population density per length of road [Municipal population / Kilometres of local roads]	1.46	1.39	1.42	1.42	Population and road lengths both remain steady.
Own-source revenue *Own-source revenue per head of municipal population* [Own-source revenue / Municipal population]	$2,999.50	$3,162.73	$3,299.00	$3,503.19	Own Source revenue remains steady with small increases in line with inflation.
Recurrent grants *Recurrent grants per head of municipal population* [Recurrent grants / Municipal population]	$3,791.31	$1,286.55	$3,979.81	$3,677.91	A number of services that received recurrent grant funding transitioned from Council to other service providers including aged care and Maternal and Child Health Services.
Disadvantage *Relative Socio-Economic Disadvantage* [Index of Relative Socio-Economic Disadvantage by decile]	5.00	5.00	5.00	5.00	This indicator has remained unchanged.
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	15.8%	34.6%	17.2%	22.7%	Council transferred two services to external organisations at the end of the 2025 financial year. One third of all 2025-26 turnover was attributed to transfer of services. The 2023-24 reported staff turnover rate was incorrectly reported due to a data issue. The correct figure was 20.93

Notes to the Accounts

BASIS OF PREPARATION

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by *the Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2026-27 to 2029-30 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

West Wimmera Shire Council

ANNUAL FINANCIAL REPORT

for the year ended 30 June 2026

The best of country living

West Wimmera Shire Council

Annual Financial Report
for the year ended 30 June 2026

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West Wimmera Shire Council

Annual Financial Report
for the year ended 30 June 2026

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Content Overview

These financial statements are General Purpose Financial Statements and cover the consolidated operations for West Wimmera Shire Council

All figures presented in these financial statements are presented in Australian Currency.

These financial statements were authorised for issue by the Council on dd MMMM yyyy
Council has the power to amend and reissue these financial statements.

West Wimmera Shire Council

Annual Financial Report
for the year ended 30 June 2026

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Jason Cay
Responsible Accounting Officer
Dated: 19 October 2026
Edenhope

In our opinion, the accompanying financial statements present fairly the financial transactions of the West Wimmera Shire Council for the year ended 30 June 2026 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Tim Meyer
Mayor
Dated: 19 October 2026
Edenhope

Helen Hobbs
Deputy Mayor
Dated: 19 October 2026
Edenhope

David Bezuidenhout
Chief Executive Officer
Dated: 19 October 2026
Edenhope

West Wimmera Shire Council

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report

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West Wimmera Shire Council

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report (continued)

Insert VAGO Report here

West Wimmera Shire Council

Comprehensive Income Statement

for the year ended 30 June 2026

	Note	2026 $ '000	2025 $ '000
Income / Revenue			
Rates and charges	3.1	9,217	8,936
Statutory fees and fines	3.2	141	159
User fees	3.3	595	834
Grants - operating	3.4	13,798	14,466
Grants - capital	3.4	3,081	2,448
Contributions - monetary	3.5	–	76
Net gain on disposal of property, infrastructure, plant and equipment	3.6	–	435
Other income	3.7	3,762	2,545
Total income / revenue		30,594	29,899
Expenses			
Employee costs	4.1	10,324	11,544
Materials and services	4.2	9,743	9,587
Depreciation	4.3	11,334	10,826
Borrowing costs		79	1
Net loss on disposal of property, infrastructure, plant and equipment	3.6	153	–
Other expenses	4.4	736	764
Share of net losses of associates and joint ventures	6.2	144	34
Total expenses		32,513	32,756
Surplus/(deficit) for the year		(1,919)	(2,857)
Other comprehensive income:			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/(loss)	6.1,9.1	41,713	–
Total items which will not be reclassified subsequently to the operating result		41,713	–
Total other comprehensive income		41,713	–
Total comprehensive result		39,794	(2,857)

The above comprehensive income statement should be read in conjunction with the accompanying notes.

West Wimmera Shire Council

Balance Sheet

as at 30 June 2026

	Note	2026 $ '000	2025 $ '000
Assets			
Current assets			
Cash and cash equivalents	5.1	11,277	10,840
Trade and other receivables	5.1	1,762	1,101
Prepayments	5.2	51	20
Other financial assets	5.1	6,176	17
Inventories	5.2	97	107
Total current assets		19,363	12,085
Non-current assets			
Investments in associates, joint arrangements and subsidiaries	6.2	–	428
Property, infrastructure, plant and equipment	6.1	294,476	261,586
Total non-current assets		294,476	262,014
Total assets		313,839	274,099
Liabilities			
Current liabilities			
Trade and other payables	5.3	2,139	2,141
Trust funds and deposits	5.3	948	605
Contract and other liabilities	5.3	1,504	1,360
Provisions	5.5	2,165	2,180
Interest-bearing liabilities	5.4	1,500	2,000
Total current liabilities		8,256	8,286
Non-current liabilities			
Provisions	5.5	275	299
Total non-current liabilities		275	299
Total liabilities		8,531	8,585
Net assets		305,308	265,514
Equity			
Accumulated surplus		30,907	33,401
Reserves	9.1	274,401	232,113
Total Equity		305,308	265,514

The above balance sheet should be read in conjunction with the accompanying notes.

West Wimmera Shire Council

Statement of Changes in Equity

for the year ended 30 June 2026

	Note	Total $ '000	Accumulated Surplus $ '000	Revaluation Reserves $ '000	Other Reserves $ '000
2026					
Balance at beginning of the financial year		265,514	33,401	229,870	2,243
Surplus/(deficit) for the year		(1,919)	(1,919)	–	–
Other comprehensive income					
Net asset revaluation gain/(loss)	6.1	41,713	–	41,713	–
Other comprehensive income		41,713	–	41,713	–
Total comprehensive income		39,794	(1,919)	41,713	–
Transfers to other reserves	9.1	–	(575)	–	575
Transfers from other reserves	9.1	–	–	–	–
Balance at end of the financial year		305,308	30,907	271,583	2,818
2025					
Balance at beginning of the financial year		268,371	36,139	229,868	2,364
Surplus/(deficit) for the year		(2,857)	(2,857)	–	–
Total comprehensive income		(2,857)	(2,857)	–	–
Transfers to other reserves	9.1	(2)	(1,409)	–	1,407
Transfers from other reserves	9.1	2	1,528	2	(1,528)
Balance at end of the financial year		265,514	33,401	229,870	2,243

The above statement of changes in equity should be read in conjunction with the accompanying notes.

West Wimmera Shire Council

Statement of Cash Flows

for the year ended 30 June 2026

	Note	2026 Inflows/ (Outflows) $ '000	2025 Inflows/ (Outflows) $ '000
Cash flows from operating activities			
Rates and charges		9,170	8,843
Statutory fees and fines		141	159
User fees		595	834
Grants - operating		13,619	14,933
Grants - capital		3,513	2,448
Contributions - monetary		–	76
Interest received		350	390
Trust funds and deposits taken		343	511
Other receipts		2,798	1,725
Employee costs		(10,363)	(11,618)
Materials and services		(9,430)	(11,340)
Short-term, low value and variable lease payments		(16)	(23)
Other payments		(1,165)	(6)
Net cash provided by operating activities	9.2	9,555	6,932
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(2,746)	(6,695)
Proceeds from sale of property, infrastructure, plant and equipment		82	551
Payments for investments		(6,159)	(34)
Proceeds from sale of investments		284	35
Net cash used in investing activities		(8,539)	(6,143)
Cash flows from financing activities			
Finance costs		(79)	(1)
Proceeds from borrowings		–	2,000
Repayment of borrowings		(500)	–
Net cash used in financing activities		(579)	1,999
Net Increase (decrease) in cash and cash equivalents		437	2,788
Cash and cash equivalents at the beginning of the financial year		10,840	8,052
Cash and cash equivalents at the end of the financial year		11,277	10,840
Financing arrangements	5.6		

The above statement of cash flows should be read in conjunction with the accompanying notes.

West Wimmera Shire Council

Statement of Capital Works

for the year ended 30 June 2026

	Note	2026 $ '000	2025 $ '000
Property			
Land improvements		410	460
Total land		410	460
Buildings		166	181
Total buildings		166	181
Total property		576	641
Plant and equipment			
Plant, machinery and equipment		20	950
Fixtures, fittings and furniture		–	34
Motor Vehicles		–	570
Total plant and equipment		20	1,554
Infrastructure			
Roads		2,059	4,330
Bridges		–	20
Footpaths and cycleways		42	102
Drainage		41	–
Recreational, leisure and community facilities		–	–
Kerbs & Channels		8	48
Aerodromes		–	–
Total infrastructure		2,150	4,500
Total capital works expenditure	6.1	2,746	6,695
Represented by:			
New asset expenditure		118	111
Asset renewal expenditure		2,343	5,675
Asset expansion expenditure		–	–
Asset upgrade expenditure		285	909
Total capital works expenditure		2,746	6,695

The above statement of capital works should be read in conjunction with the accompanying notes.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 1. Overview

Introduction

The West Wimmera Shire Council was established by an Order of the Governor in Council on 20th January 1995 and is a body corporate.

The Council's main office is located at 49 Elizabeth Street, Edenhope VIC 3318.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020.*

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3.4)
- whether or not AASB 1059 *Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

continued on next page ...

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 1. Overview (continued)

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impacts of other external events

Council has considered ongoing external events that have contributed to volatility in international markets, disrupted global supply chains and increased inflationary pressure, including the risk that they may cause significant changes in the carrying values of assets and liabilities in the next financial year, and has concluded that there is no material impact on the 2025-26 financial report that requires additional disclosure.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government* (*Planning and Reporting*) *Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or $100,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

2.1.1 Income / Revenue and expenditure

	Budget 2026 $ '000	Actual 2026 $ '000	Variance $ '000	Variance %	Ref
Income / Revenue					
Rates and charges	9,215	9,217	2	0.02%	
Statutory fees and fines	172	141	(31)	(18.02)%	1
User fees	596	595	(1)	(0.17)%	
Grants - operating	10,619	13,798	3,179	29.94%	2
Grants - capital	4,007	3,081	(926)	(23.11)%	3
Contributions - monetary	302	–	(302)	(100.00)%	4
Contributions - non monetary	–	–	–	∞	
Net gain on disposal of property, infrastructure, plant and equipment	115	–	(115)	(100.00)%	5
Other income	1,428	3,762	2,334	163.45%	6
Total income / revenue	26,454	30,594	4,140	15.65%	
Expenses					
Employee costs	11,071	10,324	747	6.75%	7
Materials and services	9,047	9,743	(696)	(7.69)%	8
Depreciation	8,369	11,334	(2,965)	(35.43)%	9
Borrowing costs	80	79	1	1.25%	
Net loss on disposal of property, infrastructure, plant and equipment	–	153	(153)	∞	5
Share of net losses of associates and joint ventures	–	144	(144)	∞	10
Other expenses	730	736	(6)	(0.82)%	
Total expenses	29,297	32,513	(3,216)	(10.98)%	
Surplus/(deficit) for the year	(2,843)	(1,919)	924	(32.50)%	

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
1.	Building and Planning Fees $30k lower than budgeted due to lower demand.
2.	Operating Grants were greater than budget as Financial Assistance Grants for 2025-2026 were prepaid in 2024-2025 with a total value of $3.956m and 2026-2027 were prepaid into 2025-26 of $6.622m resulting in a net increase.
3.	Capital Grants included Roads to Recovery (RTR) and road safety grants budgeted of $3.4m of which $648k was received in 2025-26. Local Roads and Community Infrastructure (LRCI) grant of $1.75m was received that was budgeted in 2024-25.
4.	Budgeted contributions for the Edenhope Aerodrome project $302k will be gifted assets once the project is finalised in 2026-2027.
5.	Budgeted number and value of plant items to be sold in 2025-2026 did not occur with a net $39k profit on disposal. Loss on disposal included $192k of obsolete land and building improvements
6.	Other income included an additional $2m of VicRoads contractor works and additional interest income of $350k.
7.	Employee Costs included savings from vacant positions during the year.
8.	Materials and Services costs included $596k for the Goroke Recreation Reserve Project that was budgeted in 2024-25 but expended as a carry forward in 2025-26.
9.	Budgeted depreciation did not include additional depreciation charges from revaluation of roads and buildings.
10.	Council exited the Wimmera Regional Library Corporation resulting in a net loss on equity of $14k and exited the Wimmera Southern Mallee Development Association resulting in a net loss on equity of $130k.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

2.1.2 Capital works

	Budget 2026 $ '000	Actual 2026 $ '000	Variance $ '000	Variance %	Ref
Property					
Land improvements	–	410	410	∞	1
Total land	–	410	410	∞	
Buildings	594	166	(428)	(72.05)%	2
Total buildings	594	166	(428)	(72.05)%	
Total property	594	576	(18)	(3.03)%	
Plant and equipment					
Plant, machinery and equipment	–	20	20	∞	3
Total plant and equipment	–	20	20	∞	
Infrastructure					
Roads	3,672	2,059	(1,613)	(43.93)%	4
Footpaths and cycleways	66	42	(24)	(36.36)%	5
Drainage	40	41	1	2.50%	
Recreational, leisure and community facilities	333	–	(333)	(100.00)%	6
Kerbs & Channels	–	8	8	∞	
Aerodromes	337	–	(337)	(100.00)%	7
Total infrastructure	4,448	2,150	(2,298)	(51.66)%	
Total capital works expenditure	5,042	2,746	(2,296)	(45.54)%	
Represented by:					
New asset expenditure	–	118	118	∞	8
Asset renewal expenditure	2,881	2,343	(538)	(18.67)%	9
Asset expansion expenditure	1,889	–	(1,889)	(100.00)%	10
Asset upgrade expenditure	272	285	13	4.78%	
Total capital works expenditure	5,042	2,746	(2,296)	(45.54)%	

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
1.	The following projects were capitalised into land improvements; Goroke Kindergarten Playground $199k, Kaniva Dog Park $80k, Local Road Railway Crossings Signage $53k and Edenhope Aerodrome $66k. These projects were budgeted into other asset classes.
2.	Goroke Kindergarten Playground budget $90k and Kaniva Dog Park budget $193k capitalised into Land Improvements. Libraries Open Access project budget $198k not completed until 2026-2027 due to contractor availability.
3.	Ride on Mower purchase $20k not budgeted.
4.	Road construction and resheeting programs not fully completed in 2025-26. These are scheduled to be completed early in 2026-27. Construction was delayed due to contract variation and material delivery delays resulting from disrupted supply chains due to rising fuel prices and volatility.
5.	Budjik St footpath project $17k under budget and general footpaths budget $8k under budget.
6.	Projects budgeted in Recreation including the Kaniva Depot $150k and West Wimmera Workers Accommodation $100k did not proceed.The Aquatic Facilities project budgeted in recreation had $34k capitalised into land improvements or buildings
7.	The Edenhope Aerodrome Fire Upgrade Project budgeted in Aerodromes for $322k had $66k capitalised into Land improvements.
8.	Kaniva Dog Park $193k and Footpath Capital Works $66k incorrectly Budgeted as upgrade rather than new.
9.	Roads renewal program budgeted in 2025-2026 was not fully completed. Construction was delayed due to contract variation and material delivery delays resulting from disrupted supply chains due to rising fuel prices and volatility. These are scheduled to be completed early in 2026-27.
10.	Roads renewal program $1.889m incorrectly budgeted as expansion but capitalised as renewal works.

West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

Community Services
Community Services provides high quality community focused programs, service delivery and communication to residents. Community Services is comprised of community care, connected communities, family services, youth, early childhood care, kindergarten, health communities, leisure and recreational services and social planning and investment.

Corporate Services
Corporate Services provide management of number of shared services across various functions. Important services including Finance, Human Resource Management, Information Technology, Operational Health & Safety, Risk, Customer Services operate and are managed under Corporate Services. These services aim to deliver important objectives in effective and efficient manner for smooth operations for other functions in the Council.

Development and Environmental Services
Development and Environmental Services conducts all planning and regulatory services in the shire and includes the assessment of town / rural developments, health and local laws, planning strategy and urban growth, environmental projects, management of weeds, pests and other similar functions.

Engineering
Engineering is an important part of the Infrastructure, Development and Works Directorate and responsible for planning, design, construction, maintenance, upgrades of all assets throughout the shire. All of our critical road and infrastructure assets, building, land and land improvements, sporting and recreation facilities are managed by Engineering.

Governance
Governance provides important support of monitoring and reporting Council wide activities within legal and regulatory framework. Coordination with several State and Commonwealth reporting channels, matters relating to Councillors and Management, Periodic and adhoc reporting and to ensure that Council is in compliance with its operational mandate.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 2.2 Analysis of Council results by program (continued)

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

Functions/activities	Income / Revenue $ '000	Expenses $ '000	Surplus / (Deficit) $ '000	Grants included in income / revenue $ '000	Total assets $ '000
2026					
Community Services	1,588	2,973	(1,385)	1,239	40
Corporate Services	16,632	3,377	13,255	6,457	38,415
Development and Environmental Services	654	4,909	(4,255)	1,501	80
Engineering	11,710	19,713	(8,003)	7,682	268,624
Governance	10	1,541	(1,531)	–	6,680
Total functions and activities	30,594	32,513	(1,919)	16,879	313,839
2025					
Community Services	2,510	4,446	(1,936)	1,915	60
Corporate Services	15,462	3,059	12,403	6,884	20,966
Development and Environmental Services	619	2,144	(1,525)	51	120
Engineering	11,288	21,395	(10,107)	8,064	248,207
Governance	20	1,712	(1,692)	–	4,746
Total functions and activities	29,899	32,756	(2,857)	16,914	274,099

West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services

	2026 $ '000	2025 $ '000

3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its current market value determined by Valuer General Victoria.

The valuation base used to calculate general rates for 2025/26 was $ 5,893 million (2024/25: $ 6,254 million).

General rates	7,874	7,640
Municipal charge	519	506
Waste management charge	825	792
Supplementary rates and rate adjustments	(1)	3
Pensioner Concessions	–	(5)
Total rates and charges	9,217	8,936

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2025 and the valuation was first applied in the rating year commencing 1 July 2025.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Regulatory Services	44	58
Town planning fees	35	39
Land information certificates	6	7
Permits	56	55
Total statutory fees and fines	141	159

Statutory fees and fines are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Aged and health services	–	189
Child care/children's programs	312	324
Waste management services	118	119
Other fees and charges	165	202
Total user fees	595	834
User fees by timing of revenue recognition		
User fees recognised at a point in time	595	834
Total user fees	595	834

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 $ '000	2025 $ '000
3.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	13,175	14,126
State funded grants	3,704	2,788
Total grants received	16,879	16,914
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	10,539	11,388
Other	10	121
Commonwealth Home Support Programme	–	348
Recurrent - State Government		
Aged care	–	61
School crossing supervisors	8	8
Community Support	59	41
Maternal and child health	176	407
Regulatory Services	118	91
Preschool Operating	933	885
Youth Initiatives	90	88
Immunisations	–	–
Other	69	66
Total recurrent operating grants	12,002	13,504
Non-recurrent - State Government		
Edenhope Recreation Reserve Upgrade	900	–
Goroke Kindergarten Playground	178	–
Goroke Recreation Reserve	547	–
Goroke Swimming Pool	36	–
Infrastructure	105	97
Apsley Netball Tennis Court Upgrade	–	56
Harrow & District Recreation Reserve	–	299
Kaniva Recreation Reserve	–	261
West Wimmera Cabins	–	191
Preschools	–	43
Other	30	15
Total non-recurrent operating grants	1,796	962
Total operating grants	13,798	14,466

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 $ '000	2025 $ '000
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	648	1,957
Local Roads & Community Infrastructure Projects	1,749	112
Total recurrent capital grants	2,397	2,069
Non-recurrent - Commonwealth Government		
Heavy Vehicle Safety & Productivity Program	229	200
Non-recurrent - State Government		
Goroke Kindergarten Playground	21	–
Harrow Recreation Reserve Lighting	25	–
Kaniva Dog Park	68	–
Kaniva Recreation Reserve Lighting	25	–
Kaniva Shire Hall Restoration	50	–
Road Safety Improvements	266	–
Other	–	179
Total non-recurrent capital grants	684	379
Total capital grants	3,081	2,448

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers. When both these conditions are satisfied, the Council:
- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities.*

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under AASB 1058 Income of Not-for-Profit Entities		
General purpose	12,137	13,659
Other specific purpose grants	3,081	2,448
Revenue recognised under AASB 15 Revenue from Contracts with Customers		
Specific purpose grants	1,661	807
	16,879	16,914

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 $ '000	2025 $ '000
(d) Unspent grants received on condition that they be spent in a specific manner:		
Operating		
Balance at start of year	910	686
Received during the financial year and remained unspent at balance date	731	910
Received in prior years and spent during the financial year	(910)	(686)
Balance at year end	731	910
Capital		
Balance at start of year	243	–
Received during the financial year and remained unspent at balance date	476	243
Received in prior years and spent during the financial year	(44)	–
Balance at year end	675	243

Unspent grants are determined and disclosed on a cash basis.

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 $ '000	2025 $ '000
3.5 Contributions		
Monetary contributions		
Monetary	–	76
Total monetary contributions	–	76
Total contributions	–	76

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Property, infrastructure, plant and equipment		
Proceeds of sale	82	551
Written down value of assets disposed	(43)	(116)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	39	435
Land and buildings		
Written down value of assets disposed	(192)	–
Total net gain/(loss) on disposal of land and buildings	(192)	–
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	(153)	435

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income		
Interest	350	390
Reimbursements - Roads	2,350	1,360
Reimbursements - Other	200	233
Insurance / Workcover	152	215
Rent	78	84
Fuel Tax Refund	35	37
Other	597	226
Total other income	3,762	2,545

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 4. The cost of delivering services

	2026 $ '000	2025 $ '000

4.1 Employee costs

(a) Employee costs

Wages and salaries	7,460	8,696
WorkCover	366	423
Superannuation	1,064	1,095
Fringe benefits tax	157	173
Other	1,277	1,157
Total employee costs	10,324	11,544

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	21	46
	21	46

Accumulation funds

Employer contributions - other funds	1,043	1,049
	1,043	1,049
Employer contributions payable at reporting date	1	89
Total superannuation costs	1,064	1,095

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

Contract payments	5,749	4,360
General maintenance	69	82
Utilities	379	415
Office administration	10	44
Information technology	716	766
Insurance	455	446
Consultants	529	824
Expenses from short term leases	16	23
Materials and Services	1,448	2,254
Plant and equipment maintenance	372	373
Total materials and services	9,743	9,587

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 $ '000	2025 $ '000
4.3 Depreciation		
Property		
Land improvements	341	267
Buildings - specialised	1,113	1,060
Total depreciation - property	1,454	1,327
Plant and equipment		
Plant machinery and equipment	945	905
Fixtures fittings and furniture	74	98
Motor Vehicles	290	157
Total depreciation - plant and equipment	1,309	1,160
Infrastructure		
Roads	8,114	7,870
Bridges	38	50
Footways and cycleways	105	103
Drainage	181	183
Kerbs & Channels	133	133
Total depreciation - infrastructure	8,571	8,339
Total depreciation	11,334	10,826

Refer to note 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.4 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	55	75
Auditors' remuneration - Internal Audit	24	24
Councillors' allowances	240	223
Operating Rental Leases	24	12
Community Grants	209	205
Administration, Banking and Legal Costs	184	225
Total other expenses	736	764

West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations

	2026 $ '000	2025 $ '000
5.1 Financial assets		
(a) Cash and cash equivalents		
Current		
Cash on hand	–	1
Cash at bank	11,277	10,839
Total cash and cash equivalents	11,277	10,840
(b) Other financial assets		
Current		
Term deposits	6,147	–
Other	29	17
Total current other financial assets	6,176	17
Total cash and cash equivalents and other financial assets	17,453	10,857

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets include accrued interest and term deposits. Term Deposits with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 $ '000	2025 $ '000
(c) Trade & Other Receivables		
Current		
Rates debtors	465	418
Other debtors	1,300	697
Allowance for expected credit loss	(3)	(14)
Total current trade and other receivables	1,762	1,101
Total trade and other receivables	1,762	1,101

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of receivables

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	1,286	680
Past due by up to 30 days	11	2
Past due between 31 and 180 days	–	7
Past due between 181 and 365 days	–	3
Past due by more than 1 year	–	5
Total trade and other receivables	1,297	697

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of $ 3k (2025: $ 14k) were impaired. Council has completed a detailed assessment into quality of these debtors and they individually have been impaired as a result of their doubtful collection.

Past due between 31 and 180 days	1	6
Past due between 181 and 365 days	–	3
Past due by more than 1 year	2	5
Total trade and other receivables	3	14

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 $ '000	2025 $ '000

5.2 Non-financial assets

(a) Inventories

Current

Inventories held for distribution	97	107
Total current inventories	97	107

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets

Prepayments	51	20
Total current Prepayments	51	20

5.3 Payables, trust funds and deposits and contract and other liabilities

(a) Trade and other payables

Current

Non-statutory payables		
Trade payables	1,314	897
Accrued expenses	50	149
Payroll / Entitlements Payable	811	919
Superannuation Payable	1	89
Net GST / FBT payable	(41)	83
Other	4	4
Total current trade and other payables	2,139	2,141

(b) Trust funds and deposits

Current

Refundable deposits	758	436
Emergency Services and Volunteers Fund	190	169
Total current trust funds and deposits	948	605

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 $ '000	2025 $ '000
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance:		
Grants received in advance - operating	731	910
Grants received in advance - capital	675	243
Total grants received in advance	1,406	1,153
Total current contract liabilities	1,406	1,153
Other liabilities		
Current		
Retention on Contracts	98	207
Total current other liabilities	98	207
Total current contract and other liabilities	1,504	1,360

Trust funds and deposits
Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Other liabilities
Grant consideration was received from State and Federal Government to support the construction ofvarious capital projects . Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the stage of completion of projects. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

Purpose and nature of items
Emergency Services and Volunteers Levy - Council is the collection agent for Emergency Services and Volunteers levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

	2026 $ '000	2025 $ '000
5.4 Interest-bearing liabilities		
Current		
Treasury Corporation of Victoria borrowings - secured	1,500	2,000
Total current interest-bearing liabilities	1,500	2,000
Total	1,500	2,000

Borrowings are secured against the rates income of Council.

a) The maturity profile for Council's borrowings is:		
Not later than one year	1,500	2,000
Total	1,500	2,000

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

5.5 Provisions

	Annual Leave $ '000	Long Service Leave $ '000	Rostered Days Off $ '000	Time in Lieu $ '000	Total $ '000
2026					
Balance at the beginning of the financial year	873	1,516	48	42	2,479
Additional provisions	677	77	119	–	873
Amounts used	(550)	(217)	(125)	(20)	(912)
Balance at the end of the financial year	1,000	1,376	42	22	2,440
Provisions					
Provisions - current	1,000	1,101	42	22	2,165
Provisions - non-current	–	275	–	–	275
Total Provisions	1,000	1,376	42	22	2,440
2025					
Balance at the beginning of the financial year	1,058	1,380	64	51	2,553
Additional provisions	458	206	129	49	842
Amounts used	(643)	(70)	(145)	(58)	(916)
Balance at the end of the financial year	873	1,516	48	42	2,479
Provisions					
Provisions - current	873	1,217	48	42	2,180
Provisions - non-current	–	299	–	–	299
Total Provisions	873	1,516	48	42	2,479

	2026 $ '000	2025 $ '000
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	550	230
Long service leave	885	1,147
Rostered Days Off	42	48
Time in Lieu	22	42
	1,499	1,467
Current provisions expected to be wholly settled after 12 months		
Annual leave	450	643
Long service leave	216	70
	666	713
Total current employee provisions	2,165	2,180
Non-Current		
Long service leave	275	299
Total Non-Current Employee Provisions	275	299

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 $ '000	2025 $ '000
Aggregate Carrying Amount of Employee Provisions:		
Current	2,165	2,180
Non-current	275	299
Total Aggregate Carrying Amount of Employee Provisions	2,440	2,479

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave
A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:
- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave
Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:		
- discount rate	3.30%	3.30%
- index rate	3.50%	2.50%

5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2026.

Bank overdraft	2,000	2,000
Credit card facilities	28	26
Total Facilities	2,028	2,026
Used facilities	4	4
Unused facilities	2,024	2,022

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year $ '000	Later than 1 year and not later than 2 years $ '000	Later than 2 years and not later than 5 years $ '000	Later than 5 years $ '000	Total $ '000
2026					
Operating					
Caravan Park / Swimming Pool Management	350	350	–	–	700
Waste Management Services	813	813	1,288	–	2,914
Street Cleaning Services	6	–	–	–	6
Provision of IT Services	173	–	–	–	173
Building Control Services	660	660	–	–	1,320
Total	2,002	1,823	1,288	–	5,113
2025					
Operating					
Caravan Park / Swimming Pool Management	350	350	–	–	700
Waste Management Services	813	813	1,288	1,288	4,202
Street Cleaning Services	6	–	–	–	6
Provision of IT Services	173	–	–	–	173
Building Control Services	660	660	–	–	1,320
Total	2,002	1,823	1,288	1,288	6,401

West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2025 $ '000	Additions $ '000	Contributions $ '000	Revaluation $ '000	Disposal $ '000	Depreciation $ '000	Write-off $ '000	Transfers $ '000	Carrying amount 30 June 2026 $ '000
Property	24,641	466	–	24,034	(192)	(1,454)	–	119	47,614
Plant and equipment	4,812	20	–	–	(38)	(1,309)	–	–	3,485
Infrastructure	231,974	2,107	–	17,679	–	(8,571)	–	24	243,213
Work in progress	159	153	–	–	–	–	(5)	(143)	164
Total	261,586	2,746	–	41,713	(230)	(11,334)	(5)	–	294,476

Summary of Work in Progress	Opening WIP $ '000	Additions $ '000	Write-off $ '000	Transfers $ '000	Closing WIP $ '000
Property	120	110	(1)	(119)	110
Plant and equipment	4	–	(4)	–	–
Infrastructure	35	43	–	(24)	54
Total	159	153	(5)	(143)	164

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Land specialised $ '000	Land improve-ments $ '000	Total land and land improve-ments $ '000	Buildings $ '000	Total buildings $ '000	Work in progress $ '000	Total work in progress $ '000	Total property $ '000
Property								
At fair value 1 July 2025	864	5,274	6,138	59,774	59,774	120	120	66,032
Accumulated depreciation at 1 July 2025	–	(2,707)	(2,707)	(38,564)	(38,564)	–	–	(41,271)
	864	2,567	**3,431**	21,210	**21,210**	120	**120**	**24,761**
Movements in fair value								
Additions	–	330	330	136	136	110	110	576
Contributions	–	–	–	–	–	–	–	–
Revaluation	2,597	–	2,597	6,636	6,636	–	–	9,233
Disposal	–	–	–	(830)	(830)	–	–	(830)
Write-off	–	–	–	–	–	(1)	(1)	(1)
Transfers	–	1,086	1,086	(967)	(967)	(119)	(119)	–
	2,597	1,416	**4,013**	4,975	**4,975**	(10)	**(10)**	**8,978**
Movements in accumulated depreciation								
Depreciation and amortisation	–	(341)	(341)	(1,113)	(1,113)	–	–	(1,454)
Accumulated depreciation of disposals	–	–	–	638	638	–	–	638
Revaluation movement	–	–	–	14,801	14,801	–	–	14,801
Impairment losses recognised in operating result	–	–	–	–	–	–	–	–
Transfers	–	(765)	(765)	765	765	–	–	–
	–	(1,106)	**(1,106)**	15,091	**15,091**	–	**–**	**13,985**
At fair value 30 June 2026	3,460	6,689	10,149	64,750	64,750	110	110	75,009
Accumulated depreciation at 30 June 2026	–	(3,813)	(3,813)	(23,473)	(23,473)	–	–	(27,286)
Carrying amount	3,460	2,876	**6,336**	41,277	**41,277**	110	**110**	**47,723**

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Plant machinery and equipment $ '000	Fixtures fittings and furniture $ '000	Motor Vehicles $ '000	Total $ '000	Work in progress $ '000	Total plant and equipment $ '000
Plant and Equipment						
At cost 1 July 2025	11,407	1,970	1,273	14,650	4	14,654
Accumulated depreciation at 1 July 2025	(7,796)	(1,709)	(333)	(9,838)	–	(9,838)
	3,611	261	940	**4,812**	4	**4,816**
Movements in carrying value						
Additions	20	–	–	20	–	20
Contributions	–	–	–	–	–	–
Revaluation	–	–	–	–	–	–
Disposal	(8)	–	(114)	(122)	–	(122)
Write-off	–	–	–	–	(4)	(4)
Transfers	–	–	–	–	–	–
Impairment losses recognised in operating result	–	–	–	–	–	–
	12	–	(114)	**(102)**	(4)	**(106)**
Movements in accumulated depreciation						
Depreciation and amortisation	(945)	(74)	(290)	(1,309)	–	(1,309)
Accumulated depreciation of disposals	8	–	75	83	–	83
Impairment losses recognised in operating result	–	–	–	–	–	–
Transfers	–	–	–	–	–	–
	(937)	(74)	(215)	**(1,226)**	–	**(1,226)**
At cost 30 June 2026	11,419	1,970	1,159	14,548	–	14,548
Accumulated depreciation at 30 June 2026	(8,732)	(1,783)	(548)	(11,063)	–	(11,063)
Carrying amount	2,687	187	611	**3,485**	–	**3,485**

Plant and equipment are carried at historical cost.

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Roads $ '000	Bridges $ '000	Footpaths and cycleways $ '000	Drainage $ '000	Kerbs & Channels $ '000	Total $ '000	Work in progress $ '000	Total work in progress $ '000	Total infra- structure $ '000
Infrastructure									
At fair value 1 July 2025	330,759	4,555	5,234	15,990	9,128	365,666	35	35	365,701
Accumulated depreciation at 1 July 2025	(116,082)	(2,162)	(1,328)	(10,493)	(3,627)	(133,692)	–	–	(133,692)
	214,677	2,393	3,906	5,497	5,501	**231,974**	35	**35**	**232,009**
Movements in fair value									
Additions	2,016	–	42	41	8	2,107	43	43	2,150
Revaluation	26,130	223	450	1,375	785	28,963	–	–	28,963
Disposal	–	–	–	–	–	–	–	–	–
Transfers	1	–	19	–	4	24	(24)	(24)	–
Impairment losses recognised in operating result	–	–	–	–	–	–	–	–	–
	28,147	223	511	1,416	797	**31,094**	19	**19**	**31,113**
Movements in accumulated depreciation									
Depreciation and amortisation	(8,114)	(38)	(105)	(181)	(133)	(8,571)	–	–	(8,571)
Accumulated depreciation of disposals	–	–	–	–	–	–	–	–	–
Revaluation movement	(9,812)	(108)	(123)	(918)	(323)	(11,284)	–	–	(11,284)
Impairment losses recognised in operating result	–	–	–	–	–	–	–	–	–
Transfers	–	–	–	–	–	–	–	–	–
	(17,926)	(146)	(228)	(1,099)	(456)	**(19,855)**	–	**–**	**(19,855)**
At fair value 30 June 2026	358,906	4,778	5,746	17,406	9,926	396,762	54	54	396,816
Accumulated depreciation at 30 June 2026	(134,007)	(2,309)	(1,556)	(11,593)	(4,083)	(153,548)	–	–	(153,548)
Carrying amount	224,899	2,469	4,190	5,813	5,843	**243,214**	54	**54**	**243,268**

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

Acquisition
Initial measurement
Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.
Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer to Note 8.4 for more information on how Council measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

The capitalisation threshold for property plant and equipment increased from $1,000 to $3,000 effective from 1 July 2025.

	Depreciation Period years	Threshold Limit $ ´000
Asset recognition thresholds and depreciation periods		
Land and land improvements		
land		5
land improvements	6 - 50 years	5
Buildings		
buildings	30 - 120 years	5
building and leasehold improvements	30 - 120 years	5
Plant and Equipment		
plant, machinery and equipment	3 - 10 years	3
others	3 - 10 years	3
Infrastructure		
roads - pavements, substructure, formation and earthworks	17 - 75 years	5
roads - kerb, channel and minor culverts and other	75 years	5
bridges - deck and substructure	75 years	5
bridges - others	50 - 70 years	5
footpaths and cycleways	35 - 80 years	5
others	25 - 50 years	5

Depreciation and amortisation
Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance
Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

Valuation of land and buildings
Valuation of buildings was undertaken by a qualified independent valuer Bhavin Shah, Principal Consultant, Modelve Pty Ltd, a Registered Professional Engineer. Valuation of land was undertaken by a qualified independent valuer Bruce Phillips, Principal Consultant, Modelve Pty Ltd, a Certified Practicing Valuer. The valuation of land is at direct-comparison/market approach and buildings is at Level 3 current replacement cost approach adjusted for obsolescence. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Specialised land	–	3,460	–	Jun/26	Full
Land improvements	–	–	2,876	Nov/22	Full
Buildings	–	–	41,277	Sep/25	Full
Total	–	3,460	44,153		

Valuation of Infrastructure

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation. Council has engaged licensed valuer Peter Moloney MIEAust from Moloney Asset Management Systems for detailed condition assessment and valuation of its infrastructure assets. The condition assessment phase has been completed and a detailed valuation report will be completed during FY 2026-27.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2026 are as follows:

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Roads	–	–	224,899	Jun/26	Index
Bridges	–	–	2,469	Jun/26	Index
Footpaths and cycleways	–	–	4,190	Jun/26	Index
Drainage	–	–	5,813	Jun/26	Index
Kerbs & Channel	–	–	5,843	Jun/26	Index
Total	–	–	243,214		

Description of significant unobservable inputs into level 3 valuations

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from $298 to $7,719 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 40 years to 60 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

Bridges had a full revaluation last completed in May 2024. A full revaluation for Roads, Footpaths and Cycleways, Drainage and Kerb and Channel was last completed in November 2023.

	2026 $ '000	2025 $ '000
Reconciliation of specialised land		
Municipal Office Land	375	90
Community Services Land	520	88
Infrastructure and Works Operations Land	655	177
Recreational and Sundry Council Land	1,910	509
Total specialised land	3,460	864

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	2026 $ '000	2025 $ '000

6.2 Investments in associates, joint arrangements and subsidiaries

(a) Investments in associates

Investments in associates and joint arrangements accounted for by the equity method are:		
Wimmera Regional Library Corporation	–	298
Wimmera Southern Mallee Development Limited (formerly Wimmera Development Association)	–	130
Total investments in associates and joint arrangements	–	428

Wimmera Regional Library Corporation

Wimmera Regional Library Corporation provides and manages library services across regional areas. As part of strategic change, Wimmera Regional Library Corporation has been dissolved and the provision of library services is now being managed under contract by Horsham Rural City Council.

Council's investment in the Wimmera Regional Library Corporation is based on the equity method of accounting. [1]	0.00%	29.27%
Fair value of Council's investment in Wimmera Regional Library Corporation	–	298
Movement in carrying value of specific investment		
Carrying value of investment at start of year	298	298
Distributions received	(284)	–
Change in equity share apportionment	(14)	–
Carrying value of investment at end of year	–	298

(1) The dissolution of Wimmera Regional Library Corporation was completed in 2025-2026. During the year Library services were provided and managed by Horsham Rural City Council. There was an equity disbursement in 2025-2026 for the remaining value.

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	2026 $ '000	2025 $ '000
Wimmera Southern Mallee Development Limited (formerly Wimmera Development Association)		
Wimmera Southern Mallee Development Limited works with communities, industries and all levels of governments to enable growth, remove barriers and build resilience and sustainability across the Wimmera Southern Mallee region. The region encompasses Horsham Rural City and the Buloke, Hindmarsh, Northern Grampians, West Wimmera and Yarriambiack Shires.		
Council's investment in the Wimmera Southern Mallee Development Limited (formerly Wimmera Development Association) is based on the equity method of accounting.	0.00%	8.39%
Fair value of Council's investment in Wimmera Southern Mallee Development Limited (formerly Wimmera Development Association)	–	130
Council's share of accumulated surplus/(deficit)		
Council's share of accumulated surplus(deficit) at start of year	130	164
Reported deficit for year	(130)	(34)
Council's share of accumulated surplus(deficit) at end of year	–	130
Council's share of reserves		
Council's share of reserves at start of year	–	21
Transfers (to) from reserves	–	11
Council's share of reserves at end of year	–	32
Movement in carrying value of specific investment		
Carrying value of investment at start of year	130	164
Share of deficit for year	(130)	(34)
Carrying value of investment at end of year	–	130

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Council approved a resolution to leave the Wimmera Southern Mallee Development Ltd on 20th August 2025 and this was finalised in 2025-2026 with the remaining equity written off.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity
West Wimmera Shire Council is the parent entity.

Subsidiaries and Associates
Interests in subsidiaries and associates are detailed in Note 6.2.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of West Wimmera Shire Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors

Mayor Tim Meyer
Cr. Jodie Pretlove
Cr. Richard Hicks
Cr. Tom Houlihan
Cr. Helen Hobbs
Chief Executive Officer David Bezuidenhout
Director Infrastructure Development & Works Brendan Pearce
Director Corporate & Community Services Dalton Burns

	2026 No.	2025 No.
Total Number of Councillors	5	6
Total of Chief Executive Officer and other Key Management Personnel	3	4
Total Number of Key Management Personnel	8	10

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 7. People and relationships (continued)

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2026 $ '000	2025 $ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	847	774
Other long-term employee benefits	75	68
Total	922	842

	2026 No.	2025 No.
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
$1 - $9,999	–	2
$10,000 - $19,999	–	1
$20,000 - $29,999	1	1
$30,000 - $39,999	3	2
$80,000 - $89,999	–	1
$90,000 - $99,999	1	–
$160,000 - $169,999	–	1
$180,000 - $189,999	–	1
$190,000 - $199,999	1	–
$200,000 - $209,999	1	–
$280,000 - $289,999	1	1
Total	8	10

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council has no reportable transactions with related parties.

(b) Outstanding balances with related parties

There are no outstanding balances or outstanding transactions with the related parties reportable for this financial year.

(c) Loans to/from related parties

There are no loans during this financial year between Council and related parties.

(d) Commitments to/from related parties

There are no commitments to / from related parties for this financial year.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 8. Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.
At balance date the Council is not aware of any contingent assets.

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation
Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill
Council does not operate a landfill site within its boundaries. There are no former licensed landfill sites within the shire.

Insurance claims
Council does not have any outstanding insurance claim as at 30 June 2026.

Legal matters
There are no known matters under litigation or a legal settlement which may result in any contingent costs to the Council.

MAV Workcare
Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013 , there is a six-year liability period following the cessation of the Scheme (to 30 June 2027). During the liability period, adjustment payments may be required (or received). The determination of any adjustment payment is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by Work Safe Victoria. Any adjustments, which are expected to occur at the 3-year and 6-year periods during the liability period will affect participating members. The assessment from WorkSafe Victoria at the 3-year period was a deficiency of $5.776 million payable to WorkSafe Victoria. This was due to evidence of higher-than-expected payments and higher claim lodgements during the first three years of the runoff period.

(c) Guarantees for loans to other entities

The Council has not acted as a Guarantor for any liabilities against any other entities and / or Community Groups. Therefore there are no reportable matters or any financial obligation arising in future.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

8.2 Australian Accounting Standards issued but not yet effective

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued *AASB 18 Presentation and Disclosure in Financial Statements.* When applicable AASB 18 supersedes AASB 101 *Presentation of Financial Statements.* AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*.
Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

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Note 8. Managing uncertainties (continued)

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c)., and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 1% and -1% in market interest rates (AUD) from year-end rates of 5.21%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 Fair value measurement

Fair Value Hierarchy
Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 *Fair Value Measurement* aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

For assets where Council adopts a current replacement cost approach to determine fair value, Council considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation
Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset Class	**Revaluation frequency**
Land	3 to 5 years
Buildings	3 to 5 years
Roads	3 to 5 years
Bridges	3 to 5 years
Footpaths and cycleways	3 to 5 years
Drainage	3 to 5 years
Recreational, leisure and community facilities	3 to 5 years
Waste management	3 to 5 years
Parks, open space and streetscapes	3 to 5 years
Aerodromes	3 to 5 years
Other infrastructure	3 to 5 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets
At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. The impairment policy above does not apply to Council's property, infrastructure, specialised buildings and other non-current physical assets subsequently measured at fair value. These are primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity. Their recoverable amount is expected to be materially the same as fair value determined under AASB 13 *Fair Value Measurement,* with the consequence that AASB 136 *Impairment of Assets* does not apply to such assets that are regularly revalued.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 9. Other matters

	Balance at beginning of reporting period $ '000	Increase (decrease) $ '000	Balance at end of reporting period $ '000
9.1 Reserves			
(a) Asset revaluation reserves			
2026			
Property			
Land - specialised	–	2,597	2,597
Land and land improvements	767	–	767
Buildings	14,414	21,437	35,851
	15,181	24,034	39,215
Infrastructure			
Roads	202,509	16,318	218,827
Bridges	517	115	632
Footpaths and cycleways	6,461	327	6,788
Drainage	4,470	457	4,927
Kerbs & Channels	732	462	1,194
	214,689	17,679	232,368
Total asset revaluation reserves	229,870	41,713	271,583
2025			
Property			
Land and land improvements	767	–	767
Buildings	14,414	–	14,414
	15,181	–	15,181
Infrastructure			
Roads	202,507	2	202,509
Bridges	517	–	517
Footpaths and cycleways	6,461	–	6,461
Drainage	4,470	–	4,470
Kerbs & Channels	732	–	732
	214,687	2	214,689
Total asset revaluation reserves	229,868	2	229,870

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

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West Wimmera Shire Council

Notes to the Financial Statements

for the year ended 30 June 2026

Note 9. Other matters (continued)

	Balance at beginning of reporting period $ '000	Transfer from Accumulated Surplus $ '000	Transfer to Accumulated Surplus $ '000	Balance at end of reporting period $ '000
(b) Other reserves				
2026				
Restricted reserves				
Quarry Restoration	121	–	–	121
Carried Forward Projects	1,879	–	(588)	1,291
Unspent Grants	243	1,163	–	1,406
Total Other reserves	2,243	1,163	(588)	2,818
2025				
Restricted reserves				
Plant replacement	771	–	(771)	–
Quarry Restoration	121	–	–	121
Capital improvement	323	–	(323)	–
Rates revaluation	399	–	(399)	–
Elections	35	–	(35)	–
Carried Forward Projects	715	1,164	–	1,879
Unspent Grants	–	243	–	243
Total Other reserves	2,364	1,407	(1,528)	2,243

Description of nature and purpose of each of Council's discretionary reserves are:

The Quarry Restoration Reserve was generated via a charge against the sale price of quarry stocks that was retained to restore the quarry sites to natural levels once quarrying has ceased. There have been no further charges (other than nominal interest) generated for this reserve since the 1997/98 financial year as the retained reserve is considered adequate to undertake restoration works.

The Carried Forward Projects Reserve provides for all budgeted amounts which have not been spent as at 30 June and which are required to be carried forward to the next financial year and are not budgeted in the next financial year.

The unspent grants reserve provides for grants that have been received where funds are still required to be expended to meet funding commitments.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 9. Other matters (continued)

	2026 $ '000	2025 $ '000
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus/(deficit) for the year	(1,919)	(2,857)
Non-cash adjustments:		
Depreciation/amortisation	11,334	10,826
(Profit)/loss on disposal of property, infrastructure, plant and equipment	153	(435)
Share of net losses of associates and joint ventures	144	34
Amounts disclosed in financing activities	79	1
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(661)	(523)
(Increase)/decrease in inventories	10	28
(Increase)/decrease in prepayments	(31)	1
Increase/(decrease) in other assets	–	18
Increase/(decrease) in trade and other payables	(2)	(856)
Increase/(decrease) in provisions	(39)	(74)
(Decrease)/increase in other liabilities	343	511
(Decrease)/increase in contract and other liabilities	144	258
Net cash provided by/(used in) operating activities	9,555	6,932

9.3 Superannuation

Council makes all of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation
The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2026, this was 12.0% as required under Superannuation Guarantee (SG) legislation (2025: 11.5%))

Defined Benefit
Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of West Wimmera in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding Arrangements
Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. As at 30 June 2025, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2025 (of which Council is a contributing employer) was 110.5%. The financial assumptions used to calculate the VBI were:

Net investment returns 5.7% pa
Salary information 3.5% pa
Price inflation (CPI) 2.6% pa

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 9. Other matters (continued)

As at 30 June 2026, a triennial actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2026. The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2025 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2025 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2026, this rate was 12% of members' salaries (11.5% in 2024/25). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2025 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2025 and 30 June 2024 while a full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	2025 (Interim) $m	2024 (Interim) $m	2023 (Triennial) $m
- A VBI Surplus	200.1	108.4	85.7
- A total service liability surplus	229.4	141.4	123.6
- A discounted accrued benefits surplus	242.8	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2025.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2025.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2025.

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West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 9. Other matters (continued)

The 2026 triennial actuarial investigation
A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2026 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2026. The last interim actuarial investigation conducted prior to 30 June 2026 was at 30 June 2025. The VBI of the Defined Benefit category at that date was 110.5%. The financial assumptions used to calculate the 30 June 2025 VBI were:

Net investment returns 5.7% pa
Salary information 3.5% pa
Price inflation (CPI) 2.6% pa

Council was notified of the 30 June 2025 VBI during August 2025.

Because the VBI was above 100%, the Defined Benefit category was in a satisfactory financial position at 30 June 2025 and it is expected that the actuarial investigation will recommend that no change will be necessary to the Defined Benefit category's funding arrangements from prior years.

The 2023 triennial investigation
The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of these investigations were:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.50% pa	2.5% pa for two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

Superannuation contributions
Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2026 are detailed below:

Scheme	Type of scheme	Rate	2026 $ '000	2025 $ '000
Vision Super	Defined benefits	12.0% (2025:11.5%)	21	20
Vision Super	Accumulation	12.0% (2025:11.5%)	385	404
Other Super Funds	Accumulation	12.0% (2025:11.5%)	658	671

The outstanding contributions to be paid for the year ending 30 June 2026 to Vision Super was $1,338.14.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2027 is $21,000.

West Wimmera Shire Council

Notes to the Financial Statements
for the year ended 30 June 2026

Note 10. Changes in accounting policies

The capitalisation threshold for plant and equipment was increased from $1,000 to $3,000 from the 1 July 2025. There was no material impact on the previous or current financial year statements.

14 Corporate and Community Services

14.1 Communications Policy

Directorate: *Corporate and Community Services*
Report Author: *Governance Manager*
Report Purpose: *For Decision*

Purpose

The purpose of this report is for Council to consider revoking the Communications Policy which is due for review.

OFFICER RECOMMENDATION:

That Council:

1. **Note the current communication plan and policies including the Community Engagement Policy, Media Relations Policy, Councillor Social Media Policy and Communications Plan.**
2. **Revoke the attached Communications Policy adopted 19 May 2021.**

Moved:	**Cr Richard Hicks**
Seconded:	**Cr Helen Hobbs**

That Council:

1. **Note the current communication plan and policies including the Community Engagement Policy, Media Relations Policy, Councillor Social Media Policy and Communications Plan.**
2. **Revoke the attached Communications Policy adopted 19 May 2021.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The purpose of the Communications Policy has been to provide guidance and direction in Council's approach to communication including responsibilities, appropriate and professional methods of communication across various platforms, determining how Council interacts transparently with the community, media and other stakeholders whilst building trust within the community.

Council developed and adopted a Community Engagement Policy in 2021 in accordance with section 55 of the *Local Government Act 2020* which mandated all councils adopt and maintain a community engagement policy giving effect to specific engagement principles. Council also has in place a Media Relations Policy, Councillor Social Media Policy and a Communications Plan.

With the addition of a Community Engagement Policy, Council now has multiple communication documents which are partly duplicated and overlap in information. The Communications Policy includes a section on roles and responsibilities, specifically, Council's spokesperson which is duplicated in our Media Relations Policy. The Communications Plan has undergone a comprehensive review following a staff workshop focused on communications and duplicates communication methods outlined in the Communications Policy. Both the Plan and Policy also include similar objectives and principles such as ensuring that Council:

- promote an easy flow of communication between Council and community members
- raise awareness of community issues and Council's role in them
- boost public confidence in the Council
- provide a mechanism for seeking and acting on feedback
- tailor communication processes for targeted groups and projects
- communicating effectively across a range of platforms
- consistency in quality, accuracy and appropriateness of external communication
- transparency of communication between Council and the community
- build a positive reputation of Council and Shire
- communications are written, produced, and distributed in an accessible manner

As multiple documents have been created overtime, it would be more conducive to revoke the Communications Policy to reduce duplication, simplify reviews and updates, improve consistency, and create one single source of truth. It would be easier for councillors, community and staff to understand and maintain a smaller number of clear and concise documents.

Risk Management Implications

Risk identified:

Information risk

Regulatory risk

Reputation risk

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Not applicable

Financial and Budgetary Implications

Not applicable

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Community Engagement Policy
Media Relations Policy
Model Councillor Code of Conduct

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 4 – Operational excellence
4.1 Strengthen community consultation, engagement and trust ensuring a diversity of perspectives across the shire.
4.2 Provide a responsive service to the West Wimmera community.
4.6 Maintain the focus on continuous improvement.
4.8 Improve organisational efficiency.

Communication Implications

Council aims to establish a clear framework to provide guidance and ensure communications are consistent, accurate and professional and continues to support meaningful engagement with community, media and other relevant stakeholders.

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

It is important that Council policies and plans align therefore with the addition of a Community Engagement Policy in 2021, it is recommended that Council revoke the Communications Policy to reduce duplication, simplify reviews and updates, and improve consistency.

Attachments

1. WWSC Council Policy Communications Policy adopted 19 May 2021 [**14.1.1** - 5 pages]
2. WWSC Council Policy Media Relations Policy adopted 21 December 2022 [**14.1.2** - 3 pages]
3. WWSC Council Policy Community Engagement Policy adopted 20 August 2025 [**14.1.3** - 12 pages]
4. WWSC Council Policy Councillor Social Media Policy adopted 19 March 2025 [**14.1.4** - 8 pages]

Council Policy Manual
WEST WIMMERA SHIRE COUNCIL

COUNCIL POLICY		
COMMUNICATIONS POLICY	Policy No:	
	Adopted by Council:	19 May 2021
	Next review date:	May 2025
Senior Manager:	Chief Executive Officer (CEO)	
Responsible Officer:	Chief Executive Officer (CEO)	
Functional Area:	Chief Executive Officer & Governance	

Introduction & Background	The Council will reinforce its commitment to enhancing communications and work with residents to foster increased community involvement in Council decision making. It is clear residents want to be more involved in the community and decisions which affect them; they want to have more influence on their future, and they are looking to the Shire to work with them to achieve this. This policy reinforces and continues to develop our partnership with our residents through communication pathways and deliberative community engagement as a way of improving Council's accountability to its community.
Purpose & Objectives	Council must adopt and maintain a community engagement policy and follow the community engagement principles as outlined in Section 56 of the *Local Government Act 2020*. Through Council adopting deliberative engagement practices with the community, Council will seek to consult with the community in developing the Community Vision, Council Plan, Financial Plan and Asset Plan, and continue to demonstrate a willingness to work closely with residents to identify a common vision for the Shire and to put that vision into action.

Policy Details	
1.	Definitions
	'CEO' means West Wimmera Shire Council Chief Executive Officer. 'Communication' in the context of this policy includes all written, verbal, electronic and personal interactions by all staff and elected members with any member of our community, visitors, all levels of government and other agencies. 'Considered' means thoughtful, respectful and with regard to the receiver of the information. 'Timely' means occurring within a suitable amount of time or occurring at a suitable time, particularly from the perspective of the receiver of the communication.



2.	Timely, considered, open and honest communications
	West Wimmera Shire Council is committed to timely, considered, open and honest communications. This commitment means we: • Share knowledge and information (wherever legally possible). • Work to develop trust and positive relationships in our community. • Are proactive, innovative and creative communicators. • Will engage with our community using community engagement principles as outlined in Section 56 of the *Local Government Act 2020*. We will: • Demonstrate a transparent willingness to work in partnership with people and organisations. • Encourage local knowledge and input. • Build community ownership in Council projects. • Involve the community in our plans for improvement and share successes. • Continue professional development in community engagement and communication processes.
3.	Principles
	This policy is underpinned by the following principles: • Good communication driving cultural change and improving performance. • All communication will consider and value community perspectives. • All communication will be in plain English. • Good communication is both a duty and an opportunity and is everyone's responsibility. • All communication matters – equally.
4.	Purpose
	The purpose of this policy and guidelines is to: • Promote an easy flow of communication between Council and community members. • Raise awareness of community issues and Council's role in them. • Boost public confidence in the Council. • Provide a mechanism for seeking and acting on feedback.



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WEST WIMMERA SHIRE COUNCIL

	• Increase awareness of Council's procedures and responsibilities. • Tailor communication processes for targeted groups and projects.
5.	Roles and Responsibility
	In accordance with Section 18(1b) of the *Local Government Act 2020*, the Mayor is the principal spokesperson for the Council. In addition to this, under Section 46 of the *Local Government Act 2020*, the CEO is responsible for supporting the Mayor and Councillors in the performance of their role and this will occasionally involve the Chief Executive Officer speaking on Council issues. Senior Managers may speak on operational matters relating to their specific department, with prior approval. The Mayor may delegate to Councillors to comment on specific areas of interest or committees that they are representing Council on. Councillors are reminded that when making statements on behalf of Council, that they are required to state the position of Council on a particular item or issue. If the statements that they make are their own and not necessarily the collective view of the Council, they must make that clear via a disclaimer. Media inquiries may require a degree of research and this will dictate the response time. Where possible, media inquiries will be responded to as soon as possible. The CEO will ensure that appropriate processes are in place and adhered to by staff communicating with the media. It is the responsibility of senior management to ensure that appropriate and targeted consultation on community issues begins as early as possible to allow for community engagement before decisions are made.
6.	Implementation
	• Council will commit to timely, considered, transparent and honest communication. • Council will continue to generate media releases, where appropriate. • Council will continue to conduct community forums at Council meetings held three times per year at small town locations. • Council will encourage community groups to include senior members of staff and Councillors in their meetings and planning, where appropriate.
7.	Methods

	Consultation and communication are the key means of understanding what our community wants and the actions that we may need to undertake.
	Communication with the community can be via:
	• Paper:
	  ○ Media releases
	  ○ Advertisements

	○ Brochures ○ Fact sheets ○ Annual report ○ Photographs ○ Council plan ○ Public notice boards ○ Signs ○ Letter box drops ○ Community/ service club newsletters ○ Council forms/ applications ○ Written material in plain English ○ Letters via direct mail ○ Invitations to attend council meetings. • Electronic: ○ Media interviews, press, radio and television ○ Website ○ Surveys ○ Email mailing lists ○ Information and help lines ○ Telephone communication ○ Records management ○ Customer Requests system ○ Social Media platforms ○ Livestreamed or recorded Council meetings. • Face to face: ○ Council meetings ○ Community forums ○ Councillors Forums ○ Advisory committees to Council ○ Greater accessibility to senior staff and Councillors ○ Events ○ Public forums ○ Workshops ○ Partnerships with other organisations



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	○ Opportunities to make submissions ○ Presentations ○ Public displays ○ Onsite inspections.
8.	Monitoring and Evaluation
	This policy will be monitored against the Council Plan throughout the year and will be reviewed at a time period to be determined by Council. Evaluation will include: • Attendance at community forums. • Number of people involved in working groups. • Annual *Local Government Community Satisfaction Survey* results.
9.	Supporting documents • Councillor Code of Conduct Policy • Staff Code of Conduct • Community Engagement Policy • Media Relations Policy • Council Election Period Policy • Customer Service Charter • *Local Government Act* (2020) • *Gender Equality Act* (2020)
10.	Gender Equality A Gender Impact Assessment (as defined in the Gender Equality Act 2020) has been conducted on this policy, and where appropriate, changes have been made to the policy to address the principles of the Gender Equality Act 2020.

Policy Adopted:	19/05/2021	Minute Book Page	RecFind E21/000083
Policy Reviewed:	Review Date: May 2026		

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COUNCIL POLICY		
MEDIA RELATIONS POLICY	Policy No:	
	Adopted by Council:	21 December 2022
	Next review date:	21 December 2026
Senior Manager:	Director Infrastructure Development and Works	
Responsible Officer:	Manager Projects and Innovation	
Functional Area:	Projects & Innovation	
Introduction & Background	This policy provides a framework for Councillors and staff to use to promote coverage of Council affairs that is consistent, fair, accurate and reliable. Through adherence to this policy, West Wimmera Shire Council will maximise its ability to effectively communicate decisions, policies, programs, services and activities to the community by encouraging high standards, consistency and professionalism within the organisation.	
Purpose & Objectives	(a) To guide Council's media liaison activities and specify procedures and protocols for dealing with media requests with the intention of informing our Stakeholders. (b) To develop and maintain a positive working relationship with the media.	
Response to the Overarching Governance Principles of the Local Government Act 2020	Section 9 of the Local Government Act 2020 states that a Council must in the performance of its role give effect to the overarching governance principles. This policy is in response to the following overarching governance principle/s of the Local Government Act 2020: (a) the community engagement principles (section 56); (b) the public transparency principles (section 58);	
Policy Details		
1.	Scope	
	This policy applies to all print, electronic and digital media	
2.	Objectives	



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	a) To ensure that clear and consistent messages are communicated from Council to the media, and that these messages are linked to Council's policies, procedures and Council Plan. b) To create a positive image for Council as a transparent, accountable and effective local government authority. c) To ensure Councillors and Council Officers understand Council's media relations protocols and procedures. d) To determine who will represent Council in dealing with the media.
3.	Key Issues
	a) That Council will communicate openly and honestly with the media in order to maximise public knowledge and understanding of Council's policies, activities, services and achievements. b) That comments to the media be presented in a positive, concise and consistent manner. c) That all reasonable media requests will be dealt with as soon as practicable taking into consideration resource availability. If the information requested can be sourced from Council's website, media outlets may be directed to the appropriate area. d) Should Council receive an unreasonable number of requests or improper questions/queries through the media portal, officers may, at the CEO's discretion, advise that they are unable to provide a response in the circumstances. e) The CEO may disallow an enquiry if they determine that it; i) relates to a matter outside the duties, functions and powers of Council ii) is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance iii) deals with subject matter already answered iv) is aimed at embarrassing a Councillor or a member of Council staff v) relates to personnel matters vi) relates to personal hardship of any resident or ratepayer vii) relates to industrial matters viii) relates to contractual matters ix) relates to proposed developments x) relates to legal advice xii) relates to matters affecting the security of Council property or xiii) relates to any other matter which Council considers would prejudice Council or any person



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4.	Protocols
	a) The Mayor and/or Chief Executive Officer are the official spokespersons for Council. b) The Mayor or Chief Executive Officer may delegate authority to an appropriate Councillor or senior staff member to make an official comment on behalf of Council. c) Council Officers may make statements relating to their area of work only after the Chief Executive Officer approves such statements. d) All enquiries and requests from the media must be submitted through the media enquiry form on the West Wimmera Shire Council website. e) Should staff or councillors receive media enquiries, the media must be advised that their query is to be lodged through the council website/media portal. Only matters lodged into the media portal will be actioned.
5.	Councillors and media
	a) Councillors have the right to express personal opinions on any issue, but must make it clear that they are speaking for themselves and not on behalf of Council, unless they are supporting a Council position; b) With the approval of the CEO, the Mayor may liaise with Council's Communications Officer for advice in relation to speeches, media releases and official statements to the media.

Policy Adopted:	Ordinary Meeting 26/09/02	Minute Book Page 10410	
Policy Reviewed:	Ordinary Meeting 06/04/06	Minute Book Page 13682	
	Ordinary Meeting 11/03/10	Minute Book Page 17759	
	Ordinary Meeting 17/10/17	Minute Book Page 36459	RecFind 17/004076
	Ordinary Meeting 21/12/22	Minute Book Page	RecFind E23/000002

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COUNCIL POLICY			
COMMUNITY ENGAGEMENT POLICY		Policy No:	
		Adopted by Council:	20 August 2025
		Next review date:	August 2029
Executive Director:	Director Corporate and Community Services		
Responsible Officer:	Manager Community Development		
Functional Area:	Corporate Services		
Introduction & Background	West Wimmera Shire Council recognises that the involvement of the community in making decisions and plans is fundamental to good governance. Council values the experience and expertise of members of our community and recognises the value of that experience and expertise in decision making. This policy establishes a clear standard of engagement, having regard to the significance, complexity and anticipated level of impact associated with decisions made regarding major projects, policies, strategies, and service planning. Council is committed to: • offering opportunities for the community to contribute to the decisions made by Council • effective communication of information between Council and the community • ensuring effective community representation in the decision-making process • decision making is transparent and works in the interest of the community, considering our diverse stakeholders. • ensuring effective community engagement planning.		
Purpose & Objectives	The objectives of the policy are to: • Articulate Council's commitment to engage with our community on decisions and development of plans and policies that affect them		



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	• Improve understanding of community and stakeholder engagement within Council and the community • Outline how community engagement is integrated into Council activities to support decision making and strengthen relationships and partnerships.	
Response to the Overarching Governance Principles of the Local Government Act 2020	Section 9 of the Local Government Act 2020 states that a Council must in the performance of its role give effect to the overarching governance principles. This policy is in response to the following overarching governance principle/s of the Local Government Act 2020: (a) the community engagement principles (section 56) (b) the public transparency principles (section 58)	
Scope	This policy applies to the planning, design, implementation, and evaluation of community engagement activities as directed by Council, recommended by staff, or legislated by the *Local Government Act* 2020. Community engagement is the responsibility of all Council service areas, ~~t~~eams, and employees. It also applies to contractors and consultants undertaking work on behalf of Council. The policy does not apply to community engagement processes that are subject to prescribed processes imposed by other Victorian legislation such as land-use planning applications or other Council processes such as service requests or complaints.	
Definitions	Community	Refers to the people who have a stake and interest in the West Wimmera and includes people who: • Live, work, study or conduct business or are involved in local community groups or organisations in the municipality. • Visit, use or enjoy the services, facilities and public places located within the municipality

	Community engagement	Community engagement is a planned process with the specific purpose of working with individuals and groups to encourage active involvement in decisions that affect them or are of interest to them.
	Consultation	The activity of seeking input on a matter.
	Deliberation	Deliberation is an approach to decision-making in which stakeholders consider relevant facts from multiple points of view, converse with one another to think critically about options before them and enlarge their perspectives, opinions, and understandings.
	IAP2	The International Association for Public Participation – an international association which seeks to promote and improve the practice of public participation throughout the world. IAP2 provides templates and methodologies based on global practice and research.
	Process	A relationship between key steps, activities, tasks, policies and / or resources.
	Public participation	A term used by IAP2 meaning the involvement of those affected (interested or impacted) by a decision in the decision-making process. We use the term interchangeably with Community Engagement, Stakeholder Engagement or Consultation.
	Stakeholder	An individual or group with a strong interest in the decisions of Council and are directly impacted by their outcomes.



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Policy Details		
1.	Principles of community engagement	
	Council adopts the following principles and commitments which will inform all community engagement processes. These principles are set out in Section 56 of the *Local Government Act 2020*. Council has built on these principles to describe our commitment, which reflects the values and expectations of the West Wimmera community as determined in consultation with the community.	
	Principle	Our Commitment
	The community engagement process has a clearly defined objective and scope.	• Community engagement is planned by clearly identifying the purpose, scope, and objectives of the community's participation, in the community engagement plan. • We will communicate the reasons for engagement with participants.
	Participants in community engagement will have access to objective, relevant and timely information to inform their participation.	• We will ensure the community has the information necessary to participate meaningfully in the engagement activities. • We will endeavour to provide information that is objective, relevant, timely and easy to understand.
	Participants in community engagement will be representative of the people and groups affected by the matter.	• We will identify the people, communities and stakeholders who are affected by and interested in the topic of engagement. • We will reach out to our community to get involved and hear from participants that represent the affected and interested. groups.

	Participants in community engagement are entitled to reasonable support to enable meaningful and informed engagement.	• We will reduce physical, social, and cultural barriers to participation. • We will consider the needs and perspectives of all groups that may want to be involved in the process. • We will seek to obtain the views of a broad cross section of the community, especially when there is a quiet majority. • We will allow sufficient time for reviewing information and participating in varied engagement activities.
	Participants in community engagement are informed of the ways in which the community engagement process will influence Council decision making.	• We recognise the International Association for Public Participation (IAP2) as the international standard for effective community engagement. We will be guided by IAP2 recommendations. • We will inform participants of the level of influence they will have, as described in the IAP2 spectrum promise to the public, and we will ensure they know the outcomes of any decisions made.
2.	Level of Community Engagement	
	Council will call for different levels of engagement, having regard to the significance, complexity, and anticipated level of impact of what is being proposed, and the stakeholders we need to target. This policy adopts the International Association for Public Participation's (IAP2) *Public Participation Spectrum* to guide the range and extent of participation at each of the five levels. The five levels of engagement outlined on the IAP2 spectrum shown below will be utilised where appropriate to meet our commitment to the community: • Inform: To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities, and/or solutions. • Consult: To obtain public feedback on analysis, alternatives, and/or decisions.	

	• Involve: To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. • Collaborate: To partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution. • Empower: To place final decision-making in the hands of the public. The levels of community engagement will be identified on the IAP2 spectrum at the project planning stage following an analysis of the desired outcomes (see Appendix A). The community engagement plan will identify the most appropriate communication tool and timeframes to ensure the target group(s) are well informed of both the issue and the engagement opportunities.
3.	Type of community engagement
	Community engagement may include multiple levels of public participation, both at different stages of the process and because different stakeholders will choose to engage at different levels. The type or form of engagement practices undertaken can be broadly described as either deliberative or participatory. Many of Council's community engagement projects are likely to include both types of practice. • Deliberative engagement Deliberative engagement takes place at the highest three levels of influence on the IAP2 spectrum, 'Involve', 'Collaborate' or 'Empower'. Deliberative engagement allows for discussion and the possibility of consensus if needed. The key features of a deliberate process is to come to a decision after considering all information and prioritising and weighing solutions. By its very name, it requires a level of engagement that is measured, considered, and has the involvement of others. Deliberation can be scaled to fit the size and impact of the project. Some projects may require skilled facilitators to ensure a fair and equitable process. Examples of deliberative practices are. ○ working with advisory groups ○ online proposals and ideas are discussed by a panel of community members. ○ participants are asked to consider and prioritise ideas. ○ where a representative group participates in a series of sessions of information exchange to reach consensus. Projects most suited to a deliberative approach include those where the outcome will have a far- reaching or long-term effect, and issues where there is considerable community concern or division about the alternatives.

	• Participatory Engagement Participatory engagement takes place at the first two levels of influence on the spectrum, 'Inform' and 'Consult' and involve one-way information exchange either from Council to community or community to Council. Participatory engagement typically occurs when feedback is invited on ideas, alternatives, or draft documents. Examples of participatory practices are. ○ Surveys ○ Polls, ideas gathering. ○ Submissions Participation at this level can be very broad, including by stakeholders who choose to track the project but offer no direct input. • Submissions Process On matters where the only form of Community participation is an invitation to make submissions, and engage on the matter formally a timeline for consultation of 21 days will be provided.
4.	Cultural awareness
	Our engagement will respect the rich diversity of our local community. We will recognise the long Indigenous heritage of our area and respect the insights of the original owners across all engagement areas. We will make sure that, where possible, our engagement is community driven and responsive to the hopes and needs of our community.
5.	Legislative Environment
	Some elements of community engagement are directed by statutory requirements. In accordance with the Local *Government Act 2020* Council has a statutory obligation to develop a long-term Community Vision, Financial Plan and Asset Plan, as well as a four-year Council Plan. Under the *Public Health and Wellbeing Act 2008* Council has a statutory requirement to develop a four-year Municipal Public Health and Wellbeing Plan. Council will meet its statutory obligations by ensuring the community will have an opportunity to participate in the development of these plans. As a guide, the lowest type of community engagement to be implemented is set out below:

Subject	Community Engagement Approach

	Community Vision	Deliberative Engagement
	Council Plan	Deliberative Engagement
	10-year Financial Plan	Deliberative Engagement
	10-year Asset Plan	Deliberative Engagement
	Annual Budget	Participatory Engagement
	Making of Local Law	Participatory Engagement
	Acquisition or Sale of Land	Participatory Engagement
	Other matter (i.e., Capital projects, service plans, strategies, or Council policies)	Dependent upon nature, complexity and urgency of the matter

	This policy is deemed to be consistent with the *Charter of Human Rights and Responsibilities Act* 2006, in particular:
	• S.13 – not to have their privacy interfered with
	• S18 – to take part in public life, by having the opportunity to:
	  ○ Participate in the conduct of Council decision making; and
	  ○ Have access to Council and Council information.	

6.	Community engagement planning and review	
	To ensure effective community engagement, Council implements the following eight steps to design, deliver and complete community engagement. 1. Clearly define the purpose and scope of the community engagement: 1.1. Document the project purpose, scope, engagement objectives, timelines, budget, and the decision to be made. Identify any risks. 1.2. Consider relevant legislation in framing the community engagement. 1.3. Determine initial expectation of the level of participation on the IAP2 spectrum. 2. Understand stakeholder and community interests: 2.1. Identify the stakeholders who are affected by, interested in, or who can influence or inform the decision. 2.2. Understand how stakeholders are affected, the nature and intensity of their interest, and capacity and willingness to participate. 2.3. Consider if there are barriers to participation that need to be removed to ensure an appropriate balance of views.	

<table>
<tr><td></td><td>2.4. Identify the preferred methods for engagement.
2.5. Ensure that participants understand their role and level of influence on the decision-making process.
3. Design an appropriate community engagement process:
3.1. Identify the stages of the engagement process and any negotiable or non-negotiable aspects.
3.2. Plan inclusive and accessible communications and methods to support the engagement.
3.3. Identify data requirements that are relevant and measurable, and how it will be analysed.
3.4. Plan how the data collected will be managed and ensure compliance with Council's privacy policy.</td></tr>
<tr><td>7.</td><td>Informing the community of outcomes</td></tr>
<tr><td></td><td>Council should inform all participants of the outcome of any community engagement process they have been involved in.
Council shall make these outcomes publicly available to a level of detail in alignment requirements of the Privacy and Data Protection Act 2014 and any other relevant legislation.</td></tr>
<tr><td>8.</td><td>Charter of Human Rights</td></tr>
<tr><td></td><td>This policy is deemed to be consistent with the Charter of Human Rights and Responsibilities Act 2006, in particular:
• S.13 – not to have their privacy interfered with
• S18 – to take part in public life, by having the opportunity to:
o Participate in the conduct of Council decision making; and
o Have access to Council and Council information.</td></tr>
<tr><td>9.</td><td>Roles and responsibilities</td></tr>
<tr><td></td><td>Responsibilities for implementing this policy are shared as follows:
<table><tr><th>Party</th><th>Roles and responsibilities</th></tr><tr><td>Councillors</td><td>Ensure that matters under consideration are informed by the planned level of community engagement.
Balance the range of stakeholder views and concerns on an issue when making a decision.</td></tr></table></td></tr>
</table>

	Executive Leadership Team	Consult with councilors to establish the engagement process to be used. Champion better practice community engagement through policy, process, and leadership. Monitor implementation and compliance with this policy.
	Managers	Managing areas of responsibility to ensure community engagement is consistent with this policy.
	Staff	Undertake to make community engagement activities consistent with this policy.



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APPENDIX A

IAP2 SPECTRUM OF PUBLIC PARTICIPATION

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participati8on that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure concerns and aspirations are understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of a preferred solution.	To place the final decision making in the hands of the public.
Promise to the public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.



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Policy Adopted:	Council Meeting 17 February 2021	Minute Book Page [number]	RecFind E21/000014
Policy Reviewed:	Council Meeting 20 August 2025		SRV – Governance - Policies and Procedures

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COUNCIL POLICY		
COUNCILLOR SOCIAL MEDIA POLICY	Policy No:	
	Adopted:	19 March 2025
	Next review date:	November 2025
Executive Director:	Director Corporate & Community Services	
Responsible Officer:	Governance Manager	
Functional Area:	Corporate & Community Services	
Introduction & Background	Social media is a powerful tool to maintain connections between Councillors and members of the public. The use of social media can foster an environment of open communication between Councillors and the municipal community. Used well, social media can be used by Councillors to: • strengthen community engagement; • foster transparency and trust; • provide a trusted voice in the social media environment; • distinguish the role of the individual Councillor from that of the Council; • provide another avenue to contact the Councillor directly; and • enable Councillors to hear from members of the community that may otherwise be difficult to reach. Councillor social media use also presents risks for Councillors, including: • the exposure to trolling, cyberbullying and other abusive behaviour; • the creation of a platform for the dissemination of misinformation; • the creation of an expectation about the 24/7 availability of a Councillor; • a significant administrative workload associated with managing a platform; • the risk of inadvertently disclosing confidential information; and • an exposure to legal liability.	
Purpose & Objectives	To outline the benefits and risks of social media use by Councillors and provide guidance on its appropriate use and specific provisions which must be observed.	



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Definitions	In this policy: **confidential information** has the same meaning as at section 3 of the Local Government Act 2020 (Vic) **health information** has the same meaning as at section 3 of the Health Records Act 2001 (Vic) **social media** means online interactive technologies through which individuals, communities and organisations can share, co-create, discuss, and modify user-generated content or pre-made content posted online. Social media may include but is not limited to: • social networking websites (eg Facebook, LinkedIn, Yammer, Threads) • video and photo sharing websites (eg Flickr, Instagram, Snapchat, TikTok, Vimeo, YouTube) • blogs, including corporate blogs and personal blogs • blogs hosted by media outlets (eg 'comments' on news articles) • micro-blogging (eg Mastadon, Truth Social, X) • wikis and other online community generated forums (eg Wikipedia) • forums, discussion boards and groups (eg Google groups) • vodcasting and podcasting • group messaging technologies/apps (e.g. WhatsApp, SMS) • streaming platforms (e.g. Twitch, Mixer) • geospatial tagging (eg Foursquare, Facebook checkin); • any other tool or emerging technology that allows individuals to publish or communicate in a digital environment (excluding website content) **Model Councillor Code of Conduct** has the same meaning as at section 3 of the Local Government Act 2020 (Vic) **personal information** has the same meaning as at section 3 of the Privacy and Data Protection Act 2014 (Vic)
Response to the Overarching Governance Principles of the Local Government Act 2020	Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. This policy is in response to the following overarching governance principle/s of the *Local Government Act 2020*: (a) the community engagement principles (section 56) (b) the public transparency principles (section 58)

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Policy Details	
1.	Scope
	Councillor Social Media *This part makes clear that a Councillor is not required to have a social media presence but that they have a right to do so. For those Councillors that decide to be active on social media, it sets out their rights and responsibilities relating to their activity.* 1.1 Councillors are under no obligation to maintain a social media presence. 1.2 Councillors who choose to maintain a social media presence: • do so of their own volition; • have a right to express an independent view consistent with the Charter of Human Rights and Responsibilities Act 2006; and • acknowledge that they are required to adhere to the Model Councillor Code of Conduct. 1.3 Councillors who choose to maintain a social media presence are responsible for: • compliance with this policy; • administration of the social media platform; • moderation of community content; • compliance with the terms of service of the social media platform in use. 1.4 The provisions applicable to Councillor social media also apply to a social media presence operated by another person who, with the Councillor's authorisation, administers, moderates, or uploads content on the Councillor's behalf.
2.	Council Resources and Support
	This part outlines the support available from the organisation to Councillors who choose to maintain a social media presence. It also explains the prohibition on the use of Council resources for certain social media activity. 2.1 Councillors who choose to maintain a social media presence will be provided with: • technical support for Council provided hardware; • access to Council's employee assistance program - a voluntary and confidential service designed to assist Councillors with personal concerns that affect their personal wellbeing and/or performance as a Councillor. 2.2 Councillors will not be provided with: • technical or other support for the use of social media platforms; • social media monitoring or reporting services; or • legal advice regarding social media content.



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	2.3 Councillors must not use Council resources, including Council facilities, computer equipment, smartphones and internet connections for social media activity: • to gain or attempt to gain, directly or indirectly, an advantage for themselves or for any other person; • to cause, or attempt to cause, detriment to the Council or another person; • in a way that is intended to, or is likely to, affect the result of an election under the Local Government Act 2020 (Vic); • in a way that is intended to, or is likely to, affect the result of an election for a state or federal parliament; or • in the furtherance of private business or commercial activity.
3.	Good Faith Behaviour
	This part sets out a requirement for Councillors to act in good faith on social media, and to uphold their obligation to ensure that their behaviour does not bring discredit upon the Council. The Model Councillor Code of Conduct requires that Councillors act with integrity, exercise reasonable care and diligence and take reasonable steps to avoid any action which may diminish the public's trust and confidence in the integrity of local government. For Councillors who maintain a social media presence this means: • not posting content which could be perceived to be an official comment on behalf of the Council; • not creating a social media presence purporting to represent a Council auspiced entity, such as an advisory committee, reference group, steering committee or similar; • not posting anonymously, or by using a fake or intentionally misleading identity; • not engaging in trolling, harassment, personal attacks or similar behaviour; • not intentionally publishing misinformation, falsehoods or misleading material; • not engaging in doxing; • not engaging in cyberbullying; and • not publishing defamatory material.
4.	Freedom of Expression
	This part sets out the lawful restrictions reasonably necessary to ensure Councillor expression is consistent with the Model Councillor Code of Conduct and with various laws applicable to social media content. It makes clear that the right of Councillors to freely express their views is not otherwise limited. 4.1 Councillors enjoy the human right to freedom of expression which includes the freedom to seek, receive and impart information and ideas of all kinds, subject to any lawful restrictions reasonably necessary.



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	4.2 Subject to this part, Councillors are free to express an independent view on social media, provided it is made clear to the audience that it is their personal view and does not represent the Council. This includes, but is not limited to: • expressing a personal view that differs from that of the Council; • stating a desire for change to a Council policy or position; • expressing an opinion on a matter that is to come before the Council (without expressing a pre-determined decision); • encouraging members of the public to participate in the decision-making process; • expressing disappointment or dissatisfaction or stating that they do not support a Council position or decision; • explaining why they voted on a matter in the way that they did in a meeting that was open to the public; or • otherwise engaging in robust public debate. 4.3 Councillors must not post content on their social media that, if posted, would be contrary to the Model Councillor Code of Conduct in that it: • could reasonably be perceived to be an official comment on behalf of the Council where the Councillor has not been authorised by the mayor to make such a comment; • is demeaning, abusive, obscene, threatening or of a sexual nature; • intentionally causes or perpetuates stigma, stereotyping, prejudice or aggression against a person or class of persons; • constitutes discrimination or vilification • undermines the council when applying the council's community engagement policy to develop respectful relationships and partnerships with traditional owners, Aboriginal community controlled organisations, and the Aboriginal community; • undermines the council in fulfilling its obligation under the Act or any other Act (including the Gender Equality Act 2020) to achieve and promote gender equality; • are not in line with the Council's policies and procedures as a child safe organisation and obligations under the Child Wellbeing and Safety Act 2005 to the extent that they apply to Councillors; • adversely affect the health and safety of other persons; • would bring discredit upon the council; • would deliberately mislead the council or the public about any matter related to the performance of the councillor's public duties; • makes council information publicly available where public availability of the information would be contrary to the public interest; • expressly or impliedly requests preferential treatment for themselves or a related person or entity; or

	• is otherwise contrary to the Model Councillor Code of Conduct. 4.4 Councillors must not post content on their social media where publication would be contrary to law including, but not limited to: • the Local Government Act 2020 (Vic), insofar as it relates to misuse of position, including the disclosure of confidential information; • the Privacy and Data Protection Act (Vic) 2014, insofar as it relates to the disclosure of personal information; • the Health Records Act 2001 (Vic), insofar as it relates to the disclosure of health information; • the Defamation Act 2005 (Vic), in a manner that constitutes defamation; • the Copyright Act 1968 (Cth), in a manner that constitutes an infringement of copyright; • the Summary Offences Act 1966 (Vic), in a manner that is obscene, indecent or uses threatening language and behaviour etc; • the Crimes Act 1958 (Vic), in a manner that constitutes stalking; and • the Criminal Code Act 1995 (Cth), in relation to the use of a carriage service to menace or harass. 4.5 Councillors shall not post content that creates a reasonable apprehension of bias in relation to matters to subject to, or potentially subject to, Council decisions.
5.	Customer Requests
	This part sets out the process for dealing with customer requests and other inquiries sent to Councillors that are intended for the Council. This part recognises that Council's privacy obligations do not ordinarily enable it to collect personal information via a third party. 5.1 From time to time, Councillors may receive service requests, complaints, feedback or other correspondence intended for the Council (customer requests) from members of the public via social media channels. 5.2 The receipt and handling of customer requests is an operational function of the Council. Councillors in receipt of customer requests: • may pass on customer requests to Council's centralised customer request handling process; • may provide the customer with details of the Council's official communication channels; • may refer a customer to Council's website which sets out the official communication channels; or • may determine to take no action. 5.3 Councillors shall not solicit customer requests or otherwise encourage members of the public to bypass the Council's official communication channels.



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6.	Moderation of community content
	Councillor social media pages are not official communication channels of the Council and are privately hosted by individual Councillors. This part sets out the rights and obligations of Councillor to moderate content and limit participation on their social media platform. • Councillors have an absolute right to moderate community content on their social media platforms, including comments, reactions and other contributions. • Councillors must remove community content that, if published by the Councillor, would be contrary to the Model Councillor Code of Conduct. • Councillors have an absolute right to block or ban persons from their social media platform at their sole discretion.
7.	Record Keeping
	Councillors are not employed by a public office and are therefore not public officers as defined by the Public Records Act 1973 (Vic). This part clarifies that a Councillor does not have any record keeping obligations in respect of social media content. • Documents made or received by councillors are not public records (regardless of the content) unless they are then received by an employee of the Council. • Councillors are not required to maintain records of social media content for record-keeping purposes.
8.	Clarification Statements
	This part provides a series of clarification statements for inclusion on a Councillor's social media platform (in the 'about me', 'biography', 'impressum' or similar place). The statements required will depend on the content hosted by the councillor, and the inclusion of multiple or all of the statements may be required. 8.1 Councillors who maintain a social media presence must ensure their profile clarifies that their social media presence is not an official platform of the Council. For example: *"This page is hosted by me in my capacity as an individual. This is not an official page of [Council name] and should not be used for making service or maintenance requests or otherwise contacting Council. Council can be contacted at [link to Council's website]."* 8.2 Councillors who use their social media presence to comment on Council matters must ensure their profile makes it clear that they are speaking in an individual capacity, and not on behalf of the Council. For example: *"The views expressed made on this social media platform are my own and not that of the Council."*

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	8.3 Councillors who enable community content on their social media presence should include a statement asserting the Councillor's right to control access to the page and to moderate third-party content. For example: *"As the host of this page, I endeavour to maintain a safe, positive space for the discussion of Council issues and I reserve the right to hide or delete content and to block or ban users."* 8.4 Councillors who use their social media presence to publish electoral material must include an authorisation statement in accordance with the Local Government Act 2020 (Vic), noting that this obligation applies at all times, not just during a formal election period. Councillors may not use a Council address for this purpose. For example: *"Authorised by J Citizen, 123 Main Street SUBURB VIC 9999."*
9.	Related Documents
	Council Policy • Information Privacy Policy • Legislation • Copyright Act 1968 (Cth) • Criminal Code Act 1995 (Cth) • Crimes Act 1958 (Vic) • Defamation Act 2005 (Vic) • Equal Opportunity Act 2000 (Vic) • Freedom of Information Act 1982 (Vic) • Health Records Act 2001 (Vic) • Local Government (Governance and Integrity) Regulations 2020 (Vic) • Local Government Act 2020 (Vic) • Privacy and Data Protection Act 2014 (Vic) • Summary Offences Act 1966 (Vic)

Policy Adopted:	Council Meeting 19/03/2025	Minute Book Page	SRV Governance-Policies, Procedures, Plans Strategies
Policy Reviewed:			

14.2 S6 Instrument of Delegations

Directorate: *Corporate and Community Services*
Report Author: *Governance Manager*
Report Purpose: *For Decision*

Purpose

The purpose of this report is for Council to consider an updated S6 Instrument of Delegation from the Council to various positions in the organisation in accordance with the *Local Government Act 2020* which provides that a council and its Chief Executive Officer may, by instrument of delegation, delegate to a member of staff any power, duty or function of the Council other than some powers (such as adoption of the budget), that are reserved for Council decision.

OFFICER RECOMMENDATION:

That Council, in the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, resolve that:

1. **There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S6 Instrument of Delegation to Members of Council Staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.**
2. **Authorise the Council Seal to be affixed with the signatures of two councillors to the S6 Instrument of Delegation with the instrument coming into force immediately once the common seal of Council is affixed and to remain in force until Council determines to vary or revoke it.**
3. **The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

Moved: **Cr Jodie Pretlove**

Seconded: **Cr Richard Hicks**

That Council, in the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, resolve that:

1. **There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S6 Instrument of Delegation to Members of Council Staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.**
2. **Authorise the Council Seal to be affixed with the signatures of two councillors to the S6 Instrument of Delegation with the instrument coming into force immediately once the common seal of Council is affixed and to remain in force until Council determines to vary or revoke it.**
3. **The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The S6 instrument can be used by a council to delegate to members of its staff those powers that are contained in legislation which have their own power of delegation. Every six months, delegations are reviewed by Council's solicitors who update any new, changed or deleted provisions of legislation. A review was completed in July with the following amendments to include:

- additional delegations in the *Road Management Act 2004, Road Management (General) Regulations 2016* and *Road Management (Works and Infrastructure) Regulations 2015*
- amendments and new delegations to the *Food Act 1984*
- amendments and new delegations to the *Planning and Environment Act 1987*

These updated provisions (attachment 1) have been included in the S6 Instrument of Delegations (attachment 2).

Delegations are essential to enable Council staff to carry out operational duties particularly in areas which involve enforcement, such as town planning, local laws, environmental

health and animal management. The S6 Instrument of Delegations referred to must be approved by Council as distinct from others which can be delegated by the CEO.

Risk Management Implications

Risk identified:

Regulatory risk

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Not applicable

Financial and Budgetary Implications

Not applicable

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025–2029:

Goal 4 – Operational excellence

4.1 Strengthen community consultation, engagement and trust ensuring a diversity of perspectives across the shire.

4.2 Provide a responsive service to the West Wimmera community.

4.6 Maintain the focus on continuous improvement.

4.8 Improve organisational efficiency.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

Council is responsible for ensuring that its delegations are current at all times. The proposed update of the S6 Instrument of Delegations from Council is necessary in order to ensure compliance with the *Local Government Act 2020.*

Attachments

1. Draft amendments S6 Instrument of Delegation - Members of Staff_Updates 28 September 2026 [**14.2.1** - 25 pages]
2. S 6 Instrument of Delegation 21 October 2026 [**14.2.2** - 182 pages]

RELIANSYS® DELEGATIONS - EXPORT OF UPDATES BY REGISTER - NEW & CHANGED

S6 INSTRUMENT OF DELEGATION - MEMBERS OF STAFF

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

28 SEPTEMBER 2026

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238944	Food Act 1984	s 19(2)(a)	Power to direct by written order that the particular food premises be put into a clean and sanitary condition	~~CEO,~~ ~~DIDW,~~EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238945	Food Act 1984	s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	~~CEO,~~ ~~DIDW,~~EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
850354	Food Act 1984	s 19(2)(c)	Power to direct by written order that any applicable requirement of the Food Safety Standards referred to in s 19(1)(d) is complied with	EHO, MPE, EHT	If s 19(1) applies Only in relation to

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					temporary food premises or mobile food premises
238946	Food Act 1984	s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	~~CEO,~~ ~~DIDW,~~EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238947	Food Act 1984	s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	~~CEO,~~ ~~DIDW,~~EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238948	Food Act 1984	s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	~~CEO, DIDW,~~EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238959	Food Act 1984	s 19W	Power to direct a proprietor of a particular food premises to comply with any requirement under Part IIIB	EHO, MPE, EHT	Where Council is the registration authority
238960	Food Act 1984	s 19W(3)(a)	Power to direct a proprietor of a particular food premises to have staff at the premises undertake training or instruction	EHO, MPE, EHT	Where Council is the registration authority
238961	Food Act 1984	s 19W(3)(b)	Power to direct a proprietor of a particular food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	EHO, MPE, EHT	Where Council is the registration authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
594737	Food Act 1984	s 39A(6)	Duty to comply with a direction of ~~the~~Safe~~Secretary~~Food Victoria under s 39A(4)	EHO, MPE, EHT	
594739	Food Act 1984	s 40E(4)	Duty to comply with direction of ~~the~~Safe~~Secretary~~Food Victoria under s 40E(1)	EHO, MPE, EHT	
817052	Planning and Environment Act 1987	s 16B	Duty (upon receiving a request to prepare an amendment to the planning scheme) to decide: - to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F, or - to refuse the request. Note: see also sections 16A, 16D, 16E and 16K.	DIDW, MPE	
817053	Planning and Environment Act 1987	s 16C(1)	Duty to give written notice of its decision under section 16B to the person who made the request within 10 business days of making the decision. Note: The notice must contain prescribed information, and reasons if it is a refusal.	DIDW, MPE	
817054	Planning and Environment Act 1987	s 16C(4)	Duty to give a copy of the request and the notice under subsection 16C(1) to the Minister.	DIDW, MPE	
817055	Planning and Environment Act 1987	s 16F	Power to apply to the Minister for authorisation to prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in the municipal district. Note: see also sections 16G and 16K.	DIDW, MPE	

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817056	Planning and Environment Act 1987	s 16F	Power to prepare an amendment to the planning scheme where the Minister has authorised Council to do so under section 16F	DIDW, MPE	
817057	Planning and Environment Act 1987	s 16H	Power to prepare an amendment specified in an application without the Minister's authorisation if no response received after 10 business days Note: see also section 16K.	DIDW, MPE	Does not apply in relation to an application for the preparation of an amendment that will apply to land to which a Suburban Rail Loop planning area declaration applies.
817058	Planning and Environment Act 1987	s 16I	Power to apply to the Minister for authorisation to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme applying to an area adjoining its municipal district.	DIDW, MPE, PC	
817059	Planning and Environment Act 1987	s 16I	Power to prepare amendment to the planning scheme applying to an area adjoining Council's municipal district where the Minister has authorised Council to do so under section 16I. Note: see also sections 16D, 16G and 16J.	DIDW, MPE, PC	

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817060	Planning and Environment Act 1987	s 23A(2)	Power to: - change the amendment in the manner requested; - not change the amendment in the manner requested; or - abandon the amendment or part of the amendment.	DIDW, MPE, PC	Where Council is the planning authority. After considering a submission which requests a change to a 'low-impact' amendment (as described in section 16N).
239014	Planning and Environment Act 1987	s 28(1)	Duty to notify the Minister if abandoning an amendment, with a copy of any submission considered, and a statement of reasons for the decision	DIDW, MPE, PC	Note: the power to make a decision to abandon an amendment cannot be delegated
817061	Planning and Environment Act 1987	s 28C	Duty to comply with directions of the Minister after abandoning the amendment with respect to: - providing relevant documentation; and - providing assistance with steps to be taken for the amendment.	DIDW, MPE, PC	

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850355	Planning and Environment Act 1987	s 46GG(1)(d)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the imposition of infrastructure contributions to fund the reasonable costs and expenses incurred by the planning authority, the collecting agency and a development agency in carrying out their respective functions under this Part in relation to the infrastructure contributions plan and the related precinct structure plan or strategic plan, capped at an annual percentage of the standard levy	DIDW, MPE, PC	
850356	Planning and Environment Act 1987	s 46GG(1A)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the monetary component to fund any acquisition of land (other than public purpose land) necessary for the provision of works, services and facilities referred to in s 46GG(1), where the plan does not include a land component	DIDW, MPE, PC	
239470	Planning and Environment Act 1987	s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation, content and ~~content~~administration of infrastructure contributions plans	DIDW, MPE, PC	
850357	Planning and Environment Act 1987	s 46GJ(2A)(a)	Power to specify an infrastructure contributions plan the priority categories of works, services or facilities and relevant land acquisitions to be founded through a standard levy	DIDW, MPE, PC	Where Council is the planning authority and Minister makes a direction under s 46GJ(2A)

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850358	Planning and Environment Act 1987	s 46GJ(2A)(b)	Power to determine from time to time the specific works, services or facilities and relevant land acquisitions to be funded	DIDW, MPE, PC	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)
850359	Planning and Environment Act 1987	s 46GJ(2C)	Duty to make available in accordance with the public availability requirements any document relied on for the determination of specific works, services or facilities or relevant land acquisitions to be funded, and written notice of any such determination	DIDW, MPE, PC	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)
239493	Planning and Environment Act 1987	s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs or plan administration costs to the planning authority that incurred those costs The forwarding duty does not apply to any monetary component that is imposed for plan administration costs incurred by the collecting agency	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					This duty does not apply where Council is that planning authority
239494	Planning and Environment Act 1987	s 46GZ(2)(a)	Function of receiving the monetary component imposed for plan preparation costs or plan administration costs The monetary component does not include plan administration costs incurred by the collecting agency	DIDW~~,~~ ~~DCCS~~, MPE, PC	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency
239502	Planning and Environment Act 1987	s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b), including expenditure of remaining monetary component for the provision of other works, services or facilities or relevant land acquisitions in the ICP plan area	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					contributions plan
817062	Planning and Environment Act 1987	s 48A	Power to notify an applicant that the application is incomplete Note: The notice must set out any required fees or information, the date for payment or production, and the effect of non-compliance set out in section 48B(1).	DIDW, MPE, PC	Where Council is the responsible authority
817063	Planning and Environment Act 1987	s 48C	Power to refund a fee paid for an application which is void and of no effect under section 48B(1)	DIDW, MPE, PC	Where Council is the responsible authority
239088	Planning and Environment Act 1987	s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	~~MPE,~~NA	Note: The scope of approved infrastructure contributions plans has been expanded by the Planning Amendment (Better Decisions Made Faster) Act 2026 (No. 3 of 2026) to include works outside the ICP plan area, plan

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					administration costs, and relevant land acquisitions.
239134	Planning and Environment Act 1987	s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	DIDW, MPE, PC	The request to prepare the amendment must be made under section 16A. Delegate must not agree to consider the application for the permit concurrently with the preparation of the proposed amendment unless it has made a decision under section 16B(a) to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F.

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239391	Planning and Environment Act 1987	s 96Z	Duty to keep levy certificates and levy exemption certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	DIDW, MPE, PC	
850360	Planning and Environment Act 1987	s 126B	Power to commence criminal proceedings	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850361	Planning and Environment Act 1987	s 132B	Power to make application for specific orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850362	Planning and Environment Act 1987	s 132C	Power to make application for adverse publicity orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					proclamation order dated 2 June 2026.
850363	Planning and Environment Act 1987	s 132D	Power to apply for commercial benefits orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850364	Planning and Environment Act 1987	s 132E	Power to apply for supervisory intervention orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850365	Planning and Environment Act 1987	s 132G	Power to apply for industry exclusion orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					proclaimed by proclamation order dated 2 June 2026.
850366	Planning and Environment Act 1987	s 132J	Power to apply for contravention orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850367	Planning and Environment Act 1987	s 133A	Power for an authorised person to be assisted by a relevant expert	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850368	Planning and Environment Act 1987	s 134A	Power for immediate entry of land	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850369	Planning and Environment Act 1987	s 147A	Power to issue an identity card to each authorised officer	ND	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
817064	Planning and Environment Act 1987	s 158F	Power to make submissions in response to a directions panel	DIDW, MPE, PC	
850370	Road Management Act 2004	sch 7 cl 16(2B)	Power to refuse to consider an application made under sch 7 cl 16(1) if the application does not comply with sch 7 cl 16(2A)	DIDW, MPE, PC	Where Council is the coordinating road authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850371	Road Management Act 2004	sch 7 cl 16(2C)	Power to request further information in relation to an application made under sch 7 cl 16(1)	DIDW, MPE, PC	Where Council is the coordinating road authority
239353	Planning and Environment Interim Regulations ~~20152005~~2026	r ~~6~~ 6	~~function~~Function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	DIDW, MPE, PC	~~where~~Where Council is not the planning authority and the amendment affects land within Council's municipal district; or ~~where~~ Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					this date.
239354	Planning and Environment Interim Regulations 201520052026	r.21 21	powerPower of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	DIDW, MPE, PC	Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239402	Planning and Environment Interim Regulations 201520052026	r.25 25(a)	dutyDuty to make copy of matter considered under section 60(1A)(g) availableinforaccordanceinspectionwithfreetheofpubliccharge availabilityrequirements	DIDW, MPE, PC	whereWhere Council is the responsible authority Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
					this date.
239403	Planning and Environment Interim Regulations 201520052026	r.25 25(b)	functionFunction of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available forininspectionaccordancefreewithofthechargepublic availability requirements	DIDW, MPE, PC	whereWhere Council is not the responsible authority but the relevant land is within Council's municipal district Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239355	Planning and Environment Interim	r.42 42	functionFunction of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	DIDW, MPE, PC	whereWhere Council is not the planning authority and the amendment affects land within Council's

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
	Regulations ~~201520052026~~				municipal district; or ~~where~~ Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239381	Road Management (General) Regulations ~~2016~~2026	r 8~~(1~~(3)	Duty to conduct reviews of road management plan within the period specified in s 90(3) of the Local Government Act 2020.	DIDW, ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the road authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239382	Road Management (General) Regulations ~~2016~~2026	r 9(2)	Duty to produce written report of review of road management plan and make report available	DIDW, ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the road authority
239460	Road Management (General) Regulations ~~2016~~2026	r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	DIDW, ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the ~~coordinating~~road authority
239383	Road Management (General) Regulations ~~2016~~2026	r~~.10~~ 10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Road Management Act 2024	DIDW, ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the road authority
239461	Road Management (General) Regulations ~~2016~~2026	r 13(1)	Duty to publish notice of amendments to road management plan	~~DIDW,~~ ~~AC,~~MIE~~,~~ ~~MA&GIS~~	where Council is the ~~coordinating~~road authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239384	Road Management (General) Regulations ~~2016~~2026	r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	~~DIDW,~~ ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the road authority
239385	Road Management (General) Regulations ~~2016~~2026	r 16~~(3~~(6)	Power to issue permit	DIDW, ~~AC,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the coordinating road authority
239386	Road Management (General) Regulations ~~2016~~2026	r 18(1)	Power to give written consent re damage to road	DIDW~~, AC~~, OM, MIE~~,~~ ~~MA&GIS~~	Where Council is the coordinating road authority
850372	Road Management (General) Regulations 2026	r 20(2)	Function of being consulted with by the Head, Transport for Victoria prior to it granting authorisation under r 20(1)	DIDW, MIE	Where Council is the road authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850373	Road Management (General) Regulations 2026	r 23(1)	Function of receiving application for written consent for the purpose of s 66(1) of the Road Management Act 2004	DIDW, MIE	Where Council is the coordinating road authority Must consider the matters in r 23(4)
239462	Road Management (General) Regulations ~~2016~~2026	r 23~~(4~~(3)	Power to charge a fee for application made under ~~sr~~6623(1)~~Road Management Act~~	DIDW, ~~AC, OM,~~MIE~~,~~ ~~MA&GIS~~	Where Council is the coordinating road authority
239388	Road Management (General) Regulations ~~2016~~2026	r 25(1)	Power to remove objects, refuse, rubbish, substance or other material deposited or left on road or part of a road	~~DIDW, AC,~~LLO, OM, MIE	Where Council is the ~~responsible~~appropriate road authority
239389	Road Management (General)	r 25(2)	Power to sell or dispose of things removed from road ~~or~~underpart~~r of road~~25 (after first complying with regulation 25(3))	DIDW, MIE	Where Council is the ~~responsible~~appropriate road authority

#	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
	Regulations 20162026				
239390	Road Management (General) Regulations 20162026	r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	DIDW, LLO, MIE	Where Council is the appropriate road authority
239458	Road Management (Works and Infrastructure) Regulations 201520052026	r 1516	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	CEO, DIDW, AC, MA&GIS	Where Council is the coordinating road authority and where consent given under s 63(1clause16(5) of Schedule 7 to the Road Management Act 2004
239459	Road Management (Works and Infrastructure) Regulations 201520052026	r 2224(2)	Power to waive whole or part of fee in certain circumstances	CEO,DIDW, AC, MA&GIS	Where Council is the coordinating road authority

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S6 INSTRUMENT OF DELEGATION - MEMBERS OF STAFF

Note - Exported provisions are sorted by Delegation Source and Section.

14 OCTOBER 2026

Delegation Sources

- Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024
- Cemeteries and Crematoria Act 2003
- Domestic Animals Act 1994
- Food Act 1984
- Heritage Act 2017
- Local Government Act 1989
- Planning and Environment Act 1987
- Residential Tenancies Act 1997
- Road Management Act 2004
- Cemeteries and Crematoria Regulations 2025
- Planning and Environment Interim Regulations 2026
- Planning and Environment (Fees) Regulations 2016
- Road Management (General) Regulations 2026
- Road Management (Works and Infrastructure) Regulations 2026

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;

2. record that references in the Schedule are as follows:

Abbreviation	Position	Name
CEO	Chief Executive Officer	David Bezuidenhout
CFO	Chief Financial Officer	Jason Cay
DCCS	Director Corporate and Community Services	Dalton Burns
DIDW	Director Infrastructure Development and Works	Brendan Pearce
EHO	Environmental Health Officer	Kiara Silvester
EHT	Environmental Health Technician	NA
GM	Governance Manager	Katie Frost
LLO	Local Laws Officer	Joshua McCabe
MIE	Manager Infrastructure and Engineering	Chamo Wilfred
MPE	Manager Planning and Environment	Nicole Wearne
NA	Not Applicable	Not Applicable
ND	Not Delegated	Not Delegated
OM	Operations Manager	Thea Griffin
PC	Planning Coordinator	Cameron Hayes

Abbreviation	Position	Name
RO	Rates Officer	Carlee Feder
R&RC	Revenue & Rating Coordinator	Bree Harris

3. declares that:

3.1 this Instrument of Delegation is authorised by **a resolution** of Council passed on 19 November 2025.

3.2 the delegation:

3.2.1 comes into force immediately when the common seal of Council is affixed to this Instrument of Delegation or where the Chief Executive Officer of Council is authorised under resolution, the Chief Executive Officer executes the Instrument of Delegation;

3.2.2 remains in force until varied or revoked;

3.2.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and

3.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

3.3 the delegate must not determine the issue, take the action or do the act or thing:

3.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

3.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council;

3.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

3.3.4 if the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee.

The **Common Seal of the West Wimmera Shire Council** was affixed in the presence of: _____ **Councillor** _____ **Councillor** _____ **Chief Executive Officer** At the Council Meeting held 21 October 2026	)))))))))))))))))))	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
738386	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 7	Power to enter into a written agreement with a caravan park owner	DIDW, MPE	
738387	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 10	Function of receiving application for registration	DIDW, MPE	
738388	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 11	Function of receiving application for renewal of registration	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
738389	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	DIDW, MPE	
738390	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(1)	Power to refuse to grant the registration if not satisfied that the caravan park complies with these regulations	DIDW, MPE	
738391	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	DIDW, MPE	
738392	A*	Residential Tenancies (Caravan Parks and Movable Dwellings	r 12(2)	Power to refuse to renew the registration if not satisfied that the	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Registration and Standards) Regulations 2024		caravan park complies with these regulations		
738393	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	DIDW, MPE	
738394	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(4) & (5)	Duty to issue certificate of registration	DIDW, MPE	
738395	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 14(1)	Function of receiving notice of transfer of ownership.	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
742715	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 14(3)	Power to determine where notice of transfer is displayed	DIDW, MPE	
738396	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 15(1)	Duty to transfer registration to new caravan park owner	DIDW, MPE	
738397	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 15(2)	Duty to issue a certificate of transfer of registration	DIDW, MPE	
738398	A*	Residential Tenancies (Caravan Parks and Movable Dwellings	r 15(3)	Power to determine where certificate of transfer of registration is displayed	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Registration and Standards) Regulations 2024				
738399	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	DIDW, MPE	
738400	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 17	Duty to keep register of caravan parks	DIDW, MPE	
738401	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
738402	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 21(2)	Duty to consult with relevant emergency services agencies	DIDW, MPE	
738403	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	DIDW, MPE	
738404	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	DIDW, MPE	
738405	A*	Residential Tenancies (Caravan Parks and Movable Dwellings	r 24(2)	Power to consult with relevant floodplain management authority	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Registration and Standards) Regulations 2024				
738406	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	DIDW, MPE	
738407	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	DIDW, MPE	
738408	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
738409	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 39(3)	Function of receiving installation certificate	DIDW, MPE	
738410	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	DIDW, MPE	
738411	A*	Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238822	A*	Cemeteries and Crematoria Act 2003	s 8(1)(a)(ii)	Power to manage one or more public cemeteries	DCCS, CFO, GM	Where Council is a Class B cemetery trust
238823	A*	Cemeteries and Crematoria Act 2003	s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	DCCS, CFO, GM	Where Council is a Class B cemetery trust
238824	A*	Cemeteries and Crematoria Act 2003	s 12(2)	Duty to have regard to the matters set out in paragraphs (a) - (c) in exercising its functions	DCCS, CFO, GM	Where Council is a Class B cemetery trust
238825	A*	Cemeteries and Crematoria Act 2003	s 12A(1)	Function to do the activities set out in paragraphs (a) - (n)	ND	Where Council is a Class A cemetery trust
238826	A*	Cemeteries and Crematoria Act 2003	s 12A(2)	Duty to have regard to matters set out in paragraphs (a) -	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				(e) in exercising its functions		
238827	A*	Cemeteries and Crematoria Act 2003	s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	DCCS, CFO, GM	
238828	A*	Cemeteries and Crematoria Act 2003	s 14	Power to manage multiple public cemeteries as if they are one cemetery.	DCCS, CFO, GM	
238830	A*	Cemeteries and Crematoria Act 2003	s 15(4)	Duty to keep records of delegations	DCCS, CFO, GM	
238831	A*	Cemeteries and Crematoria Act 2003	s 17(1)	Power to employ any persons necessary	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238832	A*	Cemeteries and Crematoria Act 2003	s 17(2)	Power to engage any professional, technical or other assistance considered necessary	DCCS, CFO, GM	
238833	A*	Cemeteries and Crematoria Act 2003	s 17(3)	Power to determine the terms and conditions of employment or engagement	DCCS	Subject to any guidelines or directions of the Secretary
238834	A*	Cemeteries and Crematoria Act 2003	s 18(3)	Duty to comply with a direction from the Secretary	DCCS, CFO, GM	
238835	A*	Cemeteries and Crematoria Act 2003	s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238836	A*	Cemeteries and Crematoria Act 2003	s 18C	Power to determine the membership of the governance committee	ND	Where Council is a Class A cemetery trust
238837	A*	Cemeteries and Crematoria Act 2003	s 18D	Power to determine procedure of governance committee	ND	Where Council is a Class A cemetery trust
238838	A*	Cemeteries and Crematoria Act 2003	s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	ND	Where Council is a Class A cemetery trust
238839	A*	Cemeteries and Crematoria Act 2003	s 18D(1)(b)	Power to appoint any additional community advisory committees	ND	Where Council is a Class A cemetery trust
238840	A*	Cemeteries and Crematoria Act 2003	s 18D(2)	Duty to establish a community advisory committee under section 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238841	A*	Cemeteries and Crematoria Act 2003	s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the Financial Management Act 1994	ND	Where Council is a Class A cemetery trust
238842	A*	Cemeteries and Crematoria Act 2003	s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	ND	Where Council is a Class A cemetery trust
238843	A*	Cemeteries and Crematoria Act 2003	s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238844	A*	Cemeteries and Crematoria Act 2003	s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	ND	Where Council is a Class A cemetery trust
238845	A*	Cemeteries and Crematoria Act 2003	s.18J	Duty to provide leadership, assistance and advice in relation to operational and governance matters relating to cemeteries (including the matters set out in s 18J(2)	ND	Where Council is a Class A cemetery trust
238846	A*	Cemeteries and Crematoria Act 2003	s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	ND	Where Council is a Class A cemetery trust
238847	A*	Cemeteries and Crematoria Act 2003	s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				items set out in paragraphs (a)-(d)		
238848	A*	Cemeteries and Crematoria Act 2003	s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	ND	Where Council is a Class A cemetery trust
238849	A*	Cemeteries and Crematoria Act 2003	s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the Secretary within 3 months	ND	Where Council is a Class A cemetery trust
238850	A*	Cemeteries and Crematoria Act 2003	s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238851	A*	Cemeteries and Crematoria Act 2003	s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	ND	Where Council is a Class A cemetery trust
238852	A*	Cemeteries and Crematoria Act 2003	s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	ND	Where Council is a Class A cemetery trust
238853	A*	Cemeteries and Crematoria Act 2003	s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	ND	Where Council is a Class A cemetery trust
238854	A*	Cemeteries and Crematoria Act 2003	s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year.	ND	Where Council is a Class A cemetery trust

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238855	A*	Cemeteries and Crematoria Act 2003	s 19	Power to carry out or permit the carrying out of works	ND	
238856	A*	Cemeteries and Crematoria Act 2003	s 20(1)	Duty to set aside areas for the interment of human remains	ND	
238857	A*	Cemeteries and Crematoria Act 2003	s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	ND	
238858	A*	Cemeteries and Crematoria Act 2003	s 20(3)	Power to set aside areas for those things in paragraphs (a) - (e)	ND	
238859	A*	Cemeteries and Crematoria Act 2003	s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238860	A*	Cemeteries and Crematoria Act 2003	s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	ND	Subject to the approval of the Minister
238861	A*	Cemeteries and Crematoria Act 2003	s 37	Power to grant leases over land in a public cemetery in accordance with s 37	ND	Subject to the Minister approving the purpose
238862	A*	Cemeteries and Crematoria Act 2003	s 40	Duty to notify Secretary of fees and charges fixed under s 39	DCCS, CFO, GM	
238863	A*	Cemeteries and Crematoria Act 2003	s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	ND	Provided the street was constructed pursuant to the Local Government Act 1989

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
652444	A*	Cemeteries and Crematoria Act 2003	s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	DCCS, CFO, GM	
238864	A*	Cemeteries and Crematoria Act 2003	s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	DCCS, CFO, GM	Report must contain the particulars listed in s 57(2)
238865	A*	Cemeteries and Crematoria Act 2003	s 59	Duty to keep records for each public cemetery	DCCS, CFO, GM	
238866	A*	Cemeteries and Crematoria Act 2003	s 60(1)	Duty to make information in records available to the public for historical or research purposes	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238867	A*	Cemeteries and Crematoria Act 2003	s 60(2)	Power to charge fees for providing information	DCCS, CFO, GM	
238868	A*	Cemeteries and Crematoria Act 2003	s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	DCCS, CFO, GM	
238869	A*	Cemeteries and Crematoria Act 2003	s 64B(d)	Power to permit interments at a reopened cemetery	DCCS	
238870	A*	Cemeteries and Crematoria Act 2003	s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	DCCS	The application must include the requirements listed in s 66(2)(a)-(d)
238871	A*	Cemeteries and Crematoria Act 2003	s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238872	A*	Cemeteries and Crematoria Act 2003	s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	DCCS, CFO, GM	
238873	A*	Cemeteries and Crematoria Act 2003	s 70(2)	Duty to make plans of existing place of interment available to the public	DCCS, CFO, GM	
238874	A*	Cemeteries and Crematoria Act 2003	s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	DCCS, CFO, GM	
238875	A*	Cemeteries and Crematoria Act 2003	s 71(2)	Power to dispose of any memorial or other structure removed	ND	
238876	A*	Cemeteries and Crematoria Act 2003	s 72(2)	Duty to comply with request received under s 72	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238877	A*	Cemeteries and Crematoria Act 2003	s 73(1)	Power to grant a right of interment	ND	
238878	A*	Cemeteries and Crematoria Act 2003	s 73(2)	Power to impose conditions on the right of interment	ND	
594724	A*	Cemeteries and Crematoria Act 2003	s 74(3)	Duty to offer a perpetual right of interment	ND	
238879	A*	Cemeteries and Crematoria Act 2003	s 75	Power to grant the rights of interment set out in s 75(a) and (b)	ND	
238880	A*	Cemeteries and Crematoria Act 2003	s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238881	A*	Cemeteries and Crematoria Act 2003	s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	ND	
238882	A*	Cemeteries and Crematoria Act 2003	s 80(1)	Function of receiving notification and payment of transfer of right of interment	ND	
238883	A*	Cemeteries and Crematoria Act 2003	s 80(2)	Function of recording transfer of right of interment	ND	
238884	A*	Cemeteries and Crematoria Act 2003	s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238885	A*	Cemeteries and Crematoria Act 2003	s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	ND	
238886	A*	Cemeteries and Crematoria Act 2003	s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	ND	
238887	A*	Cemeteries and Crematoria Act 2003	s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	ND	
594725	A*	Cemeteries and Crematoria Act 2003	s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
594726	A*	Cemeteries and Crematoria Act 2003	s 84H(4)	Power to exercise the rights of a holder of a right of interment	ND	
628605	A*	Cemeteries and Crematoria Act 2003	s 84I(4)	Power to exercise the rights of a holder of a right of internment	ND	
594727	A*	Cemeteries and Crematoria Act 2003	s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	ND	
594728	A*	Cemeteries and Crematoria Act 2003	s 84I(6)(a)	Power to remove any memorial on the place of interment	ND	
594729	A*	Cemeteries and Crematoria Act 2003	s 84I(6)(b)	Power to grant right of interment under s 73	ND	
238888	A*	Cemeteries and Crematoria Act 2003	s.85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	ND	The notice must be in writing and contain the requirements listed in s 85(2)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239404	A*	Cemeteries and Crematoria Act 2003	s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	ND	Does not apply where right of interment relates to remains of a deceased veteran.
239405	A*	Cemeteries and Crematoria Act 2003	85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of internment or; remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location.	ND	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of internment is not extended or converted to a perpetual right of interment
238889	A*	Cemeteries and Crematoria Act 2003	s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action taken by right holder within time specified	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239395	A*	Cemeteries and Crematoria Act 2003	s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	ND	
239396	A*	Cemeteries and Crematoria Act 2003	s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	ND	
239397	A*	Cemeteries and Crematoria Act 2003	s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	ND	
239398	A*	Cemeteries and Crematoria Act 2003	s.86(4)	Power to take action under s.86(4) relating to removing and re-interring cremated human remains	ND	
239399	A*	Cemeteries and Crematoria Act 2003	s.86(5)	Duty to provide notification before taking action under s.86(4)	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239400	A*	Cemeteries and Crematoria Act 2003	s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	ND	
238890	A*	Cemeteries and Crematoria Act 2003	s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	ND	
238891	A*	Cemeteries and Crematoria Act 2003	s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	DCCS, CFO, GM	
238892	A*	Cemeteries and Crematoria Act 2003	s 91(1)	Power to cancel a right of interment in accordance with s 91	DCCS, CFO, GM	
238893	A*	Cemeteries and Crematoria Act 2003	s 91(3)	Duty to publish notice of intention to cancel right of interment	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238894	A*	Cemeteries and Crematoria Act 2003	s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	DCCS, CFO, GM	
238895	A*	Cemeteries and Crematoria Act 2003	s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	DCCS, CFO, GM	
238896	A*	Cemeteries and Crematoria Act 2003	s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	DCCS, CFO, GM	
238897	A*	Cemeteries and Crematoria Act 2003	s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238898	A*	Cemeteries and Crematoria Act 2003	s 100(1)	Power to require a person to remove memorials or places of interment	DCCS, CFO, GM	
238899	A*	Cemeteries and Crematoria Act 2003	s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	ND	
238900	A*	Cemeteries and Crematoria Act 2003	s 100(3)	Power to recover costs of taking action under s 100(2)	ND	
238901	A*	Cemeteries and Crematoria Act 2003	s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238902	A*	Cemeteries and Crematoria Act 2003	s 102(1)	Power to approve or refuse an application under section 101, if satisfied of the matters in (b) and (c)	ND	
238903	A*	Cemeteries and Crematoria Act 2003	s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	ND	
238904	A*	Cemeteries and Crematoria Act 2003	s 103(1)	Power to require a person to remove a building for ceremonies	ND	
238905	A*	Cemeteries and Crematoria Act 2003	s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238906	A*	Cemeteries and Crematoria Act 2003	s 103(3)	Power to recover costs of taking action under s 103(2)	DCCS, CFO, GM	
238907	A*	Cemeteries and Crematoria Act 2003	s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	DCCS, CFO, GM	
238908	A*	Cemeteries and Crematoria Act 2003	s 106(2)	Power to require the holder of the right of interment to provide for an examination	DCCS	
238909	A*	Cemeteries and Crematoria Act 2003	s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	DCCS	
238910	A*	Cemeteries and Crematoria Act 2003	s 106(4)	Power to repair or - with the approval of the Secretary - take down, remove	DCCS	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				and dispose any memorial or place of interment if notice under s 106(1) is not complied with		
238911	A*	Cemeteries and Crematoria Act 2003	s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or carry out specified repairs	DCCS	
238912	A*	Cemeteries and Crematoria Act 2003	s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	DCCS	
238913	A*	Cemeteries and Crematoria Act 2003	s 108	Power to recover costs and expenses	DCCS	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238914	A*	Cemeteries and Crematoria Act 2003	s 109(1)(a)	Power to open, examine and repair a place of interment	DCCS	Where the holder of right of interment or responsible person cannot be found
238915	A*	Cemeteries and Crematoria Act 2003	s 109(1)(b)	Power to repaid a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	DCCS	Where the holder of right of interment or responsible person cannot be found
238916	A*	Cemeteries and Crematoria Act 2003	s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	DCCS	Where the holder of right of interment or responsible person cannot be found
238917	A*	Cemeteries and Crematoria Act 2003	s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder. with consent of the Secretary	DCCS	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
594730	A*	Cemeteries and Crematoria Act 2003	s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary	DCCS	
238918	A*	Cemeteries and Crematoria Act 2003	s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	DCCS	
239401	A*	Cemeteries and Crematoria Act 2003	s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238919	A*	Cemeteries and Crematoria Act 2003	s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	DCCS	
238920	A*	Cemeteries and Crematoria Act 2003	s 112	Power to sell and supply memorials	DCCS	
238921	A*	Cemeteries and Crematoria Act 2003	s 116(4)	Duty to notify the Secretary of an interment authorisation granted	DCCS, CFO, GM	
238922	A*	Cemeteries and Crematoria Act 2003	s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	DCCS	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238923	A*	Cemeteries and Crematoria Act 2003	s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	DCCS	
238924	A*	Cemeteries and Crematoria Act 2003	s 119	Power to set terms and conditions for interment authorisations	DCCS	
238925	A*	Cemeteries and Crematoria Act 2003	s 131	Function of receiving an application for cremation authorisation	NA	
238926	A*	Cemeteries and Crematoria Act 2003	s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	NA	Subject to s 133(2)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238927	A*	Cemeteries and Crematoria Act 2003	s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	DCCS, CFO, GM	
238928	A*	Cemeteries and Crematoria Act 2003	s 146	Power to dispose of bodily remains by a method other than interment or cremation	DCCS	Subject to the approval of the Secretary
238929	A*	Cemeteries and Crematoria Act 2003	s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	DCCS	
238930	A*	Cemeteries and Crematoria Act 2003	s 149	Duty to cease using method of disposal if approval revoked by the Secretary	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238931	A*	Cemeteries and Crematoria Act 2003	s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	DCCS, CFO, GM	
238932	A*	Cemeteries and Crematoria Act 2003	s 151	Function of receiving applications to inter or cremate body parts	DCCS, CFO, GM	
238933	A*	Cemeteries and Crematoria Act 2003	s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	DCCS, CFO, GM	
238934	A*	Cemeteries and Crematoria Act 2003	sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	DCCS, CFO, GM	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238935	A*	Cemeteries and Crematoria Act 2003	sch 1 cl 8(8)	Power to regulate own proceedings	DCCS, CFO, GM	Subject to cl 8
238936	A*	Cemeteries and Crematoria Act 2003	sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	ND	Where Council is a Class A cemetery trust
238937	A*	Cemeteries and Crematoria Act 2003	sch 1A cl 8(8)	Power to regulate own proceedings	ND	Where Council is a Class A cemetery trust Subject to cl 8
238938	A*	Domestic Animals Act 1994	s 41A(1)	Power to declare a dog to be a menacing dog	MPE, LLO	Council may delegate this power to a Council authorised officer

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238944	A*	Food Act 1984	s 19(2)(a)	Power to direct by written order that the particular food premises be put into a clean and sanitary condition	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238945	A*	Food Act 1984	s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
850354	A*	Food Act 1984	s 19(2)(c)	Power to direct by written order that any applicable requirement of the Food Safety Standards referred to in s 19(1)(d) is complied with	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
239464	A*	Food Act 1984	s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				for the use of any specified equipment or a specified process		
238946	A*	Food Act 1984	s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238947	A*	Food Act 1984	s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	EHO, MPE, EHT	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
238948	A*	Food Act 1984	s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if	EHO, MPE, EHT	If s 19(1) applies

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				satisfied that an order has been complied with		Only in relation to temporary food premises or mobile food premises
238952	A*	Food Act 1984	s 19CB(4)(b)	Power to request copy of records	EHO, MPE, EHT	Where Council is the registration authority
238953	A*	Food Act 1984	s 19E(1)(d)	Power to request a copy of the food safety program	EHO, MPE, EHT	Where Council is the registration authority
594731	A*	Food Act 1984	s 19EA(3)	Function of receiving copy of revised food safety program	EHO, MPE, EHT	Where Council is the registration authority
738382	A*	Food Act 1984	s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	EHO, MPE, EHT	Where Council is the registration authority Subject to s 19FA(2), which requires a time limit for compliance to be specified

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
738383	A*	Food Act 1984	s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO, MPE, EHT	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
738384	A*	Food Act 1984	s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO, MPE, EHT	Where Council is the registration authority
738385	A*	Food Act 1984	s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO, MPE, EHT	Where Council is the registration authority
238954	A*	Food Act 1984	s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				current food safety supervisor		
594732	A*	Food Act 1984	s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	EHO, MPE, EHT	Where Council is the registration authority
594733	A*	Food Act 1984	s 19IA(2)	Duty to give written notice to the proprietor of the premises	EHO, MPE, EHT	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
238955	A*	Food Act 1984	s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	NA	Where Council is the registration authority
594734	A*	Food Act 1984	s 19N(2)	Function of receiving notice from the auditor	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238956	A*	Food Act 1984	s 19NA(1)	Power to request food safety audit reports	EHO, MPE, EHT	Where Council is the registration authority
238957	A*	Food Act 1984	s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	NA	
238958	A*	Food Act 1984	s 19UA	Power to charge fees for conducting a food safety assessment or inspection	EHO, MPE, EHT	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.
238959	A*	Food Act 1984	s 19W	Power to direct a proprietor of a particular food premises to comply with any requirement under Part IIIB	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238960	A*	Food Act 1984	s 19W(3)(a)	Power to direct a proprietor of a particular food premises to have staff at the premises undertake training or instruction	EHO, MPE, EHT	Where Council is the registration authority
238961	A*	Food Act 1984	s 19W(3)(b)	Power to direct a proprietor of a particular food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	EHO, MPE, EHT	Where Council is the registration authority
238962	A*	Food Act 1984	--	Power to register or renew the registration of a food premises	EHO, MPE, EHT	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
483111	A*	Food Act 1984	s 36A	Power to accept an application for registration or notification using online portal	EHO, MPE, EHT	Where Council is the registration authority
483112	A*	Food Act 1984	s 36B	Duty to pay the charge for use of online portal	EHO, MPE, EHT	Where Council is the registration authority
238963	A*	Food Act 1984	s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	EHO, MPE, EHT	Where Council is the registration authority
238964	A*	Food Act 1984	s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238965	A*	Food Act 1984	s 38A(4)	Power to request a copy of a completed food safety program template	EHO, MPE, EHT	Where Council is the registration authority
238966	A*	Food Act 1984	s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	EHO, MPE, EHT	Where Council is the registration authority
238967	A*	Food Act 1984	s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	EHO, MPE, EHT	Where Council is the registration authority
238968	A*	Food Act 1984	s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238969	A*	Food Act 1984	s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	EHO, MPE, EHT	Where Council is the registration authority
238970	A*	Food Act 1984	s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	EHO, MPE, EHT	Where Council is the registration authority
238971	A*	Food Act 1984	s 38D(3)	Power to request copies of any audit reports	EHO, MPE, EHT	Where Council is the registration authority
238972	A*	Food Act 1984	s 38E(2)	Power to register the food premises on a conditional basis	EHO, MPE, EHT	Where Council is the registration authority not exceeding the prescribed time limit defined under s 38E(5)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238973	A*	Food Act 1984	s 38E(4)	Duty to register the food premises when conditions are satisfied	EHO, MPE, EHT	Where Council is the registration authority
238974	A*	Food Act 1984	s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	EHO, MPE, EHT	Where Council is the registration authority
483113	A*	Food Act 1984	s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	EHO, MPE, EHT	Where Council is the registration authority
594735	A*	Food Act 1984	s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	EHO, MPE, EHT	Where Council is the registration authority
483114	A*	Food Act 1984	s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
594736	A*	Food Act 1984	s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	EHO, MPE, EHT	
238975	A*	Food Act 1984	s 39A	Power to register, or renew the registration of a food premises despite minor defects	EHO, MPE, EHT	Where Council is the registration authority Only if satisfied of matters in s 39A(2)(a)-(c)
594737	A*	Food Act 1984	s 39A(6)	Duty to comply with a direction of Safe Food Victoria under s 39A(4)	EHO, MPE, EHT	
594738	A*	Food Act 1984	s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	EHO, MPE, EHT	Where Council is the registration authority
238976	A*	Food Act 1984	s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6	EHO, MPE, EHT	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				of the Public Health and Wellbeing Act 2008		
238977	A*	Food Act 1984	s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	EHO, MPE, EHT	Where Council is the registration authority
238978	A*	Food Act 1984	s 40D(1)	Power to suspend or revoke the registration of food premises	EHO, MPE, EHT	Where Council is the registration authority
594739	A*	Food Act 1984	s 40E(4)	Duty to comply with direction of Safe Food Victoria under s 40E(1)	EHO, MPE, EHT	
483115	A*	Food Act 1984	s 40F	Power to cancel registration of food premises	EHO, MPE, EHT	Where Council is the registration authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
594740	A*	Food Act 1984	s 43	Duty to maintain records of registration	EHO, MPE, EHT	Where Council is the registration authority
238979	A*	Food Act 1984	s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	EHO, MPE, EHT	Where Council is the registration authority
238980	A*	Food Act 1984	s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	EHO, MPE, EHT	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
594741	A*	Food Act 1984	s 45AC	Power to bring proceedings	EHO, MPE, EHT	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238981	A*	Food Act 1984	s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	EHO, MPE, EHT	Where Council is the registration authority
238982	A*	Heritage Act 2017	s 116	Power to sub-delegate Executive Director's functions, duties or powers	DIDW	Must first obtain Executive Director's written consent Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation
261547	A*	Local Government Act 1989	s 185L(4)	Power to declare and levy a cladding rectification charge	ND	
238983	A*	Planning and Environment Act 1987	s 4B	Power to prepare an amendment to the Victorian Planning Provisions	MPE, PC	If authorised by the Minister

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
238984	A*	Planning and Environment Act 1987	s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	MPE, PC	
238985	A*	Planning and Environment Act 1987	s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	MPE, PC	
238986	A*	Planning and Environment Act 1987	s 4I(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	MPE, PC	
238992	A*	Planning and Environment Act 1987	s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				co-ordination of planning scheme with these persons		
238994	A*	Planning and Environment Act 1987	s 12B(1)	Duty to review planning scheme	DIDW, MPE, PC	
238995	A*	Planning and Environment Act 1987	s 12B(2)	Duty to review planning scheme at direction of Minister	DIDW, MPE, PC	
238996	A*	Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	DIDW, MPE, PC	
238997	A*	Planning and Environment Act 1987	s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817052	A*	Planning and Environment Act 1987	s 16B	Duty (upon receiving a request to prepare an amendment to the planning scheme) to decide: - to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F, or - to refuse the request. Note: see also sections 16A, 16D, 16E and 16K.	DIDW, MPE	
817053	A*	Planning and Environment Act 1987	s 16C(1)	Duty to give written notice of its decision under section 16B to the person who made the request within 10 business days of making the decision. Note: The notice must contain prescribed information, and reasons if it is a refusal.	DIDW, MPE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817054	A*	Planning and Environment Act 1987	s 16C(4)	Duty to give a copy of the request and the notice under subsection 16C(1) to the Minister.	DIDW, MPE	
817055	A*	Planning and Environment Act 1987	s 16F	Power to apply to the Minister for authorisation to prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in the municipal district. Note: see also sections 16G and 16K.	DIDW, MPE	
817056	A*	Planning and Environment Act 1987	s 16F	Power to prepare an amendment to the planning scheme where the Minister has authorised Council to do so under section 16F	DIDW, MPE	
817057	A*	Planning and Environment Act 1987	s 16H	Power to prepare an amendment specified in an application without the Minister's authorisation if no response received after 10 business days Note: see also section 16K.	DIDW, MPE	Does not apply in relation to an application for the preparation of an amendment that will apply to land to which a Suburban Rail Loop planning area declaration applies.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817058	A*	Planning and Environment Act 1987	s 16I	Power to apply to the Minister for authorisation to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme applying to an area adjoining its municipal district.	DIDW, MPE, PC	
817059	A*	Planning and Environment Act 1987	s 16I	Power to prepare amendment to the planning scheme applying to an area adjoining Council's municipal district where the Minister has authorised Council to do so under section 16I. Note: see also sections 16D, 16G and 16J.	DIDW, MPE, PC	
238998	A*	Planning and Environment Act 1987	s 17(1)	Duty of giving copy amendment to the planning scheme	MPE, PC	
238999	A*	Planning and Environment Act 1987	s 17(2)	Duty of giving copy s 173 agreement	MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239000	A*	Planning and Environment Act 1987	s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	MPE, PC	
239001	A*	Planning and Environment Act 1987	s 18	Duty to make amendment etc. available in accordance with public availability requirements	MPE, PC	Until the proposed amendment is approved or lapsed
239002	A*	Planning and Environment Act 1987	s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239003	A*	Planning and Environment Act 1987	s 19	Function of receiving notice of preparation of an amendment to a planning scheme	MPE, PC	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
239004	A*	Planning and Environment Act 1987	s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	DIDW, MPE, PC	Where Council is a planning authority
239005	A*	Planning and Environment Act 1987	s 21(2)	Duty to make submissions available in accordance with public availability requirements	MPE, PC	Until the end of 2 months after the amendment comes into operation or lapses

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239006	A*	Planning and Environment Act 1987	s 21A(4)	Duty to publish notice	MPE, PC	
239007	A*	Planning and Environment Act 1987	s 22(1)	Duty to consider all submissions received before the date specified in the notice	MPE, PC	Except submissions which request a change to the items in s 22(5)(a) and (b)
628606	A*	Planning and Environment Act 1987	s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	MPE, PC	
239008	A*	Planning and Environment Act 1987	s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	DIDW, MPE	
239009	A*	Planning and Environment Act 1987	s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817060	A*	Planning and Environment Act 1987	s 23A(2)	Power to: - change the amendment in the manner requested; - not change the amendment in the manner requested; or - abandon the amendment or part of the amendment.	DIDW, MPE, PC	Where Council is the planning authority. After considering a submission which requests a change to a 'low-impact' amendment (as described in section 16N).
239010	A*	Planning and Environment Act 1987	s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	DIDW, MPE, PC	
239011	A*	Planning and Environment Act 1987	s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239012	A*	Planning and Environment Act 1987	s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	MPE, PC	During the inspection period
239013	A*	Planning and Environment Act 1987	s 27(2)	Power to apply for exemption if panel's report not received	DIDW, MPE, PC	
239014	A*	Planning and Environment Act 1987	s 28(1)	Duty to notify the Minister if abandoning an amendment, with a copy of any submission considered, and a statement of reasons for the decision	DIDW, MPE, PC	Note: the power to make a decision to abandon an amendment cannot be delegated
546450	A*	Planning and Environment Act 1987	s 28(2)	Duty to publish notice of the decision on Internet site	MPE, PC	
546451	A*	Planning and Environment Act 1987	s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
817061	A*	Planning and Environment Act 1987	s 28C	Duty to comply with directions of the Minister after abandoning the amendment with respect to: - providing relevant documentation; and - providing assistance with steps to be taken for the amendment.	DIDW, MPE, PC	
239015	A*	Planning and Environment Act 1987	s 30(4)(a)	Duty to say if amendment has lapsed	MPE, PC	
239016	A*	Planning and Environment Act 1987	s 30(4)(b)	Duty to provide information in writing upon request	MPE, PC	
239017	A*	Planning and Environment Act 1987	s 32(2)	Duty to give more notice if required	MPE, PC	
239018	A*	Planning and Environment Act 1987	s 33(1)	Duty to give more notice of changes to an amendment	MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239019	A*	Planning and Environment Act 1987	s 36(2)	Duty to give notice of approval of amendment	MPE, PC	
239020	A*	Planning and Environment Act 1987	s 38(5)	Duty to give notice of revocation of an amendment	MPE, PC	
239021	A*	Planning and Environment Act 1987	s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	DIDW, MPE, PC	
239022	A*	Planning and Environment Act 1987	s 40(1)	Function of lodging copy of approved amendment	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239023	A*	Planning and Environment Act 1987	s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	DIDW, MPE, PC	
546452	A*	Planning and Environment Act 1987	s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	DIDW, MPE, PC	
239024	A*	Planning and Environment Act 1987	s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	DIDW, MPE, PC	
239465	A*	Planning and Environment Act 1987	s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan	ND	Where Council is a responsible public entity and is a planning authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				which is expressed to be binding on the responsible public entity		
239468	A*	Planning and Environment Act 1987	s 46AW	Function of being consulted by the Minister	DIDW, MPE, PC	Where Council is a responsible public entity
239469	A*	Planning and Environment Act 1987	s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	DIDW, MPE, PC	Where Council is a responsible public entity
239406	A*	Planning and Environment Act 1987	s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	DIDW, MPE, PC	Where Council is a responsible public entity

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239407	A*	Planning and Environment Act 1987	s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	DIDW, MPE, PC	Where Council is a responsible public entity
239408	A*	Planning and Environment Act 1987	s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	DIDW, MPE, PC	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
850355	A*	Planning and Environment Act 1987	s 46GG(1)(d)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the imposition of infrastructure contributions to fund the reasonable costs and expenses incurred by the planning authority, the collecting agency and a development agency in carrying out their respective functions under this Part in relation to	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				the infrastructure contributions plan and the related precinct structure plan or strategic plan, capped at an annual percentage of the standard levy		
850356	A*	Planning and Environment Act 1987	s 46GG(1A)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the monetary component to fund any acquisition of land (other than public purpose land) necessary for the provision of works, services and facilities referred to in s 46GG(1), where the plan does not include a land component	DIDW, MPE, PC	
239470	A*	Planning and Environment Act 1987	s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation, content and administration of infrastructure contributions plans	DIDW, MPE, PC	
850357	A*	Planning and Environment Act 1987	s 46GJ(2A)(a)	Power to specify an infrastructure contributions plan the priority categories of works, services or	DIDW, MPE, PC	Where Council is the planning authority and Minister makes a direction under s 46GJ(2A)

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				facilities and relevant land acquisitions to be founded through a standard levy		
850358	A*	Planning and Environment Act 1987	s 46GJ(2A)(b)	Power to determine from time to time the specific works, services or facilities and relevant land acquisitions to be funded	DIDW, MPE, PC	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)
850359	A*	Planning and Environment Act 1987	s 46GJ(2C)	Duty to make available in accordance with the public availability requirements any document relied on for the determination of specific works, services or facilities or relevant land acquisitions to be funded, and written notice of any such determination	DIDW, MPE, PC	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)
239471	A*	Planning and Environment Act 1987	s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	DIDW, MPE, PC	
239472	A*	Planning and Environment Act 1987	s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239473	A*	Planning and Environment Act 1987	s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	DIDW, MPE, PC	
239474	A*	Planning and Environment Act 1987	s 46GP	Function of receiving a notice under s 46GO	DIDW, MPE, PC	Where Council is the collecting agency
239475	A*	Planning and Environment Act 1987	s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	DIDW, MPE, PC	
239476	A*	Planning and Environment Act 1987	s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	DIDW, MPE, PC	
239477	A*	Planning and Environment Act 1987	s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239478	A*	Planning and Environment Act 1987	s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	DIDW, MPE, PC	
239479	A*	Planning and Environment Act 1987	s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	DIDW, MPE, PC	
239480	A*	Planning and Environment Act 1987	s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	DIDW, MPE, PC	
239481	A*	Planning and Environment Act 1987	s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239482	A*	Planning and Environment Act 1987	s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	DIDW, MPE, PC	
239483	A*	Planning and Environment Act 1987	s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	DIDW, MPE, PC	
239484	A*	Planning and Environment Act 1987	s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution Power to specify the manner in which the payment is to be made	DIDW, MPE, PC	Where Council is the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239485	A*	Planning and Environment Act 1987	s 46GV(3)(b)	Power to enter into an agreement with the applicant	DIDW, MPE, PC	Where Council is the collecting agency
239486	A*	Planning and Environment Act 1987	s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DIDW, MPE, PC	Where Council is the development agency
239487	A*	Planning and Environment Act 1987	s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DIDW, MPE, PC	Where Council is the collecting agency
239488	A*	Planning and Environment Act 1987	s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	DIDW, MPE, PC	
239489	A*	Planning and Environment Act 1987	s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	DIDW, MPE, PC	Where Council is the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239409	A*	Planning and Environment Act 1987	s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	DIDW, MPE, PC	Where Council is the collecting agency
239490	A*	Planning and Environment Act 1987	s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	DIDW, MPE, PC	Where Council is the collecting agency
239491	A*	Planning and Environment Act 1987	s 46GY(1)	Duty to keep proper and separate accounts and records	DIDW, MPE, PC	Where Council is the collecting agency
239492	A*	Planning and Environment Act 1987	s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	DIDW, MPE, PC	Where Council is the collecting agency
239493	A*	Planning and Environment Act 1987	s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs or plan	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				administration costs to the planning authority that incurred those costs The forwarding duty does not apply to any monetary component that is imposed for plan administration costs incurred by the collecting agency		This duty does not apply where Council is that planning authority
239494	A*	Planning and Environment Act 1987	s 46GZ(2)(a)	Function of receiving the monetary component imposed for plan preparation costs or plan administration costs The monetary component does not include plan administration costs incurred by the collecting agency	DIDW, MPE, PC	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency
239410	A*	Planning and Environment Act 1987	s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan,as	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				responsible for those works, services or facilities		This provision does not apply where Council is also the relevant development agency
239495	A*	Planning and Environment Act 1987	s 46GZ(2)(b)	Function of receiving the monetary component	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
239496	A*	Planning and Environment Act 1987	s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239411	A*	Planning and Environment Act 1987	s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
239497	A*	Planning and Environment Act 1987	s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	DIDW, MPE, PC	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239498	A*	Planning and Environment Act 1987	s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239412	A*	Planning and Environment Act 1987	s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	DIDW, MPE, PC	If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4) Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239499	A*	Planning and Environment Act 1987	s 46GZ(9)	Function of receiving the fee simple in the land	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
239500	A*	Planning and Environment Act 1987	s 46GZA(1)	Duty to keep proper and separate accounts and records	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan
239413	A*	Planning and Environment Act 1987	s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	DIDW, MPE, PC	Where Council is a development agency under an approved infrastructure contributions plan
239501	A*	Planning and Environment Act 1987	s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	DIDW, MPE, PC	Where Council is a development agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239414	A*	Planning and Environment Act 1987	s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	DIDW, MPE, PC	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan
239502	A*	Planning and Environment Act 1987	s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b), including expenditure of remaining monetary component for the provision of other works, services or facilities or relevant land acquisitions in the ICP plan area	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan
239503	A*	Planning and Environment Act 1987	s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239415	A*	Planning and Environment Act 1987	s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239416	A*	Planning and Environment Act 1987	s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
239504	A*	Planning and Environment Act 1987	s 46GZE(2)	Function of receiving the unexpended land equalisation amount	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239505	A*	Planning and Environment Act 1987	s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239506	A*	Planning and Environment Act 1987	s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan
239507	A*	Planning and Environment Act 1987	s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	DIDW, MPE, PC	Where Council is the development agency under an approved infrastructure contributions plan
239508	A*	Planning and Environment Act 1987	s 46GZF(3)	Function of receiving proceeds of sale	DIDW, MPE, PC	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239509	A*	Planning and Environment Act 1987	s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239510	A*	Planning and Environment Act 1987	s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239511	A*	Planning and Environment Act 1987	s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	DIDW, MPE, PC	Where Council is the collecting agency under an approved infrastructure contributions plan
239417	A*	Planning and Environment Act 1987	s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	DIDW, MPE, PC	Where Council is a collecting agency or development agency

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239512	A*	Planning and Environment Act 1987	s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	DIDW, MPE, PC	Where Council is a collecting agency or development agency
239513	A*	Planning and Environment Act 1987	s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	DIDW, MPE, PC	
239025	A*	Planning and Environment Act 1987	s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	DIDW, MPE, PC	
239026	A*	Planning and Environment Act 1987	s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239027	A*	Planning and Environment Act 1987	s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	DIDW, MPE, PC	
239028	A*	Planning and Environment Act 1987	s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	DIDW, MPE, PC	
239029	A*	Planning and Environment Act 1987	s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	DIDW, MPE, PC	
239030	A*	Planning and Environment Act 1987	s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239031	A*	Planning and Environment Act 1987	s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	DIDW, MPE, PC	
239032	A*	Planning and Environment Act 1987	s 46Q(1)	Duty to keep proper accounts of levies paid	DIDW, MPE, PC	
239033	A*	Planning and Environment Act 1987	s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	DIDW, MPE, PC	
239034	A*	Planning and Environment Act 1987	s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239035	A*	Planning and Environment Act 1987	s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	DIDW, MPE, PC	Only applies when levy is paid to Council as a 'development agency'
239036	A*	Planning and Environment Act 1987	s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	DIDW, MPE, PC	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
239037	A*	Planning and Environment Act 1987	s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	DIDW, MPE, PC	Must be done in accordance with Part 3

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239038	A*	Planning and Environment Act 1987	s46Q(4)(e)	Duty to expend that amount on other works etc.	DIDW, MPE, PC	With the consent of, and in the manner approved by, the Minister
239039	A*	Planning and Environment Act 1987	s 46QC	Power to recover any amount of levy payable under Part 3B	DIDW, MPE, PC	
239418	A*	Planning and Environment Act 1987	s 46QD	Duty to prepare report and give a report to the Minister	DIDW, MPE, PC	Where Council is a collecting agency or development agency
239040	A*	Planning and Environment Act 1987	s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	DIDW, MPE, PC	

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628607	A*	Planning and Environment Act 1987	s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period	DIDW, MPE, PC	
628608	A*	Planning and Environment Act 1987	s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	DIDW, MPE, PC	
628609	A*	Planning and Environment Act 1987	s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	DIDW, MPE, PC	
239041	A*	Planning and Environment Act 1987	s 46Y	Duty to carry out works in conformity with the approved strategy plan	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239042	A*	Planning and Environment Act 1987	s 47	Power to decide that an application for a planning permit does not comply with that Act	DIDW, MPE, PC	
817062	A*	Planning and Environment Act 1987	s 48A	Power to notify an applicant that the application is incomplete Note: The notice must set out any required fees or information, the date for payment or production, and the effect of non-compliance set out in section 48B(1).	DIDW, MPE, PC	Where Council is the responsible authority
817063	A*	Planning and Environment Act 1987	s 48C	Power to refund a fee paid for an application which is void and of no effect under section 48B(1)	DIDW, MPE, PC	Where Council is the responsible authority
239043	A*	Planning and Environment Act 1987	s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	DIDW, MPE, PC	

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239044	A*	Planning and Environment Act 1987	s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	DIDW, MPE, PC	
239045	A*	Planning and Environment Act 1987	s 50(4)	Duty to amend application	DIDW, MPE, PC	
239046	A*	Planning and Environment Act 1987	s 50(5)	Power to refuse to amend application	DIDW, MPE, PC	
239518	A*	Planning and Environment Act 1987	s 50(6)	Duty to make note of amendment to application in register	DIDW, MPE, PC	
239047	A*	Planning and Environment Act 1987	s 50A(1)	Power to make amendment to application	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239048	A*	Planning and Environment Act 1987	s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	DIDW, MPE, PC	
239049	A*	Planning and Environment Act 1987	s 50A(4)	Duty to note amendment to application in register	DIDW, MPE, PC	
239050	A*	Planning and Environment Act 1987	s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	DIDW, MPE, PC	
239051	A*	Planning and Environment Act 1987	s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239052	A*	Planning and Environment Act 1987	s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	DIDW, MPE, PC	
239053	A*	Planning and Environment Act 1987	s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	DIDW, MPE, PC	
239054	A*	Planning and Environment Act 1987	s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	DIDW, MPE, PC	
239055	A*	Planning and Environment Act 1987	s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239056	A*	Planning and Environment Act 1987	s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	DIDW, MPE, PC	
239057	A*	Planning and Environment Act 1987	s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	DIDW, MPE, PC	
239058	A*	Planning and Environment Act 1987	s 52(3)	Power to give any further notice of an application where appropriate	DIDW, MPE, PC	
239059	A*	Planning and Environment Act 1987	s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	DIDW, MPE, PC	
239060	A*	Planning and Environment Act 1987	s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239061	A*	Planning and Environment Act 1987	s 54(1)	Power to require the applicant to provide more information	DIDW, MPE, PC	
239062	A*	Planning and Environment Act 1987	s 54(1A)	Duty to give notice in writing of information required under s 54(1)	DIDW, MPE, PC	
239063	A*	Planning and Environment Act 1987	s 54(1B)	Duty to specify the lapse date for an application	DIDW, MPE, PC	
239064	A*	Planning and Environment Act 1987	s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239065	A*	Planning and Environment Act 1987	s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	DIDW, MPE, PC	
239066	A*	Planning and Environment Act 1987	s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	DIDW, MPE, PC	
239067	A*	Planning and Environment Act 1987	s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	DIDW, MPE, PC	
239068	A*	Planning and Environment Act 1987	s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	DIDW, MPE, PC	

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239069	A*	Planning and Environment Act 1987	s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	DIDW, MPE, PC	
239070	A*	Planning and Environment Act 1987	s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	DIDW, MPE, PC	
239071	A*	Planning and Environment Act 1987	s 57A(5)	Power to refuse to amend application	DIDW, MPE, PC	
239072	A*	Planning and Environment Act 1987	s 57A(6)	Duty to note amendments to application in register	DIDW, MPE, PC	
239073	A*	Planning and Environment Act 1987	s 57B(1)	Duty to determine whether and to whom notice should be given	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239074	A*	Planning and Environment Act 1987	s 57B(2)	Duty to consider certain matters in determining whether notice should be given	DIDW, MPE, PC	
239075	A*	Planning and Environment Act 1987	s 57C(1)	Duty to give copy of amended application to referral authority	DIDW, MPE, PC	
239076	A*	Planning and Environment Act 1987	s 58	Duty to consider every application for a permit	DIDW, MPE, PC	
239077	A*	Planning and Environment Act 1987	s 58A	Power to request advice from the Planning Application Committee	DIDW, MPE, PC	
239078	A*	Planning and Environment Act 1987	s 60	Duty to consider certain matters	DIDW, MPE, PC	

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239079	A*	Planning and Environment Act 1987	s 60(1A)	Duty to consider certain matters	DIDW, MPE, PC	
239419	A*	Planning and Environment Act 1987	s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	DIDW, MPE, PC	
239080	A*	Planning and Environment Act 1987	s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	ND	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006 Any refusal of a permit application must be presented to Council for decision.
239081	A*	Planning and Environment Act 1987	s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	ND	Any refusal of a permit application must be presented to Council for decision.

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273409	A*	Planning and Environment Act 1987	s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	ND	Any refusal of a permit application must be presented to Council for decision.
239082	A*	Planning and Environment Act 1987	s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	ND	
239083	A*	Planning and Environment Act 1987	s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	ND	Any refusal of a permit application must be presented to Council for decision.
239084	A*	Planning and Environment Act 1987	s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	ND	Any refusal of a permit application must be presented to Council for decision.
239085	A*	Planning and Environment Act 1987	s 62(1)	Duty to include certain conditions in deciding to grant a permit	DIDW, MPE, PC	

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239086	A*	Planning and Environment Act 1987	s 62(2)	Power to include other conditions	DIDW, MPE, PC	
239087	A*	Planning and Environment Act 1987	s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	DIDW, MPE, PC	
239088	A*	Planning and Environment Act 1987	s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	NA	Note: The scope of approved infrastructure contributions plans has been expanded by the Planning Amendment (Better Decisions Made Faster) Act 2026 (No. 3 of 2026) to include works outside the ICP plan area, plan administration costs, and relevant land acquisitions.
239089	A*	Planning and Environment Act 1987	s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239090	A*	Planning and Environment Act 1987	s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	DIDW, MPE, PC	
239091	A*	Planning and Environment Act 1987	s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	DIDW, MPE, PC	
239092	A*	Planning and Environment Act 1987	s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	DIDW, MPE, PC	

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239093	A*	Planning and Environment Act 1987	s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	DIDW, MPE, PC	
239094	A*	Planning and Environment Act 1987	s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	DIDW, MPE, PC	This provision applies also to a decision to grant an amendment to a permit - see s 75
239095	A*	Planning and Environment Act 1987	s 64(3)	Duty not to issue a permit until after the specified period	DIDW, MPE, PC	This provision applies also to a decision to grant an amendment to a permit - see s 75
239096	A*	Planning and Environment Act 1987	s 64(5)	Duty to give each objector a copy of an exempt decision	DIDW, MPE, PC	This provision applies also to a decision to grant an amendment to a permit - see s 75
239097	A*	Planning and Environment Act 1987	s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application,	DIDW, MPE, PC	This provision applies also to a decision to grant an amendment to a permit - see s 75A

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				if a relevant recommending referral authority has objected to the grant of a permit		
239098	A*	Planning and Environment Act 1987	s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	DIDW, MPE, PC	
239099	A*	Planning and Environment Act 1987	s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	DIDW, MPE, PC	
239100	A*	Planning and Environment Act 1987	s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	DIDW, MPE, PC	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						recommended by the recommending referral authority
239101	A*	Planning and Environment Act 1987	s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	DIDW, MPE, PC	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
239102	A*	Planning and Environment Act 1987	s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	DIDW, MPE, PC	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
239103	A*	Planning and Environment Act 1987	s 69(1)	Function of receiving application for extension of time of permit	DIDW, MPE, PC	
239104	A*	Planning and Environment Act 1987	s 69(1A)	Function of receiving application for extension of time to complete development	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239105	A*	Planning and Environment Act 1987	s 69(2)	Power to extend time	DIDW, MPE, PC	
239106	A*	Planning and Environment Act 1987	s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	DIDW, MPE, PC	
239107	A*	Planning and Environment Act 1987	s 71(1)	Power to correct certain mistakes	DIDW, MPE, PC	
239108	A*	Planning and Environment Act 1987	s 71(2)	Duty to note corrections in register	DIDW, MPE, PC	
239109	A*	Planning and Environment Act 1987	s 73	Power to decide to grant amendment subject to conditions	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239110	A*	Planning and Environment Act 1987	s 74	Duty to issue amended permit to applicant if no objectors	DIDW, MPE, PC	
239111	A*	Planning and Environment Act 1987	s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	DIDW, MPE, PC	
239112	A*	Planning and Environment Act 1987	s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	DIDW, MPE, PC	
239113	A*	Planning and Environment Act 1987	s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	DIDW, MPE, PC	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority

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239114	A*	Planning and Environment Act 1987	s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	DIDW, MPE, PC	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
239115	A*	Planning and Environment Act 1987	s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	DIDW, MPE, PC	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
239116	A*	Planning and Environment Act 1987	s 76D	Duty to comply with direction of Minister to issue amended permit	DIDW, MPE, PC	
239117	A*	Planning and Environment Act 1987	s 83	Function of being respondent to an appeal	DIDW, MPE, PC	

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239118	A*	Planning and Environment Act 1987	s 83B	Duty to give or publish notice of application for review	DIDW, MPE, PC	
239119	A*	Planning and Environment Act 1987	s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	DIDW, MPE, PC	
239120	A*	Planning and Environment Act 1987	s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	DIDW, MPE, PC	
239121	A*	Planning and Environment Act 1987	s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	DIDW, MPE, PC	
239122	A*	Planning and Environment Act 1987	s 84(6)	Duty to issue permit on receipt of advice within 3 business days	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239514	A*	Planning and Environment Act 1987	s 84AB	Power to agree to confining a review by the Tribunal	DIDW, MPE, PC	
239123	A*	Planning and Environment Act 1987	s 86	Duty to issue a permit at order of Tribunal within 3 business days	DIDW, MPE, PC	
239124	A*	Planning and Environment Act 1987	s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	DIDW, MPE, PC	
239125	A*	Planning and Environment Act 1987	s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	DIDW, MPE, PC	
239126	A*	Planning and Environment Act 1987	s 91(2)	Duty to comply with the directions of VCAT	DIDW, MPE, PC	

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239127	A*	Planning and Environment Act 1987	s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	DIDW, MPE, PC	
239128	A*	Planning and Environment Act 1987	s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	DIDW, MPE, PC	
239129	A*	Planning and Environment Act 1987	s 93(2)	Duty to give notice of VCAT order to stop development	DIDW, MPE, PC	
239130	A*	Planning and Environment Act 1987	s 95(3)	Function of referring certain applications to the Minister	DIDW, MPE, PC	
239131	A*	Planning and Environment Act 1987	s 95(4)	Duty to comply with an order or direction	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239132	A*	Planning and Environment Act 1987	s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	DIDW, MPE, PC	
239133	A*	Planning and Environment Act 1987	s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	DIDW, MPE, PC	
239134	A*	Planning and Environment Act 1987	s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	DIDW, MPE, PC	The request to prepare the amendment must be made under section 16A. Delegate must not agree to consider the application for the permit concurrently with the preparation of the proposed amendment unless it has made a decision under section 16B(a) to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239135	A*	Planning and Environment Act 1987	s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	DIDW, MPE, PC	
239136	A*	Planning and Environment Act 1987	s 96F	Duty to consider the panel's report under s 96E	DIDW, MPE, PC	
239137	A*	Planning and Environment Act 1987	s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	DIDW, MPE, PC	
239138	A*	Planning and Environment Act 1987	s 96H(3)	Power to give notice in compliance with Minister's direction	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239139	A*	Planning and Environment Act 1987	s 96J	Duty to issue permit as directed by the Minister	DIDW, MPE, PC	
239140	A*	Planning and Environment Act 1987	s 96K	Duty to comply with direction of the Minister to give notice of refusal	DIDW, MPE, PC	
239391	A*	Planning and Environment Act 1987	s 96Z	Duty to keep levy certificates and levy exemption certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	DIDW, MPE, PC	
239141	A*	Planning and Environment Act 1987	s 97C	Power to request Minister to decide the application	DIDW, MPE, PC	
239142	A*	Planning and Environment Act 1987	s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239143	A*	Planning and Environment Act 1987	s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	DIDW, MPE, PC	
239144	A*	Planning and Environment Act 1987	s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	DIDW, MPE, PC	
239145	A*	Planning and Environment Act 1987	s 97L	Duty to include Ministerial decisions in a register kept under s 49	DIDW, MPE, PC	
239146	A*	Planning and Environment Act 1987	s 97MH	Duty to provide information or assistance to the Planning Application Committee	DIDW, MPE, PC	
239147	A*	Planning and Environment Act 1987	s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239148	A*	Planning and Environment Act 1987	s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	DIDW, MPE, PC	
239149	A*	Planning and Environment Act 1987	s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	DIDW, MPE, PC	
239150	A*	Planning and Environment Act 1987	s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	DIDW, MPE, PC	
239151	A*	Planning and Environment Act 1987	s 97Q(4)	Duty to comply with directions of VCAT	DIDW, MPE, PC	
239152	A*	Planning and Environment Act 1987	s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	DIDW, MPE, PC	
239153	A*	Planning and Environment Act 1987	s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239154	A*	Planning and Environment Act 1987	s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	DIDW, MPE, PC	
239155	A*	Planning and Environment Act 1987	s 101	Function of receiving claim for expenses in conjunction with claim	DIDW, MPE, PC	
239156	A*	Planning and Environment Act 1987	s 103	Power to reject a claim for compensation in certain circumstances	DIDW, MPE	
239157	A*	Planning and Environment Act 1987	s.107(1)	Function of receiving claim for compensation	DIDW, MPE	
239158	A*	Planning and Environment Act 1987	s 107(3)	Power to agree to extend time for making claim	DIDW, MPE	
594742	A*	Planning and Environment Act 1987	s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	ND	The power remains with the Council.
239159	A*	Planning and Environment Act 1987	s 114(1)	Power to apply to the VCAT for an enforcement order	MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239160	A*	Planning and Environment Act 1987	s 117(1)(a)	Function of making a submission to the VCAT where objections are received	MPE, PC	
239161	A*	Planning and Environment Act 1987	s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	MPE, PC	
239162	A*	Planning and Environment Act 1987	s 123(1)	Power to carry out work required by enforcement order and recover costs	MPE, PC	
239163	A*	Planning and Environment Act 1987	s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	CEO, DIDW	Except Crown Land
703095	A*	Planning and Environment Act 1987	s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from contravening an enforcement order or an interim enforcement order.	DIDW, MPE	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850360	A*	Planning and Environment Act 1987	s 126B	Power to commence criminal proceedings	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
239164	A*	Planning and Environment Act 1987	s 129	Function of recovering penalties	DIDW, MPE, PC	
239165	A*	Planning and Environment Act 1987	s 130(5)	Power to allow person served with an infringement notice further time	DIDW, MPE, PC	
850361	A*	Planning and Environment Act 1987	s 132B	Power to make application for specific orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850362	A*	Planning and Environment Act 1987	s 132C	Power to make application for adverse publicity orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850363	A*	Planning and Environment Act 1987	s 132D	Power to apply for commercial benefits orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850364	A*	Planning and Environment Act 1987	s 132E	Power to apply for supervisory intervention orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850365	A*	Planning and Environment Act 1987	s 132G	Power to apply for industry exclusion orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850366	A*	Planning and Environment Act 1987	s 132J	Power to apply for contravention orders	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850367	A*	Planning and Environment Act 1987	s 133A	Power for an authorised person to be assisted by a relevant expert	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
850368	A*	Planning and Environment Act 1987	s 134A	Power for immediate entry of land	DIDW, MPE, PC	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
850369	A*	Planning and Environment Act 1987	s 147A	Power to issue an identity card to each authorised officer	ND	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
239166	A*	Planning and Environment Act 1987	s 149A(1)	Power to refer a matter to the VCAT for determination	DIDW, MPE, PC	
239167	A*	Planning and Environment Act 1987	s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	DIDW, MPE, PC	
703096	A*	Planning and Environment Act 1987	s 149B	Power to apply to the Tribunal for a declaration.	DIDW, MPE, PC	
239168	A*	Planning and Environment Act 1987	s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B)power to ask for contribution	DIDW, MPE, PC	Where Council is the relevant planning authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				under s 156(3) and power to abandon amendment or part of it under s 156(4)		
817064	A*	Planning and Environment Act 1987	s 158F	Power to make submissions in response to a directions panel	DIDW, MPE, PC	
239169	A*	Planning and Environment Act 1987	s 171(2)(f)	Power to carry out studies and commission reports	DIDW, MPE, PC	
239519	A*	Planning and Environment Act 1987	s 171(2)(g)	Power to grant and reserve easements	DIDW, MPE, PC	
239515	A*	Planning and Environment Act 1987	s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	NA	Where Council is a development agency specified in an approved infrastructure contributions plan
239516	A*	Planning and Environment Act 1987	s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	NA	Where Council is a collecting agency specified in an approved infrastructure contributions plan

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239517	A*	Planning and Environment Act 1987	s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	NA	Where Council is the development agency specified in an approved infrastructure contributions plan
239170	A*	Planning and Environment Act 1987	s 173(1)	Power to enter into agreement covering matters set out in s 174	CEO, DIDW	
239466	A*	Planning and Environment Act 1987	s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	CEO	Where Council is the relevant responsible authority
239171	A*	Planning and Environment Act 1987		Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the	DIDW, MPE, PC	In consultation with DIDW

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				satisfaction of Council or Responsible Authority		
239172	A*	Planning and Environment Act 1987		Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	DIDW, MPE, PC	In consultation with DIDW
239173	A*	Planning and Environment Act 1987	s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DIDW, MPE, PC	
239174	A*	Planning and Environment Act 1987	s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239175	A*	Planning and Environment Act 1987	s 178A(1)	Function of receiving application to amend or end an agreement	DIDW, MPE, PC	
239176	A*	Planning and Environment Act 1987	s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	DIDW, MPE, PC	
239177	A*	Planning and Environment Act 1987	s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	DIDW, MPE, PC	
239178	A*	Planning and Environment Act 1987	s 178A(5)	Power to propose to amend or end an agreement	DIDW, MPE, PC	
239179	A*	Planning and Environment Act 1987	s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239180	A*	Planning and Environment Act 1987	s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	DIDW, MPE, PC	
239181	A*	Planning and Environment Act 1987	s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	DIDW, MPE, PC	
239182	A*	Planning and Environment Act 1987	s 178C(4)	Function of determining how to give notice under s 178C(2)	DIDW, MPE, PC	
239183	A*	Planning and Environment Act 1987	s 178E(1)	Duty not to make decision until after 14 days after notice has been given	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239184	A*	Planning and Environment Act 1987	s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	DIDW, MPE, PC	If no objections are made under s 178D Must consider matters in s 178B
239185	A*	Planning and Environment Act 1987	s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	DIDW, MPE, PC	If no objections are made under s 178D Must consider matters in s 178B
239186	A*	Planning and Environment Act 1987	s 178E(2)(c)	Power to refuse to amend or end the agreement	DIDW, MPE, PC	If no objections are made under s 178D Must consider matters in s 178B
239187	A*	Planning and Environment Act 1987	s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	DIDW, MPE, PC	After considering objections, submissions and matters in s 178B

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239188	A*	Planning and Environment Act 1987	s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	DIDW, MPE, PC	After considering objections, submissions and matters in s 178B
239189	A*	Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	DIDW, MPE, PC	After considering objections, submissions and matters in s.178B
239190	A*	Planning and Environment Act 1987	s 178E(3)(d)	Power to refuse to amend or end the agreement	DIDW, MPE, PC	After considering objections, submissions and matters in s 178B
239191	A*	Planning and Environment Act 1987	s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	DIDW, MPE, PC	
239192	A*	Planning and Environment Act 1987	s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239193	A*	Planning and Environment Act 1987	s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	DIDW, MPE, PC	
239194	A*	Planning and Environment Act 1987	s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	DIDW, MPE, PC	
239195	A*	Planning and Environment Act 1987	s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239196	A*	Planning and Environment Act 1987	s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	DIDW, MPE, PC	
239197	A*	Planning and Environment Act 1987	s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	DIDW, MPE, PC	
239198	A*	Planning and Environment Act 1987	s 181	Duty to apply to the Registrar of Titles to record the agreement	DIDW, MPE, PC	
239199	A*	Planning and Environment Act 1987	s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	DIDW, MPE, PC	
239200	A*	Planning and Environment Act 1987	s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239201	A*	Planning and Environment Act 1987	s 182	Power to enforce an agreement	DIDW, MPE, PC	
239202	A*	Planning and Environment Act 1987	s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	DIDW, MPE, PC	
239203	A*	Planning and Environment Act 1987	s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	DIDW, MPE, PC	
239204	A*	Planning and Environment Act 1987	s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239205	A*	Planning and Environment Act 1987	s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	DIDW, MPE, PC	
239206	A*	Planning and Environment Act 1987	s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	DIDW, MPE, PC	
239207	A*	Planning and Environment Act 1987	s 184G(2)	Duty to comply with a direction of the Tribunal	DIDW, MPE, PC	
239208	A*	Planning and Environment Act 1987	s 184G(3)	Duty to give notice as directed by the Tribunal	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
628610	A*	Planning and Environment Act 1987	s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	DIDW, MPE, PC	
239209	A*	Planning and Environment Act 1987	s 198(1)	Function to receive application for planning certificate	NA	Planning certificates are issued by DELWP
239210	A*	Planning and Environment Act 1987	s 199(1)	Duty to give planning certificate to applicant	NA	
239211	A*	Planning and Environment Act 1987	s 201(1)	Function of receiving application for declaration of underlying zoning	DIDW, MPE, PC	
239212	A*	Planning and Environment Act 1987	s 201(3)	Duty to make declaration	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239213	A*	Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	DIDW, MPE, PC	
784175	A*	Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent	DIDW, MPE, PC	
784176	A*	Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent	DIDW, MPE, PC	
784177	A*	Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239214	A*	Planning and Environment Act 1987	-	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	DIDW, MPE, PC	
239215	A*	Planning and Environment Act 1987	-	Power to approve and or endorse any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	DIDW, MPE, PC	
239216	A*	Planning and Environment Act 1987	-	Power to give written authorisation in accordance with a provision of a planning scheme	DIDW, MPE, PC	
239217	A*	Planning and Environment Act 1987	s 201UAB(1)	Function of providing the Victoria Planning Authority with information	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				relating to any land within municipal district		
239218	A*	Planning and Environment Act 1987	s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	ND	
239244	A*	Residential Tenancies Act 1997	s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	DIDW, EHO, EHT	
239245	A*	Residential Tenancies Act 1997	s 522(1)	Power to give a compliance notice to a person	EHO, MPE, EHT	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239246	A*	Residential Tenancies Act 1997	s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	CEO	
239247	A*	Residential Tenancies Act 1997	s 525(4)	Duty to issue identity card to authorised officers	CEO	
239248	A*	Residential Tenancies Act 1997	s 526(5)	Duty to keep record of entry by authorised officer under s 526	EHO, EHT	
239249	A*	Residential Tenancies Act 1997	s 526A(3)	Function of receiving report of inspection	EHO, EHT	
239250	A*	Residential Tenancies Act 1997	s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	CEO	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239251	A*	Road Management Act 2004	s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	DIDW, MIE	Obtain consent in circumstances specified in s 11(2) Note – subject to: • obtaining consents (including Ministerial consent) in the circumstances specified in section 11(2); and • a previous Council resolution.
239252	A*	Road Management Act 2004	s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	RO, R&RC	Subject to: • a Council resolution to name or change the name of a road; and • compliance with the Geographic Place Names Act 1998.
239253	A*	Road Management Act 2004	s 11(9)(b)	Duty to advise Registrar	RO, R&RC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						Note – "Registrar" refers to the Registrar of Titles.
239254	A*	Road Management Act 2004	s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	DIDW, MIE	Subject to s 11(10A)
239255	A*	Road Management Act 2004	s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	DIDW, MIE	Where Council is the coordinating road authority Where Council is the coordinating road authority
756002	A*	Road Management Act 2004	s 12(2)(b)	Function of providing consent to the Head, Transport for Victoria for the discontinuance of a road or part of a road	DIDW, MIE	
239261	A*	Road Management Act 2004	s 12(10)	Duty to notify of decision made	DIDW, MIE	Duty of coordinating road authority where it is the discontinuing body

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
						Does not apply where an exemption is specified by the regulations or given by the Minister
239262	A*	Road Management Act 2004	s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	DIDW, MIE	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
239263	A*	Road Management Act 2004	s 14(4)	Function of receiving notice from the Head, Transport for Victoria	DIDW, MIE	
239264	A*	Road Management Act 2004	s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	CEO, DIDW	
239265	A*	Road Management Act 2004	s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road	DIDW, MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				authority, utility or provider of public transport		
239266	A*	Road Management Act 2004	s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	DIDW, MIE	
239267	A*	Road Management Act 2004	s 15(2)	Duty to include details of arrangement in public roads register	MIE	
239268	A*	Road Management Act 2004	s 16(7)	Power to enter into an arrangement under s 15	DIDW, MIE	
239269	A*	Road Management Act 2004	s 16(8)	Duty to enter details of determination in public roads register	MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239270	A*	Road Management Act 2004	s 17(2)	Duty to register public road in public roads register	MIE	Where Council is the coordinating road authority
239271	A*	Road Management Act 2004	s 17(3)	Power to decide that a road is reasonably required for general public use	DIDW, MIE	Where Council is the coordinating road authority
239272	A*	Road Management Act 2004	s 17(3)	Duty to register a road reasonably required for general public use in public roads register	MIE	Where Council is the coordinating road authority
239273	A*	Road Management Act 2004	s 17(4)	Power to decide that a road is no longer reasonably required for general public use	ND	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239274	A*	Road Management Act 2004	s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	MIE	Where Council is the coordinating road authority
239275	A*	Road Management Act 2004	s 18(1)	Power to designate ancillary area	DIDW, MIE	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
239276	A*	Road Management Act 2004	s 18(3)	Duty to record designation in public roads register	MIE	Where Council is the coordinating road authority
239277	A*	Road Management Act 2004	s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239278	A*	Road Management Act 2004	s 19(4)	Duty to specify details of discontinuance in public roads register	MIE	
239279	A*	Road Management Act 2004	s 19(5)	Duty to ensure public roads register is available for public inspection	MIE	
239280	A*	Road Management Act 2004	s 21	Function of replying to request for information or advice	DIDW, MIE	Obtain consent in circumstances specified in s 11(2)
239281	A*	Road Management Act 2004	s 22(2)	Function of commenting on proposed direction	DIDW, OM, MIE	
239282	A*	Road Management Act 2004	s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	DIDW, MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239283	A*	Road Management Act 2004	s 22(5)	Duty to give effect to a direction under s 22	DIDW, MIE	
239284	A*	Road Management Act 2004	s 40(1)	Duty to inspect, maintain and repair a public road.	OM, MIE	
239285	A*	Road Management Act 2004	s 40(5)	Power to inspect, maintain and repair a road which is not a public road	OM, MIE	
239286	A*	Road Management Act 2004	s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	OM, MIE	
239287	A*	Road Management Act 2004	s 42(1)	Power to declare a public road as a controlled access road	DIDW, MIE	Power of coordinating road authority and sch 2 also applies

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239288	A*	Road Management Act 2004	s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	DIDW, MIE	Power of coordinating road authority and sch 2 also applies
239289	A*	Road Management Act 2004	s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	DIDW, OM, MIE	Where Council is the coordinating road authority If road is a municipal road or part thereof
239290	A*	Road Management Act 2004	s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	DIDW, MIE	Where Council is the coordinating road authority If road is a municipal road or part thereof and where road is to be specified a freight road
239291	A*	Road Management Act 2004	s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock	MIE	Where Council is the responsible road authority, infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				is located (and any relevant provider of public transport)		
239292	A*	Road Management Act 2004	s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	DIDW, OM, MIE	
239293	A*	Road Management Act 2004	s 49	Power to develop and publish a road management plan	DIDW, MIE	
239294	A*	Road Management Act 2004	s 51	Power to determine standards by incorporating the standards in a road management plan	DIDW, MIE	
239295	A*	Road Management Act 2004	s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239296	A*	Road Management Act 2004	s 54(2)	Duty to give notice of proposal to make a road management plan	DIDW, MIE	
239297	A*	Road Management Act 2004	s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	DIDW, OM, MIE	
239298	A*	Road Management Act 2004	s 54(6)	Power to amend road management plan	MIE	
239299	A*	Road Management Act 2004	s 54(7)	Duty to incorporate the amendments into the road management plan	MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239300	A*	Road Management Act 2004	s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	DIDW, OM, MIE	
239301	A*	Road Management Act 2004	s 63(1)	Power to consent to conduct of works on road	DIDW, OM, MIE	Where Council is the coordinating road authority
239302	A*	Road Management Act 2004	s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	DIDW, OM, MIE	Where Council is the infrastructure manager
239303	A*	Road Management Act 2004	s 64(1)	Duty to comply with cl 13 of sch 7	DIDW, MIE	Where Council is the infrastructure manager or works manager
239304	A*	Road Management Act 2004	s 66(1)	Power to consent to structure etc	DIDW, MIE	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239305	A*	Road Management Act 2004	s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	MIE	Where Council is the coordinating road authority
239306	A*	Road Management Act 2004	s 67(3)	Power to request information	DIDW, OM, MIE	Where Council is the coordinating road authority
239307	A*	Road Management Act 2004	s 68(2)	Power to request information	DIDW, OM, MIE	Where Council is the coordinating road authority
239308	A*	Road Management Act 2004	s 71(3)	Power to appoint an authorised officer	CEO	
239309	A*	Road Management Act 2004	s 72	Duty to issue an identity card to each authorised officer	CEO	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239310	A*	Road Management Act 2004	s 85	Function of receiving report from authorised officer	DIDW, MIE	
239311	A*	Road Management Act 2004	s 86	Duty to keep register re s 85 matters	DIDW, MIE	
239312	A*	Road Management Act 2004	s 87(1)	Function of receiving complaints	DIDW, OM, MIE	
239313	A*	Road Management Act 2004	s 87(2)	Duty to investigate complaint and provide report	DIDW, MIE	
594743	A*	Road Management Act 2004	s 96	Power to authorise a person for the purpose of instituting legal proceedings	ND	
239314	A*	Road Management Act 2004	s 112(2)	Power to recover damages in court	DIDW	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239315	A*	Road Management Act 2004	s 116	Power to cause or carry out inspection	DIDW, MIE	
239316	A*	Road Management Act 2004	s 119(2)	Function of consulting with the Head, Transport for Victoria	DIDW, MIE	
239317	A*	Road Management Act 2004	s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	DIDW, OM, MIE	
239318	A*	Road Management Act 2004	s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	DIDW, OM, MIE	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239319	A*	Road Management Act 2004	s 121(1)	Power to enter into an agreement in respect of works	DIDW	
239320	A*	Road Management Act 2004	s 122(1)	Power to charge and recover fees	DIDW, OM, MIE	
239321	A*	Road Management Act 2004	s 123(1)	Power to charge for any service	DIDW, OM, MIE	
239322	A*	Road Management Act 2004	sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	DIDW, MIE	
239323	A*	Road Management Act 2004	sch 2 cl 3(1)	Duty to make policy about controlled access roads	DIDW	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239324	A*	Road Management Act 2004	sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	DIDW	
239325	A*	Road Management Act 2004	sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	DIDW, MIE	
239326	A*	Road Management Act 2004	sch 2 cl 5	Duty to publish notice of declaration	DIDW, MIE	
239327	A*	Road Management Act 2004	sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	DIDW, OM	Where Council is the infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239328	A*	Road Management Act 2004	sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	DIDW, OM, MIE	Where Council is the infrastructure manager or works manager
239329	A*	Road Management Act 2004	sch 7 cla 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	DIDW, OM, MIE	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
239330	A*	Road Management Act 2004	sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works	DIDW, OM, MIE	Where Council is the infrastructure manager or works manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance		
239331	A*	Road Management Act 2004	sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	DIDW, OM, MIE	Where Council is the infrastructure manager or works manager
239332	A*	Road Management Act 2004	sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	DIDW, MIE	Where Council is the coordinating road authority
239333	A*	Road Management Act 2004	sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	DIDW, OM, MIE	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239334	A*	Road Management Act 2004	sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	OM, MIE	Where Council is the coordinating road authority
239335	A*	Road Management Act 2004	sch 7 cl 12(5)	Power to recover costs	DIDW, MIE	Where Council is the coordinating road authority
239336	A*	Road Management Act 2004	sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	DIDW, OM, MIE	Where Council is the works manager
239337	A*	Road Management Act 2004	sch 7 cl 13(2)	Power to vary notice period	DIDW, OM, MIE	Where Council is the coordinating road authority
239338	A*	Road Management Act 2004	sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	DIDW, MIE	Where Council is the infrastructure manager

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239339	A*	Road Management Act 2004	sch 7 cl 16(1)	Power to consent to proposed works	DIDW, OM, MIE	Where Council is the coordinating road authority
850370	A*	Road Management Act 2004	sch 7 cl 16(2B)	Power to refuse to consider an application made under sch 7 cl 16(1) if the application does not comply with sch 7 cl 16(2A)	DIDW, MPE, PC	Where Council is the coordinating road authority
850371	A*	Road Management Act 2004	sch 7 cl 16(2C)	Power to request further information in relation to an application made under sch 7 cl 16(1)	DIDW, MPE, PC	Where Council is the coordinating road authority
239340	A*	Road Management Act 2004	sch 7 cl 16(4)	Duty to consult	DIDW, OM, MIE	Where Council is the coordinating road authority, responsible authority or infrastructure manager
239341	A*	Road Management Act 2004	sch 7 cl 16(5)	Power to consent to proposed works	DIDW, OM, MIE	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239342	A*	Road Management Act 2004	sch 7 cl 16(6)	Power to set reasonable conditions on consent	DIDW, OM, MIE	Where Council is the coordinating road authority
239343	A*	Road Management Act 2004	sch 7 cl 16(8)	Power to include consents and conditions	DIDW, OM, MIE	Where Council is the coordinating road authority
239344	A*	Road Management Act 2004	sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	DIDW, OM, MIE	Where Council is the coordinating road authority
239345	A*	Road Management Act 2004	sch 7 cl18(1)	Power to enter into an agreement	CEO, DIDW, OM, MIE	Where Council is the coordinating road authority
239346	A*	Road Management Act 2004	sch7 cl 19(1)	Power to give notice requiring rectification of works	DIDW, OM, MIE	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239347	A*	Road Management Act 2004	sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	DIDW, OM, MIE	Where Council is the coordinating road authority
239348	A*	Road Management Act 2004	sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	DIDW, OM, MIE	Where Council is the coordinating road authority
239349	A*	Road Management Act 2004	sch 7A cl 2	Power to cause street lights to be installed on roads	DIDW, MIE	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
239350	A*	Road Management Act 2004	sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	DIDW, MIE	Where Council is the responsible road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239351	A*	Road Management Act 2004	sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	DIDW, OM, MIE	Where Council is the responsible road authority
239352	A*	Road Management Act 2004	sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	DIDW, OM, MIE	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)
239420	A*	Cemeteries and Crematoria Regulations 2025	r 36	Duty to ensure that cemetery complies with depth of burial requirements	ND	
239421	A*	Cemeteries and Crematoria Regulations 2025	r 37	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
784178	A*	Cemeteries and Crematoria Regulations 2025	r 38	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	ND	
784179	A*	Cemeteries and Crematoria Regulations 2025	r 39(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	ND	
784180	A*	Cemeteries and Crematoria Regulations 2025	r 39(2)	Duty to ensure that coffin, container or receptacle is labelled.	ND	
784181	A*	Cemeteries and Crematoria Regulations 2025	r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	ND	
784182	A*	Cemeteries and Crematoria Regulations 2025	r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239422	A*	Cemeteries and Crematoria Regulations 2025	r 43(2)	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	ND	
239457	A*	Cemeteries and Crematoria Regulations 2025	r 44(2)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may impede the cremation process or damage the cremator	ND	
239423	A*	Cemeteries and Crematoria Regulations 2025	r 44(3)	Duty to ensure any fittings removed of are disposed in an appropriate manner	ND	
239424	A*	Cemeteries and Crematoria Regulations 2025	r 45	Power to dispose of any metal substance or non-human substance recovered from a cremator	ND	
239425	A*	Cemeteries and Crematoria Regulations 2025	r 46(2)	Power to release cremated human remains to certain persons	ND	Subject to any order of a court

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239426	A*	Cemeteries and Crematoria Regulations 2025	r 47(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	ND	
239427	A*	Cemeteries and Crematoria Regulations 2025	r 47(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	ND	
239428	A*	Cemeteries and Crematoria Regulations 2025	r 47(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	ND	
239429	A*	Cemeteries and Crematoria Regulations 2025	r 47(4)	Duty to take reasonable steps to notify persons specified in r 46(2) of intention to intern or dispose of remains at expiry of 12 month period	ND	
239440	A*	Cemeteries and Crematoria Regulations 2025	r 48	Power to approve certain activities under the r 57 or 58(2) if satisfied of regulation (1)(a)-(c)	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
784183	A*	Cemeteries and Crematoria Regulations 2025	r 50	Duty to provide statement that alternative vendors or supplier of memorials exist	ND	
784184	A*	Cemeteries and Crematoria Regulations 2025	r 51	Power to inspect any work that is being carried out on memorials, places or internments and buildings for ceremonies	ND	
784185	A*	Cemeteries and Crematoria Regulations 2025	r 52	Power to approval the arrangement or conduct of a funeral	ND	
784186	A*	Cemeteries and Crematoria Regulations 2025	r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	ND	
784187	A*	Cemeteries and Crematoria Regulations 2025	r 56(1)	Power to give directions regarding the objects, things or items affixed to, or placed on or around, the places of internment and memorials	ND	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
784188	A*	Cemeteries and Crematoria Regulations 2025	r 56(3)	Power to remove objects, things or items specified in (a)-(d) from a place of interment or memorial	ND	
784189	A*	Cemeteries and Crematoria Regulations 2025	r 56(4)	Duty to dispute items under r 56(3) in a manner considered appropriate	ND	
239441	A*	Cemeteries and Crematoria Regulations 2025	r 57(1)	Power to approve the use of fire in a public cemetery	ND	
239442	A*	Cemeteries and Crematoria Regulations 2025	r 58(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	ND	
784190	A*	Cemeteries and Crematoria Regulations 2025	r 59	Duty to display the hours during which the public can access the cemetery	DCCS	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239443	A*	Cemeteries and Crematoria Regulations 2025		Note: sch 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	ND	
239444	A*	Cemeteries and Crematoria Regulations 2025	sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 5, 7 8, 9, 10, 11, 12, 13, 15, 16, 17 and 18 of sch 2	ND	See note above regarding model rules
239353	A*	Planning and Environment Interim Regulations 2026	r 6	Function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	DIDW, MPE, PC	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239354	A*	Planning and Environment Interim Regulations 2026	r 21	Power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	DIDW, MPE, PC	Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239402	A*	Planning and Environment Interim Regulations 2026	r 25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance with the public availability requirements	DIDW, MPE, PC	Where Council is the responsible authority Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239403	A*	Planning and Environment Interim Regulations 2026	r 25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document	DIDW, MPE, PC	Where Council is not the responsible authority but the relevant land is within Council's municipal district

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				available in accordance with the public availability requirements		Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239355	A*	Planning and Environment Interim Regulations 2026	r 42	Function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	DIDW, MPE, PC	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the Planning and Environment Interim Regulations 2026 will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
239392	A*	Planning and Environment (Fees) Regulations 2016	r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	DIDW, MPE, PC	

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239463	A*	Planning and Environment (Fees) Regulations 2016	r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	DIDW, MPE, PC	
239393	A*	Planning and Environment (Fees) Regulations 2016	r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	DIDW, MPE, PC	
239381	A*	Road Management (General) Regulations 2026	r 8(3)	Duty to conduct reviews of road management plan within the period specified in s 90(3) of the Local Government Act 2020.	DIDW, MIE	Where Council is the road authority
239382	A*	Road Management (General) Regulations 2026	r 9(2)	Duty to produce written report of review of road management plan and make report available	DIDW, MIE	Where Council is the road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239460	A*	Road Management (General) Regulations 2026	r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	DIDW, MIE	Where Council is the road authority
239383	A*	Road Management (General) Regulations 2026	r 10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Road Management Act 2024	DIDW, MIE	Where Council is the road authority
239461	A*	Road Management (General) Regulations 2026	r 13(1)	Duty to publish notice of amendments to road management plan	MIE	where Council is the road authority
239384	A*	Road Management (General) Regulations 2026	r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	MIE	Where Council is the road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239385	A*	Road Management (General) Regulations 2026	r 16(6)	Power to issue permit	DIDW, MIE	Where Council is the coordinating road authority
239386	A*	Road Management (General) Regulations 2026	r 18(1)	Power to give written consent re damage to road	DIDW, OM, MIE	Where Council is the coordinating road authority
850372	A*	Road Management (General) Regulations 2026	r 20(2)	Function of being consulted with by the Head, Transport for Victoria prior to it granting authorisation under r 20(1)	DIDW, MIE	Where Council is the road authority
850373	A*	Road Management (General) Regulations 2026	r 23(1)	Function of receiving application for written consent for the purpose of s 66(1) of the Road Management Act 2004	DIDW, MIE	Where Council is the coordinating road authority Must consider the matters in r 23(4)
239462	A*	Road Management (General) Regulations 2026	r 23(3)	Power to charge a fee for application made under r 23(1)	DIDW, MIE	Where Council is the coordinating road authority

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239388	A*	Road Management (General) Regulations 2026	r 25(1)	Power to remove objects, refuse, rubbish, substance or other material deposited or left on road or part of a road	LLO, OM, MIE	Where Council is the appropriate road authority
239389	A*	Road Management (General) Regulations 2026	r 25(2)	Power to sell or dispose of things removed from road under r 25 (after first complying with regulation 25(3))	DIDW, MIE	Where Council is the appropriate road authority
239390	A*	Road Management (General) Regulations 2026	r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	DIDW, LLO, MIE	Where Council is the appropriate road authority
239458	A*	Road Management (Works and Infrastructure) Regulations 2026	r 16	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	CEO, DIDW	Where Council is the coordinating road authority and where consent given under clause16(5) of Schedule 7 to the Road Management Act 2004

ID	Status Code	Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
239459	A*	Road Management (Works and Infrastructure) Regulations 2026	r 24(2)	Power to waive whole or part of fee in certain circumstances	DIDW	Where Council is the coordinating road authority

14.3 S18 Instrument of Sub Delegation under the Environmental Protection Act 2017

Directorate: *Corporate and Community Services*
Report Author: *Governance Manager*
Report Purpose: *For Decision*

Purpose

The purpose of this report is for Council to consider an updated S18 Sub Delegation under the *Environment Protection Act 2017* (EPA 2017).

OFFICER RECOMMENDATION:

That Council, in the exercise of the power conferred by s 437(2) of the *Environment Protection Act 2017* and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021 resolve:

1. **There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S18 Instrument of Sub Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.**
2. **Authorise the Council Seal to be affixed with the signatures of two councillors to the attached S18 Sub Delegation with the instrument coming into force immediately once the common seal of Council is affixed and to remain in force until Council determines to vary or revoke it.**
3. **The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

Moved: **Cr Jodie Pretlove**

Seconded: **Cr Richard Hicks**

That Council, in the exercise of the power conferred by s 437(2) of the *Environment Protection Act 2017* and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021 resolve:

1. **There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached S18 Instrument of Sub Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.**
2. **Authorise the Council Seal to be affixed with the signatures of two councillors to the attached S18 Sub Delegation with the instrument coming into force immediately once the common seal of Council is affixed and to remain in force until Council determines to vary or revoke it.**
3. **The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The S18 instrument is used by a council to delegate to members of its staff those powers that are contained in the Instrument of Delegation of the Environment Protection Authority under the *Environment Protection Act 2017* dated 4 June 2021. To comply with the *Local Government Act 2020* and to support good governance and efficient business operations, Council may delegate specific power, duties or functions to the Chief Executive Officer or to Council Staff by way of an Instrument of Delegation. Every six months, delegations are reviewed by Council's solicitors who update any new, changed or deleted provisions of legislation. This report seeks Council's endorsement of the reviewed S18 Instrument of Sub Delegation under the *Environment Protection Act 2017* (EPA 2017).

Delegations are essential to enable Council staff to carry out operational duties particularly in areas which involve enforcement, such as town planning, local laws, environmental health and animal management.

Risk Management Implications

Risk identified:

Regulatory risk

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Not applicable

Financial and Budgetary Implications

Not applicable

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 4 – Operational excellence
4.8 Improve organisational Efficiency.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

Council is responsible for ensuring that its delegations are current at all times. This report seeks Council's endorsement of the reviewed S18 Instrument of Sub Delegation under the *Environment Protection Act 2017* (EPA 2017).

Attachments

1. Draft S18 - Instrument of Sub-Delegation under the EPA 2017 September 2026 [**14.3.1** - 5 pages]

Maddocks

Maddocks Delegations and Authorisations

S18 Instrument of Sub-Delegation
under the Environment Protection Act 2017

##City/ShireWest Wimmera Shire Council

Instrument of Sub-Delegation

to

Members of Council staff

Maddocks

Instrument of Sub-Delegation

By this Instrument of Sub-Delegation, in exercise of the power conferred by s 437(2) of the *Environment Protection Act 2017* ('**Act**') and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described in column 3 of the Schedule;

2. record that references in the Schedule are as follows

##insert here table of abbreviations, for example:
"EHO" means Environmental Health Officer;

"MPE" means Manager Planning and Environment

"LLO" means Local Laws Officer

3. this Instrument of Sub-Delegation is authorised by **#a resolution of Council** passed on **#~~date~~** pursuant to a power of sub-delegation conferred by the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021;

4. the delegation:

   4.1 comes into force immediately the common seal of Council is affixed to this Instrument of Sub-Delegation;

   4.2 remains in force until varied or revoked;

   4.3 is subject to any conditions and limitations set out in sub-paragraph 5, and the Schedule; and

   4.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

5. this Instrument of Sub-Delegation is subject to the following limitations:

   5.1 the powers, duties and functions described in column and summarised in column 2 of the Schedule are only delegated for the purpose of regulating:

      5.1.1 onsite wastewater management systems with a design or actual flow rate of sewage not exceeding 5000 litres on any day; and

      5.1.2 noise from the construction, demolition or removal of residential premises;

6. the delegate must not determine the issue, take the action or do the act or thing:

   6.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

   6.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

      (a) policy; or

Maddocks

(b) strategy

adopted by Council;

6.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

6.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

##Council seal

Signed by the Chief Executive Officer of Council)
)

Date: .....

Signed by Councillor)
)

Date: .....

Signed by Councillor)
)

Date: .....

Maddocks

SCHEDULE

Maddocks

ENVIRONMENT PROTECTION ACT 2017			
Column 1	**Column 2**	**Column 3**	**Column 4**
PROVISION	**THING DELEGATED**	**DELEGATE**	**CONDITIONS & LIMITATIONS**
s 271	Power to issue improvement notice	MPE, EHO, EHT, LLO	
s 272	Power to issue prohibition notice	MPE, EHO, EHT, LLO	
s 279	Power to amend a notice	MPE, EHO, EHT, LLO	
s 358	Functions of the Environment Protection Authority	MPE, EHO, EHT, LLO	
s 359(1)(b)	Power to do all things that are necessary or convenient to be done for or in connection with the performance of the Environment Protection Authority's functions and duties and to enable the Authority to achieve its objective.	MPE, EHO, EHT, LLO	
s 359(2)	Power to give advice to persons with duties or obligations	MPE, EHO, EHT, LLO	

14.4 Carry Forwards and Forecast Adjustments 2026-27

Directorate: *Corporate and Community Services*
Report Author: *Chief Financial Officer*
Report Purpose: *For Decision*

Purpose

The purpose of this report is to recommend administrative adjustments to the adopted budget to allow for carry forward projects from 2025-26 and other administrative changes for unsuccessful projects budgeted in 2026-27.

OFFICER RECOMMENDATION:

That Council approves the inclusion of an additional $4,786,831 of income and $3,884,771 expenditure to the 2026-27 financial forecasts.

Moved:	**Cr Jodie Pretlove**
Seconded:	**Cr Helen Hobbs**

That Council approves the inclusion of an additional $4,786,831 of income and $3,884,771 expenditure to the 2026-27 financial forecasts.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

Financial forecast inclusions in addition to the approved budget are presented to Council for review and approval. These include three adjustments for unsuccessful projects in the 2026-27 budget, 13 operating projects with 11 of the projects having linked grant funding, and 18 capital projects. $787K of RTR funding is linked to expenditure already incurred in the 2025-26 year.

$930k of 2026 FY capital road projects and $332k of buildings are included in the above amounts for carry over into the 2027FY.

The total forecast adjustments for these projects are an increase in income of $4.876m and an increase in expenditure of $3.884M. This is a net positive increase to the budget result of $902K.

West Wimmera Shire Council
Carry Forwards and Forecast Adjustments
As at 1 July 2026

Project Description	Operating / Capital Project	Forecast Adjustment Income	Forecast Adjustment Expense
	902,060	**4,786,831**	**3,884,771**
Open Access Libraries Fit Out	Capital	198,709	198,709
Kaniva Dog Park	Capital	22,500	10,450
Kaniva Depot Upgrade	Capital	0	123,000
Pearsons Rd	Capital	0	36,186
Smiths Rd	Capital	0	90,448
Feders Collins Rd	Capital	0	50,061
Hawkers and Goodwins Road	Capital	0	9,705
Hennigs Road	Capital	0	11,188
Local Roads - Budjik St, Kaniva, Madden St - Sport St - DESIGN ONLY	Capital	0	39,000
Kadnook Connie Rd Reconstruction and Widening Ch 990 to Ch 4710 x 6.2m sea	Capital	0	24,216
Kaniva intersection Safety review with Vicroads	Capital	0	22,738
Edenhope Aerodrome Upgrade	Capital	81,000	
TAC - App SLRSP00245 - Lake St, Edenhope - Raised Crossing	Capital	73,000	102,000
TAC - Project Cost $724,000 Aps-Nat/Pat-Bring Rd	Capital	495,000	495,000
TAC - Project Cost $766,000 - commercial st Kaniva	Capital	766,000	766,000
TAC - Project Cost $97,000 Rail Speed Reduction	Capital	48,500	49,000
TAC - Project Cost unallocated grant	Capital	340,000	340,000
Roads to Recovery Funding	Capital	1,500,167	
Edenhope Kinder Playground Upgrade	Capital	(150,000)	(150,000)
Goroke Kinder Building Upgrade	Capital	(750,400)	(750,400)
Kaniva Hall Toilet Upgrade	Capital	(36,500)	(36,500)
Asset Management system implementation	Operating	0	45,000
Partners in Place - Reimagining Rural Recreation in West Wimmera	Operating	200,000	200,000
E-Vis/Greenlight on a data migration project	Operating	0	6,510
Kaniva Bowls Synthetic Green, Accessible Amenities, and Sports Lighting Upgrad	Operating	661,219	803,432
Harrow Recreation Reserve Scoreboards	Operating	90,000	90,000
Serviceton Bowling Facility Upgrade	Operating	570,000	570,000
Kaniva Bowls Participation Initiative	Operating	25,000	25,000
Edenhope Swimming Pool Facility Designs	Operating	40,000	53,334
Goroke AFL Sports Lighting and Oval Upgrade	Operating	208,636	136,274
Edenhope Recreation Reserve Changerooms Upgrade	Operating	400,000	446,820
Goroke Swimming Centre Facilities Designs	Operating	4,000	7,000
Shovel Ready Projects	Operating	0	62,000
Serviceton Silo Art	Operating	0	8,600

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 4 – Operational excellence
4.5 Strive for long-term financial sustainability.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

Forecast budgeting and carry forwards will allow for strong financial management and reporting controls and clearly identify approved variations from the adopted budget for 2026-27.

Attachments

1. Carry Forwards and Forecast Adjustments 01.07.2026 [**14.4.1** - 1 page]

West Wimmera Shire Council

Carry Forwards and Forecast Adjustments

As at 1 July 2026

Project Description	Operating / Capital Project	2026-27 Adopted Budget Income	2026-27 Adopted Budget Expenditure	Forecast Adjustment Income	Forecast Adjustment Expense	New Forecast Budget Income	New Forecast Budget Expense	Project Comments
		3,840,131	**1,936,600**	**4,786,831**	**3,884,771**	**8,626,962**	**5,821,371**	
Open Access Libraries Fit Out	Capital	0	0	198,709	198,709	198,709	198,709	Grant Funded
Kaniva Dog Park	Capital	0	0	22,500	10,450	22,500	10,450	Grant Funded
Kaniva Depot Upgrade	Capital	0	0	0	123,000	0	123,000	Carry Forward
Pearsons Rd	Capital	0	0	0	36,186	0	36,186	Carry Forward
Smiths Rd	Capital	0	0	0	90,448	0	90,448	Carry Forward
Feders Collins Rd	Capital	0	0	0	50,061	0	50,061	Carry Forward
Hawkers and Goodwins Road	Capital	0	0	0	9,705	0	9,705	Carry Forward
Hennigs Road	Capital	0	0	0	11,188	0	11,188	Carry Forward
Local Roads - Budjik St, Kaniva, Madden St - Sport St - DESIGN ONLY	Capital	0	0	0	39,000	0	39,000	Carry Forward
Kadnook Connie Rd Reconstruction and Widening Ch 990 to Ch 4710 x 6.2m seal	Capital	0	808,800	0	24,216	0	833,016	Carry Forward
Kaniva intersection Safety review with Vicroads	Capital	0	0	0	22,738	0	22,738	Carry Forward
Edenhope Aerodrome Upgrade	Capital	0	0	81,000		81,000	0	Grant Funded
TAC - App SLRSP00245 - Lake St, Edenhope - Raised Crossing	Capital	0	0	73,000	102,000	73,000	102,000	Grant Funded
TAC - Project Cost $724,000 Aps-Nat/Pat-Bring Rd	Capital	0	0	495,000	495,000	495,000	495,000	Grant Funded
TAC - Project Cost $766,000 - commercial st Kaniva	Capital	0	0	766,000	766,000	766,000	766,000	Grant Funded
TAC - Project Cost $97,000 Rail Speed Reduction	Capital	0	0	48,500	49,000	48,500	49,000	Grant Funded
TAC - Project Cost unallocated grant	Capital	0	0	340,000	340,000	340,000	340,000	Grant Funded
Roads to Recovery Funding	Capital	2,903,231	0	1,500,167		4,403,398	0	Grant Funded
Edenhope Kinder Playground Upgrade	Capital	150,000	150,000	(150,000)	(150,000)	0	0	Unsuccessful Grant Application
Goroke Kinder Building Upgrade	Capital	750,400	750,400	(750,400)	(750,400)	0	0	Unsuccessful Grant Application
Kaniva Hall Toilet Upgrade	Capital	36,500	36,500	(36,500)	(36,500)	0	0	Unsuccessful Grant Application
Asset Management system implementation	Operating	0		0	45,000	0	45,000	Carry Forward
Partners in Place - Reimagining Rural Recreation in West Wimmera	Operating	0	0	200,000	200,000	200,000	200,000	Grant Funded
E-Vis/Greenlight on a data migration project	Operating	0	0	0	6,510	0	6,510	Grant Funded
Kaniva Bowls Synthetic Green, Accessible Amenities, and Sports Lighting Upgrade	Operating	0	0	661,219	803,432	661,219	803,432	Grant Funded
Harrow Recreation Reserve Scoreboards	Operating	0	0	90,000	90,000	90,000	90,000	Grant Funded
Serviceton Bowling Facility Upgrade	Operating	0	0	570,000	570,000	570,000	570,000	Grant Funded
Kaniva Bowls Participation Initiative	Operating	0	0	25,000	25,000	25,000	25,000	Grant Funded
Edenhope Swimming Pool Facility Designs	Operating	0	0	40,000	53,334	40,000	53,334	Grant Funded
Goroke AFL Sports Lighting and Oval Upgrade	Operating	0	0	208,636	136,274	208,636	136,274	Grant Funded
Edenhope Recreation Reserve Changerooms Upgrade	Operating	0	40,900	400,000	446,820	400,000	487,720	Grant Funded
Goroke Swimming Centre Facilities Designs	Operating	0	0	4,000	7,000	4,000	7,000	Grant Funded
Shovel Ready Projects	Operating	0	150,000	0	62,000	0	212,000	Carry Forward
Serviceton Silo Art	Operating	0	0	0	8,600	0	8,600	Grant Funded

14.5 Audit and Risk Committee Minutes

Directorate: *Corporate and Community Services*
Report Author: *Chief Financial Officer*
Report Purpose: *For Decision*

Purpose

This report presents Council with the draft minutes of the Audit and Risk Committee Meeting held 9 June 2026 and the Chair's biannual report.

OFFICER RECOMMENDATION:

That Council receives and notes the minutes of the Audit and Risk Committee Meeting held 9 June 2026 and the Chair's biannual report.

Moved:	**Cr Jodie Pretlove**
Seconded:	**Cr Tim Meyer**

That Council receives and notes the minutes of the Audit and Risk Committee Meeting held 9 June 2026 and the Chair's biannual report.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the Local Government Act 2020 (LGA 2020) in the preparation of this report.

Background

Section 53 (1) of the *Local Government Act 2020* requires that each Council establish an Audit and Risk Committee. The Audit and Risk Committee is a formally appointed Advisory Committee of Council.

The Audit and Risk Committee's role is to report to Council and provide appropriate advice and recommendations relevant to its charter in order to facilitate decision making by Council in relation to the discharge of its responsibilities. The Audit and Risk Committee plays a key role in assisting Council to fulfil its governance and overseeing responsibilities in relation to financial reporting, internal control, risk management systems, ethical accountability and the internal audit function.

The Audit and Risk Committee (the Committee) does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility. The Committee does not have any management functions and is therefore independent of management. Their role is to review, report and provide independent advice.

Risk Management Implications

Risk identified:

Financial risk

Regulatory risk

Reputation risk

Strategic risk

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Not applicable

Financial and Budgetary Implications

Not applicable

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Fraud & Corruption Control Policy
Risk Management Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 4 – Good Governance
4.5 Maintain a rigorous risk management framework.

Goal 5 – Our Commitment Values

Accountability - We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency and advocating for our community.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The draft minutes of the previous Audit and Risk Committee meeting and the Chair's biannual report are attached for Council's information.

Attachments

1. 2026 06 09 - Audit and Risk Committee Minutes [**14.5.1** - 32 pages]
2. West Wimmera ARC Half Yearly Report June 2026 [**14.5.2** - 3 pages]

West Wimmera Shire Council

Audit and Risk Committee

MINUTES

Tuesday 9 June 2026
2:00 pm

Online Meeting

COUNCIL VISION

Our West Wimmera community is healthy, thriving, diverse, harmonious, prosperous, and self-sustaining, with regional and global connectivity

OUR VALUES

INNOVATIVE - We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

ACCOUNTABLE – We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals and advocating for our community.

UNITED – We will do everything within our ability to encourage and form trusting Relationships, to work together as one team to achieve our goals and advocate for 'One West Wimmera'.

COLLABORATIVE – We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community's benefit.

1 Procedural

In Attendance:

Committee Members

Richard Ainio (Chair)
Celeste Gregory
Cr Tim Meyer
Cr Jodie Pretlove

Executive Leadership Team, Managers and Officers:

David Bezuidenhout, Chief Executive Officer (CEO)
Brendan Pearce, Director Infrastructure Development and Works (DIDW)
Dalton Burns, Director Corporate and Community Services (DCCS)
Jason Cay, Chief Financial Officer (CFO)
Phillip Gillin, Occupational Health, Safety and Risk Manager
Katie Frost, Governance Manager

External Parties:

Kathie Teasdale, RSD Audit
Paul Harrison, RSD Audit
Cassandra Gravenall, Crowe Australasia

1.2 Acknowledgment of Country

The West Wimmera Shire Council acknowledges the traditional custodians of the land on which we meet, and pays respect to their elders, past, present and emerging.

1.3 Apologies

Committee Member

Andrew Johnson

1.4 Conflict of Interest Declarations

None Declared

2 General Business

2.1 Confirmation of Previous Minutes

RECOMMENDATION:

That the Audit and Risk Committee endorse the minutes from the previous meeting held 10 March 2026.

All meetings of the Audit and Risk Committee are minuted in line with good governance practices. The minutes of the previous meeting of the Audit & Risk Committee held

10 March 2026 are attached for members' endorsement.

The Audit and Risk Committee endorse the minutes from the previous meeting held 10 March 2026 as a true and accurate record of the proceedings.

Moved: **Celeste Gregory**
Seconded: **Tim Meyer**

3 Financial Reporting

3.1 Quarterly Budget Report

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Quarterly Budget Report and Annual Plan Update for Q3 31 March 2026 .

Profit and Loss

Operating income

Operating income is 10% below budget due to a smoothed monthly allocation of operating grants. As a significant portion of the Financial Assistance Grants (FAGs) funding was received and recognised in FY2025, it is expected to remain below budget until June 2026. It is anticipated that 50% of the FY2027 FAGs funding will be received in this financial year, in line with the budget.

Non-operating income

Commonwealth capital grants are budgeted evenly throughout the year. Claims have been submitted for the first quarter for R2R payment totaling $648,000. Actuals year-to-date align with budget.

Initial state capital grant payments have been received for projects not originally included in the budget, including: Goroke AFL Lights ($304,000), Kaniva Bowls ($330,000), and Goroke Swimming Pool ($36,000).

Operating expenses

Employee costs are under budget year-to-date, due to ongoing Enterprise Agreement negotiations, offset by the timing of fortnightly payment runs.

Materials and services spending is 8% below budget, with several accounts exceeding budget, including annual insurance premiums and motor vehicle registration; however, this is being offset by lower-than-expected spend on contractors.

Balance sheet

Council rates have been levied, with the remaining instalment now sitting as a receivable on the balance sheet. In addition, an associated payable of approximately $2M has been recorded for the Emergency Service and Volunteer Fund, which is levied as part of the rates process.

Capital Works

32% of capital works expenditure has occurred by March 2026, with invoicing for materials already delivered for the construction program still pending. A large proportion of the road construction and resheeting programs has been practically completed in the field.

The Audit and Risk Committee note and receives this report.

3.2 Draft Budget

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Draft Annual Budget {2026-27} and the Annual Plan (2026-27} being presented to the Council for final adoption on 17th June 2026.

This report presents the Draft Annual Budget 2026-2027 to the Audit & Risk Committee for information.

The Local Government Act 2020 ('the Act') requires Council to prepare and present its Annual Budget which should be made available to the community for public feedback and comment, before it is adopted by the Council.

As part of the Audit & Risk Committee Charter, the Annual Budget should also be presented to the Audit & Risk Committee for information.

West Wimmera Shire Council had a well-coordinated and planned budget development timeline to assemble the financial estimates and to provide adequate time for discussions and deliberations across financial resources for delivery of objectives as per the Council Plan and to have all stakeholders within management and the Council to have their input.

The Council considered the Draft Annual Budget 2026-27 and the Draft Annual Plan 2026-27 in its meeting held on 15th April 2026 and these draft documents were released for public on 13th April 2026 for the mandatory 28 days period.

The Audit and Risk Committee note and receives this report.

3.3 Capital Works Progress Report

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Capital Works Progress Report as at 31st March 2026.

{recommendation-end-do-not-remove}

This report presents details of Capital Works in progress for this financial year including the actual spends to date and comments on their indicative completion at the end of each quarter.

The Council plans and presents its Capital Works Program to the community which is part of the Annual Budget. As part of the Audit & Risk Committee work plan, a report of Capital Works in Progress should be presented with the summary of actual spends on the reporting date and comments from the Infrastructure Development & Works team on their indicative stage of completion and any comments which they consider important to be provided.

A report on WWSC Capital Works in progress is attached which provides a complete list of the projects in progress. Some of the projects are now complete and will be capitalised in accordance with WWSC Capitalisation Policy.

The Audit and Risk Committee note and receives this report.

3.4 CEO Reimbursements and Corporate Card Expenditure

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note the CEO Reimbursements and Corporate Card Expenditure Report.

West Wimmera Shire Council holds a small number of credit cards for the use of staff and the Mayor. Statements from the CEO's credit card along with a quarterly report detailing the usage by cardholder and by expenditure type are provided for the Committee's information.

A standing item at all Audit and Risk Committee meetings will be a sighting and check of the review of WWSC Credit Cards.

The Audit and Risk Committee note and receives this report.

3.5 Councillor Reimbursements and Corporate Credit Card Expenditure

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Councillor Reimbursements and Corporate Credit Card Expenditure Report.

The *Local Government Act 2020* allows that Councillors and staff including the Chief Executive Officer are not left out of pocket for the carrying out of Council business. Accordingly, any out of pocket expenses incurred by Councillors and the Chief Executive Officer can be reimbursed to them upon receipt of a suitable claim.

From time-to-time Councillors and the Chief Executive Officer incur expenses in the course of undertaking Council Business. These expenses may include travel, accommodation, meals or minor equipment necessary to undertaking Council business. It is reasonable that these expenses be reimbursed.

Reimbursement is made after a claim is submitted in the appropriate form including the provision of receipts. Councillor claims are approved or rejected by the Chief Executive Officer, with the any claims made by Chief Executive Officer being approved or rejected by the Mayor.

Reimbursements are approved in accordance with Council's Councillor Expense Policy and must show a nexus to formal Council business.

Councillor and Chief Executive Officer reimbursements are attached for Member's information, in accordance with s.40(2) of the *Local Government Act 2020.*

The Audit and Risk Committee note and receives this report.

3.6 Asset Valuation & Condition Assessment Update

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the report from Australian Geographic Information Systems (AGIS) relating to Condition Assessment and Valuation for Buildings and Infrastructure Assets.

The Council engages a professional specialist to conduct a detailed condition assessment to determine the estimated future expenditure towards renewals and / or upgrades and to have these findings made part of the Asset Management Plan.

The Council has completed its Buildings & Infrastructure Valuation done by Australian Geographic Information Systems (AGIS). The valuation process comprehensively covered a detailed condition assessment in accordance with the Industry Standards and the valuers have furnished a detailed report on their assessment and valuation.

The report has been considered in detail by Infrastructure Development & Works team and this report will be incorporated into WWSC's financial system for adjustment in valuation, estimated useful life and the accumulated depreciation in accordance with the recommendations on the report.

The final report submitted by AGIS is presented to the Audit & Risk Committee for information.

The Audit and Risk Committee note and receives this report.

4 Internal Audit

4.1 Internal Audit Update Report

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Internal Audit Update Report.

Jason Cay, Chief Financial Officer, is present to provide an update on the internal audit strategy and interim audit for member's information.

The Audit and Risk Committee note and receives this report.

4.2 Industry Update Report

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Industry Update Report, Q3, FY2026.

Attached is RSD's Industry Update Report – Key topics within the report include Results of the 2024-225 Autis: Local Government, Reports & Publications of Interest and Cyber Security & IT Risk.

The Audit and Risk Committee note and receives this report.

4.3 Draft Scopes for Projects to be Completed in the next 12 Months

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Draft Scopes for Projects to be Completed int he next 12 Months.

As per rules and regulations set out in the *Local Government Act 2020* ("the Act") the Council is responsible to ensure that all functions of the Council are operating in accordance with applicable rules and regulations for accountability and transparency and that all records are kept up to date in a manner ensuring complete compliance to the Council policies and the provisions of the Act.

The Council in consultation with the Audit & Risk Committee assigns internal audit for different operational areas of the Council to determine if there are areas of potential improvement to their compliance for accountability, transparency, and adequate records management.

RSD Audit have a complete list of our upcoming projects and scope of those upcoming assignments are determined and reviewed from time to time. RSD Audit will present the planned scope of their assignments for next 12 months.

The Audit and Risk Committee note and receives this report.

ACTION:

Rescope project plan to bring forward road management and bring to the next meeting.

4.4 Internal Audit Actions

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Internal Audit Actions Report.

An Internal Audit Action Plan is a structured response developed to address findings and recommendations arising from internal audits. It outlines the actions required, responsible parties, and timelines for implementation. Conducting a review of the action plan offers several key benefits:

- Improved accountability and oversight of processes
- Strengthened risk management
- Better Resource Allocation
- Enhanced Transparency and Communication
- Continuous organisational improvement
- Demonstrated Commitment to Good Governance

An Internal Audit Action Plan is a vital tool for translating audit insights into meaningful improvements. It supports organisational learning, ensures corrective actions are taken, and enhances the overall effectiveness of internal controls and governance frameworks.

The Audit and Risk Committee note and receives this report.

5 External Audit

5.1 External Audit Interim Management Letter

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the External Audit Interim Management Letter.

Cassandra Gravenall (Crowe Australasia), is present to provide the external audit interim management letter.

The Audit and Risk Committee note and receives this report.

5.2 External Audit Engagement Letters

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the External Audit Engagement Letters.

Jason Cay, Chief Financial Officer, is present to provide the external audit engagement letters.

The Audit and Risk Committee note and receives this report.

6 OHS & Risk Management

6.1 OHS

Report Author: *Phillip Gillin, Occupational Health, Safety and Risk Manager*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the OHS Update Report.

This report provides an update to the Audit and Risk Committee on OHS incident reporting, Audits both internal/external, OHS policy updates and emerging trends.
A verbal update will be provided by the OHS & Risk Manager outlining the following attachment:

1. 2026 05 19 Occupational Health Safety Committee Meeting AGENDA and associated documents

The OHS Committee process has been reviewed, including the review of the OHS Committee Terms of Reference. The development of the OHS Committee Actions Register to measure the progress of each action allocated to the register.

All incident reports undergo a risk assessment process with the potential for an investigation to be undertaken on incidents. Currently, in 2026, there has been one investigation undertaken. This process aligns with the West Wimmera Shire Council Plan 2025-29 Operational Excellence 4.7.4 Review incident reporting and investigation process.

A Teams chat group has been created for the members of the OHS Committee to communicate collectively outside of the quarterly meetings.

Prior to the next OHS Committee Meeting regulatory elections will be held for the 5 designated Health and Safety Representatives positions in accordance with the *OHS Act 2004,* Division 4, Health and Safety Representatives 55. Term of Office (1) A health and safety representative for a designated work group holds office for the following period not exceeding 3 years.

The Audit and Risk Committee note and receives this report.

6.2 Insurance

Report Author: *Phillip Gillin, Occupational Health, Safety and Risk Manager*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Insurance Report.

This report provides an update to the Audit and Risk Committee on current and emerging risk management and OHS issues.

Council maintains a suite of insurance policies as the lowest form of control of the risk management hierarchy of control.

Council also has a statutory requirement to maintain Work Cover and Councils and Officers insurance cover.

A verbal update will be provided by the OHS & Risk Manager outlining the following attachments:

1. Marsh insurance valuation on assets over $400K 11 05 2026

On the 11 May 2026 conducted an audit on 32 Council facilities valued at more than 400K. His process will be undertaken as a desk top audit for the next 4 years with a site visit revaluation process on the fifth year.

This initiative aligns with the 2025-29 Council Plan Operational Excellence 4.7.2 Review insurance coverage on all assets.

Council are yet to receive final terms for the JLT/MAV suite of insurance policies.

The Audit and Risk Committee note and receives this report.

ACTION:
Take to next Council meeting the proposal to remove assets from the insurance register if Council has no intention of rebuilding asset if it is destroyed.

6.3 Risk Management

Report Author: *Phillip Gillin, Occupational Health, Safety and Risk Manager*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Risk Management Update Report.

This report provides an update to the Audit and Risk Committee on current and emerging risk management issues.

Council's risk register provides a high-level rating of risks which affect Council's service provision. All actions carry some level of risk, whilst it is not possible to eliminate risk, Council can employ a system of internal controls to mitigate the potential occurrence and effects of risk. The register records those risks which are at a strategic level which Council believes may have a material impact upon its operations, and a summary of the internal controls in place to manage the risk.

A verbal update will be provided by the OHS & Risk Manager outlining the following attachments:

1. MAV Members Announcement Woolnough V Whittlesea City Council

On 7 April 2026, Justice Gorton of the Supreme Court of Victoria found that Council was liable in negligence for failing to install a pedestrian gate in a standard wire fence encircling a recreational reserve. The plaintiff vaulted over whilst at cricket training in February 2022 and was rendered quadriplegic.

The plaintiff's contributory negligence was assessed at 20%, which, leaving aside the fact that Council ought not have been found negligent at all, seems like an inadequate reduction to the damages that were agreed prior to trial at $19M.

The MAV has appealed to the decision.

2. Matter Update 15 May 2026

Matter Update 15 May 2026 – Benjamin Martin V Greater Bendigo Council.

On the 25 July 2020 Benjamin Martin allegedly hit 2 potholes in the road (unnamed) while travelling at 100 kmph (speed limit). The plaintiff could not remember the exact section of the road where the accident occurred. The road was over 20km long.

The plaintiff sued the Greater Bendigo Council on the basis it did not suitably inspect or repair the road and failed to warn road users particularly motorcyclists.

MAV Insurance maintained a 'no offers' approach to its negotiations throughout the proceeding. At the mediation, MAV Insurance's solicitors made an offer whereby Council would agree to bear its own legal costs if the plaintiff discontinued the claim (the offer).
The proceeding was listed for trial on 20 April 2026 before a Judge alone.
Five days before the commencement of the trial, the plaintiff accepted the offer and abandoned his claim.

Notwithstanding this, the hard-line position, based on relevant legal principles and the local council's diligent adherence to its Road Management Plan, sent a clear message to the plaintiff's solicitors that proper consideration must be given to the merits of a case, before pursuing councils for compensation.

On the 28 May 2026 Council underwent a desk top audit of the 2026-27 Business Continuity Plan, all feedback from the Jardine Llyod Thomson (JLT) auditors were positive, there were some improvements recommended during the exercise which will be forwarded to Council in a comprehensive report, which will be included in the next Audit and Risk Committee agenda for review.

On the 26 May 2026 the Strategic Risk Review Committee meeting was held the 2 key strategic risks for review were

1. Inability to ensure that financial sustainability is maintained.
2. Inability to sustainably fund Council obligations, services and infrastructure.

It was timely to discuss the financial strategic risks as the end of the financial year approaches.

The Audit and Risk Committee note and receives this report.

6.4 Work Cover

Report Author: *Phillip Gillin, Occupational Health, Safety and Risk Manager*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Workcover Report.

This report provides an update to the Audit and Risk Committee on current and emerging risk management and OHS issues.

Council have a legislative responsibility to comply with the OHS Act 2004 and the OHS Regulations 2017 An employer must, so far as reasonably practicably, provide and maintain for employees of the employer a working environment that is safe and without risk to health.

In the event of an employee sustaining an injury in the course of their employment they are entitled to support in accordance with the Workplace Injury Rehabilitation and Compensation Act 2013 both duties in Victoria are delivered by Work Safe.

A verbal update will be provided by the OHS & Risk Manager outlining the following attachments:

1. Employer (West Wimmera Shire Council) Premium Forecast with Summary 2026-05

There is one new work cover claim for the reporting period, a lower back injury to an outdoor worker filling a water truck from a private dam.

Date	Active Work Cover Claims
YTD 30 05 2025 - 01 07 2027	3
Current (DD MM YYYY)	1

3-year history of the West Wimmera Shire Council Work Cover Premium from 2024/25 until 2026/27 there has been a reduction of $168,746 and a performance rating improvement of 58.4474% measured against other Victorian Councils.

Beyond the financial savings these results demonstrate a positive cultural change within the West Wimmera Shire Council.

Year	Premium plus GST	Performance rating
2024/25	$460,211	50.7429%
2025/26	$387,371	24.1628%
2026/27	$291,465	7.7045%

The Audit and Risk Committee note and receives this report.

7 Internal Controls

7.1 Supplier Spend Analysis

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Supplier Spend Analysis Report.

Council monitors the financial activity with all suppliers and contractors and presents a bi-annual report to the Audit & Risk Committee for information.

The supplier spend analysis for a twelve-month period and the report from 1st July 2025 to 30th April 2026 is provided to the Audit and Risk Committee for information.

The Audit and Risk Committee note and receives this report.

7.2 Legislative Compliance Framework and Tracker

Report Author: *Katie Frost, Governance Manager*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Legislative Compliance Framework and Tracker Report.

Council recognises that as a government body, it has a significant responsibility to comply with legislative obligations and must comply with obligations set out in the *Local Government Act 2020* and its regulations.

The role of a council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community. It must, in the performance of its role, give effect to the overarching governance principles outlined in the *Local Government Act 2020*. Council has developed a legislative compliance tracker to capture Council's progress towards achieving statutory deadlines which is attached to this report.

The Audit and Risk Committee note and receives this report

7.3 Fraud and Corruption Control Policy, Plan Procedures and Framework

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Fraud and Corruption Control Policy and Procedures.

The Fraud and Corruption Control Policy and Procedures is presented in draft form for the Audit and Risk Committee's review and feedback prior to being tabled at a Council meeting.

The Fraud and Corruption Control Policy and Procedures was adopted to provide the framework for the fraud and corruption control program for managing risk exposure associated with fraud and corruption.

As part of the scheduled review process, the policy has been assessed to determine its continued relevance, effectiveness, and alignment with current Council practices

The policy has been updated with minor changes to presentation and formatting.

The Audit and Risk Committee note and receives this report.

7.4 Policy Review

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee endorse the attached Financial Management Policy, Accounting for Assets Policy and Assets Revaluation Schedule.

As part of its annual work plan, the Audit and Risk Committee is provided with a Policy Register bi-annually for review (March and September). This document lists all of Council's policies, review cycles and review dates and is maintained through the program RelianSys.

The following policies are attached for review and are presented in draft form for the Audit and Risk Committee's feedback:

Financial Management Policy

The financial management policy outlines the framework for the effective financial management, control and reporting by Council. Whilst the policy largely mirrors the requirements of the Local Government Act 2020 it also provides more detail around the individual policies, procedures and guidelines to ensure sound financial management and internal control processes.

Accounting for Assets Policy

The Accounting for Assets Policy sets the framework for the financial monitoring and reporting of assets, in particular the recognition and revaluation of assets. The intention is to expand and provide clarification on Council's approach in meeting its obligations regarding the recognition, accounting, and financial valuations of non-current physical assets, in accordance with relevant Australian Accounting Standards and other legislative requirements.

Asset Classification and Revaluation Schedule

The schedule maps out the revaluation cycles for each asset class of Council.

The Audit and Risk Committee note and receives this report.

8 Other Responsibilities

8.1 Chief Executive Officer Update

Report Author: *David Bezuidenhout, Chief Executive Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Chief Executive Officer Update Report.

The Audit and Risk Committee requested that an update from Council's Chief Executive Officer be added as a standing item to the agenda, to be presented at quarterly meetings.

The Chief Executive Officer will provide a verbal update on organisational matters relevant to the Audit and Risk Committee.

The Audit and Risk Committee note and receives this report.

8.2 Audit & Risk Committee Chair Bi-Annual Report

Report Author: *Mr Richard Ainio, Audit and Risk Committee Chair*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the Audit and Risk Committee chair bi-annual report.

West Wimmera Shire Council (Council) employs the Audit and Risk Committee as an advisory committee of Council in accordance with s.53 of the *Local Government Act 2020* (the Act).

As outlined in section 5.7 of the Audit and Risk Committee Charter, and in accordance with section 54(5) of The Act, the Audit and Risk Committee shall prepare a bi-annual audit and risk report that describes the activities of the Audit and Risk Committee and includes its findings and recommendations. This report must be provided to the Chief Executive Officer for tabling at the next Council meeting.

The report has been prepared by Chair Mr Richard Ainio and has been provided to Members for review. It will be tabled along with the minutes of this meeting at the next Council meeting.

The Audit and Risk Committee note and receives this report.



8.3 Review Outstanding Action Items

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives the report on Audit & Risk Committee actions update for information.

The Audit Committee recommends particular actions to Council and management from time to time with an aim of improving governance and accountability.

For the Audit Committee to be effective it should make recommendations to Council and management on improvements that can be made to Council's governance controls and must then follow up with Council and Management as to the implementation status of these recommendations.

The attached schedule outlines the status of recommendations the Audit Committee has made at its meetings.

It is important that the Audit Committee follow up on the progress of any recommendations it has made to ensure that Council maintains a sound governance and internal control framework.

The Audit and Risk Committee note and receives this report.

8.4 Audit & Risk Committee Charter Review

Report Author: *Jason Cay, Chief Financial Officer*

RECOMMENDATION:

That the Audit and Risk Committee note and receives their review of the charter and submit any requests to Council for revision and approval.

West Wimmera Shire Council (Council) employs the Audit and Risk Committee as an advisory committee of Council in accordance with s.53 of the *Local Government Act 2020* (the Act).

As outlined in section 10 of the Audit and Risk Committee Charter, and in accordance with section 54(1) of The Act, the Audit and Risk Committee shall adopt, review and assess the adequacy of the Charter every two years or earlier if necessary and submit requests to Council through the Chief Executive Officer for revisions and improvements for approval.

The Audit and Risk Committee note and receives this report.

8.5 Confidential Discussion

A confidential section of the meeting allowed for the Audit and Risk Committee members to meet with the internal and external auditors to discuss and provide any feedback to the Committee.

Next Meeting:

Tuesday 15 September 2025, 2pm @ Kaniva Council Chambers

West Wimmera Shire Council
Audit & Risk Committee
Activity Report
June 2026

This report covers the Audit & Risk Committee (ARC or Committee) activity for the two ARC meetings held on 9 December 2025 and 10 March 2026. All Committee members have reviewed this report.

1. Purpose of this Report

This report meets the reporting requirements to the Council as mandated by the *Local Government Act 2020* (LGA) under section 54(5). It importantly provides the Council with a summary of the matters the ARC has addressed in the reporting period in discharging its responsibilities under its Charter.

2. Committee Charter

The ARC's Charter is set by the Council and was reviewed and approved by the Council following changes recommended by the Audit and Risk Committee on 9 April 2024 and adopted by Council in June 2024.

3. What has the Council asked the ARC to do?

As a reminder to the Council, the business of the Committee is briefly summarised below and is based on the requirements Council established in the Committee Charter referred to above. The work of the Committee is to assist the Council regarding its prudential, governance, and responsibilities under sections 8 and 28 of the LGA.

In essence, the work of the Committee includes the following key matters:

a) Monitor the quality of the quarterly and annual financial report and the annual performance statement.

b) Monitor the effectiveness of the Council's risk management performance.

c) Monitor the efficiency and effectiveness of the systems and controls management has in place to enable the business to deliver on Council strategic and operational plans.

d) Ensure that the annual external audit of those statements is completed, and that management addresses any serious matters raised by the auditors.

e) Monitor the quality of the internal audit program and delivery of internal audit plans. These plans are aimed at identifying any system and control concerns that the Council may have in key areas of operations.

f) Monitor Council performance regarding legislative and policy compliance.

4. Committee Business

The agendas for our meetings are driven by the Committee's Annual Work Plan (AWP). At the meetings held in this reporting period, the Committee has received reports by the internal auditors covering the following subjects:

- Occupational Health and Safety, and
- Emergency Management

Upcoming audits agreed between the Committee and Internal Auditors address the following subjects:

- Financial Sustainability.

During this period the Committee reviewed a number of Council policies prior to them being adopted by Council. Ongoing financial sustainability and cash flow management have also been focus areas for the Committee.

5. Meetings & Membership

Committee Meetings

As noted above, the Committee met two times on 9 December 2025 and 10 March 2026. Councillors Tim Meyer and Jodie Pretlove were the Council's representatives on the Committee.

The independent members of the Committee appointed by the Council are Richard Ainio (Chair), Celeste Gregory, and Andrew Johnson.

Member attendance at the three meetings was excellent with all members attending all meetings.

6. The Committee's Annual Work Plan

The Committee has dealt with all matters scheduled for consideration in the ARC AWP in the reporting period.

7. Key Activities for the Reporting Period

The ARC's work has continued to be guided by the Annual Workplan (AWP), and all matters listed in the AWP for the scheduled meetings have been addressed. The AWP is reviewed at each meeting to ensure its continued relevance.

In terms of highlights, outside of the normal recurring business items discussed at each meeting, the following were significant discussions at the Audit and Risk Committee.

9 December 2025 Meeting

- Quarterly Budget Report
- *Budget Update*
- *External Audit Final Management Letter & Closing Report*

10 March 2026 Meeting

- External Audit Strategy
- OHS & Risk Management and Risk Register Update
- Policy Review

8. Frequency and Timing of Activity Reports

As indicated earlier in this report, these reports are required to be provided to the Council twice per annum. The Committee is of the view that these reports need to be informative about the business of the Committee. Feedback on this report by the Council is welcomed.

9. What This Report Means for Council

This section of the bi-annual report is usually reserved for any concerns the Audit and Risk Committee wants to be made known to the West Wimmera Shire Council.

In the current year, the annual audit was completed on time and in line with the timeline agreed with the external auditors.

On behalf of the Committee, we would like to extend our thanks to the Council Officers for their subject matter ownership and the significant improvement in the approach as compared with prior years and the pro-active approach taken to align workflow with the auditors.

10. Meeting Schedule for 2025

The meeting schedule for 2026 was approved at the December 2025 Meeting.

Yours sincerely

Richard Ainio

Chair
On behalf of the Audit & Risk Committee
27 May 2026

14.6 Community Strengthening Grant Applications

Directorate: *Corporate and Community Services*
Report Author: *Community Development and Business Support Manager*
Report Purpose: *For Decision*

Purpose

This report seeks Council's consideration and approval of four applications received under round one of the 2026-27 Community Strengthening Grants Program.

OFFICER RECOMMENDATION:

That Council:

1. **Approves a Community Strengthening Grant of $5,000 to Kaniva Playgroup for the purchase of Kinder Gym equipment and safety matting to support early years physical activity, community participation and volunteer-led programming.**

2. **Approves a Community Strengthening Grant of $5,000 to Apsley Pony Club for the replacement of horse yards and construction of a wash bay.**

3. **Approves a Community Strengthening Grant of $5,000 to Edenhope Apsley Football Netball Club for the replacement of clubroom doors.**

4. **Approves a Community Strengthening Grant of $5,000 to Lake Charlegrark Recreation Reserve Committee for the Caretaker Shelter project.**

Cr Jodie Pretlove declared an interest and left the room at 2:39pm.

Moved:	**Cr Tom Houlihan**
Seconded:	**Cr Richard Hicks**

That Council approves a Community Strengthening Grant of $5,000 to Lake Charlegrark Recreation Reserve Committee for the Caretaker Shelter project.

CARRIED UNANIMOUSLY (4 / 0)

Cr Jodie Pretlove returned to the meeting at 2:43pm.

Moved: **Cr Tom Houlihan**

Seconded: **Cr Jodie Pretlove**

That Council:

1. **Approves a Community Strengthening Grant of $5,000 to Kaniva Playgroup for the purchase of Kinder Gym equipment and safety matting to support early years physical activity, community participation and volunteer-led programming.**

2. **Approves a Community Strengthening Grant of $5,000 to Apsley Pony Club for the replacement of horse yards and construction of a wash bay.**

3. **Approves a Community Strengthening Grant of $5,000 to Edenhope Apsley Football Netball Club for the replacement of clubroom doors.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

Kaniva Playgroup applying for $5,000

Grant guideline compliance: Yes

The application meets the principal guideline requirements:

- Community group operating on a not-for-profit basis through an auspice organisation.
- Project located within and benefiting West Wimmera Shire.
- Public liability insurance provided.
- Quotations supplied for equipment purchases.
- Demonstrates increased community participation and volunteer involvement.
- Supports ongoing community activity and addresses identified community needs.

- Includes partnerships and supporting documentation which strengthen the application.

Apsley Pony Club applying for $5,000

Grant guideline compliance: Yes

The application meets the principal guideline requirements:

- Applicant is an incorporated community organisation operating on a not-for-profit basis.
- Project will be undertaken within West Wimmera Shire and provides benefit to the local community.
- Public liability insurance documentation has been provided.
- Quotations have been supplied for the proposed infrastructure of work and equipment purchases.
- The project supports ongoing community activity by improving facilities used by the Pony Club, Edenhope Adult Riding Club, and Edenhope College.
- The project demonstrates improvements to occupational health and safety through the installation of safer horse yards, wash bay facilities, and non-slip concrete surfaces.
- The project encourages volunteer participation through the contribution of labour for demolition and construction activities.
- The applicant's in-kind contribution is within the allowable limits identified in the grant guidelines.

Lake Charlegrark Recreation Reserve Committee applying for $5,000

Grant guideline compliance: Yes

The application meets the principal guideline requirements:

- Applicant is an incorporated community organisation operating within West Wimmera Shire.
- The project supports an ongoing community facility that benefits both residents and visitors.
- Public liability insurance documentation has been provided.
- A quotation has been submitted in support of the application.
- The Committee has demonstrated a significant financial contribution toward the project cost.

- The project assists the Committee to operate more effectively by supporting the recruitment and retention of caretakers responsible for managing the facility.
- The proposal supports community participation, tourism opportunities, and the ongoing operation of an important community recreation asset.

Edenhope Apsley Football Netball Club applying for $5,000

Grant guideline compliance: Yes

The application meets the principal guideline requirements:

- Applicant is an incorporated not-for-profit community organisation operating within West Wimmera Shire.
- The project relates to an existing community facility that supports ongoing sporting, recreational, and community activities.
- Public liability insurance documentation has been supplied.
- Supporting quotations have been provided for the proposed works.
- The project assists the organisation to operate more effectively by reducing maintenance costs and improving facility security and functionality.
- The project improves occupational health and safety through the replacement of deteriorated doors and the provision of safe, secure access to the facility.
- The proposal encourages volunteer participation through project coordination, oversight, and facility maintenance activities undertaken by club members.
- The facility provides wider community benefit beyond club members through regular use for community meetings, social gatherings, and events.

The Community Strengthening Grant stream is designed to promote and increase participation of residents in community initiatives, to build and strengthen local networks and partnerships and to support community leadership, learning, and skill development. Council may provide financial assistance to community groups and organisations to support the provision of projects, activities and services which respond to identified community needs, contribute to the building of a stronger community, develop innovative approaches to local issues and are in accordance with Council's strategic objectives.

Grants of up to $5,000 are available in two streams: Community Projects Funding - maximum of $5,000 on a $2 for $1 basis. Maximum of one successful application every four funding rounds per organisation. Facilities Upgrades and Equipment Purchases - maximum

of $5,000 on a $2 for $1 basis. Maximum of one successful application every four funding rounds per organisation. All four applications meet these criteria.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

Not Applicable

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Council Grants Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

inviting, and connected community

1.4 Provide community development opportunities and volunteer support.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The four applications assessed under round one of the 2026-27 Community Strengthening Grants Program demonstrate strong alignment with the program objectives of supporting

community participation, strengthening local organisations, encouraging volunteer involvement and improving community facilities. The proposed projects delivered by the Kaniva Playgroup, Apsley Pony Club, Lake Charlegrark Recreation Reserve Committee and Edenhope Apsley Football Netball Club each address identified community needs and provide tangible benefits to residents through enhanced community infrastructure, improved safety, increased participation opportunities and stronger community connections.

Subject to confirmation of the outstanding eligibility and project scope matters identified within the assessment process, the applications meet the requirements of Council's Community Strengthening Grants Guidelines and are consistent with the objectives of the West Wimmera Shire Council Plan 2025-2029.

Attachments

Nil

14.7 Community Sponsorship and Contribution Grant Application

Directorate: *Corporate and Community Services*
Report Author: *Community Development and Business Support Manager*
Report Purpose: *For Decision*

Purpose

For Council to consider an application from Johnny Mullagh Interpretive Centre Inc for a Community Sponsorship and Contribution Grant of $600.

OFFICER RECOMMENDATION:

That Council approves the Community Sponsorship and Contribution Grant application to the Johnny Mullagh Interpretive Centre Inc of $600 for entertainment and event running costs of opening the historic Nerrinyerie garden.

Moved:	**Cr Tom Houlihan**
Seconded:	**Cr Jodie Pretlove**

That Council approves the Community Sponsorship and Contribution Grant application to the Johnny Mullagh Interpretive Centre Inc of $600 for entertainment and event running costs of opening the historic Nerrinyerie garden.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The Harrow Discovery Centre will open the historic Nerrinyerie garden in West Wimmera Shire to the public on Sunday, 8 November 2026, from 10am to 4pm, as a family-friendly fundraising event featuring local stalls, a BBQ, licensed bar, children's activities, and croquet and pétanque demonstrations. Nerrinyerie was once owned by the Edgar family, who helped establish the discovery centre in 2004, giving the event a historical connection

alongside its fundraising purpose. It will run jointly with the garden opening at "Tuloona" in Southern Grampians Shire, which benefits the Harrow Neighbourhood House, with both organisations promoting the two openings as a single regional day out. Promotion will run through Wimmera Mallee Tourism, Limestone Coast Tourism, ABC Wimmera, tourism websites, the Harrow Bush Nursing Centre and Harrow Discovery Centre social media, with stallholders invited from across West Wimmera Shire.

If successful, the Council grant will assist with the payment of the entertainment with any remaining funds assisting with the event costs.

Community Sponsorship and Contribution Grant 2026/2027			
Grants approved	Amount	Total Grant Budget	
		10000	
Kaniva Agricultural and Pastoral Society Inc.	1200		
Telopea Downs Progress Association Inc.	1200		
Windmill Stitchers of Kaniva.	500		
Edenhope Pastoral and Agricultural Society Inc.	1200		
Spent	4100	5900	**Remaining**
Grants pending			
Johnny Mullagh Interpretive Centre Inc	600		**As per 22/09/2026**

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

Not Applicable

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 1 – Healthy, inviting and connected community
1.4 Provide community development opportunities and volunteer support.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The application from the Johnny Mullagh Interpretive Centre Inc. aligns with Council's objective of supporting community development opportunities and volunteer-led initiatives that strengthen community connection, local heritage and regional tourism.

The requested grant of $600 can be accommodated within the available Community Sponsorship and Contribution Grant budget for 2026-27 and will contribute towards the delivery of the event, supporting entertainment and associated event costs.

Attachments

Nil

15 Infrastructure Development and Works

15.1 Asset Disposal Policy

Directorate: *Infrastructure Development and Works*
Report Author: *Manager Infrastructure Engineering*
Report Purpose: *For Decision*

Purpose

The Asset Disposal Policy was last reviewed and adopted by Council in 2022 and is now due for review.

OFFICER RECOMMENDATION:

That Council adopts the Asset Disposal Policy.

Moved:	**Cr Richard Hicks**
Seconded:	**Cr Jodie Pretlove**

That Council adopts the Asset Disposal Policy.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The primary objective of the Asset Disposal Policy is to provide a systematic, transparent, and accountable method for the disposal of Council-owned assets in accordance with Council policies and all appropriate legislation and accounting standards.

Minor administrative amendments have been made to the policy. The Asset Disposal Policy provides guidance for the proper disposal of assets, thereby assisting in the management of financial risk. The draft policy has been reviewed and endorsed by Council's Audit and Risk Committee on the 15 September 2026.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Relevant sections of the Local Government Act 2020 are referenced in the policy.

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

There are no direct financial implications of the policy, however, the cost of each asset disposal would need to be quantified and allowed for under the usual processes.

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Asset Management Policy
Asset Management Strategy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 2 – Diverse and growing economy
2.1 Maintain and renew assets and infrastructure.

Goal 4 – Operational excellence
4.5 Strive for long-term financial sustainability.

Communication Implications

No Communication Implications

There is no requirement for public advertising for submissions. The adopted document should be placed on Council's website.

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The policy has been thoroughly reviewed, and it is appropriate that Council adopt the Asset Disposal Policy at a Council meeting.

Attachments

1. DRAFT WWSC Council Policy Asset Disposal Policy [**15.1.1** - 4 pages]

Council Policy Manual
WEST WIMMERA SHIRE COUNCIL

COUNCIL POLICY		
ASSET DISPOSAL POLICY	Policy No:	
	Adopted by Council:	16 November 2022
	Next review date:	16 November 2026
~~Senior Manager~~Executive Director:	Director Infrastructure Development ~~&~~and Works Director Corporate and Community Services	
Responsible Officer:	~~Assets Manager~~ Manager Infrastructure Engineering	
Functional Area:	Asset Management Financial Services	
Introduction and~~&~~ Background	The Asset Disposal Policy is the framework that enables strategic, quality governance of Council-owned assets through the whole lifecycle of the asset to its disposal. The policy meets the relevant Council Plan objectives pertaining to a~~A~~sset ~~M~~management and service delivery. This policy is supported by the Asset Disposal Procedure which is authorised by the CEO.	
Purpose and~~&~~ Objectives	The purpose of this policy is to give direction for the disposal of Council assets, when: • the assets are no longer required to meet agreed services • that particular asset was utilised by a service which is no longer supported by Council • there is no clear need for Council to retain ownership of the asset • when the projected lifecycle cost can no longer be justified~~.~~ • when the asset has reached its optimal useful life and a new asset needs to be purchased as a replacement (e.g., plant and fleet assets) This policy provides direction for identifying, assessing and making decisions that will inform the Council of their responsibilities in the disposal process. The primary objective of this policy is to provide a systematic, transparent and accountable method for the disposal of Council-owned assets in	

Council Policy Manual
WEST WIMMERA SHIRE COUNCIL

	accordance with Council policies and all appropriate legislation and accounting standards.
Response to the Overarching Governance Principles of the Local Government Act 2020	Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles. This policy is in response to the following overarching governance principle/s of the *Local Government Act 2020*: (a) the community engagement principles (section 56); (b) the public transparency principles (section 58); (c) the financial management principles (section 101);
Definitions	Disposal: Actions necessary to decommission and remove assets from Council's portfolio that are no longer required. Lifecycle: The time interval that commences with the identification of the need for an asset and terminates with the disposal of the asset or any liabilities thereafter. Lifecycle Cost: The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs. Council Officers: These include Council employees (Including full-time; part-time temporary and casual), contractors, volunteers or the employees of anybody providing services on the Council's behalf.
Policy Details	
1.	Scope
	The Asset Disposal Policy applies to all asset classes owned by Council and identified as, but not limited to the Asset Capitalisation Policy: • Land and land improvements~~,~~ • Roads~~,~~ • Buildings~~,~~ • Other Structures~~,~~ • Parks, Open Space and Streetscapes~~,~~ • Plant and Equipment~~,~~ • Fleet~~,~~ • Furniture and Fittings~~,~~ • Bridges~~,~~ • Drainage~~,~~ • Footpaths and k~~K~~erb and c~~C~~hannel~~.~~

	• IT Equipment
2.	Policy Principles
	Council must have regard to the following principles in its disposal of assets: • open and effective competition, • demonstrate Council's accountability and responsibility to ratepayers, • seek to be fair and equitable to all parties involved, • seek to ensure probity, accountability and transparency in all disposal processes, • seek to ensure that the best outcome is achieved for Council, • applies to all Council Officers and Councillors, • Council officers must carry out all phases of the disposal process with impartiality, fairness, independence, openness and integrity, Council must obtain the best value in the management of public money. This is not restricted to price, but must, where applicable, include consideration of: • the contribution to Council's Long Term Financial Plan and Strategic Management Plans~~,~~ • any relevant direct and indirect benefits to Council~~,~~ • efficiency and effectiveness~~,~~ • the costs of various disposal methods~~,~~ • internal administration costs~~,~~ • risk exposure, and~~,~~ • value of any associated social and/or environmental benefits~~.~~
3.	Disposal Methods
	Council may utilise the following methods, where appropriate based upon the principles above, in disposing of an asset; • Trade-In • Expression of interest • Open t~~T~~ender • Sale or p~~P~~ublic auction • Demolish/Recycle • Charity/Gifting • Land exchange

Council Policy Manual
WEST WIMMERA SHIRE COUNCIL

4.	Consultation
	The council must undertake certain processes in respect of its proposed disposals of land and/or buildings in accordance with the Local Government Act 2020. Particular requirements are stated within section 114 of that Act including giving public notice of sale, and the requirement for a valuation of the property not more than six months prior to the sale.
5.	Associated Documents
	• Council Plan ~~2021~~ 2025 – ~~2025~~ 2029 • Australian Accounting Standards • Asset Management Policy • Asset Capitalisation Policy • Procurement Policy • Fleet Management Policy
6.	Review
	This policy shall be reviewed every four years or as determined by the Chief Executive Officer.

Policy Adopted:	Ordinary Meeting 21/03/18	Minute Book Page 37707	RecFind 18/001105
Policy Reviewed:	Asset Management Steering Committee 2017 09 18		
	Asset Management Steering Committee 2018 02 05		
	Councillor Workshop 2018 02 14		
	Council Forum 2018 03 07		
	Council Meeting 2020 06 18		RecFind E20/000147
	Council Forum 2020 07 06		
	Council Meeting 2022 11 16	Minute Book Page	RecFind

15.2 PA1221 - Use and development of the land for Intensive Animal Production, including associated buildings and works, and retrospective removal of native vegetation.

Directorate: *Infrastructure Development and Works*
Report Author: *Planning Coordinator*
Report Purpose: *For Decision*

Purpose

The purpose of this report is for Council to consider Planning Permit Application PA1221 – Lot 1, 5488 Nhill-Harrow Road, Gymbowen, consider the submissions received for and against the proposal and consider the recommendation presented and the associated conditions being proposed.

OFFICER RECOMMENDATION:

That Council, having caused notice to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of *the Planning and Environment Act 1987*, resolve to issue a Notice of Decision to Grant a Planning Permit under Clauses 35.07-1, 35.07-4, 42.01-2, 52.17 and 52.29 of the West Wimmera Planning Scheme in respect of the land known as Lot 1, 5488 Nhill Harrow Road, Gymbowen VIC 3401, for the use and development of the land for Intensive Animal Production, including associated buildings and works, alterations to access to Nhill-Harrow Road and retrospective removal of native vegetation, in accordance with the endorsed plans and subject to conditions:

Plans

1. Endorsed plans

The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.

Intensive Animal Production Use

2. Maximum capacity

The Intensive Animal Production use must not exceed **28,000 standard sheep units (SSU) at any one time**.

3. Seasonal operation

No lambs are to be accommodated within the feedlot and the feedlot is not to be operated during the months of **June, July and August**.

4. Feedlot operation

The feedlot must be operated in accordance with the *National Procedures and Guidelines for Intensive Sheep and Lamb Feeding Systems* (revised January 2020), to the satisfaction of the Responsible Authority.

Amenity and Odour

5. Amenity

The use must be managed so that it does not cause unreasonable amenity impacts on surrounding land as a result of:

a. odour;
b. dust;
c. noise;
d. flies, rodents or other pests;
e. manure, waste or mortality composting; or
f. wastewater or contaminated stormwater.

All reasonable measures must be taken to prevent and minimise such impacts to the satisfaction of the Responsible Authority.

6. Field odour surveillance

During the first representative high-stock operating season following commissioning of the expanded feedlot, field odour surveillance must be undertaken monthly by a suitably qualified person to provide a representative assessment of odour impacts across the entire season (minimum of six data points) and under varying operating and weather conditions.

The surveillance must be undertaken in accordance with the applicable requirements of Environment Protection Authority Victoria and Development Licence Exemption EXM000300320.

A final report documenting the monthly surveillance undertaken, results and any recommended mitigation measures must be submitted to the Responsible Authority within 30 days of completion of the season

7. Odour corrective action

Where the field odour surveillance required by Condition 6 identifies unreasonable off-site odour impacts attributable to the feedlot, additional measures addressing planning amenity impacts must be prepared by a suitably qualified person, submitted to and approved by the Responsible Authority, and implemented to the satisfaction of the Responsible Authority. Any measures required under the Environment Protection Act 2017, Development Licence Exemption EXM000300320 or a subsequent EPA permission must be administered in accordance with those requirements.

Any additional mitigation measures must be implemented within a timeframe agreed to by the Responsible Authority.

8. Complaints register

A complaints register must be maintained for the duration of the use and must record:

a. the date and time of the complaint;
b. the nature and location of the reported impact;
c. weather conditions at the time, where relevant;
d. any investigation undertaken;
e. the outcome of the investigation; and
f. any corrective action undertaken.

The complaints register must be made available to the Responsible Authority and Environment Protection Authority Victoria upon request.

Stormwater and Drainage

9. Drainage Verification Report

Before commissioning of the feedlot at the capacity authorised by this permit, a Drainage Verification Report prepared by a suitably qualified civil or water engineer must be submitted to and approved by the Responsible Authority.

The report must:

a. confirm the external catchment contributing towards the feedlot area;
b. identify any seasonal drainage lines, low points and overland flow paths which may interact with the feedlot pens, stockyards, composting area, sedimentation basin, holding pond or land application area;
c. confirm that external non-contact stormwater is appropriately diverted around the feedlot contact-water system;
d. confirm that the contact-water management system has been constructed with the required capacity and freeboard in accordance with the endorsed stormwater design;
e. demonstrate that the drainage system appropriately manages the potential for external overland flows to enter the contact-water system; and
f. identify any additional works required to prevent contaminated water from discharging beyond the subject land.

10. Additional drainage works

Any additional works identified by the Drainage Verification Report required under Condition 9 must be completed to the satisfaction of and at no cost to the Responsible Authority before commissioning of the feedlot at the capacity authorised by this permit.

11. Contact and non-contact water

All contact water, including contaminated stormwater runoff from feedlot pens, stockyards, composting areas and other potentially contaminated surfaces, must be collected and directed to the approved contact-water management system, including the sedimentation basin and holding pond.
Non-contact stormwater must be diverted away from the contact-water management system and must not be directed through feedlot pens, stockyards, composting areas or other potentially contaminated surfaces.

12. Drainage infrastructure
All drains, bunds, sedimentation basins, holding ponds and other stormwater and contact-water management infrastructure must be maintained in good working order for the duration of the use, to the satisfaction of the Responsible Authority.

Land Application
13. Land application
Wastewater or contact water must only be applied to the endorsed land application area in accordance with the endorsed Land Capability Assessment, Risk Management and Monitoring Program and applicable EPA requirements.
Wastewater or contact water must not be applied to land that is saturated, waterlogged or subject to ponding, or where application may result in runoff beyond the subject land.

Grampians Wimmera Mallee Water
14. Groundwater Take and Use Licence
The applicant is required to apply for a groundwater Take and Use licence and obtain the relevant approvals.

15. Dam approvals
The applicant must obtain the relevant approvals from GWMWater before the construction and use of the dam. The applicant is required to contact GWMWater to discuss the construction and use of the dam.

Council Groundwater Requirement
16. Groundwater approval prior to operation
Before the Intensive Animal Production use operates at the capacity authorised by this permit, written confirmation must be provided to the Responsible Authority from Grampians Wimmera Mallee Water confirming that all licences, entitlements and approvals required for the extraction and use of groundwater associated with the Intensive Animal Production use have been obtained.

Mortality Composting and Manure Management
17. Mortality composting

Mortality composting must only occur within the designated mortality composting area shown on the endorsed plans.
The mortality composting area must be constructed and maintained with a low-permeability surface and drained to the approved contact-water management system.
Mortality composting and manure management must be undertaken in accordance with the Risk Management and Monitoring Program and applicable EPA requirements.

Environmental Management

18. Risk Management and Monitoring Program

The feedlot must be operated in accordance with the Risk Management and Monitoring Program required by EPA Development Licence Exemption EXM000300320, or any subsequent EPA permission applying to the use.
A current copy of the Risk Management and Monitoring Program must be provided to the Responsible Authority upon request.

19. Environmental incident response

Where an environmental incident associated with the feedlot results in, or is reasonably likely to result in, the uncontrolled release of contact water, wastewater, manure, compost leachate or other contaminated material beyond the approved containment system, the permit holder must:

a. take immediate reasonable action to contain and rectify the incident;
b. notify the Responsible Authority as soon as practicable where the incident has resulted, or may result, in an off-site impact; and
c. undertake any remedial measures reasonably required by the Responsible Authority.

Biosecurity

20. Biosecurity

The use must be operated in accordance with the Biosecurity Response Plan forming part of the endorsed documentation.
Measures for the management of livestock disease, weeds, parasites, flies, rodents and other pest animals must be implemented for the duration of the use.

EPA and Planning Permit Alignment

21. Consistency of EPA and planning documents

Before commissioning of the feedlot at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that the plans and documents applicable to the development under EPA Development Licence Exemption EXM000300320, or any subsequent EPA permission applying to the development, are consistent with the endorsed plans under this permit.

Where an inconsistency exists, the relevant EPA permission or planning permit plans must be amended, as required by the relevant authority, before commissioning at the capacity authorised by this permit.

22. EPA permission

Before the feedlot operates at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that any EPA permission required to operate the Intensive Animal Production use has been obtained.

Clause 52.17 – Native Vegetation

23. Native vegetation offset

Within three months of the issue of this permit, the permit holder must provide evidence to the satisfaction of the Responsible Authority that the following native vegetation offset has been secured:

a. 0.096 general habitat units;
b. with a minimum strategic biodiversity value score of 0.396;
c. including eight large trees; and
d. located within the Wimmera Catchment Management Authority area or West Wimmera Shire Council municipal area.

The offset must be secured in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* and to the satisfaction of the Responsible Authority.
The updated vegetation assessment confirms these requirements and identifies the proposed mechanism as a third-party allocated credit extract.

24. Evidence of offset

Evidence that the offset required by Condition 23 has been secured must be provided in the form of an allocated credit extract issued by the Native Vegetation Credit Register, or another form of evidence acceptable to the Responsible Authority.

Department of Energy, Environment and Climate Action

25. Section 173 Agreement

Before the development starts, the landowner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 and apply to have the agreement registered on title.
The owner must pay the reasonable costs of the preparation, execution and registration of the agreement

26. Native Vegetation Protection Area

The Section 173 agreement must provide for the protection and management in perpetuity of the area shown as the 'Native Vegetation Protection Area' on the endorsed plans, to the satisfaction of the Responsible Authority, and must:

a. Protect and enhance habitat values for the South-eastern Red-tailed Black Cockatoo through:

i. The retention of all native vegetation within the protection area

ii. The protection of a minimum of 64 large trees

iii. The recruitment of 40 new trees.

b. Require management in accordance with the endorsed management plan as detailed in Condition 27.

The owner must pay the reasonable costs of the preparation, execution and registration of the agreement.

27. Native Vegetation Management Plan

Before the development starts, a Native Vegetation Management Plan for the protection area must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and form part of this permit. The plan must be prepared by a suitably qualified ecologist and include:

a. Description and mapping of native vegetation and habitat values;

b. Management actions for habitat protection and enhancement, encouragement of recruitment, weed and pest control, and fire management;

c. Performance objectives consistent with a Net Gain outcome;

d. A monitoring program; and

e. Annual reporting requirements.

28. Ongoing management

The owner must:

a. Manage the protection area in perpetuity in accordance with the endorsed plan; and

b. Submit an annual report to the Responsible Authority detailing management actions undertaken, habitat condition, and progress against objectives, by the anniversary date of the execution of the agreement, for a period of 10 consecutive years.

Head, Transport for Victoria

29. Access upgrade

Within six (6) months of the issue of this permit the crossover and driveway must be upgraded in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties (attached) to cater for 26m B-Double vehicles as detailed in Table 2: Access Setout Details to the satisfaction of and at no cost to the Head, Transport for Victoria.

30. Driveway maintenance

Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency

of the road or public safety (eg. by spilling gravel onto the roadway) to the satisfaction of and at no cost to the Head, Transport for Victoria.

Expiry

31. Expiry

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 within four years of the date of this permit; or

c. the use is not commenced within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Environment Protection Authority – Permit Notes

Note A

This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.

Note B

The Environment Protection Act 2017 came into effect on 1 July 2021. The general environmental duty (GED) is a centrepiece of the laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point.

Department of Energy, Environment and Climate Action Notes

Note 1

All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation landholders are advised to determine whether a Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.

Note 2

Works or other activities on public land which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office via grampians.environment@deeca.vic.gov.au

Moved: **Cr Richard Hicks**

Seconded: **Cr Jodie Pretlove**

That Council, having caused notice to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of *the Planning and Environment Act 1987*, resolve to issue a Notice of Decision to Grant a Planning Permit under Clauses 35.07-1, 35.07-4, 42.01-2, 52.17 and 52.29 of the West Wimmera Planning Scheme in respect of the land known as Lot 1, 5488 Nhill Harrow Road, Gymbowen VIC 3401, for the use and development of the land for Intensive Animal Production, including associated buildings and works, alterations to access to Nhill-Harrow Road and retrospective removal of native vegetation, in accordance with the endorsed plans and subject to conditions:

Plans

1. Endorsed plans

The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority.

Intensive Animal Production Use

2. Maximum capacity

The Intensive Animal Production use must not exceed **28,000 standard sheep units (SSU) at any one time**.

3. Seasonal operation

No lambs are to be accommodated within the feedlot and the feedlot is not to be operated during the months of **June, July and August**.

4. Feedlot operation

The feedlot must be operated in accordance with the *National Procedures and Guidelines for Intensive Sheep and Lamb Feeding Systems* (revised January 2020), to the satisfaction of the Responsible Authority.

Amenity and Odour

5. Amenity

The use must be managed so that it does not cause unreasonable amenity impacts on surrounding land as a result of:

a. odour;
b. dust;
c. noise;
d. flies, rodents or other pests;
e. manure, waste or mortality composting; or

f. wastewater or contaminated stormwater.

All reasonable measures must be taken to prevent and minimise such impacts to the satisfaction of the Responsible Authority.

6. Field odour surveillance

During the first representative high-stock operating season following commissioning of the expanded feedlot, field odour surveillance must be undertaken monthly by a suitably qualified person to provide a representative assessment of odour impacts across the entire season (minimum of six data points) and under varying operating and weather conditions.

The surveillance must be undertaken in accordance with the applicable requirements of Environment Protection Authority Victoria and Development Licence Exemption EXM000300320.

A final report documenting the monthly surveillance undertaken, results and any recommended mitigation measures must be submitted to the Responsible Authority within 30 days of completion of the season

7. Odour corrective action

Where the field odour surveillance required by Condition 6 identifies unreasonable off-site odour impacts attributable to the feedlot, additional measures addressing planning amenity impacts must be prepared by a suitably qualified person, submitted to and approved by the Responsible Authority, and implemented to the satisfaction of the Responsible Authority. Any measures required under the Environment Protection Act 2017, Development Licence Exemption EXM000300320 or a subsequent EPA permission must be administered in accordance with those requirements.

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A complaints register must be maintained for the duration of the use and must record:

a. the date and time of the complaint;
b. the nature and location of the reported impact;
c. weather conditions at the time, where relevant;
d. any investigation undertaken;
e. the outcome of the investigation; and
f. any corrective action undertaken.

The complaints register must be made available to the Responsible Authority and Environment Protection Authority Victoria upon request.

Stormwater and Drainage

9. Drainage Verification Report

Before commissioning of the feedlot at the capacity authorised by this permit, a Drainage Verification Report prepared by a suitably qualified civil or water engineer must be submitted to and approved by the Responsible Authority.

The report must:

a. confirm the external catchment contributing towards the feedlot area;

b. identify any seasonal drainage lines, low points and overland flow paths which may interact with the feedlot pens, stockyards, composting area, sedimentation basin, holding pond or land application area;

c. confirm that external non-contact stormwater is appropriately diverted around the feedlot contact-water system;

d. confirm that the contact-water management system has been constructed with the required capacity and freeboard in accordance with the endorsed stormwater design;

e. demonstrate that the drainage system appropriately manages the potential for external overland flows to enter the contact-water system; and

f. identify any additional works required to prevent contaminated water from discharging beyond the subject land.

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Any additional works identified by the Drainage Verification Report required under Condition 9 must be completed to the satisfaction of and at no cost to the Responsible Authority before commissioning of the feedlot at the capacity authorised by this permit.

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12. Drainage infrastructure

All drains, bunds, sedimentation basins, holding ponds and other stormwater and contact-water management infrastructure must be maintained in good working order for the duration of the use, to the satisfaction of the Responsible Authority.

Land Application

13. Land application

Wastewater or contact water must only be applied to the endorsed land application area in

accordance with the endorsed Land Capability Assessment, Risk Management and Monitoring Program and applicable EPA requirements.
Wastewater or contact water must not be applied to land that is saturated, waterlogged or subject to ponding, or where application may result in runoff beyond the subject land.

Grampians Wimmera Mallee Water
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15. Dam approvals
The applicant must obtain the relevant approvals from GWMWater before the construction and use of the dam. The applicant is required to contact GWMWater to discuss the construction and use of the dam.

Council Groundwater Requirement
16. Groundwater approval prior to operation
Before the Intensive Animal Production use operates at the capacity authorised by this permit, written confirmation must be provided to the Responsible Authority from Grampians Wimmera Mallee Water confirming that all licences, entitlements and approvals required for the extraction and use of groundwater associated with the Intensive Animal Production use have been obtained.

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The mortality composting area must be constructed and maintained with a low-permeability surface and drained to the approved contact-water management system.
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Environmental Management
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A current copy of the Risk Management and Monitoring Program must be provided to the Responsible Authority upon request.

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Where an environmental incident associated with the feedlot results in, or is reasonably likely to result in, the uncontrolled release of contact water, wastewater, manure, compost leachate or other contaminated material beyond the approved containment system, the permit holder must:

a. take immediate reasonable action to contain and rectify the incident;
b. notify the Responsible Authority as soon as practicable where the incident has resulted, or may result, in an off-site impact; and
c. undertake any remedial measures reasonably required by the Responsible Authority.

Biosecurity

20. Biosecurity

The use must be operated in accordance with the Biosecurity Response Plan forming part of the endorsed documentation.

Measures for the management of livestock disease, weeds, parasites, flies, rodents and other pest animals must be implemented for the duration of the use.

EPA and Planning Permit Alignment

21. Consistency of EPA and planning documents

Before commissioning of the feedlot at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that the plans and documents applicable to the development under EPA Development Licence Exemption EXM000300320, or any subsequent EPA permission applying to the development, are consistent with the endorsed plans under this permit.

Where an inconsistency exists, the relevant EPA permission or planning permit plans must be amended, as required by the relevant authority, before commissioning at the capacity authorised by this permit.

22. EPA permission

Before the feedlot operates at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that any EPA permission required to operate the Intensive Animal Production use has been obtained.

Clause 52.17 – Native Vegetation

23. Native vegetation offset

Within three months of the issue of this permit, the permit holder must provide evidence to the satisfaction of the Responsible Authority that the following native vegetation offset has been secured:

a. 0.096 general habitat units;
b. with a minimum strategic biodiversity value score of 0.396;
c. including eight large trees; and

d. located within the Wimmera Catchment Management Authority area or West Wimmera Shire Council municipal area.

The offset must be secured in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* and to the satisfaction of the Responsible Authority.

The updated vegetation assessment confirms these requirements and identifies the proposed mechanism as a third-party allocated credit extract.

24. Evidence of offset

Evidence that the offset required by Condition 23 has been secured must be provided in the form of an allocated credit extract issued by the Native Vegetation Credit Register, or another form of evidence acceptable to the Responsible Authority.

Department of Energy, Environment and Climate Action

25. Section 173 Agreement

Before the development starts, the landowner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 and apply to have the agreement registered on title.

The owner must pay the reasonable costs of the preparation, execution and registration of the agreement

26. Native Vegetation Protection Area

The Section 173 agreement must provide for the protection and management in perpetuity of the area shown as the 'Native Vegetation Protection Area' on the endorsed plans, to the satisfaction of the Responsible Authority, and must:

a. Protect and enhance habitat values for the South-eastern Red-tailed Black Cockatoo through:

i. The retention of all native vegetation within the protection area

ii. The protection of a minimum of 64 large trees

iii. The recruitment of 40 new trees.

b. Require management in accordance with the endorsed management plan as detailed in Condition 27.

The owner must pay the reasonable costs of the preparation, execution and registration of the agreement.

27. Native Vegetation Management Plan

Before the development starts, a Native Vegetation Management Plan for the protection area must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and form part of this permit. The plan must be prepared by a suitably qualified ecologist and include:

a. Description and mapping of native vegetation and habitat values;

b. Management actions for habitat protection and enhancement, encouragement of

recruitment, weed and pest control, and fire management;
c. Performance objectives consistent with a Net Gain outcome;
d. A monitoring program; and
e. Annual reporting requirements.

28. Ongoing management

The owner must:

a. Manage the protection area in perpetuity in accordance with the endorsed plan; and
b. Submit an annual report to the Responsible Authority detailing management actions undertaken, habitat condition, and progress against objectives, by the anniversary date of the execution of the agreement, for a period of 10 consecutive years.

Head, Transport for Victoria

29. Access upgrade

Within six (6) months of the issue of this permit the crossover and driveway must be upgraded in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties (attached) to cater for 26m B-Double vehicles as detailed in Table 2: Access Setout Details to the satisfaction of and at no cost to the Head, Transport for Victoria.

30. Driveway maintenance

Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway) to the satisfaction of and at no cost to the Head, Transport for Victoria.

Expiry

31. Expiry

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 within four years of the date of this permit; or
c. the use is not commenced within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Environment Protection Authority – Permit Notes

Note A

This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.

Note B

The Environment Protection Act 2017 came into effect on 1 July 2021. The general environmental duty (GED) is a centrepiece of the laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.
This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point.

Department of Energy, Environment and Climate Action Notes
Note 1
All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation landholders are advised to determine whether a Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.

Note 2
Works or other activities on public land which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office via grampians.environment@deeca.vic.gov.au

CARRIED (4 / 1)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The application is seeking approval for the following matters:

Farming Zone

- Pursuant to Clause 35.07-1, a planning permit is required to use the land for Intensive Animal Production, a Section 2 use.
- Pursuant to Clause 35.07-4, a planning permit is required to construct or carry out buildings and works associated with a Section 2 use.

Environmental Significance Overlay – Schedule 2

- Pursuant to Clause 42.01-2 and Schedule 2 to the Environmental Significance Overlay, a planning permit is required for the retrospective removal of vegetation that is not exempt under the schedule.

Clause 52.17 – Native Vegetation

- Pursuant to Clause 52.17-1, a planning permit is required for the retrospective removal of native vegetation where an exemption does not apply.

Clause 52.29 – Land Adjacent to the Principal Road Network

- A planning permit is required for the creation or alteration of access to Nhill-Harrow Road, which is within Transport Zone 2.

The subject site has had a long-detailed history a brief summary is included below:

- 2019 – PA0984 – A planning permit application – Vegetation Removal, Council sought further information
- February 2020 – PA0984 – Application lapsed as Further Information not provided
- March 2022 – Native Vegetation Removal undertaken without a permit, including a number of Buloke Trees.
- April 2022 – Show Cause Notice Issues, no response received
- July 2023 – Pre-Application Meeting with Council regarding existing feedlot expansion. It was found no permit was issued for the original use as well as it was determined any application must also include the Vegetation Removal undertaken. No response or application was received by Council.
- February 2025 – Notice of Contravention issued by Council advising the use to cease operation, it was also found additional buildings and works had been undertaken and workers' accommodation was occurring without any approvals
- May 2025 – Site Inspection undertaken by Council Officers found use still in operation
- June 2025 – Retrospective Vegetation Removal Application submitted to Council
- August 2025 – Retrospective Use of the Land for Intensive Animal Husbandry submitted
- September 2025 – Request for Further Information issued, requesting one application to be withdrawn and the other amended to include everything in a single application as all works and uses undertaken are interconnected and are required to be considered on their merits together.
  The request for Further Information also included details on the minimum standard of documentation required, exact permit triggers, and if not provided, the application will proceed with further enforcement actions.
- December 2025 – Application formal amended to include all documentation.
- February 2026 – DEECA objected to the application as a Determining Referral Authority

- May 2026 – Application amended to respond to DEECA objection
- June 2026 – DEECA Objection withdrawn and consent with conditions provided. DTP and EPA both provided consent with conditions
- July 2026 – Public Notice undertaken, 3 objections were received for the proposal.
- September 2026 – Detailed assessment by Council Officers undertaken.

Application as being assessed

The application seeks planning approval to formalise the existing lamb feedlot (Intensive Animal Production) and allow its ongoing seasonal operation, including associated development, alteration of access to Nhill-Harrow Road, and the retrospective removal of native vegetation from the subject land and adjoining road reserve. The feedlot would accommodate a maximum of 28,000 lambs at any one time, operating over two production cycles between September and May, with no lambs kept on the site from June to August.

The proposal includes:

- use of the land for Intensive Animal Production for up to 28,000 lambs;
- planning approval for the shed associated with the feedlot operation;
- existing and proposed feedlot pens, including induction and feeding pens;
- stockyards and associated stock handling infrastructure;
- feeding and watering infrastructure;
- grain silos and water tanks associated with the feedlot;
- internal roads and accessways;
- earthworks associated with the feedlot and supporting infrastructure;
- drainage infrastructure, including spoon drains and open drains to collect and direct contact water;
- a sedimentation basin and holding pond with a capacity of approximately 11,200 m^3;
- a composting and mortality management area;
- a land application area for the management of captured water and nutrients;
- alteration and upgrading of the existing access to Nhill-Harrow Road to accommodate 26-metre B-double vehicles; and
- retrospective approval for native vegetation previously removed from the subject land and adjoining Nhill-Harrow Road reserve

The proposal is for an intensive animal production operation (lamb feedlot), receiving lambs generally aged 4–9 months and retaining them for approximately 8–10 weeks until market weight, with around two turnovers anticipated each year. Contact water from feedlot pens, stockyards, composting areas and internal roads will be collected through the site drainage system and directed to a sedimentation basin and holding pond, where it will be managed through evaporation and land application, while clean, non-contact stormwater will be diverted around the feedlot and kept separate from the contact-water system. Manure and livestock mortalities will be managed within the nominated composting area. The

application includes both retrospective and proposed components, with no previous planning permit having been issued for the intensive animal production use, associated development, alteration of access or native vegetation removal forming part of the application.

Referrals:
Section 55 Determining Referrals

- Department of Energy, Environment and Climate Action (DEECA)
    - Initially sought Further Information and subsequently objected
    - Application re-referred after the application was amended and Consent with Conditions was received
- Head, Transport for Victoria
    - No objection, subject to conditions requiring the crossover and driveway to be upgraded to cater for 26 metre B-Double vehicles and maintained in a safe condition
- Environmental Protection Authority (EPA)
    - no objection. EPA advised that any planning permit is separate from permissions, approvals or exemptions required under the Environment Protection Act 2017.
- Grampians Wimmera Mallee Water
    - No objection subject to conditions requiring a groundwater Take and Use licence and relevant approvals prior to construction and use of the dam.

Section 52 Notice of Application

- Agriculture Victoria
    - provided advisory comments. Agriculture Victoria recommends that, if approved, the permit limit the feedlot to no more than 28,000 standard sheep units at any one time, prohibit lambs being kept on the site between June and August, and require operation in accordance with the National Procedures and Guidelines for Intensive Sheep and Lamb Feeding Systems.
- Glenelg Hopkins CMA
    - Advised that the subject land is outside its area of responsibility and, as such, it was unable to provide comment on the application.

Internal Referrals

- Building Department
    - No objection. Council's Building Department advised on 18 September 2025 that no new buildings or building work were proposed and that no building permit was required.
- Environmental Health Officer
    - No objection.

Public Notice
The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. Council commenced notification on 6 July 2026. Notice was provided to surrounding

owners and occupiers and a notice was displayed on the Nhill-Harrow Road frontage for a period of 21 days.

A total of 21 submissions were received, comprising 4 objections, 16 submissions in support and 1 submission where no position was recorded.

The principal grounds of objection relate to:

- odour and amenity impacts;
- stormwater, runoff and potential contamination of wetlands and waterways;
- flooding and seasonal inundation;
- groundwater demand and potential impacts on neighbouring bores;
- native vegetation and proposed offset arrangements;
- biosecurity risks associated with livestock movements;
- impacts on adjoining farming operations and property values; and
- road condition and traffic impacts.

The grounds of objection have been considered as part of the assessment below. As objections were received, the application is being presented to Council for determination.

We also note for the purposes of the *Planning and Environment Act 1987, Section* 57 requires Council to consider objections to planning permit application. Letters of Support and those of No Position hold no status in the decision-making and/or appeal process. For Councils' benefit, petitions have also been previously determined by the tribunal as to be considered as a Single Objection.

Response to Objections

The objections raise a range of concerns regarding odour, groundwater, stormwater and flooding, downstream environmental impacts, native vegetation, biosecurity and the potential impacts of the feedlot on surrounding agricultural land.

Council has reviewed the matters raised against the applicant’s response, supporting technical reports, referral authority advice and the recommended permit conditions.

Odour and Amenity

Objectors have raised concerns regarding existing odour generated by the feedlot, including odour associated with livestock, manure and mortality composting. Concerns were also raised regarding the assumptions used in the submitted odour assessment, including the use of non-site-specific emission factors, wet pen conditions, stocking density and whether odour may extend further than predicted.

The application is supported by a GHD Odour Assessment which includes separation distance calculations, meteorological analysis, dispersion modelling and a source–pathway–receptor assessment. The assessment identifies a recommended variable separation distance of approximately 896 metres.

Council acknowledges that the objectors' concerns are based in part on existing experienced odour and that the submitted modelling does not conclusively demonstrate how the completed feedlot will perform under all actual operating conditions. The EPA Development Licence Exemption therefore requires post-commissioning field odour surveillance in accordance with EPA Victoria Publication 1881.

To provide Council with an additional level of oversight, permit conditions are recommended requiring the field odour surveillance results to be provided to the Responsible Authority and requiring further mitigation measures where unreasonable off-site odour impacts are identified.

Subject to these conditions and the ongoing EPA requirements, Council considers that potential odour impacts can be appropriately monitored and managed.

Mortality Composting and Manure Management

Objectors raised concerns regarding odour, pests, leachate and potential environmental impacts associated with mortality composting and manure storage.

The submitted material provides for a low-permeability composting area connected to the feedlot drainage system. The EPA exemption also requires a mortality compost commissioning, testing and sampling program, together with ongoing environmental risk management.

Council considers that these matters can be adequately addressed through the EPA requirements, the Risk Management and Monitoring Program and the recommended permit conditions relating to waste, contact water and environmental management.

Seasonal Drainage, Flooding and Stormwater

Objectors raised concerns that the feedlot and associated infrastructure may be located within or adjacent to seasonal drainage lines, low-lying land or areas subject to periodic inundation. Concerns were also raised regarding potential overtopping or failure of the holding pond and the potential discharge of contaminated water to surrounding land, wetlands and farm dams.

The Site Context Plan identifies the feedlot area as being outside the mapped 1% AEP flood extent and WWCMA mapping does not identify a designated waterway through the queried location. The submitted stormwater design separates external non-contact runoff from the feedlot contact-water system and provides for containment of the assessed 5% AEP event.

The Stormwater Balance Report also provides for perimeter drainage, bunding, a sedimentation basin, holding pond and controlled overflow infrastructure.

However, Council acknowledges that the objection raises a more localised issue regarding seasonal drainage paths and low points which may not necessarily be represented by formal flood or designated-waterway mapping.

Accordingly, a permit condition is recommended requiring a suitably qualified engineer to verify the external catchment, seasonal drainage paths, low points and overland flow routes prior to commissioning of the feedlot at its approved capacity. Any additional drainage works identified through this process must be completed before full commissioning.

Subject to this verification and the implementation of the endorsed drainage system, Council considers that the risk of off-site contaminated runoff can be appropriately managed.

Groundwater Contamination

Objectors raised concerns regarding the potential for contaminated water to infiltrate through the holding pond, sediment basin, drains, composting areas and land application areas and affect groundwater quality.

The submitted geotechnical testing identifies low-permeability clay material capable of meeting the nominated permeability criteria for feedlot containment infrastructure. Additional testing of material from the proposed dam location recorded permeability of approximately 3×10^{-11} m/s.

The civil design also requires low-permeability lining to the contact-water drains, sediment basin and holding pond, with the land capability assessment providing additional controls relating to nutrient attenuation, buffers and managed land application.

EPA condition EX_08 further requires a development verification report before commissioning to confirm the design and construction of the relevant environmental controls.

Council therefore considers that groundwater contamination risks are capable of being appropriately managed subject to the recommended conditions and EPA requirements.

Groundwater Demand and Neighbouring Bores

Objectors raised concerns regarding the volume of groundwater required to support up to 28,000 lambs and the potential for extraction to affect neighbouring domestic and stock bores.

The applicant's response refers to the available entitlement within the Gymbowen groundwater management zone. However, the material submitted with the application does not include a specific hydrogeological assessment of potential localised bore interference.

GWMWater's 2024/25 reporting identifies a zone cap of 2,000 ML and licensed entitlement of 1,052 ML within the Gymbowen Zone. However, availability of entitlement at a management-zone level does not, by itself, demonstrate that extraction from the subject land will have no impact on nearby bores.

Groundwater extraction is separately regulated by GWMWater under the Water Act 1989. GWMWater's management framework provides for groundwater licensing, metering and consideration of impacts on known domestic and stock bores.

A permit condition is therefore recommended requiring written confirmation that all necessary groundwater extraction and use licences and approvals have been obtained from GWMWater before the feedlot operates at the capacity authorised by the permit.

Council considers that this provides the appropriate mechanism for the detailed assessment and regulation of groundwater extraction.

Wetlands and Downstream Environmental Impacts

Objectors raised concerns regarding potential impacts on seasonal wetlands, drainage lines, downstream farm dams and ecological values.

The submitted material identifies surrounding water areas and wetlands and shows the feedlot area outside the mapped 1% AEP flood extent. The proposed drainage system is designed to separate clean external runoff from contaminated contact water, with contact water directed to the sedimentation basin and holding pond for storage and managed reuse.

The recommended drainage verification condition will provide an additional check that local seasonal drainage paths and external catchments have been adequately accounted for.

Subject to these measures, Council considers that potential impacts on downstream waters can be appropriately managed.

Native Vegetation

Objections were raised regarding previous native vegetation removal and the location and suitability of proposed offsets and replacement planting.

The updated native vegetation assessment identifies the extent of retrospective removal and the applicable offset requirements. The matter has also been considered by DEECA through the referral process.

DEECA subsequently withdrew its objection subject to conditions requiring a Section 173 Agreement, a Native Vegetation Management Plan, protection of a minimum of 64 large trees, recruitment of 40 new trees and ongoing monitoring and reporting.

Council considers that the retrospective vegetation removal and future vegetation protection requirements can be appropriately addressed through the DEECA conditions and the separate Clause 52.17 offset requirements.

Biosecurity and Pest Management

Objectors raised concerns regarding the potential spread of disease, weeds, parasites, flies, rodents and pest animals associated with livestock movements to and from the site.

A Biosecurity Response Plan has been prepared which addresses transmission pathways associated with livestock, people, vehicles, equipment, feed, water, wildlife, insects and rodents. The plan includes routine procedures, livestock inspection and auditing and is incorporated into the EPA environmental management framework.

Council considers that these risks are capable of being appropriately managed through implementation of the Biosecurity Response Plan and the recommended permit conditions.

Impacts on Surrounding Agricultural Land

Objectors raised concerns that odour, groundwater extraction and other environmental impacts may affect the ongoing productive use of neighbouring agricultural land and potential future accommodation or agri-tourism activities.

The proposal is an agricultural use within the Farming Zone and must be assessed having regard to its compatibility with surrounding agricultural activities.

Council acknowledges that the concerns relating to surrounding farming operations are principally dependent on the management of odour, water, groundwater and biosecurity. These matters have been separately considered above and are subject to technical controls, permit conditions and separate EPA and GWMWater regulatory requirements.

Council therefore considers that there is insufficient evidence to demonstrate that the proposal would unreasonably restrict the ongoing agricultural use of surrounding land.

Consistency Between EPA and Planning Permit Documents

An objection also raised inconsistencies between the documents approved under the EPA Development Licence Exemption and the more recent plans submitted to Council.

The applicant acknowledges that the EPA-approved material and current planning plans are not presently fully aligned and has advised that an amendment to the EPA documentation is being progressed.

This matter has not therefore been fully resolved at the time of Council's assessment.

A permit condition is recommended requiring written evidence that the EPA-approved documents and the endorsed planning permit plans are consistent before commissioning of the feedlot at the capacity authorised by the permit.

Additional Objection – Received Outside Advertising Period

A further objection was received outside the formal advertising period from a person residing on land owned by the applicant, in proximity to the feedlot.

The objection raises concerns regarding odour, groundwater availability and contamination, biosecurity, livestock management and amenity impacts.

Although received outside the advertising period, the objection has been considered as part of Council's assessment.

The concerns are addressed through the recommended permit conditions, including monthly odour surveillance throughout the first representative high-stock operating season, and the separate EPA and GWMWater requirements.

Personal and property-related disputes raised in the objection are not relevant planning considerations and have not been given weight in the assessment.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

The report complies with the requirements of the:
Planning and Environment Act 1987

Environmental Implications

Environmental Risk rating has been assessed as: Medium

Financial and Budgetary Implications

The financial risk rating has been assessed as: Low

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 2 – Diverse and growing economy
2.5 Encourage economic development and industry diversification.

Goal 4 – Operational excellence
4.2 Provide a responsive service to the West Wimmera community.

Communication Implications

Consultation has already been undertaken in development of the plans

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The proposal is for a substantial intensive agricultural operation requiring careful consideration of environmental, amenity and infrastructure impacts. Following several amendments, the application is supported by specialist assessments addressing key matters including odour, drainage and wastewater, land capability, traffic, native vegetation and biosecurity.

Relevant referral authorities do not object to the proposal, subject to conditions where required. While objectors have raised legitimate concerns, particularly regarding odour, seasonal drainage, groundwater extraction and consistency between the EPA and planning approval documents, the applicant's technical material has addressed the majority of these matters.

Council considers that the remaining issues can be appropriately managed through:

- Targeted planning permit conditions, including drainage verification, odour monitoring and corrective action, groundwater approval, and alignment between EPA and planning documents.
- EPA environmental approval, monitoring and compliance requirements.
- GWMWater's groundwater licensing and management processes.

Overall, the proposal is considered consistent with the relevant provisions of the Farming Zone, ESO2 and applicable particular provisions and represents an acceptable planning outcome. On balance, the matters raised by objectors do not warrant refusal, subject to the recommended permit conditions and any separate statutory approvals required.

Attachments

1. Application for Planning Permit - Form [**15.2.1** - 4 pages]
2. Certificates of Title [**15.2.2** - 6 pages]
3. Planning Property Report [**15.2.3** - 4 pages]
4. Council Request for Further Information [**15.2.4** - 6 pages]
5. Response to Request for Further Information [**15.2.5** - 5 pages]
6. Final Town Planning Report [**15.2.6** - 46 pages]
7. Nature Kit Report [**15.2.7** - 1 page]
8. EPA Development Licence Exemption [**15.2.8** - 12 pages]
9. Biosecurity Response Plan [**15.2.9** - 26 pages]
10. Geotechnical Investigation [**15.2.10** - 62 pages]
11. Traffic Impact Assessment Report [**15.2.11** - 43 pages]
12. Odour Assessment [**15.2.12** - 47 pages]
13. Stormwater Balance Report [**15.2.13** - 16 pages]
14. EPA Development Licence Exemption Application and supporting Health and Human Impact Assessment [**15.2.14** - 308 pages]
15. Land Capability Assessment and Management Plan [**15.2.15** - 47 pages]

16. Retrospective Vegetation Assessment Report [**15.2.16** - 67 pages]
17. Civil Works Plan [**15.2.17** - 8 pages]
18. Development Plans [**15.2.18** - 6 pages]
19. Summary of Submissions & Response - Applicant [**15.2.19** - 16 pages]
20. PA1221 - Delegate Report - Signed Updated [**15.2.20** - 34 pages]
21. Referral Response - Agriculture Victoria Comments [**15.2.21** - 6 pages]
22. Referral Response - Grampians Wimmera Mallee Water [**15.2.22** - 1 page]
23. Referral Response - The Head for Transport for Victoria [**15.2.23** - 2 pages]
24. Referral Response - Environmental Protection Authority Victoria [**15.2.24** - 3 pages]
25. Referral Response - Department of Energy, Environment and Climate Action [**15.2.25** - 3 pages]

WEST WIMMERA SHIRE COUNCIL

Planning Enquiries
Phone: 03 5585 9900
Web: http://www.westwimmera.vic.gov.au/

Office Use Only	
VicSmart:	**No**
Specify class of VicSmart application:	-
Application No:	Date Lodged: **28/08/2025**

Application for
Planning Permit

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

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

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

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

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:

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

Pre-application meeting

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

If 'yes', with whom?:

Date: day / month / year

The Land ⓘ

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

Street Address*

Unit No:	St. No: **5488**	St. Name: **Nhill Harrow Road**

Suburb/Locality: **Gymbowen** Postcode: **3401**

Formal Land Description*
Complete either A or B

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

A Lot No: **1** ◯ Lodged Plan ◯ Title Plan ◯ Plan of Subdivision No:

OR

B Crown Allotment No: Section No:

Parish/Township Name:

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

The Proposal

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

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

Intensive Animal Production

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.

Estimated cost of development for which the permit is required*

Cost **$0.00**

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

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

Existing Conditions ⓘ

Describe how the land is used and developed now*

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

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

Title Information ⓘ

Encumbrances on title*

If you need help about the title, read: How to complete the Application for Planning Permit form

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

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

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

Applicant and Owner Details ⓘ

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

Applicant *

The person who wants the permit

Name:
Title:
First Name: **Dan**
Surname: **Pech**
Organisation (if applicable): **DP Planning Pty Ltd**
Postal Address
If it is a PO Box, enter the details here:
Unit No:
St. No:
St. Name: **PO Box 579**
Suburb/Locality: **Warrnambool**
State: **Vic**
Postcode: **3280**

Owner *

The person or organisation who owns the land

Name:
Title:
First Name: **Tom**
Surname: **Bourchier**
Organisation (if applicable):

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

Postal Address

Unit No.:

St. No.: **4851**

If it is a PO Box, enter the details here:

St. Name: **Wimmera Hwy**

Suburb/Locality: **Jilpanger**

State: **Vic**

Postcode: **3409**

Owner's Signature (optional):

Date:

day / month / year

Information Requirements

Is the required information provided?

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

- ◯ Yes
- ◯ No

Declaration ⓘ

This form must be signed by the applicant*

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

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

Signature:
Electronically Signed.

Date:28 August 2025

day / month / year

This application has been lodged online. The declaration has been electronically signed.

Checklist ⓘ

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?

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

- 📎 Provided all necessary supporting information and document?
  - ☐ A full and current copy of the information for each individual parcel of land forming the subject site.
  - ☐ A plan of existing conditions.
  - ☐ Plans showing the layout and details of the proposal.
  - ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - ☐ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

West Wimmera Shire
PO Box 201 Edenhope, VIC 3318 PO Box 201 Edenhope, VIC 3318 Australia
Telephone: 03 5585 9900

Contact information:
Telephone: 03 5585 9900
Email: council@westwimmera.vic.gov.au

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

VOLUME 07919 FOLIO 162

Security no : 124123990199X
Produced 29/04/2025 10:19 AM

LAND DESCRIPTION

Lot 1 on Title Plan 340499Y.
PARENT TITLE Volume 02721 Folio 096
Created by instrument 2556934 27/05/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TOM WILLIAM BOURCHIER
LUCINDA MAREE BOURCHIER both of 4851 WIMERRA HIGHWAY JILPANGER VIC 3409
AR859009V 22/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS185996F 21/05/2019
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP340499Y 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: NHILL-HARROW ROAD GYMBOWEN VIC 3401

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 21/05/2019

DOCUMENT END

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

VOLUME 05425 FOLIO 961

Security no : 124123990428Y
Produced 29/04/2025 10:23 AM

LAND DESCRIPTION

Crown Allotment 1 Parish of Kalingur.
PARENT TITLE Volume 02650 Folio 802
Created by instrument 1365590 09/05/1928

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TOM WILLIAM BOURCHIER
LUCINDA MAREE BOURCHIER both of 4851 WIMERRA HIGHWAY JILPANGER VIC 3409
AR859009V 22/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS185996F 21/05/2019
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE TP281073M 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: CYRIL AMPTS ROAD GYMBOWEN VIC 3401

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 21/05/2019

DOCUMENT END

Imaged Document Cover Sheet

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Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**29/04/2025 10:19**

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TITLE PLAN		EDITION 1	TP 340499Y

Location of Land

Parish: KALINGUR
Township:
Section:
Crown Allotment: 2(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 7919 FOL 162
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 FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 02/03/2000
VERIFIED: GB

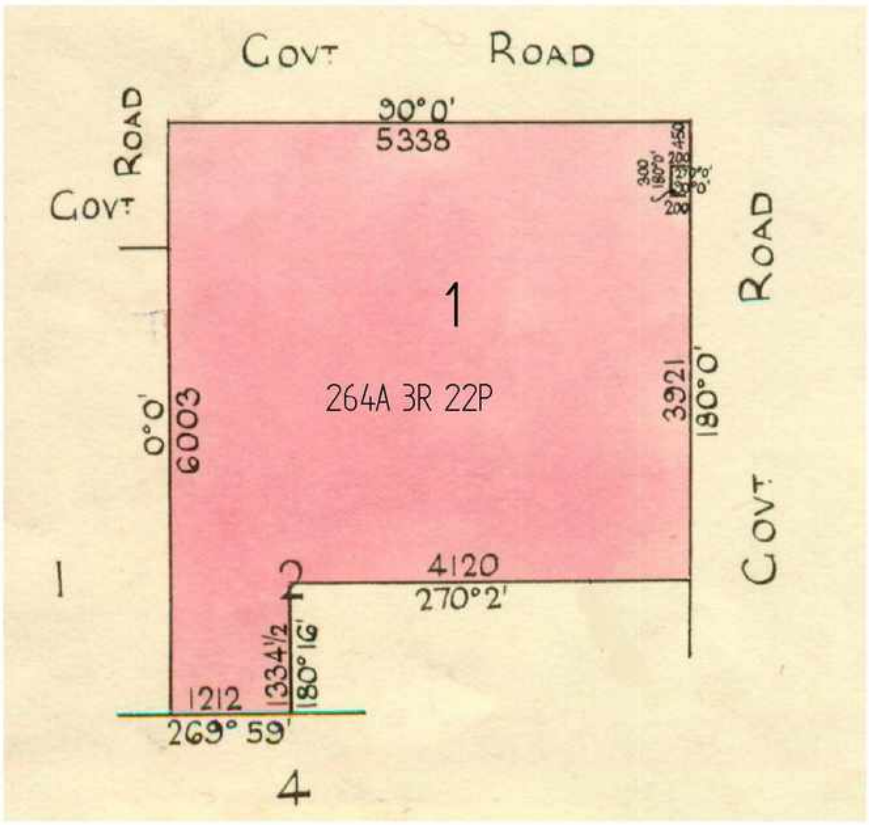

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 2 (PT)

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

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TITLE PLAN		EDITION 1	TP 281073M

Location of Land

Parish: KALINGUR
Township:
Section:
Crown Allotment: 1
Crown Portion:

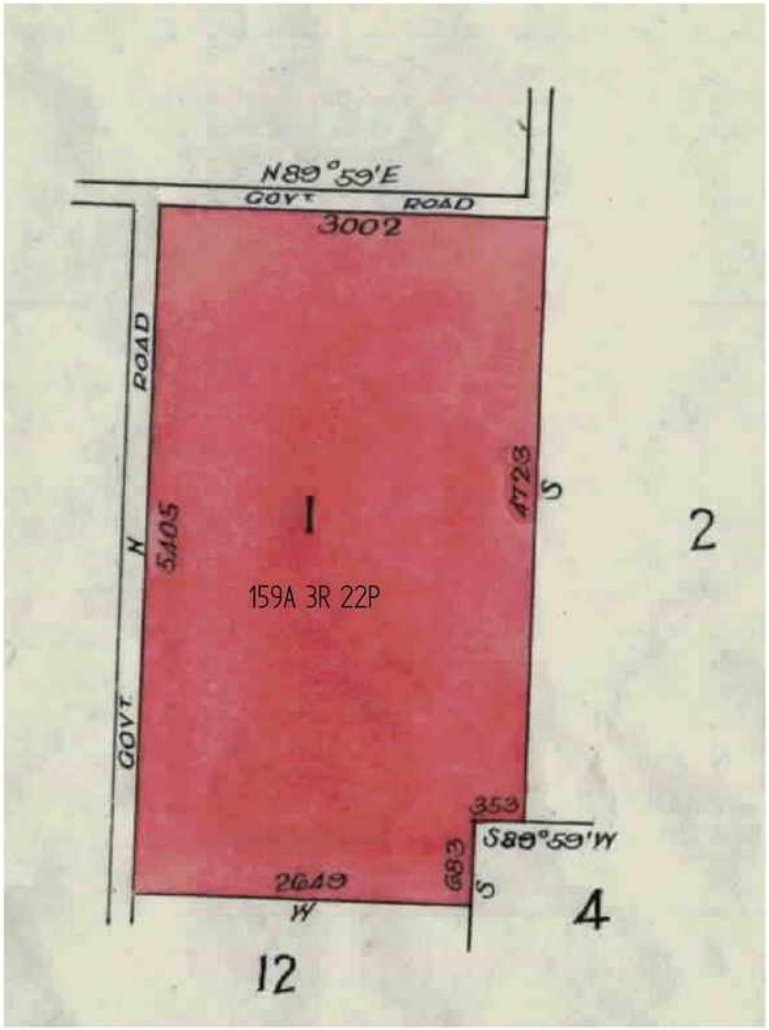
Last Plan Reference:
Derived From: VOL 5425 FOL 961
Depth Limitation: NIL

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 FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 27/09/2000
VERIFIED: CL



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

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 28 March 2025 03:03 PM

PROPERTY DETAILS

Address:	**NHILL-HARROW ROAD GYMBOWEN 3401**
Lot and Plan Number:	**Lot 1 TP340499**
Standard Parcel Identifier (SPI):	**1\TP340499**
Local Government Area (Council):	**WEST WIMMERA** www.westwimmera.vic.gov.au
Council Property Number:	**1009232**
Planning Scheme:	**West Wimmera** Planning Scheme - West Wimmera
Directory Reference:	**Vicroads 39 C6**

UTILITIES

Rural Water Corporation:	**Grampians Wimmera Mallee Water**
Urban Water Corporation:	**Grampians Wimmera Mallee Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**LOWAN**

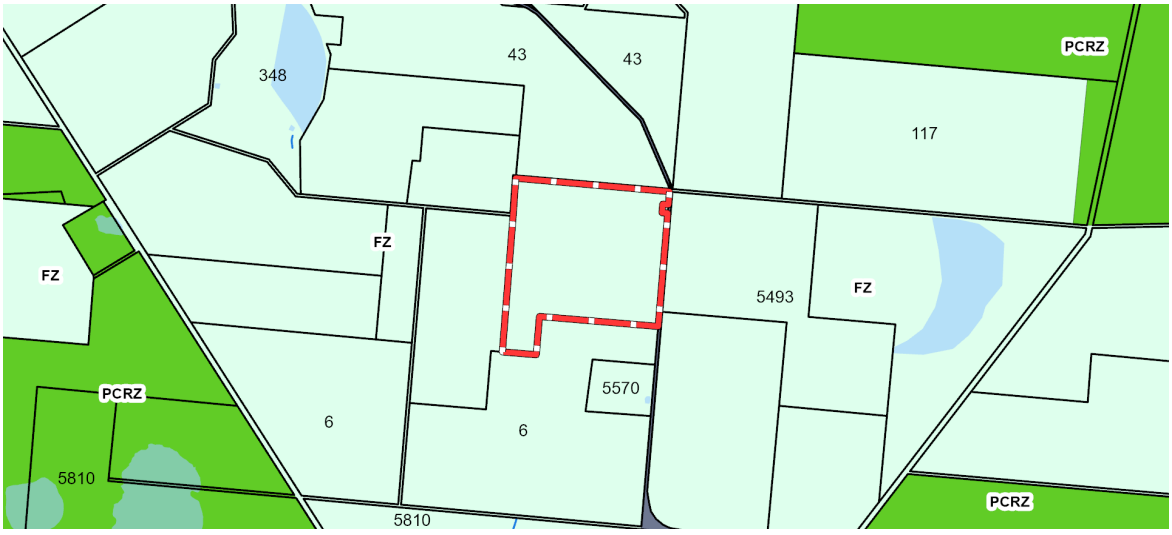
OTHER

Registered Aboriginal Party:	**Barengi Gadjin Land Council Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming
PCRZ - Public Conservation and Resource
TRZ2 - Principal Road Network
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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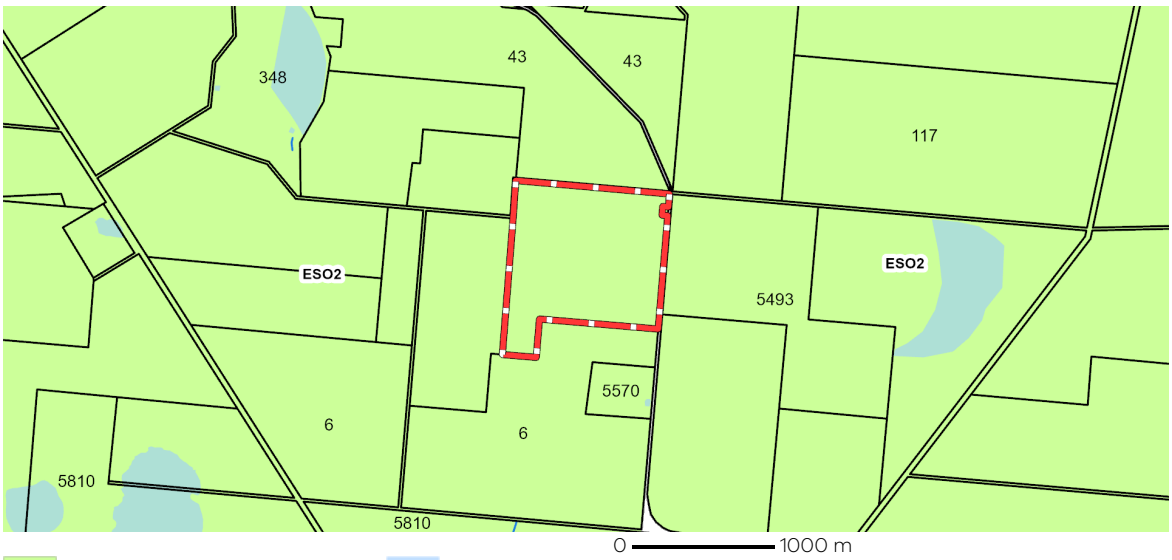
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



ESO - Environmental Significance Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 27 March 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council
or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit
https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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WEST WIMMERA SHIRE COUNCIL

Our Ref: 1009232
Property:

11 September 2025

Attention: Dan Pech
PO Box 579
Warrnambool Vic 3280

Dear Dan,

PLANNING PERMIT APPLICATION: REF20250207 & REF20250208
PROPOSAL: Use and development of the land for Intensive Animal Production, alteration of access to road in the Transport Zone, and removal of native vegetation.
ADDRESS: 5488 Nhill Harrow Road Gymbowen Vic 3401 and adjoining road reservation

Thank you for the lodgement of the above Planning Permit applications. A preliminary assessment of the applications has been undertaken and the following information is required to enable the assessment to progress.

Council remains dissatisfied with both the lodged application and the ongoing use and development of the site. Previous correspondence sent by Council to Mr Bourchier was clear that Council would consider one retrospective planning permit application to bring the land into compliance with the West Wimmera Planning Scheme (the scheme), not two. Council considers this piecemeal approach to addressing the non-compliance unsatisfactory.

I draw your attention to the previous correspondence dated 25 February 2025, copy attached. It is noted that the 21 day period for rectification of the breach of the scheme has passed, and that an unsatisfactory response has been received. Council now considers enforcement action is warranted, as outlined in the previous correspondence.

Your response to this Request for Further Information (RFI) will determine what future actions Council will take regarding the ongoing non-compliance with the scheme.

WEST WIMMERA SHIRE COUNCIL

This request for further information is made pursuant to Section 54 of the Planning and Environment Act 1987.

Further Information required:

Amendment of Applications

The proposed use and development of the land, along with the alteration of access and removal of native vegetation must be considered as a single application. As the vegetation was cleared to improve access to the site in connection with the intensive animal production, Council considers these matters intrinsically linked and will not assess them separately. This is consistent with the advice provided to you by Council prior to the applications being lodged. To resolve this issue, you must:

1. Amend planning permit application REF20250208 to include all planning permissions that are required for the proposal. This includes retrospective planning permission for the use and development of land, alteration of access and removal of native vegetation.

2. Amend the planning permit application to include the adjoining road reservation (noting that vegetation was removed from the road reservation without landowner consent).

3. Withdraw planning permit application REF20250207.

4. Written consent form the Head, Transport Victoria for the application to be lodged (noting that the removal of vegetation occurred with the road reservation).

Amended Plans & Reports

Council has no record of planning approval for the following structures currently located on the subject site, or for the use of the land being used for Intensive Animal Production. Accordingly, the following information must be provided:

5. Amended plans, clearly identifying all buildings and works associated with the proposal (including buildings and works and earthworks that require retrospective approval). This will include, but not limited to:

WEST WIMMERA SHIRE COUNCIL

a. Stockyards
b. Sheds
c. Water tanks
d. Grain silos
e. Any other infrastructure associated with the proposal.
f. Workers' accommodation
g. Elements of the proposal that require retrospective approval must be clearly distinguish from any additional new buildings or works proposed.

6. A Site context plan.

7. An 'existing conditions' plan (showing the site prior to works where retrospective planning approval is required).

8. Elevations of all structures where use and development planning approval is required (including retrospective approval).

9. A schedule of materials and colours.

10. The location of vegetation removed from the land and adjoining road reservation without a planning permit

11. An updated planning report addressing the entirety of the application (including retrospective approval).

12. Removal of the 'Draft' stamp from reports, where applicable.

WEST WIMMERA SHIRE COUNCIL

Cost of Development

The estimated cost of development is a substantial misrepresentation of the proposed building and works associated with this application. Note that, this estimate must include all buildings and works that require retrospective planning approval in addition to any new buildings or works proposed. Accordingly, the following information must be provided:

13. A detailed cost analysis of the proposed works must be prepared by a suitably qualified professional such as a Quantity Surveyor. This estimate must address the cost of existing and proposed buildings and works associated with the application (including vegetation removal).

14. The application form must be amended to reflect the new estimate of all buildings and works, and removal of vegetation, requiring a planning permit (including where retrospective approval is required).

Application Fee

15. Payment of the application fee

Payment of the application fee of $1,420.70 (Class 4) is required. In addition, updates to the estimated cost of works associated with the application, along side the inclusion of additional permit triggers, is likely to see this change.

To address this, an invoice has been issued separately. Please note that this fee is subject to change to include the use component and may be adjusted pending the applicant's response to this Request for Further Information regarding the cost of development.

A planning application number will be issued upon receipt of payment of the application invoice.

WEST WIMMERA SHIRE COUNCIL

After receiving all of the above information, it will be considered as part of your application.

Planning Enforcement

As you are aware, this application seeks to resolve existing breaches of the West Wimmera Planning Scheme.

Failure to adequately respond to this request for further information may result in enforcement action commencing without further notice and may require the current use of the land to cease.

Council appreciates that this would impose a significant burden on the landowner and trusts that you will address all items requested without delay.

If for any reason, you are not clear as the information that has been requested, we encourage you to seek clarification from Council without delay.

Please note the application has been referred both internally and externally, with further detailed comments to be provided once responses have been received.

Public Notice and Review Requirements

In accordance with the requirements of Section 52 (1) (a), Council as the Responsible Authority must give notice to the owners of adjoining allotments, and any other persons 52(1)(d), if it considers that the grant of a permit would cause material detriment to them.

Time limit to respond:

After receiving all of the above information it will be considered as part of our assessment your application. This information must be received by **11/10/2025 12:00:00 AM**, or your Planning Permit application will lapse. If no information, or only partial information, is submitted by the above date, the

WEST WIMMERA SHIRE COUNCIL

application will be lapsed, and Council will consider the non-compliance with the scheme to be unaddressed.

Consequences in the event of failure to respond:
In the event that there is no response to this request, or only a partial response, and the application lapses, then this would mean that you will need to reapply including paying the Planning Permit application fee again.

How to apply for an extension of time to respond:
In accordance with Section 54A of the Act, you may apply for an extension of time if required to obtain the further information.

Submitting your Response:
Please email your response to this request for further information to: council@westwimmera.vic.gov.au by **11/10/2025 12:00:00 AM.**

The reference number for your application is: REF20250208.

Should you require any further information, please contact Council's Planning team at 03 5585 9900 or email council@westwimmera.vic.gov.au.

Yours sincerely,

James Petts
Urban Planner

DP Planning Pty Ltd
ABN 68 188 206 903
PO Box 579
Warrnambool VIC 3280
www.dpplanning.com.au

13 May 2026

James Petts
West Wimmera Shire Council
Consultant Planner
PO Box 201
Edenhope VIC 3318

By email only: planning@westwimmera.vic.gov.au

Dear James,

Response to DEECA RFI - REF20250208 - Cyril Ampts Road & Nhill-Harrow Road, Gymbowen

Please find enclosed a comprehensive response to the matters raised by the Department of Energy, Environment and Climate Action (DEECA) in relation to the above planning permit application.

The enclosed material responds to DEECA's concerns regarding native vegetation removal, the Environmental Significance Overlay – Schedule 2 (**ESO2**), cumulative impacts, offset requirements, and clarification of the proposed development footprint.

The application material has been comprehensively updated following consultation between the applicant team and DEECA and summarily in the statement below:

- The proposed earthworks (dam) has been redesigned and verified to avoid impacts to retained native vegetation and associated Notional Root Zones (NRZs).
- The retrospective native vegetation removal has now been consolidated into a single cumulative assessment.
- An onsite offset strategy has been identified and agreed to in principle with DEECA. DEECA has advised that the offset can be secured via permit condition and a Section 173 Agreement (or similar).
- The revised plans and ecological assessment provide a whole-of-site understanding of vegetation impacts and retention / removal outcomes (as relevant).

Enclosed are the following documents for your assessment:

1. Town Planning Report (**updated**)
2. Retrospective Vegetation Assessment Report (**updated**)
3. Town Planning Drawings (**updated**)
4. Stormwater Balance Report (**updated**)

See the table below / overleaf for ordered commentary on the relevant matters raised by DEECA and the applicant response.

Item	Reference	Response
Native Vegetation Removal		
1	Provide an ecological assessment of the whole development site including maps and plans that clearly show the spatial relationship between the proposed holding pond and all other infrastructure against existing native vegetation including Notional Root Zones (NRZs) of retained trees, to demonstrate clear evidence that no further impacts to native vegetation are expected. If any patches of native vegetation, scattered trees, or more than 10% of the NRZs of scattered trees are to be impacted then information that addresses Table 4 and 5 of the Guidelines must be provided and these impacts accounted for.	See the updated Retrospective Native Vegetation Removal Assessment prepared by Okologie Consulting dated May 2026 (**Appendix J**) and the updated Town Planning Drawings (Appendix D) and Civil Plans (**Appendix H**). The assessment examines the intensive animal production development area, including the feedlot pens, holding pond, sediment basin, composting pad, drains and associated infrastructure. Existing native vegetation and retained trees have been mapped against the proposed development footprint, including NRZs. The assessment confirms that the proposal will not impact any scattered native trees, patches of native vegetation, or more than 10% of the NRZs of retained scattered trees. No additional native vegetation removal is proposed or required in response to the siting and location of the proposed feedlot areas, holding pond or associated works. More narrowly, **Appendix D** & **Appendix H** have been updated to incorporate a re-designed holding pond which incorporates the recommendations of the updated Retrospective Native Vegetation Assessment Report (see **Appendix J**). The revised civil engineering plans and TP drawings clearly demonstrate that the western holding pond infrastructure is located within an already highly modified agricultural area. The updated ecological assessment confirms there are no additional native vegetation removal requirements associated with the re-designed holding pond construction. The revised alignment and grading design ensure that all retained Buloke and Grey Box trees remain outside the relevant NRZ thresholds. Tree protection structures are able to be established to ensure protection of any trees during the construction phase. See **Section 5.2.4** of the Town Planning Report and **Appendix J** (see **Sections 1.4** and **4.3**) for a holistic assessment of the retrospective removal including **Clause 52.17**.

Item	Reference	Response
2	Demonstrate that all native vegetation previously removed under the ESO2 can be compensated for in a way that is commensurate with the significance of the vegetation consistent with the objectives of Appendix 4 of Victoria's Native Vegetation Management Framework.	The updated Retrospective Native Vegetation Removal Assessment identifies the retrospective removal of eight large scattered trees within the **ESO2** area and confirms that an onsite offset and offset management plan will be prepared in accordance with *Victoria's Native Vegetation Management – A Framework for Action* 2002. DEECA has advised the consulting ecologist that, in principle, the offset can be secured by permit condition. The identified onsite offset area comprises Plains Woodland vegetation on the same property, including approximately 72 large trees and recruitment opportunities, and is proposed to be secured via Section 173 Agreement on any permit to be granted.
3	Provide a plan for revegetation on private land to compensate for the removal of eight trees under the ESO2 and on public land to compensate for vegetation removed on the road reserve. This plan should outline the proposed extent, timing, plant species and their respective numbers, and management actions and contain an explanation of how these measures are adequate compensation for the losses.	The updated Retrospective Native Vegetation Removal Assessment incorporates a detailed assessment and consideration of Plains Woodland vegetation and associated habitat values. The report acknowledges the ecological significance of Buloke woodland habitat for the endangered Red-tailed Black-Cockatoo and addresses the retrospective removal of Buloke trees accordingly. The report concludes that the proposed intensive animal production development itself will not remove any additional Plains Woodland vegetation or habitat trees. The retrospective removal impacts are addressed through the proposed onsite offset strategy and future offset management plan recommended in **Appendix J**, to be secured via permit condition. More narrowly, the applicant proposes an onsite offset on private land within the subject property to compensate for the eight large trees removed under **ESO2**. The offset area comprises Plains Woodland vegetation and will be subject to an Offset Management Plan prepared in accordance with the 2002 Framework. The plan will specify extent, timing, species mix, planting/recruitment targets, protection of existing large trees, stock exclusion, weed control, monitoring and maintenance. Road reserve compensation can be addressed separately in consultation with Council/DEECA, noting the NVR offset requirement captures the road reserve removal and the final offset mechanism can be imposed as a permit condition.

Item	Reference	Response
4	All conflicting information about the extent of native vegetation removed in the application is corrected, made consistent across documentation and accurately reflected in an updated NVR report.	The updated Retrospective Native Vegetation Removal Assessment consolidates all historic and current native vegetation impacts into a single cumulative assessment. This includes: - retrospective removal associated with fence replacement works on Nhill-Harrow Road reserve; - retrospective removal associated with agricultural production activities (cropping); and - assessment of the current permit application for intensive animal production. See **Section 4.2** of the Town Planning Report and the updated native vegetation assessment at **Appendix J** for a holistic assessment of the retrospective removal including **ESO2** & **Clause 52.17** (see **Section 1.4** and **Section 4.3**) and FFG Act (see **Section 1.4** and **Section 4.2**).
5	All native vegetation previously removed, and (if applicable) all additional expected impacts, is included in an updated NVR report and offset accordingly under the Guidelines. The updated NVR report must record all removal as 'proposed' to ensure that all unauthorised native vegetation removal is captured in the offset requirements	The updated NVR report included with the Vegetation Assessment captures the retrospective removal as "proposed" for the purpose of calculating offset requirements under the Guidelines. The NVR report identifies a general offset requirement of 0.096 general habitat units and eight large trees, with a minimum strategic biodiversity value score of 0.396, to be located within the Wimmera CMA or West Wimmera Shire Council area. No additional native vegetation impacts are determined or assessed from the proposed feedlot works.
6	Provide an explanation to why previous references to road widening on Nhill-Harrow Rd have been removed from the updated Town Planning Drawings by DP Planning, project no. 25-011, dated December 2025, to give confidence and	Previous references to road widening were removed from the updated Town Planning Drawings following advice from the project traffic engineer that road widening is not required to support the proposed intensive animal production use. The revised plans do not propose road widening on Nhill-Harrow Road. More narrowly, the traffic design treatment provides for a turn treatment based on the Austroads Guide to Traffic Management Part 6 and indicates the site access to Nhill-Harrow Road would warrant 'basic' left and right turn treatments. The existing site access

Item	Reference	Response
	confirmation that no road widening is planned and no further impacts to native vegetation or FFG listed species on public land are expected	to Nhill-Harrow Road generally achieves the dimensional requirements for 26m B-Double access outlined in DTP (Vicroads) GD4010, as demonstrated through the concept plan in Appendix C. On this basis, the existing access is proposed to be retained in its current configuration with replacement of the existing gate with a cattle grid style treatment, setback to accommodate B-Doubles. The application has since been re-referred to the Head of Transport for Victoria / Department of Transport and Planning, and no objection has been made to the removal of the road widening annotation.

In summary, the updated application material demonstrates that:

- No additional native vegetation removal is required for the proposed intensive animal production development;
- The holding pond and associated infrastructures have been redesigned to avoid impacts to retained trees and NRZs;
- All retrospective removal has now been consolidated into a single cumulative assessment;
- ESO2 and Clause 52.17 matters have been comprehensively addressed; and
- An onsite offset solution and corresponding offset management plan requirement have been agreed to in principle with DEECA (not withstanding any comments following their substantive review of this response), and are recommended to be secured through permit conditions and Section 173 Agreement.

The applicant respectfully requests that Council forward the updated material to DEECA for assessment and consideration.

If you have any questions, please don't hesitate to contact me by telephone (03) 9969 2263 or by email at admin@dpplanning.com.au.

Kind regards,

Dan Pech

Director (MPIA)

Town Planning Report

Use and development of a Lamb Feedlot (intensive animal production) & retrospective native vegetation removal

Cyril Ampts Road and Nhill-Harrow Road, Gymbowen

Prepared for T & L Bourchier Shares Trust

Quality and Care

Project No.	Revision	Author	Date	Issue
25-131	01	Daniel Pech	20 June 2025	DRAFT issued to Client
25-131	02	Daniel Pech	14 August 2025	FINAL issued to Council
25-131	03	Daniel Pech	9 October 2025	FINAL re-issued to Council
25-131	04	Daniel Pech	10 December 2025	FINAL re-issued to Council
25-131	05	Daniel Pech	12 May 2026	FINAL re-issued to Council

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Care for our Country

We care, acknowledge and uphold the Traditional Owners of the Country upon which this application resides and recognise their connection to the land, water, sky and culture. We pay our respects to their Elders past, present and emerging.

Care for our people

We care about our people and community and donate a fixed percentage of our income each year to local organisations that work towards improving the world around us. We also advise to a select group of clients on a reduced-cost or pro bono basis.

Care for our environment

We care for our environment and for current and future generations by partnering with Greenfleet© to offset our business emissions. For more information, please visit www.greenfleet.com.au.

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1. Introduction

1.1. Summary

DP Planning has been engaged to prepare a planning permit application for a lamb feedlot located on the corner of Cyril Ampts Road and Nhill-Harrow Road, Gymbowen(the 'Site').

The proprietors of the Site operate an established lamb feedlot and broadacre agricultural enterprise. The Site has operated as a lamb feedlot facility catering for up to 12,000 head of lamb (between 4-9 months of age) to supplement on-farm income since 2020.

The application before Council seeks planning approval for the upgrade of the exiting feedlot (and associated works) to formalise approvals for a feedlot able to cater for up to 28,000 head of lamb.

The proposed feedlot is to be constructed and operated in accordance with widely adopted industry best practices, including the *National procedures and guidelines for intensive sheep and lamb feeding systems* (Meat and Livestock Australia Limited, January 2020).

The proposed use and development also qualifies as a prescribed activity under the Environment Protection Regulations 2021. It follows, that a Development Licence is also required for the proposal. A Development Licence application (exemption pathway) is currently underway and a draft submission has been attached to this application.

This report provides details of the subject site and surrounding area; a detailed description of the proposal; and an assessment and justification of the proposal against the applicable provisions of the West Wimmera Planning Scheme.

Having considered the proposal with respect to the West Wimmera Planning Scheme, it is submitted that the proposal is appropriate and warrants a planning permit for the following reasons:

- The proposed use and proposed development for 'intensive animal production' (lamb feedlot) is supported by the Municipal Planning Strategy and the Planning Policy;
- The proposal is an appropriate response to the relevant planning controls affecting the site, ensuring minimal impact upon surrounding agricultural uses and a design that is complementary to the role and character of the area and the surrounding physical context;
- The proposed use and operation will not cause unreasonable adverse amenity impacts to any residential properties including noise; light; odour and air emissions; loading and unloading; and waste processes;
- The proposal is strategically located, compatible with surrounding land uses and compliant with EPA Publication 1949 *Separation distance guideline*;
- The proposed layout of the Site and associated improvements will ensure adequate standards of animal welfare and will ensure stormwater run-off is retained on site within a 'closed' stormwater and wastewater management system;

- The proposal layout of Site access is adequate for access and egress of agricultural vehicles and traffic impacts are considered acceptable, considering the site's location, rural context and proximity to the principal transport network;
- The proposal supports the objectives of the *National procedures and guidelines for intensive sheep and lamb feeding systems* (January 2020).
- The proposal has considered the impacts of the development on ecology and biodiversity (including native vegetation removal), and results in an acceptable environmental and planning outcome; and
- The proposal will contribute to the diversification of the Shire's strongest economic sector (agriculture) in both output and employment, and further enhance Victoria's contribution to the national and international food and fibre economy.

The following documents should be read in tandem with this report and are provided as part of the application:

- Certificate of title;
- Planning Property Report;
- Site Photos;
- Town Planning Drawings by DP Planning;
- Development Licence Application and Health and Human Impact Assessment by Sustainable Project Management;
- Air Quality Report;
- Land Capability Assessment;
- Stormwater Balance Report; and
- Retrospective Native Vegetation Assessment.

For the reasons detailed within this report (and associated Appendices), we respectfully request Council support the proposal and grant a planning permit.

1.2. Limits and exclusions

This report has considered the following documents:

- West Wimmera Planning Scheme (as of 11 May 2026)
- Certificates of Title (dated 20 June 2025)

2. Site, environs and context

2.1. Site

Site address	Cyril Ampts Road and Nhill-Harrow Road, Gymbowen
Title details	Lot 1 on Title Plan 34099 and Allotment 1 Parish of Kalingur.
Site description	The Site comprises two parcels comprising an irregular rectangular polygon with a combined area of approximately 170 hectares The Site is located west of the Nhill-Harrow Road road reserve and south of the Cyril Ampts road reserve. The Site has a primary road frontage of approximately 940 metres to Nhill-Harrow Road and an approximate frontage of 2.5 kilometres to Cyril Ampts Road. The Site is wholly within a designated bushfire prone area as identified under the Building Regulations 2018.
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987, T & L Bourchier Shares Trust Pty Ltd are the registered landowners.
Easements, restrictions or covenants	The site is not encumbered by any easements or restrictive covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988. Refer to **Appendix A** - Certificate of Title for further details.

2.2. Environs

Locality	The Site is situated approximately 3 kilometres south-east of the Mount Arapiles Tooan State Park and 1 kilometre north west of the Kalingur State Forest. The Site is fifteen (15) kilometres (as the crow flies) equidistant from the nearest settlements/townships of Mitre (north-east) and Goroke (north-west). The closest dwelling in separate ownership is located approximately 70 metres from the Site's eastern boundary.
Site History	The site has a long and established history of sheep grazing, cropping and fodder production.

(continued)	More recently, a small area has been utilised for stockyarding and feed lotting up to 12,000 lambs (sheep aged between 4-9 months) as supplementary on-farm income. These works have occurred without a planning permit. A dwelling is located on the property which has been long-established and enjoys existing use rights.
Site conditions	The Site ('planning unit') comprises approximately 170 hectares. The larger farm holdings comprise over 640 hectares of land located within the rural suburb of Gymbowen. See the Site Context Plan (**Appendix D**) for details. The Site comprises agricultural buildings and a dwelling required for the management of the farm located within a large curtilage located approximately 640 metres west of Nhill-Harrow Road and 255 metres south of Cyril Ampts Road. This curtilage is screened to the south and west by native and exotic tree plantings. The existing dwelling enjoys existing use rights and has been continuously used-beyond fifteen years. Statutory Declarations have been signed by the existing and previous owners to establish this as fact (see **Appendix I**). Immediately west of the dwelling and agricultural building curtilage is a recently constructed undercover stock yard. The stock yard is covered by a 56m (l) x 30m (w) x 5.25m (h) partially enclosed and open sided agricultural shed. Immediately south of the dwelling and agricultural building curtilage are constructed lamb pens, feeding infrastructure and internal road/races and associated spoon drains. Beyond this curtilage, the land is extensively cropped and land cover has been significantly modified by cropping and sheep grazing operations. For commentary on existing vegetation and environmental conditions are contained on page 13. The Site is generally flat, with a gentle fall of 7 metres from north-east to south-west over 1,700 metres.
Site infrastructure	The Site contains a primary vehicle access/crossover via Nhill-Harrow Road, which is a two-way sealed arterial road linking Natimuk-Frances Road and the Wimmera Highway, and beyond. Nhill-Harrow Road is part of the Principal Road Network and contained in the Transport Zone 2 (**TRZ2**). The accessway has not received a planning permit or permissions from the Department of Transport & Planning.

	The Site contains a secondary access via Cyril Ampts Road which comprises all-weather rural access road. The Site is serviced with power via the Nhill-Harrow Road road reserve.
(continued)	The Site is serviced with two groundwater bores (Bore ID 68745 and 68744). A septic system is connected to the workers dwelling and is wholly contained within the dwelling curtilage.
Site operations	The Site does not contain any other infrastructure services or infrastructure easements (implied or other). The site receives lambs for stock yarding, penning and feeding for a duration of 8-10 weeks. Meaning, the Site receives lamb stock (en masse) on four occasions through the year. Lambs are then dispatched off-site after this time and sent to abattoirs for processing and export. Vehicles are received and dispatched to and from the Site via the crossover at the site entry via Nhill-Harrow Road. Vehicles received and dispatched to and from the Site primarily travel the Wimmera Highway (**TRZ1**) or Natimuk-Frances Road (**TRZ2**) to connect to Nhill-Harrow Road. Livestock are transported using registered livestock transport vehicles and are received between 7:30am and 4:30pm on Monday to Friday. Stock yarding of lambs occurs immediately after receival. New lambs are transported via a network of internal races to an induction area for a short time before being transported to adjoining penned areas (following animal welfare inspections). Feeding occurs primarily between 7:30am and 4:30pm every day (Sunday-Monday, inclusive), with feed and water regularly dispensed using a feeding and trough watering system to ensure feed and water is available at a minimum of every 20 hours. Feed stock is wholly imported. to the site and comprises primarily barley (75%), lupins (20%) pelletised feed (5%). Waste sources comprise predominantly liquid and solid waste from livestock (urine and faeces), spoiled/spilled food and water and livestock mortalities. Liquid and solid waste from livestock is compacted into the existing pen areas, with run-off captured in spoon drains located on the southern and western side of each pen row and directed to run-off via swales located at the end of each pen row. Build up of potentially deleterious waste is managed by a combination of turning top soil and replacing with fresh soil scrapped from other areas of the

	farm. Effluent and manure from the existing pen areas are applied on land used for agriculture as compost outside of the existing pen areas. Deceased livestock are collected shortly after inspection / observation and are stockpiled / composted away from the pens and far from any sensitive receptors. These activities are currently undertaken without a planning permit.
Traffic	The Site currently accommodates up to four (4) staff in the dwelling building located on the Site, with adequate areas for parking available within the dwelling curtilage. As the dwelling only accommodates staff/workers, the number of trips generated by staff to and from the site is nil. Based on recent experiences for livestock transport, it is expected that up to approximately 650 head of lamb can be transported in a single trip using a b-double livestock vehicle. It follows, that the existing lamb feedlot activity currently generates approximately 76-80 total b-double movements (delivery and dispatch) per annum. These are received in a short window of time between September-May (dry season), with 8-10 week gaps between delivery/dispatch. **Note:** Australian Animal Welfare Standards and Guidelines – Land Transport of Livestock (September 2012) contain specific requirements for the land transport of sheep, that all transporters and receivers (companies at destination) should adhere to. The matters regulated are wide ranging and include staff / personnel competencies, documentation logs and journey plans, communications, livestock and vehicle inspection regimes, driving and receival conditions, handling and livestock management, water and feed requirements, loading and unloading procedures, condition of vehicles and livestock containment areas, visual and noise standards, use of handling aids and livestock welfare. Feed stock and agricultural deliveries occur generally between 7:30am-4:00pm.
Climate and environment	The climate of the site has been measured using climate data from the Warracknabeal weather station and Wimmera Mallee rain gauge. The climate of the site is dry and temperate, with winds predominantly from the south-west and north and mean annual rainfall in line with regional averages (~700mm) for the Wimmera-Mallee region

(continued)	The nearest named watercourse is the Wimmera River located thirty (30) kilometres north-east of the Site. An unnamed mapped watercourse is mapped 1.5 kilometres south of the feedlot activity area. An undesignated temporary/ephemeral freshwater swamp is mapped approximately 1 kilometre south-west of the activity area. Data derived from the Nature Kit database contains the following mapped ecological vegetation classes (EVC): - EVC 803 Plains Woodland The above mapped EVC is mapped over the existing dwelling and agricultural building curtilage. This vegetation comprises planted screening vegetation and sheltering/shade trees for livestock No native grasses were observed within the dwelling and agricultural building curtilage, which has been extensively modified by farming practices and normal household maintenance of garden areas. The above mapped EVC is mapped over the Nhill-Harrow Road road reserve adjoining the eastern boundary of the Site. These areas likely contain re-growth and native vegetation species typically associated with road reserves. - EVC 292 Red Gum Swamp The above mapped EVC is mapped over the aforementioned undesignated temporary/ephemeral freshwater swamp located approximately 1 kilometre south west of the activity area. No native grasses were observed within this mapped area on site inspection. The terrain was largely modified and indistinguishable from the surrounding agricultural land, with the exception of a denser cluster of native trees and a network of dams constructed on the edge of the low-lying area. Data derived from the Nature Kit database contains the following identified endangered native fauna species within 2 kilometres of the Site. It is noted that no species logs are made within the boundaries of the Site: - Red-tailed Black-Cockatoo (south eastern) - Brown Treecreeper - Diamond Firetail - Southern Whiteface - Emu

	- Growling Grass Frog Data derived from the Nature Kit database contains the following identified endangered native flora species within 2 kilometres of the Site. It is noted that no species logs are made within the boundaries of the Site, and that species logs are limited to locations within road reserves: - Buloke Mistletoe - Buloke The ecology report at **Appendix J** provides further details of the Site's existing native and non-native vegetation extent and condition. Of note, eleven (11) scattered trees are identified (and assessed) within proximity to the proposed feedlot areas and associated work areas including nine (9) native non-planted trees.
Groundwater, soil and geology	The groundwater, soil and geological profile of the site has been derived from two on-site bores which were drilled in 1977 (Bore ID: 68744) and 1978 (Bore ID: 68745). The bore locations and data are derived from the Visualising Victoria's Groundwater database, and display the abovementioned bores near the eastern boundary of the Site. The samples taken from these bores show that groundwater interception occurs at a depth of 58-74 metres. The soil type of the Site comprises predominantly Brown Sodosols, comprising shallow sandy loam and sandy clay loam surface soils and deep heavy clay within the subsoils. Water infiltration and water holding capacity within this soil type is classed as 'moderate', with winter waterlogging and fragile soil structures making cropping and fodder production difficult in higher rainfall seasons (i.e. more than 450mm per year) and management required to minimise the affect of waterlogging and water erosion.
Other sensitive receptors	Four (4) dwellings are located within 2 kilometres from the Site. These include: - 5493 Nhill-Harrow Road, Gymbowen (70 metres east). - 117 Morgans Road, Gymbowen (1.2 kilometres north-west) - 5244 Nhill-Harrow Road, Gymbowen (1.3 kilometres north and north-east) - 5810 Nhill-Harrow Road, Miga Lake (1.9 kilometres south-east) See the Site Context Plan (**Appendix D**) for further details.

Interfaces	Adjoining land to the north is used for broadacre farming contained in the Farming Zone (5244 Nhill-Harrow Road, Gymbowen). Adjoining land to the east is used for broadacre farming contained in the Farming Zone (5943 Nhill-Harrow Road, Gymbowen). Adjoining land to the west is held in common by the owners of the Site, and is used for broadacre farming contained in the Farming Zone . Adjoining land to the south is held in common by the owners of the Site, and is used for broadacre farming contained in the Farming Zone .

Refer to the Planning Property Report & NatureKit Report (**Appendix B**), Site Photos (**Appendix C**) and Town Planning Drawings (**Appendix D**) for further information on the subject site and surrounds.

Refer to **Figure 1** and **Figure 2** for aerial imagery and site context maps.



Figure 1: Aerial imagery (source: Airbus ©)



Figure 2: Context Map (source: OpenStreetMap©)

3. Proposal synopsis

3.1. Planning permit description

A planning permit is sought for 'the use and development of land for intensive animal production, alterations to access to land adjacent to the principal road network', and for the retrospective removal of native vegetation.

The following Clauses of the West Wimmera Planning Scheme trigger a planning permit for the proposal:

- Clause 35.07-1 (Farming Zone) **Table of Uses**: Section 2 Use - Intensive Animal Production (Lamb Feedlot)
- Clause 35.07-4 (Farming Zone) **Buildings and Works** - Works associated with a Section 2 Use (Intensive Animal Production)
- Clause 42.01-2 Environmental Significance Overlay (ESO2) - **Permit requirement**;
- Clause 52.17 Native Vegetation – Permit requirement
- Clause 52.29 Land Adjacent to the Principal Road Network - **Permit requirement**

The following sections of this report describe in detail what the proposal is for.

3.2. Proposal Outline

The proposal seeks planning approval for a proposed lamb feedlot operation which has commenced without a planning permit. A broad range of works have already been undertaken without a planning permit for the use of the land for intensive animal husbandry, including stockyards, pens, upgrades to the accessway/crossover to Nhill-Harrow Road, internal yard roads, placement of mobile feeding and water equipment and stormwater swale drains.

These works and additional works for road access, stormwater and waste comprise the proposed works for the application.

The purpose of the proposal is to help an existing primary producer maximise the potential of their agricultural land and that makes best use of the land in an efficient and sustainable manner.

At the time of writing this report, data from REMPLAN indicates that the Agriculture, Forestry and Fishing sector contributes approximately 45% of total jobs within the West Wimmera municipality. The feedlot (as currently constructed) for the capacity of 28,000 livestock (lambs) will also result in the need for four (4) full-time workers (FTE), contributing to a key pillar of the West Wimmera economy and local population attraction and retention.

In addition to the direct impact of four (4) FTE jobs to the West Wimmera municipal economy and the spent expenditure of $300,000 within the West Wimmera municipality, there are also indirect economic benefits arising from employment attraction and retaining capital expenditure within the West Wimmera region. The expected increase in wages / salary and added economic output within the Agriculture, Forestry and Fishing

(operational phase) and capital expenditure within the Construction sector (construction phase) is accompanied by discretionary spending within local retail, wholesale trade, education and training, health care, transport, professional, financial and insurance, food services, manufacturing (i.e. abattoirs) and other 'down stream' sectors.

With few lamb feedlot operations within the West Wimmera municipality, the proposal will also contribute to diversifying the local economy within an existing strong-performing sector.

The proposal has been strategically located and designed to minimise any potential amenity and environmental impacts, which is evident by how it responds to local and state planning policy, to the decision guidelines of relevant zones and overlays and established industry best practices.

An EPA Development Licence (exemption pathway) is also required and a development licence application. A draft submission has been attached at (**Appendix E**).

For further details of the proposal, refer to:

- **Appendix D** – Town Planning Drawings
- **Appendix E** – Development Licence Application (exemption pathway) and Health and Human Impact Assessment
- **Appendix F** – Air Quality Report
- **Appendix G** – Land Capability Assessment
- **Appendix H** – Stormwater Balance Report

3.2.1 Native vegetation removal

The Retrospective Vegetation Assessment (see **Appendix J**) describes the affected area in detail, quantifies and documents the vegetation removed, native vegetation removal exemptions (where applicable), and the necessary assessments to determine native vegetation losses and corrective measures. These measures (if granted) include:

- A general offset of 0.096 general habitat units, with a minimum strategic biodiversity value score of 0.396 within the Wimmera Catchment Management Authority area or West Wimmera Shire Council.

  The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker.

- Securing a proposed offset area containing 64 large trees and adequate area for 'recruitment' targets on Site as part of an On-Site Offset and Offset Management Plan to be prepared in accordance with the 2002 Framework (see **Figure 3**).

  A condition is invited on any permit to be granted requiring the preparation of an On-Site Offset and Offset Management Plan in accordance with the 2002 Framework.

Of note, the FFG Act listed floristic communities / protected flora species were recorded within the project area. However, as noted in the Retrospective Native Vegetation Assessment, an FFG Act permit is not applied retrospectively to the removal of listed threatened species, and the statute of limitations (>4 years since removal) no longer applies to the unauthorised removal of Buloke from the road reserve (DEECA pers. comm. 2025).

See the drawings and plans within **Appendix J** for details on the location of native vegetation areas and retrospective removal and for further details of the environmental and physical values of the affected area.



Figure 3: Indicative on-site offset area (source: VicPlan)

3.3. Proposal description

Characterisation	The proposal is correctly characterised and defined as 'intensive animal production' (lamb feedlot), which is a Section 2 Use within the Farming Zone (Clause 35.07-1). Clause 73.03 Land Use Terms defines 'intensive animal production' as: *Land used for animal production where the animals' food is imported from outside the immediate building, enclosure, paddock or pen.* It does not include: - *an abattoir or sale yard; or* - *grazing animal production, pig farm, poultry farm or poultry hatchery..* As the proposal for the lamb feedlot requires the import of all feed from beyond the Site, the proposal is adequately defined as 'intensive animal production'.
Hours of operation	The proposal does not seek to change the existing hours of the operation, beyond obtaining the relevant planning permit and approvals The proposal will continue to pen and feed lambs on a 24/7 basis, which is typical of animal husbandry and animal production operations. More narrowly, the Site will receive and dispatch lambs by livestock transport vehicle generally between 7:30am and 4:30pm on Monday to Saturday. No receivals or dispatches are expected on Sundays. Lambs are to be received four times per year between September and May (dry seasons), with 8-10 week gaps between each delivery/dispatch, or until market weight of 60 kilograms is obtained. Deliveries for stock feed and other agricultural inputs will be received during normal day time hours.
Waste and composting operations	The proposed facilities will be designed to process up to 28,000 lambs at one time. Waste sources are to comprise predominantly liquid and solid waste from livestock (urine and faeces), spoiled/spilled food and water and deceased livestock. The vast majority of liquid and solid waste from livestock will be compacted into the pen area, with run-off to be captured in spoon drains located on the southern and western side of each pen row and directed as run-off via swales located at the end of each pen row.

	Build-up of potentially deleterious waste constituents is managed by a combination of turning top soil and replacing with fresh soil scrapped from other areas of the farm. The pens are designed to increase manure removal efficiency and drainage so that sediment and water does not pool. The topography of each pen slopes towards spoon drains external to the pens that will direct effluent and stormwater to the contact water dam. The compost area is located over 500 metres from sensitive odour receptors, ensuring odour risk is low. Composting will take place on clay hardstand compacted to a permeability of less than 1x10-9m/s. The pad will drain to a proposed open drain, ultimately discharging to the sedimentation basin. Straw bales will be used as a retaining wall to reduce runoff as required. The hardstand area will provide at least 4 x5 m per 567 kg of material being composted, as suggested by EPA guideline (2050). Carcasses will be surrounded by 45-60cm of bulking agent such as straw, a 50cm buffer around the pile will be maintained. Regular animal welfare inspections will be undertaken, with checks conducted early in the day to ensure sick or deceased animals are handled before hotter weather conditions persist later in the day. Management controls for manure, sheep mortalities, composting and animal welfare are outlined in the Development Licence application included as **Appendix E** to this report.
Wastewater reuse	A large area is available for the proposed Land Application Area at the proposed 28,000 Lamb Feedlot at 5488 Nhill-Harrow Road Gymbowen VIC 3401, and is suitable for sustainable on-site effluent disposal. Based on the results of the water balance and nutrient balance analyses, an on-site system using evaporation pondage system with above ground irrigation, is considered appropriate for effluent disposal for the proposal. The design for the wastewater reuse comprises effluent / runoff from the proposed 28,000 Lamb Feedlot to be discharged to the evaporation pondage network with volumes of the water from the ponds used to surface irrigate nearby paddocks, comprising densely vegetated cereal crops. Ample area is available for above ground irrigation without requiring removal of native vegetation as part of the proposed system. See **Appendix G** & **Appendix H** for technical specifications and further details.

Structures and earthworks	The structures proposed (albeit, existing) to accommodate livestock (lambs) consist of: - Post and wire fencing containing outdoor penned areas; - Installation of fixed and mobile feed systems and water systems; - Internal yard roads; - Enclosed areas for receiving and sorting livestock (livestock shed); - Earthworks associated with the creating of new pens, internal yard roads and stormwater infrastructure; - Earthworks associated with proposed waste treatment / composting pad; - Feeding and water infrastructure; See **Appendix D** for details.
Stormwater	Stormwater systems have been designed to contain and control rainfall run-off for a 5% AEP (20 year) year storm event. Details of the stormwater concept are provided at **Appendix H**. The key elements of the drainage concept include: - Stormwater will be diverted around the pen areas via perimeter drains which will direct stormwater to the on-site contact water sediment basin and holding pond and will avoid contamination of surface water from composting and waste treatment areas. - A 300mm high perimeter bund to ensure a 'closed' stormwater system. - A contact water dam and waste treatment area that will adequately separate process waters to avoid contamination of the contact water dam. - The holding dam will comprise a approximate 100m x 100m area. - Captured water will be utilised for irrigation or will evaporate from the holding pond. - Regular testing of the stormwater contaminants will be undertaken as part of the ongoing monitoring program.
Earthworks	Earthworks are proposed to improve site conditions for stormwater drainage, sediment control, composting methods and conditions for staff and vehicles including: - Internal yard roads; - Composting pad;. - A 2-metre wide earth mound (bund) along the perimeter of the subject site to prevent any run-off from exiting the feedlot activity area. - Stormwater and contact water swales; and

	- Contact water dam.
Traffic and parking	Four FTE positions are generated by the proposal. Facilities for staff are already constructed and contained within the dwelling and agricultural curtilage, and are not anticipated to change. As all workers will be required to reside on the site, no additional staff car movements associated with staff arrivals and dispatch will be generated by the proposal. A detailed examination of proposed livestock transport generation estimates is provided at **Appendix K** (Traffic Impact Assessment). Lamb transport to/from the proposed lamb feedlot is estimated as follows, per the assessment: - Lamb deliveries – four (4) trucks per week (in and out movements); an - Lamb dispatches – four (4) trucks per week (in and out movements) Nhill-Harrow Road and connecting routes via Natimuk-Frances Road and the Wimmera Highway are classified as arterial roads or highways. Traffic volumes on these roads are generally high compared with typical roadways, with capacities in the tens of thousands of vehicle movements per day. Road works are proposed to alter the existing crossover as marked on SHT09 of **Appendix D**, consistent with the requirements and advice contained in the Traffic Impact Assessment (**Appendix K)** to cater for the anticipated truck movements and relevant road safety standard. Assuming the above, there will be adequate loading / unloading, parking and idling capacity for all required transportation vehicles within the existing internal road network. There is no potential (or capacity) for any off-site parking or idling by any Site users. No formal bicycle facilities are proposed. Formal bicycle facilities are not considered appropriate for a Site or operational context where staff reside on the premises and where visitor vehicles and delivery vehicles will not generate any demand for personal sustainable transport vehicle (bicycles).
Landscaping	A landscape strip is proposed on the western boundary of the feedlot area to provide for shade and wind shelter to the induction pen area. No native vegetation removal is proposed to be removed (either by direct removal of encroachments) as part of the proposed development of feedlot areas and infrastructures. Two trees are located within the lamb feedlot development area, which are to be retained. Trees are scattered around the proposed holding pen works area, but are not encroached upon through the proposed design of earthworks.

4. Planning context

Clause 65 of the Victorian Planning Provisions identifies the relevant decision guidelines that a Responsible Authority (Council) must consider in assessing a planning permit application. The following are relevant to the proposed development:

- The matters set out in Section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone and other provisions.
- Any matter required to be considered in the zone or other provisions.
- The orderly planning of the area.
- The effect of the amenity of the area.

These matters, where relevant, form the framework of the following sections of this report.

4.1. Municipal Planning Strategy (MPS)

The Municipal Planning Strategy (MPS) describes the local and regional planning policies with a specific focus on areas and issues within the [municipality]. The policies relevant to the proposal are described below.

- Clause 02.01 **Context**: The West Wimmera Shire is a rural Shire, with agricultural production and processing and ancillary services comprising the largest economic drivers for the municipality. The Shire contains a significant quantum of public land (approximately 30 per cent of the municipal land mass), and contains thousands of wetlands.
- Clause 02.01 **Vision**: The West Simmera Shire's Vision 2017-2020 is to ensure the municipality's communities are healthy, thriving, diverse, harmonious, prosperous and self-sustaining, with regional and global connectivity.' The most relevant land use and development objective include:
    - **Strategic objective 4**: building on agricultural and business strengths and supporting economic development
- Clause 02.03-1 **Strategic directions**: Relevant local strategic directions for this application are contained in:
    - Clause 02.03-2 Environmental and landscape values
    - Clause 02.03-3 Environmental risks and amenity
    - Clause 02.03-4 Natural resource management
    - Clause 02.03-7 Economic development
    - Clause 02.03-8 Transport
- Clause 02.04 **Strategic Framework Plans**: Of relevance to this application, the West Wimmera Strategic Framework Plan illustrates Nhill-Harrow Road as a main road and does not recognise the mapped wetland on the Site as a significant watercourse or water body.

An assessment of the proposal against the policies of the MPS is contained within **Section 5.2.1** of this report.

4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.03-6S **Regional and local places**: To facilitate integrated place-based planning.

Clause 12 Biodiversity

- Clause 12.01-1S **Protection of biodiversity**: To protect and enhance Victoria's biodiversity.
- Clause 12.01-1L **Protection of biodiversity – West Wimmera**
- Clause 12.03-1S **River and riparian corridors, waterways, lakes, wetlands and billabongs**: To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.
- Clause 12.01-12S **Native vegetation management**: To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13 Environmental Risks and Amenity

- Clause 13.05-1S **Noise management**: To assist the management of noise effects on sensitive land uses.
- Clause 13.06-1S **Air quality management**: To assist the protection and improvement of air quality.
- Clause 13.07-1S **Land use compatibility**: To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 14 Natural Resource Management

- Clause 14.01-2S **Sustainable agricultural land use**: To encourage sustainable agricultural land use.
- Clause 14.02-1S **Catchment planning and management**: To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- Clause 14.02-2S **Water quality**: To protect water quality

Clause 17 Economic Development

- Clause 17.01-1S **Diversified economy**: To strengthen and diversify the economy.
- Clause 17.01-1R **Diversified economy**

Clause 18 Transport

- Clause 18.02-4S **Roads**: To facilitate an efficient and safe road network that integrates all movements and makes best use of existing infrastructure.
- Clause 18.02-5S **Freight**: To facilitate an efficient, coordinated, safe and sustainable freight and logistics system, that enhances Victoria's economic prosperity and liveability.

Clause 19 Infrastructure

- Clause 19.03-3S **Integrated water management**: To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

An assessment of the proposal against the policies of the PPF is contained within the assessment section of this report.

4.3. Zoning

The Site is located within the Farming Zone (Clause 35.07). The relevant purposes of the Rural Living 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 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.

Pursuant to Clause 35.07-2 **Table of uses**, a permit is required to use land for intensive animal production (Section 2 Use).

Pursuant to Clause 32.07-4 **Building and works**, a permit is required for buildings and works associated with a Section 2 use.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines set out in the zone. An assessment of the proposal against the decision guidelines is provided in **Section 5.2.2**.

4.4. Overlays

The Site is located within the Environmental Significance Overlay – Schedule 2 Red-Tailed Black Cockatoo Habitat Areas (**ESO2**).

The relevant purposes of the Environmental Significance Overlay include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Pursuant to Clause 42.01-2 (Permit requirement) a permit is required to construct a building or construct or carry out works, unless a schedule to this overlay specifically states that a permit is not required.\

Of relevance to this application, pursuant to sub-clause 3.0 (Permit requirement) of ESO2 a permit is not required to:

- Construct a building or construct or carry out works.
- Remove, destroy or lop any live vegetation, unless the vegetation is:
    - a hollow bearing eucalypt tree.
    - Buloke with a trunk diameter of greater than 20 centimetres at 1.3 metres above ground level.
    - Buloke with a density of more than 1 tree per 10 hectares of development.
    - Stringybark with a trunk diameter of greater than 30 centimetres at 1.3 metres above ground level.

Unpermitted removal of 0.407 hectares of Plains Woodland containing Buloke trees (including potential Red-tailed Black Cockatoo feeding habitat) has occurred, which extends beyond the permitted exemptions under Clause 52.17-7 and **ESO2**.

Removal of eight large-scattered trees (removed for agricultural production) has also occurred beyond the exemptions under Clause 42.01-3 **Table of exemptions**.

It follows, that a planning permit is required for retrospective native vegetation removal.

Please see **Appendix J** (Retrospective Native Vegetation Assessment) for a fulsome assessment of the relevant application requirements and decision guidelines of **ESO2** as part of a holistic assessment of the proposal's response to the environmental values and constraints of the site.

4.5. Particular Provisions

The Particular Provisions relate to a range of specific perquisites for particular uses and development, and apply consistently across the state. The following Particular Provisions are relevant to the proposal.

4.5.1. Clause 52.06 Car Parking

The proposal requires consideration under Clause 52.06 Car Parking. The purpose of Clause 52.06 is:

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

Clause 52.06 Car Parking seeks to ensure an appropriate number of car parking spaces are available for the likely demand generated without adversely affecting the amenity of the area, associated with a new use.

The proposed use is characterised as 'intensive animal production, which is a use not contained within the table of uses contained at Clause 52.06-5. Pursuant to Clause 52.06-6, 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, car parking spaces must be provided to the satisfaction of the sponsible authority.

As described in Section 3.3 of this report, four (4) FTE positions are created by the proposal. Facilities for staff are already constructed and contained within the dwelling and agricultural curtilage, and are not anticipated to change. As all workers will be required to reside on the site, no additional staff car movements associated with staff arrivals and dispatch will be generated by the proposal

There is adequate loading / unloading, parking and idling capacity for all required transportation vehicles within the existing internal road network of the Site. There is no potential (or capacity) for any off-site parking or idling by any Site users.

These arrangements for parking are common on rural agricultural properties, and no further parking infrastructure is proposed beyond existing and proposed internal yard road and semi-pervious hard stand areas.

It follows, that no further assessment of car parking is warranted.

4.5.2. Clause 52.17 Native Vegetation

The proposal requires consideration under Clause 52.17 **Native Vegetation**.

The purpose of this clause is to ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation and to manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

Pursuant to Clause 52.17-1 **Permit requirement**, a permit is required to remove, destroy or lop native vegetation.

It is noted that the proposal is not for a category of work listed in the **Table of exemptions** contained at Clause 52.17-7.

It follows, that a planning permit is required for the retrospective native vegetation removal, which has occurred.

Relevant application requirements are listed under Clause 52.17-2 **Application requirements**.

Relevant decision guidelines are listed under Clause 52.17-4 **Decision guidelines**.

On balance, it is considered that the application responds adequately to the purpose, application requirements and decision guidelines of Clause 52.17 Native Vegetation by limiting the removal of native vegetation to that which is required to enable fence line clearance and maintenance, albeit, which goes beyond the permitted exemptions, and trees removed within areas used for agricultural production (cropping) which have occurred as part of past agricultural activities (despite not complying with the exemption pathway). An assessment of relevant exemptions has been undertaken as part of the assessment at **Appendix J** (Retrospective Native Vegetation Assessment).

Where unexempted native vegetation removal has occurred, the application demonstrates appropriate corrective measures via proposed offsets and by inviting an on-site offset management plan to be prepared in accordance with the 2002 Framework. These measures (if granted) include:

- A general offset of 0.096 general habitat units, with a minimum strategic biodiversity value score of 0.396 within the Wimmera Catchment Management Authority area or West Wimmera Shire Council.

  The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker.

- Securing a proposed offset area containing 64 large trees and adequate area for 'recruitment' targets on Site as part of an On-Site Offset and Offset Management Plan to be prepared in accordance with the 2002 Framework (see **Figure 3**).

A condition is invited on any permit to be granted requiring the preparation of an On-Site Offset and Offset Management Plan in accordance with the 2002 Framework.

Of note, the FFG Act listed floristic communities / protected flora species were recorded within the project area. However, as noted in the Retrospective Native Vegetation Assessment, an FFG Act permit is not applied retrospectively to the removal of listed threatened species, and the statute of limitations (>4 years since removal) no longer applies to the unauthorised removal of Buloke from the road reserve (DEECA pers. comm. 2025).

It follows, that the proposal considers and responds appropriately to the fundamental purpose and intent of Clause 52.17, and will not result in any net loss of biodiversity.

Please see **Appendix J** (Retrospective Native Vegetation Assessment) for a fulsome assessment of the relevant application requirements and decision guidelines of Clause 52.17 **Native Vegetation** as part of a holistic assessment of the proposal's response to the environmental values and constraints of the site.

4.5.3. Clause 52.29 Land Adjacent to the Principal Road Network

The proposal requires consideration under Clause 52.29 **Land Adjacent to the Principal Road Network**.

This clause applies to land adjacent to a road in the Transport Zone 2 (**TRZ2**).

The relevant purpose of this clause is 'to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network'.

A permit is required to create access to a road in a **TRZ2**.

An application must be referred under section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

See **Appendix F** for a copy of referral correspondence.

The view of the relevant road authority will be obtained as part of standard referrals, including the effect of the proposal on the operation of the road and on public safety.

The proposal generally responds well to the decision guidelines of **Clause 52.29-6**. See the Town Planning Drawings (**Appendix D**) for details of the existing access and proposed access design.

4.5.4. Clause 53.34 Bicycle Facilities

Clause 52.34 Bicycle Facilities seeks to:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

Clause 52.34 sets out bicycle requirements for land uses which require bicycle facilities. 'Agriculture' and it's nested land use terms, including 'intensive animal production, are not listed within Table 1 to Clause 52.34-5. It follows, that no bicycle facilities are required to be provided.

We note that no formal bicycle facilities are proposed. Formal bicycle facilities are not considered appropriate for a Site or operational context where staff reside on the premises and where visitor vehicles and delivery vehicles will not generate any demand for personal sustainable transport vehicles (bicycles).

4.5.5. Clause 53.10 Uses with Adverse Amenity Potential

The purpose of Clause 53.10 is to define those types of uses which, if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

'Intensive animal production' is not a use listed under Clause 53.10. It follows, that there is threshold distance applicable for the proposed activity area and nearby sensitive uses.

The above withstanding, EPA Publication 1949 *Separation distance guideline* is relevant to the proposal and has been considered under **Section 4.6**.

4.6. General Provisions

The General Provisions relate to a range of specific perquisites for particular uses and development, and apply consistently across the state.

Clause 65 Decision Guidelines

Clause 65.01 sets out matters that must be considered by the responsible authority prior to deciding on a planning permit application. These matters have been considered as part of **Section 4** and **Section 5** of this report.

4.7. Other planning considerations

4.7.1. Aboriginal Cultural Heritage Sensitivity

The Site is not identified within an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018.

See the Planning Property Report at **Appendix B** for a copy of a plan verifying the area is not mapped within a cultural heritage sensitivity area.

It follows, that a Cultural Heritage Management Plan is not required for the proposed development.

4.7.2. National procedures and guidelines for intensive sheep and lamb feeding systems

The purpose of the abovementioned document is to provide the intensive feeding sector of the sheep and lamb industry with recommended procedures for management that align with current environment, animal welfare and community expectations as well as guidelines for current best practice.

The procedures provided recommended benchmarks for producer's to assess their system design against. The document is not a referral document within the West Wimmera Planning Scheme at the time of writing this report.

The document is not intended to be enforceable under any legislation.

The above withstanding, the procedures provide guidance on a number of topics which assist in understanding the potential environmental impacts of an intensive lamb feeding activity, and recommended design measures.

The proposal has considered the recommended information described within the document to accompany an approval, and the design measures as relevant to the complexity of the proposal.

A review of the recommended approval documentation is outlined in the table below and overleaf.

Recommended Procedure	Response
Approval process	West Wimmera Shire Council is the decision maker and responsible authority for a planning permit for 'intensive animal production', and has been consulted in the preparation of this application including an on-site inspection. The Environment Protection Authority Victoria is the decision maker for a development licence, and has been consulted in the preparation of a separate development licence (exemption pathway) application including an on-site inspection. The proposal is not a 'shedded operation', and the area for feeding is uncovered. A review of relevant environmental data (including native fauna, flora, weather conditions, rainfall and groundwater) has been undertaken as part of the proposal and is contained within this report. No approvals are likely to be required under the Commonwealth Environment Protection and Biodiversity Conservation Act (1999). There activity area is not likely to impact upon any world heritage properties, national heritage properties, RAMSAR wetlands or listed

	threatened species or migratory species protected under international agreements. The planning permit application includes adequate information to describe and assess the proposal, including: Applicant and site information (this report). - Description of the subject land (this report and Appendices). - Locality plans (see this report). - Climatic information (this report and Appendices). - Intensive feeding system information (see **Appendix D** and **Appendix E).** - Soil and groundwater information (see this report and **Appendix G**). - Solid waste utilisation information (see this report and **Appendix E**). - Liquid waste utilisation information (see this report and **Appendix E**). - Odour, dust, noise and pest control information (see **Appendix E** and **Appendix F**). - Animal welfare (see **Appendix E**). Composting (see **Appendix D**, **Appendix E** and **Appendix G**)

The *National procedures and guidelines for intensive sheep and lamb feeding systems* also provide guidance on fixed separation distances and for waste disposal areas.

The size of the land and siting of the proposed activity (including waste disposal areas) provides adequate separation to sensitive receptors, including residential neighbours, water bodies and other environmental assets, in accordance with the fixed and variable separation distances provided in the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA, 2020).

See the Development Licence application (**Appendix E**) for further details.

4.7.3. EPA Publication 1949 Separation distance guideline

At the time of writing this report, EPA Publication 1519 *Separation distance guideline* refers to the *National procedures and guidelines for intensive sheep and lamb feeding systems* (Meat and Livestock Australia Limited, January 2020) for guidance on separation distances.

4.7.4. Planning Practice Note 87: Preparing a planning permit application for animal production

Planning Practice Note 87: Preparing a planning permit application for animal production (**PPN87**)provides guidance for applicants in relation to relevant information to supply as part of a planning permit application.

PPN87 has been considered in the formulation of this application and the application contains information generally prescribed in the practice note, including:

- current copy of title;
- existing conditions and development plans;
- a description of the proposal; and
- additional information necessary to enable council to assess the application.

Please refer to the Development Licence application for details of environmental management (**Appendix E**). In addition to the measures outlined in this application (and appendices), a Risk Management and Monitoring Plan (RMM) will also be developed for the site to outline the risks, controls and mitigation that will be relevant to the operation of the feedlot. A condition is invited on any permit to be granted for an RMMP, which will also be expected as a condition of a Development Licence for the proposed activity.

5. Planning Policy Assessment

5.1. Key planning issues

Based on the provisions of the [Planning Scheme] and the decision guidelines of Clause 65, the following are submitted to be the key planning issues relevant to the proposed development of the Site.

- Is there strategic policy support for the proposal and is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to and meet the requirements of Clause 35.07 Farming Zone?
- Does the proposal appropriately respond to the decision guidelines of Clause 65.01?

5.2. Policy assessment

5.2.1. Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal is for a substantial agricultural operation within the Farming Zone in a locality dominated by the Farming Zone and compatible agricultural land uses.

Surface water from the Site and the surrounding land drains to a number of low points throughout the site, including the mapped wetland located approximately 400 metres from the proposed activity area.

The land adjoins an arterial road (Nhill-Harrow) road and dwellings are located within 2 kilometres of the proposed activity area.

The proposal requires serious consideration against the Municipal Planning Strategy and Planning Policy Framework and West Wimmera Planning Scheme. In particular, the policies regarding settlement, economic development, biodiversity, amenity, natural resource management, water quality and transport, must be carefully considered.

The proposal complies with the above relevant planning considerations and the distinctive characteristics and needs of the West Wimmera municipality, as directed by Clause 11.03-6S **Regional and local places**.

The PPF and MPS seek to support appropriate growth and development in settlements within the Wimmera-Mallee region that align with the Wimmera Mallee Region Growth Plan; this includes providing for agricultural land (Clause 11.01-1S **Settlement**).

This proposed feedlot facility is a critical asset to the diversification of agriculture and rural industries (such as other sheep graziers and abattoirs), which regional populations depend on for employment. The proposal represents a significant quantum of investment and will provide direct and in-direct boosts to local economic output and local job creation through the construction and operational stage of the project. This is firmly aligned with Council's key land use and development objective (**Objective 4**). The proposal aligns with Council's desired outcome for a growing and strengthened economy and agricultural sector that will

contribute to the Shire's economy and will not be in conflict with sensitive uses, resulting in the sustainability of agricultural pursuits within the Site and locality. (Clauses 02.01 **Context**, 02.02 **Vision**, 02.03-17 **Economic development**, 02.03-4 **Natural resource management**, 13.07-1S **Land use compatibility**, 17.01-1S **Diversified economy** and 14.02-2S **Sustainable agricultural land use**).

The proposal will achieve best practice standards in siting and operating the Site, including mitigating the potential adverse environment impacts arising from effluent and waste generated by the proposed activity. The proposed activity area is located approximately 400 metres north from the closest mapped waterbody, and is not sited in close proximity to any identified native flora or fauna habitat. The proposed activity is to be sited within an area historically used for cropping and heavily modified by past agricultural practices. Adequate buffers will be maintained between the proposed activity area and biodiversity assets. The Site is within a locality where the groundwater table is located between 55-75 metres below natural ground level. The proposal is located on a suitable soil type for water, effluent and stock management, including stable compactable soils (Brown Sodosols) suitable for pens, dam construction, and suitable for lambs under all weather conditions. The Site has access to adequate water supply to service the needs of all livestock. The proposal includes a stormwater balance report and a proposed stormwater and drainage system (see **Appendix H**) that demonstrates there will be no adverse impact to water quality in the catchment area, and no adverse environmental impact to water bodies. Nutrients, effluent and manure will be effectively contained through the proposed contact water and stormwater system designed to separate and treat contaminated process water (see **Appendix G**). A composting pad will be designed and will have sufficient size and capacity to accommodate the solid wastes generated from the proposed activity with no deleterious build up of waste constituents into the soil. Areas will be set aside within the controlled drainage and waste system for manure stockpiles. Stockpiles will be used for temporary storage of manure and deceased stock when soil conditions are unsuitable for application outside the pen areas. Carcass disposal will be undertaken within a suitable composting area located west of the pen areas. The design and procedures for handling of wastes within the proposed composting area will be generally consistent with the measures outlined in the *National procedures and guidelines for intensive sheep and lamb feeding systems* (January 2020). (Clauses 02.03-2 **Environmental and landscape values**, 02.03-3 **Environmental risks and amenity**, 02.03-4 **Natural resource management**; 12.01-1S **Protection of biodiversity**, 12.01-1L **Protection of biodiversity**, 12.03-1S **River and riparian corridors, waterways, lakes, wetlands and billabongs**, Clause 14.01-2S **Sustainable agricultural land use**, 14.02-1S **Catchment planning and management**, 14.02-2S **Water quality** and 19.03-3S **Integrated water management**).

The application also comprises the unpermitted removal of 0.407 hectares of Plains Woodland containing Buloke trees (including critical Red-tailed Black Cockatoo feeding habitat), which extends beyond permitted exemptions under Clause 52.17-7 and **ESO2**.

The vegetation removed included scattered Buloke trees and low-quality groundcover, constituting a minor but ecologically sensitive loss. The removal was largely non-compliant due to exceeding fence clearance limits and site access criteria and agricultural activities which do not fall under the permitted exemptions. The site

now supports minimal native vegetation, highlighting the importance of implementing the proposed offset and regeneration strategy.

While the removal occurred without a planning permit, retrospective assessment and offsetting measures outlined in **Appendix J** contribute to re-establishing compliance. An offset of 0.096 general habitat units is with a minimum strategic biodiversity value score of 0.396 is proposed to satisfy Clause 52.17 permit requirements.

The removed vegetation comprises degraded Plains Woodland. However, the species affected—particularly Buloke—are important for maintaining regional biodiversity and ecological connectivity. Revegetation with Buloke in the affected area is proposed in order to recover local habitat and associated environmental values.

The proposed offset measures and on-site offset management plan (invited as a condition on any permit to be granted) are appropriate to recover loss and will ensure long-term environmental protection, aligning with the objectives of Clause 12.01-1S (Protection of biodiversity), Clause 12.01-1L Protection of biodiversity – West Wimmera and Clause 12.01-2S (Native vegetation management)and **ESO2**.

The proposal has been assessed against the Municipal Planning Strategy and Planning Policy Framework, specifically Clause 12.01-1S, Clause 12.01-1L and Clause 12.01-2S, which require the application of the avoid–minimise–offset hierarchy and protection of key biodiversity assets. While the native vegetation removal has already occurred, the application demonstrates appropriate corrective measures via proposed offsets and revegetation using Buloke species, aligned with biodiversity recovery objectives.

The proposed feedlot operation will be managed to achieve best practice compliance in animal welfare, including appropriate procedures for the handling of stock throughout the duration where lambs are situated on the site. Pens, yard roads, compost areas, waste storage and drainage areas are proposed to be constructed, as well as feeding and watering systems. Pen areas have been designed to consider slope, aspect, location and size and protection from predators. Outdoor pens are constructed with the slope, to ensure a natural contour for pen drainage, and to ensure that water drains into designated areas. Pens are also designed with a northerly aspect to maximise solar radiation and evaporation rates, and are designed to be evenly graded with suitable pen slopes between 2-6%, and use of rubble at high usage points. Sick pens are also provided, to ensure sick animals can be treated and separated away from the main flock, with suitable stocking rates for sick pens to allow for safe animal husbandry activities. Fences are constructed to ensure they minimise risk of stock injury and to ward out predators, and laneways are constructed with suitable width to allow (simultaneously) vehicle access and efficient movement of stock (when necessary). Feeding and water equipment will be suitably located to separate troughs from feeding areas, and the size, length and location suitable for the number of stock to be penned within each individual 'cell'. Procedures for management of water pressure, flow and temperature will be put in place to ensure stock water is optimised for stock consumption. The density of stock will be suitable for the proposed pen area, with sufficient space for outdoor (un-shedded) stocking rates (approximately 0.5 square metres per lamb). See the Biosecurity Response Plan and Health and Human Impact Assessment contained at **Appendix E** for further information on daily operations and feed system management. A Risk Management and Monitoring Plan (RMMP) will

also be developed for the site to outline the risks, controls and mitigation that will be relevant to the operation of the feedlot. A condition is invited on any permit to be granted for an RMMP, which will also be expected as a condition of a Development Licence for the proposed activity (Clause 14.02-2S **Sustainable agricultural land use**).

The proposal will achieve best practice standards in operating and managing the site, including mitigating the potential amenity impacts of noise, dust and odour on sensitive receptors. This will be largely assisted by the location of the facility away from dwellings, with the nearest dwelling located approximately 700 metres east of the proposed activity area. An Air Quality Assessment has been completed by GHD. This report outlines the extent of modelled odour and concludes that the upgrades will minimise odour emissions offsite (see **Appendix F**). Operationally, the Site will meet the relevant specifications for noise emissions consistent with *Noise for Industry in Regional Victoria* (EPA publication 1411). Processes will also be undertaken to minimise any potential adverse amenity impacts on air quality and odour, such as dust control, ongoing odour monitoring practices and regular turning of compost and circulation of livestock through pen areas and turning of sod within pens to ensure aerobic conditions are maintained.

The risk of dust and airborne particles will be managed on site through the application of liquids and water as part of the process and maintenance of moist organic waste product. See the Development Licence application and Health and Human Impact Assessment contained at **Appendix E** for further information on best practice dust controls to be implemented as part of the operation and management of the Site (Clauses 02.03-3 **Environmental risks and amenity**, 13.05-1S **Noise management** and Clause 13.06-1S **Air quality**).

The proposed site selection and design of the proposed activity demonstrates that the proposal is suitable and appropriate for the area, and is able to mitigate any potential adverse environmental and amenity impact to acceptable levels, thereby able to protect community amenity, human health and safety. In addition, relevant separation distances referred to within the National procedures and guidelines for intensive sheep and lamb feeding systems (January 2020) for the proposed activity area and associated waste disposal areas also shown to be complied with (Clause 13.07-1S **Land use compatibility**). In addition to the above, a condition is invited on any planning permit to be granted requiring a complaint register be maintained and available to the responsible authority.

The separation distance between the proposed activity area and the nearest water body (being the ephemeral wetland referenced above) is also compliant with the recommended separation distances outlined in the *National procedures and guidelines for intensive sheep and lamb feeding systems* (January 2020). The proposed activity area is located 400 metres north from the closest mapped unnamed waterbody. Processed water on site will not come into contact with any on or off-site surface water bodies. The proposal will achieve best practice standards in operating and managing the site, including mitigating the potential adverse environmental impacts of operations on the local environment and catchment areas.

Processes will be undertaken to minimise the impact of development on groundwater, with development located far above groundwater levels and designed with an integrated management approach to stormwater runoff. The hard clay soil type of the indigenous soil also provides a strong barrier to the contamination of

groundwater by leachate. The protection of groundwater will be improved through directing contaminated stormwater-run off to designated collection areas via a network of spoon drains to a contact water dam, designed to cater for a 5% AEP (20 year) rainfall event. It is also noted, that the main operational period for the proposed activity is between September-May (inclusive), during drier months where larger rainfall events are less likely to occur (Clauses 02.03-4 **Natural resource management**,14.02-1S **Catchment planning and management**, 14.02-2S **Water quality**, 19.03-3S **Integrated water management**).

The proposal will not increase staff vehicle movements to and from the Site, as staff are expected to reside on the Site. Up to approximately 16 weekly b-double movements (delivery and dispatch) will be generated by the proposed use and development (see **Appendix K** for details). These are received in a short window of time between September-May (dry season), with 8-10 week gaps between delivery/dispatch. A small increase in the number of delivery vehicles for feed stock and agricultural supplies by medium rigid vehicles is also expected. The Site is accessed via an existing formalised sealed crossover (albeit without the necessary permits and approvals), and there is sufficient area within the site to cater for loading / unloading, idle and parked vehicles. Road works are proposed to bring the existing crossover into compliance with relevant road safety standards (see **Appendix D** SHT09 and **Appendix K** for details). The Site is strategically located with direct access to a b-double approved road, which is linked to a wider network of highways and arterial roads approved for b-double movements. The proposed internal road has been appropriately designed for safe movement by large vehicles. (Clauses 02.03-8 **Transport**, 18.02-3S and 18.02-3L **Road system** and 18.02-4S **Freight**).

In light of the above, the proposal is considered to appropriately respond to the relevant policies of the PPF and MPS of the West Wimmera Planning Scheme.

5.2.2. Does the proposal appropriately respond to and meet the requirements of Clause 35.07 Farming Zone?

The proposal complies with the purpose of the **Farming Zone**, particularly with regard to implementing the Municipal Planning Strategy and the Planning Policy Framework, and encouraging use and development of land based on comprehensive and sustainable land management practices.

A response to the decision guidelines of Clause 35.03-5 **Decision guidelines** is provided in the table, below.

Pursuant to Clause 35.07-1 (Table of uses) and 35.07-4 (Buildings and works), a permit is required to construct or carry out works associated with a Section 2 Use. An assessment of relevant decision guidelines contained in the Farming Zone is outlined in the table overleaf.

Decision guidelines	Assessment
General issues	
The Municipal Planning Strategy and the Planning Policy Framework.	The Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) have been considered in this report. Please see **Section 5.2.1** for details of the assessment.
Any Regional Catchment Strategy and associated plan applying to the land.	The Wimmera Regional Catchment Strategy 2021-2027 (RCS) applies to the application site. The strategy does not contain any objectives specifically related to the subject site but contains general objectives and management measures with regard to the role of landowners in caring for and managing the environmental qualities of their land. The Strategy identifies a number of desired outcomes for the West Wimmera area. Of relevance to this proposal, the Strategy desires within 20 years, that soils support productive agriculture and healthy, functioning natural environments. Ultimately, the proposed use and development will not detrimentally impact the wider catchment area and is therefore considered appropriate and generally consistent with the Regional Catchment Strategy that applies to the land.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The proposed feed lot operation and site conditions will be significantly improved as a result of this proposal. The site has excellent access to key road freight routes and is large enough to provide the necessary management facilities for stormwater and process water management on site and appropriate stocking densities. See **Appendix G** and **Appendix H** for the details and design of waste storage and water systems.
How the use or development relates to sustainable land management.	The proposed feedlot design is considered to be an efficient use of land and will contribute to sustainable land management for the entire life cycle of the site. The Development Licence application (contained in **Appendix E**)

Decision guidelines	Assessment
(continued)	outlines the land management practices that will be employed on the site to ensure best practice methods are used in the proposed operations, including procedures generally in accordance with the *National procedures and guidelines for intensive sheep and lamb feeding systems*. A Risk Management and Monitoring Plan (RMMP) will also be developed for the site to outline the risks, controls and mitigation that will be relevant to the operation of the feedlot. A condition is invited on any permit to be granted for an RMMP, which will also be expected as a condition of a Development Licence for the proposed activity.
Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds	The proposal is for an agricultural use and directly supports and enhances agricultural production. The proposal does not limit the operation or expansion of any adjoining or nearby agricultural uses. There is ample capacity within the site to cater for the proposed agricultural use. The site comprises interfaces to agricultural uses (specifically broadacre cropping) which are expected to continue through the lifetime of the facility. Measures will be undertaken to ensure the protection of adjoining and nearby agricultural land including monitoring of contact water dams and compost areas for odour, and use of a bund to ensure all stormwater does not leave the perimeter of the activity area. A significant amount of land on the subject property will be retained for existing broadacre cropping, around the entire proposed activity area.
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	The site is suitable for the use and development due to its strategic location on Nhill-Harrow Road. The size of the land and siting of the proposed activity provides adequate separation to sensitive receptors (dwellings), water bodies and other environmental asset generally in accordance with the separate distances referenced within the National procedures and guidelines for intensive sheep and lamb feeding systems (January 2020).

Decision guidelines	Assessment
(continued)	The use and development of the site is compatible with agricultural interfaces to the north, south, east and west. The development of the site has been carefully designed to minimise its impact on the rural character of the area through employing large separation distances to public roads, aggregating facilities close together, optimising production areas to minimise the overall footprint of the facility and by siting it close to existing screening vegetation. Most of the structures within the proposed facility are typical infrastructures associated with agricultural uses. In this respect, the development is consistent with rural character and compatible with surrounding agricultural uses.
How the use and development makes use of existing infrastructure and services	The site is adequately serviced with existing vehicle accessways, reticulated power, telecommunications and groundwater bores for stock and domestic use. A proposed accessway (already constructed) will be designed to relevant standards for optimal safety and operability. See the Town Planning Drawings for further details (**Appendix D**).
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 capacity of the site to sustain the agricultural use.	The proposal is for an agricultural use and directly supports and enhances agricultural production. The proposal does not limit the operation or expansion of any adjoining or nearby agricultural uses. There is ample capacity within the site to cater for the proposed agricultural use. The site comprises interfaces to agricultural uses (specifically broadacre cropping) which are expected to continue through the lifetime of the facility. Measures will be undertaken to ensure the protection of adjoining and nearby agricultural land including monitoring of contact water dams and compost areas for odour, and use of a bund to ensure all stormwater does not leave the perimeter of the activity area. A significant amount of land on the subject property will be retained for existing broadacre cropping, around the entire

Decision guidelines	Assessment
(continued) The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure. The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	proposed activity area retained for existing broadacre cropping, around the entire proposed activity area. The proposal will undertake measures to ensure it does not permanently detrimentally impact the conditions of the subject site for other alternate agricultural uses, including soil and water quality. Such measures include the use of semi-permeable surfaces in highly trafficable areas, use of dedicated waste storage areas and contact water dams, contaminated water separation, spoon drains and bunding around the site to contain run-off within the site and ensuring ground disturbance at a depth avoiding contact with groundwater. In the unlikely event that the proposed use should cease, the site will be able to returned to cropping or other agricultural production. The proposed environmental management methods will ensure that a return to other agricultural uses is possible, however unlikely.
Any integrated land management plan prepared for the site.	There is no integrated land management plan relevant to the Site.
Whether Rural worker accommodation is necessary having regard to: - The nature and scale of the agricultural use - The accessibility to residential areas and existing accommodation, and the remoteness of the location.	Not applicable. The proposal is not for 'rural worker accommodation'.
The duration of the use of the land for Rural worker accommodation.	Not applicable. The proposal is not for 'rural worker accommodation'.
Accommodation issues	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	Not applicable.

Decision guidelines	Assessment
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.	Not applicable.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	Not applicable.
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.	Not applicable.
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: - A permit for a wind energy facility; or - An application for a permit for a wind energy facility; or - An incorporated document approving a wind energy facility; or - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.	Not applicable.

Decision guidelines	Assessment
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	Not applicable.
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 ongoing water and soil quality of the area is to be protected and appropriately managed as part of the proposal. Mitigation measures are to be undertaken to minimise any likely adverse impacts, including monitoring groundwater and soil. It is noted, that the proposed activity area is located 400 metres from the nearest water body and between 55-75 metres above groundwater levels. The soil of site comprises brown sodosols, containing heavy clay which will assist in preventing leachate to ground water.
The impact of the use or development on the flora and fauna on the site and surrounds. The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.	The proposed area of activity for the proposed feedlot is located on extensively modified land containing scattered large trees to be retained. The proposed feedlot layout avoids the need for any native vegetation removal either directly or through encroachments to the Structural Root Zone. It follows, that the use and development (feedlot) will have no likely impacts on flora and fauna on the site beyond the scope of retrospective native vegetation removal associated with fenceline clearance, site access and agricultural activities which do not comply with exemption pathways. Measures to mitigate odour, dust and noise are outlined in **Appendix E** and **Appendix F**, and these measures are expected to result in acceptable impacts to any surrounding flora and fauna.

Decision guidelines	Assessment
(continued)	The site is well screened from Nhill-Harrow Road by native road side vegetation.roadside
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	See **Appendix G** and **Appendix H** for details on the measures and design of waste treatment and drainage facilities. The proposed design of these facilities will result in minimising the potential impacts arising from nutrient loads on groundwater, water bodies and soils.
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 proposed feedlot structures are common place with agricultural activities within the rural environment, and in keeping with the agricultural character of the area. The existing shed and proposed feedlot pens are located in a consolidated area to avoid disruption to existing and ongoing cropping uses, and the method of construction for the feed pens will ensure that the land can be returned to cropping following the cessation of the use for 'feedlot' (should this event arise).
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 which minimises the visual impact on the landscape.	The proposed structures and surface treatments within the facility are typically associated with agricultural uses (i.e. post and wire fencing, semi-pervious road surfaces, feed troughs, feeders, silo's, dams etc.). In this respect, the character of the proposed development is consistent with the character of rural areas, which predominantly comprises agricultural uses and structures. The site is well screened from Nhill-Harrow Road by existing native road side vegetation, and the proposed activity area is located south of well established screening trees. The proposed infrastructure and structures will not result in any detrimental visual impact upon the landscape not anticipated by the primary purpose of the zone (agriculture).

Based on the aforementioned assessment, the proposal has been assessed as compatible with the purpose and decision guidelines of the **FZ1**.

5.2.3. Does the proposal appropriately respond to the decision guidelines of Clause 65.01?

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate, the relevant matters contained within Clause 65.01. The relevant matters to be considered include:

- 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.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- 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.

All relevant parts of the *Planning and Environment Act 1987*, the MPS and PPF, and the relevant zone, overlay and other provisions have been considered. The proposal is considered to constitute orderly planning and is unlikely to result in any adverse impacts to public or private land, to flood hazards, stormwater and the surrounding environment so long as the development is managed in accordance with permit conditions.

6. Conclusion

This town planning report details the proposal and has made an assessment against the relevant policy and planning controls of the West Wimmera Planning Scheme.

Having considered the proposal with respect to the West Wimmera Planning Scheme, it is submitted that the proposal is appropriate and warrants a planning permit for the following reasons:

- The proposed use and proposed development for 'intensive animal production' (lamb feedlot) is supported by the Municipal Planning Strategy and the Planning Policy;
- The proposal is an appropriate response to the relevant planning controls affecting the site, ensuring minimal impact upon surrounding agricultural uses and a design that is complementary to the role and character of the area and the surrounding physical context;
- The proposed use and operation will not cause unreasonable adverse amenity impacts to any residential properties including noise; light; odour and air emissions; loading and unloading; and waste processes;
- The proposal is strategically located, compatible with surrounding land uses and compliant with EPA Publication 1949 *Separation distance guideline*;
- The proposed layout of the Site and associated improvements will ensure adequate standards of animal welfare and will ensure stormwater run-off is retained on site within a 'closed' stormwater and wastewater management system;
- The proposal layout of Site access is adequate for access and egress of agricultural vehicles and traffic impacts are considered acceptable, considering the site's location, rural context and proximity to the principal transport network;
- The proposal supports the objectives of the *National procedures and guidelines for intensive sheep and lamb feeding systems* (January 2020);
- The proposal has considered the impacts of the development on ecology and biodiversity (including native vegetation removal), and results in an acceptable environmental and planning outcome; and
- The proposal will contribute to the diversification of the Shire's strongest economic sector (agriculture) in both output and employment, and further enhance Victoria's contribution to the national and international food and fibre economy..

It is the conclusion of this report that the application is consistent with the purposes and intent of the planning controls and policy framework of the West Wimmera Planning Scheme.

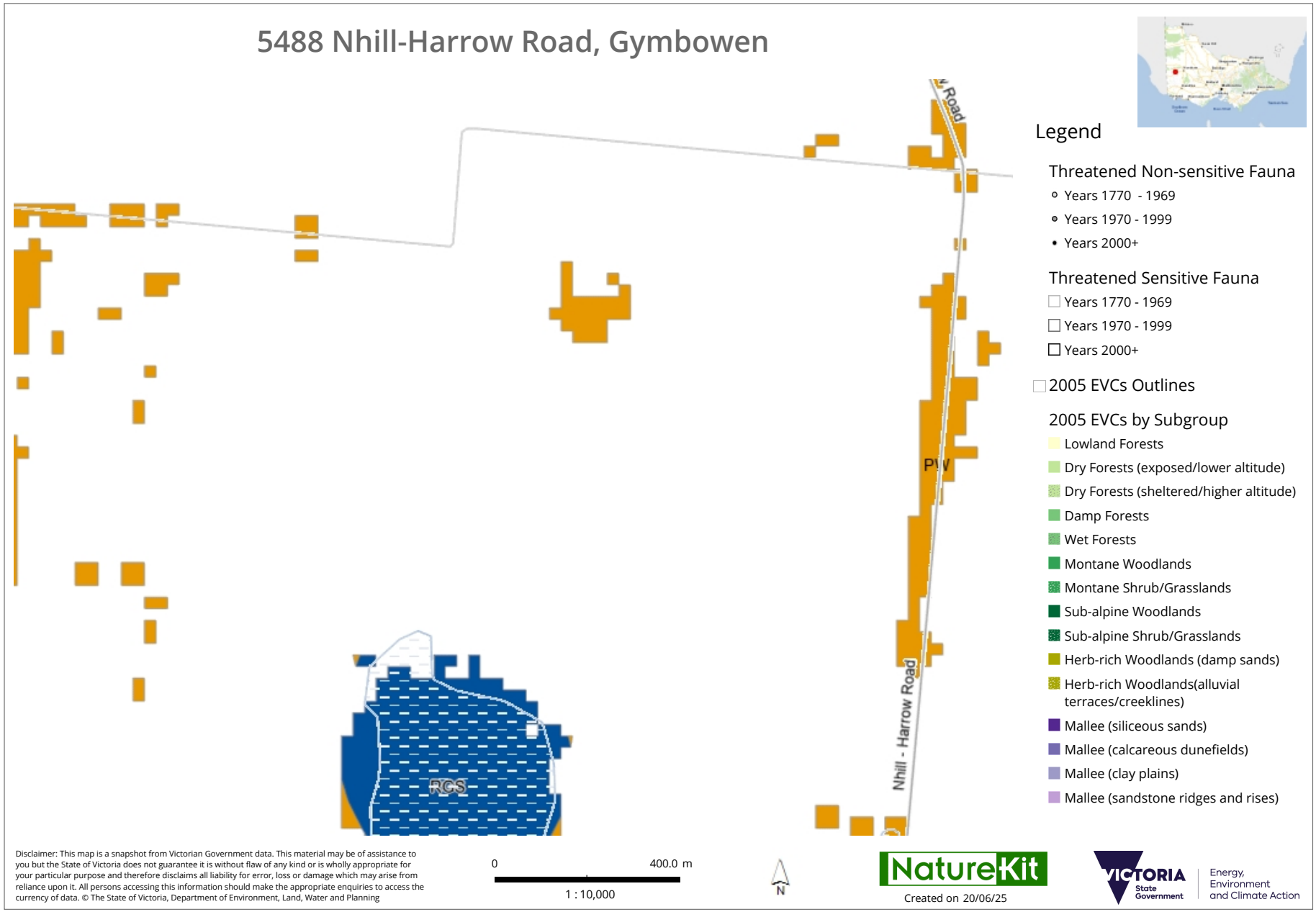
It follows as the recommendation and request of this report that Council issue a planning permit for the proposal.

We highly commend the application to council, and look forward to working with Council during the assessment of the application.

Re-issued May 2026

Appendices

Appendix A	Certificate of Title
Appendix B	Planning Property & NatureKit Report
Appendix C	Site Photos
Appendix D	Town Planning Drawings
Appendix E	Development Licence Application (Exemption Pathway)
Appendix F	Air Quality Report
Appendix G	Land Capability Assessment
Appendix H	Stormwater Balance Report
Appendix I	Statutory Declaration
Appendix J	Retrospective Native Vegetation Assessment


5488 Nhill-Harrow Road, Gymbowen
Nhill - Harrow Road
PW
RCS
Legend
Threatened Non-sensitive Fauna
Years 1770 - 1969
Years 1970 - 1999
Years 2000+
Threatened Sensitive Fauna
Years 1770 - 1969
Years 1970 - 1999
Years 2000+
2005 EVCs Outlines
2005 EVCs by Subgroup
Lowland Forests
Dry Forests (exposed/lower altitude)
Dry Forests (sheltered/higher altitude)
Damp Forests
Wet Forests
Montane Woodlands
Montane Shrub/Grasslands
Sub-alpine Woodlands
Sub-alpine Shrub/Grasslands
Herb-rich Woodlands (damp sands)
Herb-rich Woodlands(alluvial terraces/creeklines)
Mallee (siliceous sands)
Mallee (calcareous dunefields)
Mallee (clay plains)
Mallee (sandstone ridges and rises)
Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee it is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make the appropriate enquiries to access the currency of data. © The State of Victoria, Department of Environment, Land, Water and Planning
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NatureKit
Created on 20/06/25
VICTORIA State Government
Energy, Environment and Climate Action

Exemption

Environment Protection Act 2017

Exemption number	EXM000300320
Issue date	13 January 2026
Expiry date	10 January 2028
Applicant	T & L BOURCHIER PTY LTD
ACN	602326447
Activity site	5488 Nhill-harrow Road, Gymbowen, West Wimmera, Victoria, 3401
Exempted permission activities	B01a (Animal industries – waste solely to land)

Issued under section 80(4)(a) of the *Environment Protection Act 2017* (the Act):

Richard Anthony.Hook
Team Leader, Development Licences
Delegate of Environment Protection Authority Victoria (EPA)

epa.vic.gov.au
Environment Protection Authority Victoria
GPO BOX 4395 Melbourne VIC 3001
1300 372 842

Exemption

Environment Protection Act 2017

Context

Environment Protection Authority Victoria (EPA) is Victoria's environmental regulator acting in accordance with the *Environment Protection Act 2017 (the Act)*. Our regulatory role is to work with community, industry and business to prevent and reduce the harmful effects of pollution and waste on Victoria's environment and people.

About issuing exemptions

EPA may grant an exemption from the requirement to hold a permission based on circumstances outlined in the Act. EPA can issue an exemption under section 68(3)(a), section 80(4)(a), section 82(3)(a)) or section 459(1) that also specify the circumstances under which an exemption can be granted. The *Environment Protection Regulations 2021* (the Regulations) also specify prescribed circumstances that a person is not required to hold a permission. EPA considers those circumstances (and prescribed matter as outlined in Regulation 24 or Regulation 31) to determine whether an exemption should be granted or not.

The granting of an exemption may be subject to conditions or specific requirements that must be met by the duty holder. If these conditions are not complied with, the exemption or determination will not be considered valid or applicable and the duty holder may face penalties for conducting an activity without the required permission. An exemption can be revoked or amended by a written notice given by EPA to the applicant.

Key information and obligations

Interpretation

For the purposes of this exemption 'You' means the 'Applicant' identified on the first page. Unless a contrary intention appears, words or terms used in the conditions of your exemption have the same meaning as in the Act, and in any regulations made pursuant to the Act.

Compliance

Your exemption is subject to conditions. These conditions confer legal obligations on you as the permission exemption holder. Some of these are general in nature, while others require you to do (or not to do) specific things. The requirements of these conditions do not detract from each other in any way, nor do they affect any other duties or obligations with which you are required to comply by law. You must fulfil all duties and perform all obligations set out in this exemption or otherwise required by law.

Strict penalties apply for non-compliance with any part of your exemption.

You must comply with the Act and regulations administered by EPA. This includes, but is not limited to, compliance with the general environmental duty (GED).

Exemption

Environment Protection Act 2017

Duties under the Act
Under the Act, you have legal obligations in relation to your prescribed and non-prescribed activities. These legal obligations exist to minimise risks of harm to human health and the environment from pollution and waste.

You may be committing an offence and be liable to a penalty under the Act if your actions or omissions constitute a breach of these legal obligations.

General environmental duty
The Act places the onus on you to understand the risks associated with your operation or activity and requires you to minimise the risk of harm. This is called the general environmental duty (GED).

Sections 6 and 25 of the Act provide the legal basis for the GED. These sections state that a person engaging in an activity which may give rise to risks of harm to human health or the environment from pollution or waste must eliminate or minimise those risks, as far as reasonably practicable.

Duty to notify EPA of notifiable incidents
A notifiable incident is a pollution incident that causes or threatens to cause material harm to human health or the environment or is a prescribed notifiable incident. Under section 32 of the Act, you have an obligation to notify EPA of a notifiable incident as soon as practicable after you become aware of the incident.

Duty to take action to respond to harm caused by pollution incident
Under section 31 of the Act, if a pollution incident has occurred as a result of an activity (whether by act or omission) and the pollution incident causes or is likely to cause harm to human health or the environment, a person who is engaging in that activity must, so far as reasonably practicable, restore the affected area to the state it was in before the pollution incident occurred.

Duty to notify of contaminated land
Under section 40(1) of the Act, a person in management or control of land must notify EPA if the land has been contaminated by notifiable contamination as soon as practicable after the person becomes aware of the notifiable contamination.

Notifiable contamination means contamination which is prescribed in the Regulations, or contamination for which the cost of action to remediate the land is likely to exceed $50,000, or any other prescribed amount.

Duties relating to industrial waste, priority wastes and reportable priority wastes
Under parts 6.4 and 6.5 of the Act, a person has obligations in relation to the generation, receiving, recording, managing, transporting, and disposal of industrial, priority wastes and reportable priority wastes. These duties include:

- Duties of persons depositing industrial waste.
- Duties of persons receiving industrial waste.

Exemption

Environment Protection Act 2017

- Duty of persons involved in transporting industrial waste.
- Duties of persons managing priority waste.
- Duty to investigate alternatives to waste disposal.
- Duty to notify of transaction in reportable priority waste.
- Duty of persons transporting reportable priority waste.

For further information on waste classifications see schedule 5 of the Regulations.

Duration

This exemption is subject to the expiry date identified on the first page of this exemption. It will remain in force until that time unless it is revoked by EPA.

Further information and resources

To aid compliance with the Act and the *Regulations*, Environment Reference Standards (ERS), Compliance Codes, Position Statements and Guidelines have been developed to address a range of environmental objectives, permitted and non-permitted activities and risks.

You should understand how the Victorian environment protection framework applies to you and your activity, operation or business by making yourself familiar with the Act, Regulations, Compliance Codes and other relevant guidance material.

To assist you with understanding your obligations refer to www.epa.vic.gov.au.

Exemption

Environment Protection Act 2017

Conditions

General conditions

EX_01	You must immediately notify the Authority by calling 1300 EPA VIC (1300 372 842) in the event of: a) A discharge, emission or deposit which gives rise to, or may give rise to, actual or potential harm to human health or the environment; b) A malfunction, breakdown or failure of risk control measures at the site which could reasonably be expected to give rise to actual or potential harm to human health or the environment; or c) Any breach of this exemption.
EX_02	You must notify the Authority within 48 hours of the occurrence of any the following: (a) Any change to your name or address (including your registered address and site as applicable); or (b) A change to an officer (as defined in the Act). You must update the EPA Portal if any other relevant administrative details for your business change.

Specific conditions

EX_04	A copy of this exemption must be kept at the activity site and be easily accessible to persons who are engaging in an activity conducted at the activity site. Information regarding the requirements of the exemption and the Act duties must be included in site induction and training information.
EX_05	1. You must develop a risk management and monitoring program for your activities which: (a) identifies all the risks of harm to human health and the environment which may arise from the activities you are engaging in at your activity site; (b) clearly defines your environmental performance objectives; (c) clearly defines your risk control performance objectives; (d) describes how the environmental and risk control performance objectives are being achieved; (e) identifies and describes how you will continue to eliminate or minimise the risks in 1(a) (above) so far as reasonably practicable; and (f) describes how the information collated in compliance with this clause, is or will be disseminated, used or otherwise considered by you or any other entity. 2. The risk management and monitoring program must be: (a) documented in writing; (b) signed by a duly authorised officer of the licensed entity (c) made available to the Authority on request.

Exemption

Environment Protection Act 2017

EX_06	Subject to the following conditions, this exemption allows you to: In accordance with APP045758 and subsequent information provided in response to RFI006890: (a) increase feedlot facility to 72 feed pens and 14 induction pens, with a total pen area of 106,042 m2 (b) install waste water management system consisting of contact water dam, sedimentary basin, holding pond and drains (c) install mortality compost pad..
EX_06.01	The activity must be conducted in accordance with the following approved plans and documents: . (a) Development Licence Exemption Application, prepared by SPM, Revision D dated 29 August 2025; (b) Proposed site plans as per Appendix D of the report under (a) prepared by dp Planning dated June 2025, project number 25-011, drawing numbers TP1 - TP3; (c) Report on Geotechnical Investigation prepared by Douglas Partners, Project 221929.00, R.001.Rev0, dated 5 June 2023; (d) Report on Additional Soil Sample Testing Feedlot Expansion, prepared by Douglas Partners, Project 221929.00, R.001.Rev0, dated 06 May 2025; (e) Land Capability Assessment and Management Plan Permeability Testing (Talsma-Hallam Method) and Soil Properties, prepared by Land Capability Assessment Services, Project. 23039, Revision 0 – dated 27 September 2023; (f) Stormwater Balance Report; 28,000 Lamb Feedlots, Prepared by AR Civil Engineers, Ref A1008, dated May 2025; (g) Biosecurity Response Plan - T&L Bourchier Pty Ltd Lamb Feedlot, Prepared by SPM, dated May 2023; (h) Stormwater Balance Report; 28,000 Lamb Feedlots, Prepared by AR Civil Engineers, Ref A1008, dated May 2025; (i) Gymbowen Lamb Feedlot - Odour Assessment, Prepared by GHD, Project number: 12613737, Revision 0 dated 28 July 2023. In the event of any inconsistency between the approved documents and the conditions of this exemption, the conditions of this exemption shall prevail.
EX_07	Waste from the activity site must not be discharged or disposed of to the environment except in accordance with this exemption or with any permission or approval issued by the Authority that may relate to the activity site.
EX_08	You must undertake the following actions: Provide a development verification report prepared by a suitably qualified person or persons, prior to commencing commissioning activities, which detail the final detail designs of the feedlot, construction verification and/or quality assurance standards, including verification of the design, construction and maintenance recommendations as per the geotechnical reports (items (c) and (d) of EX_06.01.
EX_C03	During the commissioning period, you must (a) develop a mortality compost commissioning testing and sampling program for finished product in accordance with

Exemption

Environment Protection Act 2017

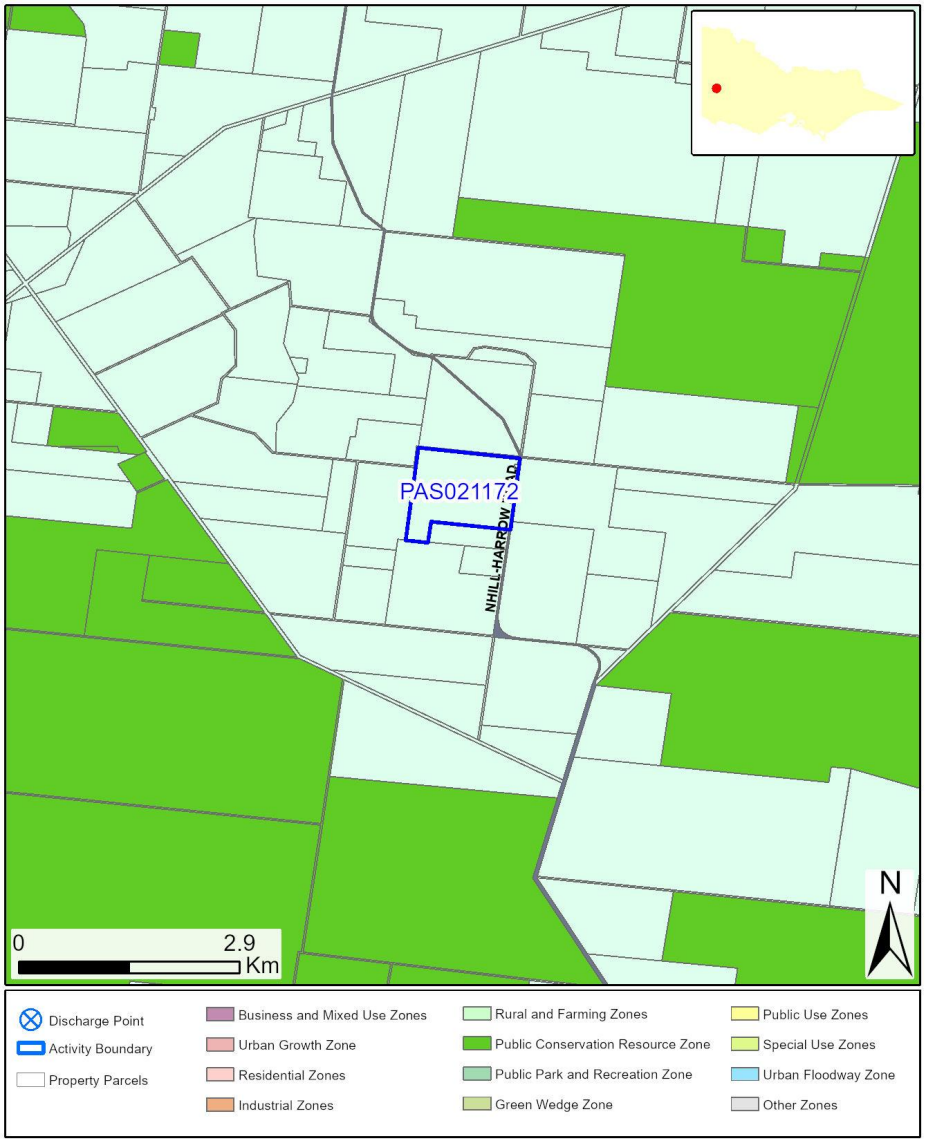
	EPA Victoria publication 2050 with sampling frequency in accordance with AS4454-2012; (b) Upon commissioning of the expanded site (28,000 lambs), conduct a field odour surveillance program developed by a suitable qualified person of persons and in accordance with EPA Victoria Publication 1881. The program methodology should investigate the extent, intensity, character, and frequency of odours to understand the ambient odour environment and the subsequent odour risk to the surrounding area..
EX_D04	You must notify the Authority when the developments covered by this exemption has been completed.
EX_D06	Following the completion of development activities to the satisfaction of the Authority, you must submit a permit application to allow you to operate your prescribed permission activity.

Exemption

Environment Protection Act 2017

Appendices

Appendix 1 – locality plan



Before relying on the information in this map, carefully evaluate its accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

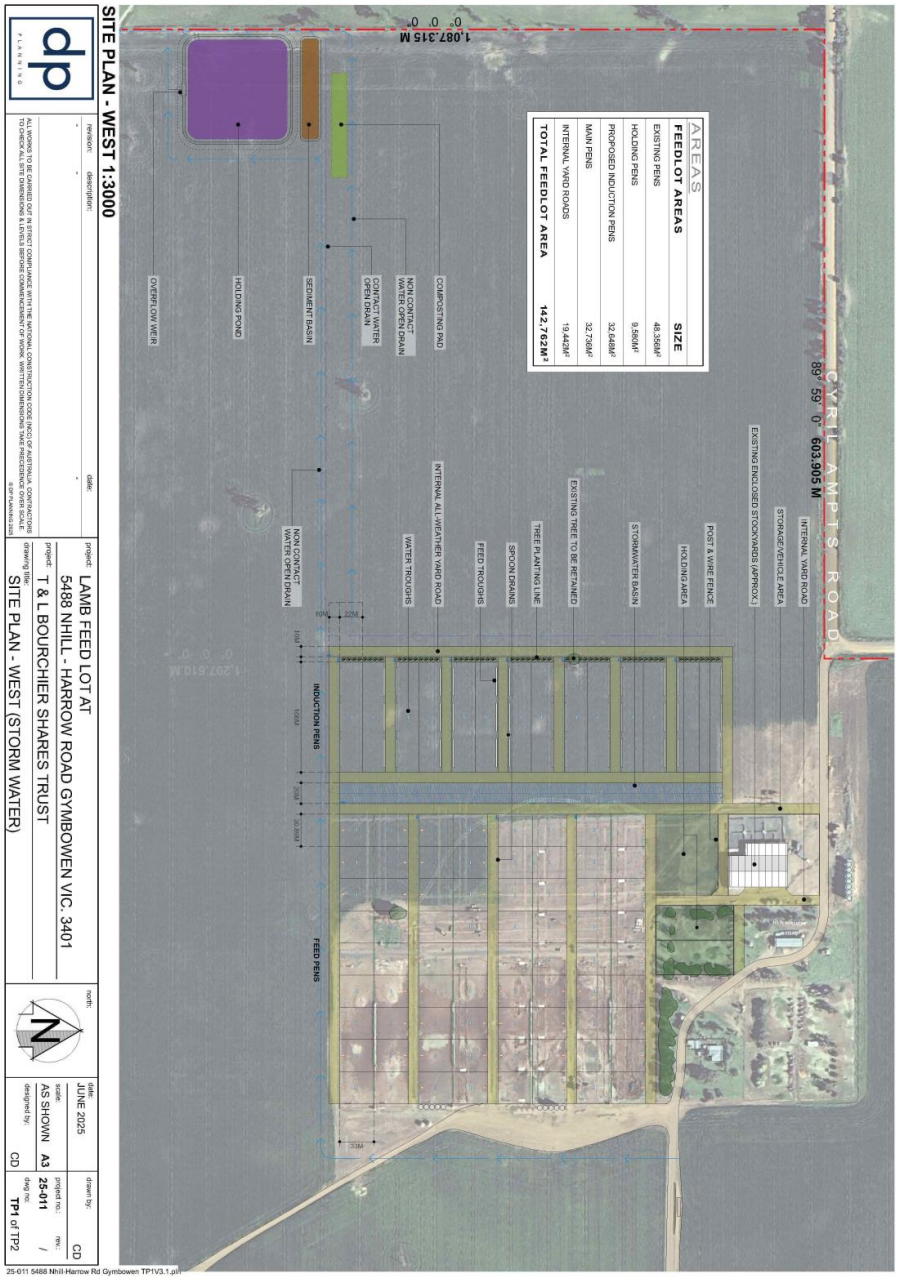
Exemption

Environment Protection Act 2017

Appendix 2 – activity plan

Exemption

Environment Protection Act 2017



Before relying on the information in this map, carefully evaluate its accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

Exemption number: EXM000300320

Exemption

Environment Protection Act 2017

Exemption

Environment Protection Act 2017

Appendix 3 – contour plan

There is no contour plan for this licence.



BIOSECURITY RESPONSE PLAN

T & L BOURCHIER PTY LTD
LAMB FEEDLOT
NHILL-HARROW RD, GYMBOWEN
MAY 2023

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List of Acronyms

AHA	Animal Health Australia
AHS	Animal Health Statement
AUSVETPLAN	Australian Veterinary Emergency Plan
EAD	Emergency Animal Disease
IPA	Invasive Pest and Animals
LBN	Livestock Biosecurity Network
LPA	Livestock Production Assurance
MLA	Meat and Livestock Australia
NLIS	National Livestock Identification Scheme
NVD	National Vendor Declaration
OJD	Ovine Johne's Disease
PIC	Property Identification Code
QA	Quality Assurance
RAM	Restricted Animal Matter

1. Introduction

The feedlot subject site is located in a Farming Zone at 5488 Nhill-Harrow Road, Gymbowen, Victoria, approximately 63 kilometres west of the town of Horsham, 3 kilometres south-east of the Mount Arapiles-Tooan State Park, and 1 kilometre northwest of the Kalingur State Forest.

The site accommodates up to 28,000 head of lamb between September and May, with two turnovers per year. Lambs are introduced at 4 to 9 months old and maintained in pens on site for a duration of 8 to 10 weeks, before being dispatched off site to abattoirs for processing.

Feedlot lambs are constantly closely monitored for signs of illness or disease. They are typically vaccinated upon arrival and may receive additional treatments as needed. Regular health checks are conducted to ensure that any issues are identified and addressed promptly. The success of a feedlot is dependent on maintaining the health and weight of lambs.

1.1. Company details

Table 1 Company and Director Details.

Company Name	T & L Bourchier PTY LTD
ACN	602 326 447
ABN	35 602 326 447
Registered Address	5570 Nhill-harrow road Gymbowen, Victoria, 3401
Director	Tom William Bourchier
Phone	+61 429 605 760
Email	tlbourchier@gmail.com

1.2. Location

The subject site is located at 5488 Nhill-Harrow Road, Gymbowen, Victoria, approximately 63 kilometres west of the township of Horsham (Figure 1).



Figure 1 5488 Nhill-Harrow Rd, Gymbowen VIC 3401

1.3. Property Map/Diagram

Figure 2 displays a map of the property boundary. Figure 3 displays a diagram of the feedlot design.

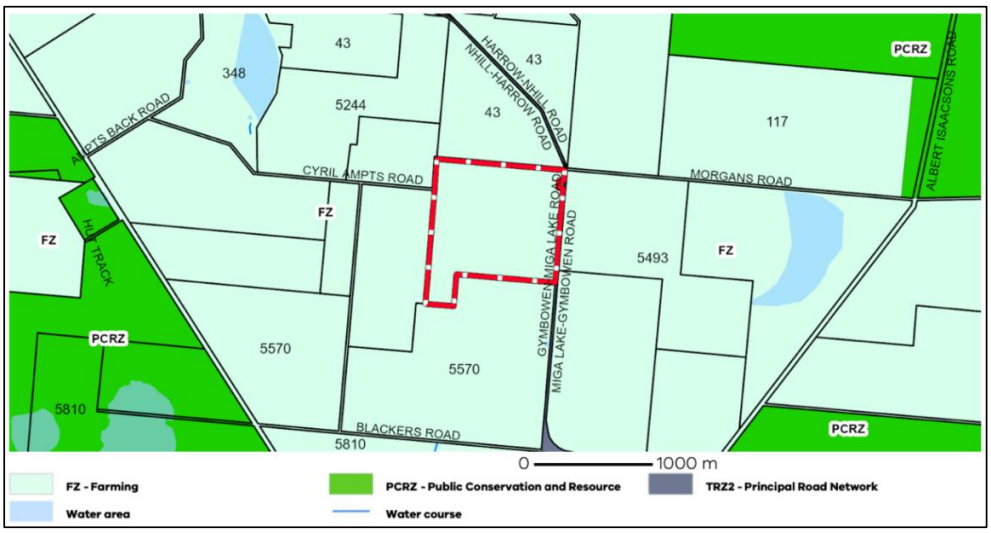

Figure 2 Site area – 5488 Nhill-Harrow Rd, Gymbowen VIC 3401

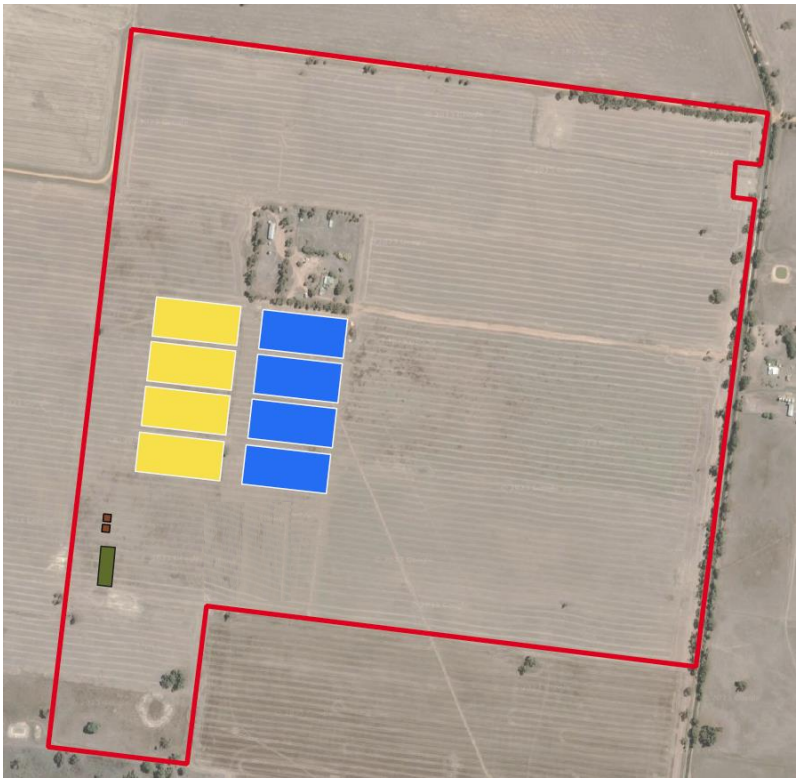

Figure 3 Feedlot Layout (blue is existing pens and yellow proposed).

2. Biosecurity on the Feedlot

Biosecurity on the feedlot relates to the measures implemented to protect livestock, specifically lambs in this instance, against exposure to endemic and emergency diseases. It also aims to limit the spread of these diseases within livestock and, in the case of zoonotic diseases, human populations. Infectious diseases, whether they cause clinical (obvious) or subclinical (hidden) disease, significantly reduce the productivity, profitability and long-term financial viability of a feedlot.

Biosecurity on the feedlot also includes preventing the spread of diseases, pests and weeds to or from other primary industries.

2.1. Objectives

This biosecurity plan outlines elements of best management practice that will be followed wherever possible and practicable by T & L Bourchier Pty Ltd to achieve the following objectives:

- To protect feedlot operations against the likelihood of disease entering and spreading through their lamb population and being passed to other livestock operations.
- To minimise the incidence and spread of microorganisms of public health significance.

2.2. Diseases of concern

Notifiable diseases are animal diseases that when suspected by owners, vets or laboratories must be reported to Agriculture Victoria. The Australian Department of Agriculture, Fisheries and Forestry identifies the following list of notifiable sheep diseases:

- Agalactia (clinical disease)
- Brucella melitenisis
- Chlamydophila abortus (enzootic abortion of ewes, ovine chlamydiosis)
- Mycoplasma capricolum subsp. capripneumoniae (contagious caprine pleuropneumonia)
- Nairobi sheep disease virus
- Peste des petits ruminants virus
- Psoroptes ovis (sheep scab)
- Salmonella abortus-ovis (salmonellosis)
- Sheep pox virus or goat pox virus
- Wesselbron virus
- Maedi-visna
- Pulmonary adenomatosis (Jaagsiekte)

Agriculture Victoria identifies the following pests and diseases that must be managed at sheep farms:

- Dichelobacter nodosus (Footrot)
- Sheep lice
- Ovine Johne's disease
- Coxiella burnetii (Q-fever)
- Coccidiosis

2.3. Biosecurity self-audit checklist for continuous improvement.

A biosecurity self-audit checklist sample for continuous improvement is attached at Appendix 1. Considerations in the checklist include:

- the size of the operation

- the location and layout of property and feedlot
- sources of water supply and feed
- the disease status of the district
- proximity to other feedlots or production sites with sheep or other livestock presence and type of wildlife
- customer/supplier interactions (pickups, service, trades, industry personnel, contractors, deliveries of livestock and feed, etc.)
- customer requirements
- any other operational management considerations

2.4. Definitions

In this document, the feedlot includes the confined yard areas (lamb pens) with watering and feeding facilities where livestock are hand or mechanically fed for the purposes of production. It also includes the areas used for feed storage and handling and the area immediately surrounding the pens, including load-out areas.

The property is the land on which the feedlot is located and includes other farmland used for livestock grazing or cultivation.

- Pens refer to those areas capable of and used for holding livestock securely within their perimeter for mechanical feeding. Paddock or grazing area are references to fenced pastures that are, or at times are, accessed by livestock for grazing.

3. Disease Transmission

Disease transmission can occur through the following pathways:

Lambs and other animals

- transfer of livestock from one production area to another
- dead livestock disposal
- wild birds
- feral and domestic animals including other livestock, predators and pets
- insects
- rodents e.g. rats and mice
- domestic birds e.g. poultry

People

- farm personnel and family members living on site
- contractors, maintenance personnel, neighbours, service personnel and visitors
- disease transmitted by hands, boots, clothing, dirty hair

Vehicles and equipment

- Utes, bikes, front loaders, trucks
- veterinary equipment
- spray packs
- boots and clothing

Air

- as aerosol or dust particles

Feed and water supply

- faeces from avian or other animal species
- raw materials used for the production of feed mix
- post-production contamination or spoilage during transport and storage
- exposure to rodents and birds on the property
- bacteria and mould in poor quality or damaged feed
- restricted animal material (RAM)

4. Biosecurity Procedures

Routine biosecurity procedures will be implemented and followed on a daily basis. They give a high degree of assurance that diseases and pathogens will not be carried into the feedlot and will reduce the risk of transmission between production areas. These are the minimum requirements.

In accordance with the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020), the following procedures outlined in Table 2 will be implemented:

Table 2 Routine biosecurity procedures.

Manage inputs – stock, water, feed, bedding	
Livestock *Objective*: To manage the introduction and movement of livestock in a way that minimises the risk of introducing or spreading diseases and pests.	• Where practicable, purchase feeder stock from preferred suppliers who maintain a quality assurance program that includes a biosecurity component. • Inspect all livestock on arrival at the feedlot to assess their animal health status; ensure that a record of inspection is maintained. • Ensure that the vendor provides a fully completed National Vendor Declaration (NVD) and where possible a National Cattle Health Statement for the consigned livestock. • Ensure all livestock are National Livestock Identification System (NLIS) identified and transferred to the feedlot's property identification code (PIC) for tracing purposes. • Where possible, minimise the mixing of newly arrived or returning livestock with other stock.
Water *Objective*: To ensure that drinking water used in the feedlot for livestock is of a suitable quality standard.	• The use of a suitable water supply is important for good biosecurity. In general, water with a high level of organic matter is unsuitable. It may be necessary to seek expert advice to ensure a safe water supply. • Drinking water for livestock should meet appropriate standards as recommended by the *National procedures and guidelines for intensive sheep and lamb feeding systems*, produced by Meat Livestock Australia (2020). • Seek expert advice on water treatment options if water testing shows the available water to be of unsuitable quality. • If water treatment is used, the method should be regularly monitored for effectiveness. • The treated water supply should be kept in a closed system from the point of treatment to the point of drinking.
Feed *Objective*: To manage the introduction and movement of manufactured feed and feed	• Where practicable, purchase feed commodities from preferred suppliers who maintain a quality assurance program that includes a biosecurity component. • Ensure that the ban on feeding of animal products (ruminant feed ban) to livestock is complied with. Restricted animal

ingredients in a way that minimises the risk of introducing or spreading disease, pests and weeds.	material (RAM) must not be fed to livestock (or any other ruminants), especially any material that may contain or may have been in contact with RAM. There are specific regulations in each state prohibiting the feeding of RAM. • Store livestock feed in a manner that reduces contamination by livestock, vermin, insects, wildlife, feral and domestic animals, and other feed types. • Ensure feed commodities are fit for purpose. All purchased feed must be accompanied by a commodity/by-product vendor declaration stating that it is free from chemical residues/contaminants and fit for the purpose of feeding to livestock. • Feed spills should be cleaned up as soon as practicable. Spilled and spoiling feed attracts pests and vermin to the feedlot.
Bedding *Objective*: To manage the introduction and movement of bedding in a way that minimises the risk of introducing or spreading pests and disease.	• Ensure bedding material is fit for purpose. • Areas where bedding is stored should be kept as dry and vermin free as is practically possible
Manage the movement of people, vehicles and equipment	
Employees and family *Objective*: To minimise the risk of introduction and spread of disease or contaminants by feedlot employees or family.	• Feedlot personnel should wear laundered clean clothes each day at the commencement of their work. • Do not take boots that are worn at the feedlot outside the feedlot unless cleaned, as they are the most likely method of diseases being spread by personnel. • Protective clothing and footwear must be worn in the feedlot hospital pens area at all times and removed prior to exiting. Hands must also be sanitised on leaving the feedlot hospital pens.
Visitors, contractors, suppliers and other service personnel *Objective*: To minimise the risk of introduction and spread of disease or contaminants by contractors, suppliers, service personnel and visitors.	• Be aware of the potential for the introduction and transmission of an emergency disease by visitors. • Wherever possible, control the access of visitors/suppliers to the designated feedlot area. • Ensure that all visitors entering the feedlot are directed to a designated meeting place away from the main feedlot area, preferably the office, before access is allowed to the main feedlot area. • Maintain a register of visitors and vehicles (including contractors) to the feedlot (Appendix 3) which includes a record of: – date – time in – name(s), company, and contact number – motor vehicle registration number – signature

	– biosecurity risk assessment – time out • Assess all visitors (including contractors) entering the feedlot for their biosecurity risk prior to being granted access to the feedlot complex and surrounds. The risk assessment must consider the potential for visitors to have been previously exposed to a disease and the subsequent potential for them to introduce a disease into the feedlot (Appendix 4).
Equipment *Objective*: To prevent the introduction of disease agents and contaminants into the feedlot through the movement of equipment.	• Employees and contractors can use their own tools and personal equipment (e.g. laptops, cameras or phones), noting the equipment must be cleaned, ensuring it is free of organic matter. • Be aware of the potential for introduction and transmission of an emergency disease by borrowed/hired equipment. • Wherever possible, do not use the same equipment for handling feed and manure. If you must use equipment for multiple purposes, then wash and disinfect it between uses to ensure that manure does not contaminate feed commodities.
Vehicles	• Be aware of the potential for introduction and transmission of an emergency disease by visiting vehicles and machinery. • Limit the entry of non-feedlot vehicles, machinery and equipment into areas of the feedlot beyond the specified delivery areas. • There must be a designated parking area for vehicles not entering the production area. • All visitors should park their vehicles outside the production area unless it is essential that the vehicle be taken on site, for example, some maintenance contractors. Ensure that all vehicles, machinery, and equipment entering the feedlot area are directed to specified locations and delivery areas within the feedlot. • If any vehicle is taken into the production area/s, it needs to be assessed as to its risk and washed and disinfected prior to entry and exit as required.
Manage production practices	

Livestock monitoring	• Undertake routine monitoring of livestock in the feedlot for signs of illness/injury and maintain records as part of a health management program. • Report cases of unusual illness or death in the feedlot to the consulting veterinarian or the local government veterinary officer. NFAS-accredited feedlots should refer to their EAD Action Plan. • All livestock mortalities and cases of disease should be recorded to assist monitoring for any unusual animal health problems potentially indicating a biosecurity breach. • A record of livestock movements in and out of the feedlot must be maintained to facilitate tracing in the event of an animal health/disease or food safety concern.
Manure and effluent management	• Be aware that manure and effluent pose a potential biosecurity risk. • Record movements of manure and/or compost removed from the feedlot site. • Record dates, areas of manure and effluent application and application rates in accordance with the requirements of the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020). • Be aware that for some emergency disease outbreaks there may be a requirement under AUSVETPLAN for the mass de-contamination and disposal of manure and effluent.
Dead stock management	• Dispose of dead stock in accordance with documented procedures that satisfy the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020), taking into account environmental and public considerations. • Cover dead stock placed in a pit as soon as possible to eliminate potential problems with feral animal activity. • The AUSVETPLAN Disposal and Feedlot Enterprise Manuals provide relevant information for mass death events.
Maintenance *Objective*: To hinder the introduction of disease agents and contaminants into livestock pens and enclosures and reduce the attraction of rodents and birds to production areas.	• Grass on and around the feedlot site should be kept cut; long grass attracts rodents and favours the survival of viruses and bacteria. • As much as possible, maintenance should be conducted between feeding groups. Ensure that all hardware is removed in the clean-up. • Ensure feedlot internal fences are adequately maintained to minimise accidental mixing of livestock within the feedlot. • Ensure perimeter fences are adequately maintained to minimise exposure of livestock in the feedlot to stock in adjoining areas.

Identification *Objective*: To implement a stock identification system that enables maintenance of appropriate management records, traceability of stock on the feedlot and stock dispatched from the feedlot.	• Introduced livestock must be identified within seven (7) days of arrival onto the feedlot. • Ensure that dual identification of individual livestock is conducted to enhance traceability. • Check the National Livestock Identification System (NLIS) database to ensure all livestock to be fed are fit for purpose. • Feedlot records regarding livestock entry, identification and exit must be kept. • Adhere to the NLIS legislation of Victoria at all times.
Manage feral animals, pests and vermin	
Pests and vermin *Objective*: To minimise the potential for introducing infectious agents and pathogens by pests and vermin through their presence in the production area.	• Implement and maintain a pest and vermin control program. • Bait stations should be checked weekly and fresh baits set as required. • Records should be kept of each inspection and activity noted (see Appendix 5). • Bait stations should be placed away from access by livestock and designed to minimise the opportunity for other animals and birds to access the bait.
Feral animals and wildlife	• Be aware of the potential for introduction and transmission of an emergency disease by feral animals and wildlife. • Where possible, minimise the potential for introduction and transmission of an emergency disease by feral animals and/or wildlife through control mechanisms.
Manage outgoing products	
Exporting lambs from feedlot	Only animals that are in a condition fit for travel must be selected to minimise. potential disease and/or contamination spread through transport. See Meat & Livestock Australia's *Is it fit to load?* (2012) guide for relevant information.
Training and Documentation	

Training *Objective*: To ensure awareness by and training of all feedlot employees in all relevant biosecurity requirements.	• Ensure that all employees involved in the daily monitoring and handling of stock are aware of the importance of early detection of diseases and know what to do if they suspect an animal may be exhibiting symptoms of disease. • All employees involved in the daily monitoring and handling of stock should be aware of the presence of best practice guidelines for specific diseases (e.g. anthrax). • All employees involved in the usage and application of farm disinfectants and herbicides must be competent to do so. Refer to Agchem and Vetchem training.
Documentation & record keeping *Objective*: To assist in the early detection of animal health issues and the response to any biosecurity breach.	• A sketch or map of the layout of the property, showing the production area, sheds, paddocks, access roads and gates should be created and maintained up to date. • Maintain records and documentation in line with previous sections of this manual.

4.1. Level 2 – High risk biosecurity procedures

In the event of an outbreak of an EAD (exotic or serious endemic disease), high risk biosecurity procedures will be implemented under the guidance of the state government department responsible for agriculture, in accordance with other relevant documents (e.g. AUSVETPLAN and standard operating procedures).

APPENDIX 1 - Biosecurity self-audit checklist for continuous improvement

1. Manage Inputs – stock, water, feed, bedding				
Reference	1.1 Livestock	Yes	No	Comments
1.1.1	Where practicable, is feeder stock purchased from preferred suppliers who maintain a quality assurance program that includes a biosecurity component?			
1.1.2	Are all livestock inspected on arrival at the feedlot to assess their animal health status? Is a record of inspection maintained?			
1.1.3	Do all vendors provide a fully completed National Vendor Declaration (NVD) and where possible, provide a National Cattle Health Statement for the consigned livestock?			
1.1.4	Are all livestock NLIS identified and transferred to the feedlot's property identification code (PIC) for trace purposes?			
1.1.5	Where possible, is the mixing of newly arrived or returning livestock with other stock minimised?			
Reference	1.2 Water	Yes	No	Comments
1.2.1	Is a suitable water supply used? (In general, water with a high level of organic matter is unsuitable.) Has expert advice been sought to ensure a safe water supply?			
1.2.2	Does the drinking water for livestock meet appropriate standards as recommended by *National procedures and guidelines for intensive sheep and lamb feeding systems*?			
1.2.3	Is expert advice sought on water treatment options when water testing shows the available water to be of unsuitable quality?			
1.2.4	If water treatment is used, is the method regularly monitored for effectiveness?			
1.2.5	Is the treated water supply kept in a closed system from the point of treatment to the point of drinking?			
Reference	1.3 Feed	Yes	No	Comments
1.3.1	Where practicable, are feed commodities purchased from preferred suppliers who maintain a quality assurance program that includes a biosecurity component?			
1.3.2	Is the ban on feeding of animal products (ruminant feed ban) to livestock complied with? Is restricted animal material (RAM) not fed to livestock (or any			

	other ruminants), including any material that may contain or may have been in contact with RAM?			
1.3.3	Is feed stored in a manner that reduces contamination by livestock, vermin, insects, wildlife, feral and domestic animals and other feed types?			
1.3.4	Are feed commodities fit for purpose? Is all purchased feed accompanied by a commodity/by-product vendor declaration stating that it is free from chemical residues/contaminants and fit for the purpose of feeding to livestock?			
1.3.5	Are feed spills cleaned up as soon as practicable? (Spilled and spoiling feed attracts pests and vermin to the feedlot.)			
Reference	1.4 Bedding	Yes	No	Comments
1.4.1	Is bedding material fit for purpose?			
1.4.2	Are areas where bedding is stored kept dry and vermin free as practically as possible?			
2. Manage the movement of people, vehicles and equipment				
Reference	2.1 Feedlot employees and family	Yes	No	Comments
2.1.1	Do all feedlot personnel wear laundered clean clothes each day at the commencement of their work?			
2.1.2	Are boots worn at the feedlot not worn or taken outside the feedlot unless clean? (This is the most likely method of diseases being spread by personnel.)			
2.1.3	Are protective clothing and footwear worn in the feedlot hospital pens area at all times and removed prior to exiting?			
2.1.4	Are hands sanitised on leaving the feedlot hospital pens?			
Reference	2.2 Visitors, contractors, suppliers and other service personnel	Yes	No	Comments
2.2.1	Is there an awareness of the potential for the introduction and transmission of an emergency disease by visitors?			
2.2.2	Wherever possible, is there control over the access of visitors/suppliers to the designated feedlot area?			
2.2.3	Are all visitors entering the feedlot directed to a designated meeting place away from the main feedlot area, preferably the office, before access is allowed to the main feedlot area?			
2.2.4	Is a register of visitors and vehicles (including contractors) to the feedlot maintained? The record (Appendix 3) should include: • date • time in • name(s) • company • contact number • motor vehicle registration number			

	• signature • biosecurity risk assessment • time out			
2.2.5	Are all visitors (including contractors) who enter the feedlot assessed for their biosecurity risk prior to being granted access to the feedlot complex and surrounds? Does the risk assessment consider the potential for visitors who have been previously exposed to a disease and the subsequent potential for them to introduce a disease into the feedlot? (Appendix 4)			
Reference	2.3 Equipment	Yes	No	Comments
2.3.1	Employees and contractors can use their own tools and personal equipment (e.g. laptops, cameras or phones), but do they note that the equipment must be cleaned, ensuring it is free of organic matter?			
2.3.2	Is there awareness of the potential for introduction and transmission of an emergency disease by borrowed/hired equipment?			
2.3.3	Wherever possible, is different equipment used for handling feed and manure? If the same equipment must be used for multiple purposes, are hands washed and disinfected between uses to ensure that manure does not contaminate feed commodities?			
Reference	2.4 Vehicles	Yes	No	Comments
2.4.1	Is there an awareness of the potential for introduction and transmission of an emergency disease by visiting vehicles, machinery, and equipment?			
2.4.2	Are non-feedlot vehicles, machinery and equipment restricted from entering areas of the feedlot beyond the specified delivery areas?			
2.4.3	Is there a designated parking area for vehicles not entering the production area?			
2.4.4	Do all visitors park their vehicles outside the production area, unless it is essential that the vehicle be taken on site, for example, some maintenance contractors? Are all vehicles, machinery and equipment entering the feedlot area directed to specified locations and delivery areas within the feedlot?			
2.4.5	If any vehicle is taken into the production area/s, is it assessed as to its risk and washed and disinfected prior to entry as required?			
3. **Manage production practices**				
Reference	3.1 Livestock monitoring	Yes	No	Comments
3.1.1	Does routine monitoring occur of livestock in the feedlot for signs of illness/injury and are records maintained as part of a health management program?			

3.1.2	Are cases of unusual illness or death in the feedlot reported to the consulting veterinarian or the local government veterinary officer?			
3.1.3	Are all livestock mortalities and cases of disease recorded to assist monitoring for any unusual animal health problems potentially indicating a biosecurity breach?			
3.1.4	Is a record of livestock movements in and out of the feedlot maintained to facilitate tracing in the event of an animal health/disease or food safety concern?			
Reference	3.2 Manure and effluent management	Yes	No	Comments
3.2.1	Is there awareness that manure and effluent pose a potential biosecurity risk?			
3.2.2	Are movements of manure and/or compost removed from the feedlot site recorded?			
3.2.3	Are dates, areas of manure and effluent application and application rates recorded in accordance with the requirements of Meat & Livestock Australia (January 2020) - *National procedures and guidelines for intensive sheep and lamb feeding systems (change to reference section of DLEA)*			
3.2.4	Is there awareness that for some emergency disease outbreaks there may be a requirement under AUSVETPLAN for the mass de-contamination and disposal of manure and effluent? Has a management plan for such an event been developed?			
Reference	3.3 Dead stock management	Yes	No	Comments
3.3.1	Has dead stock been disposed of in accordance with documented procedures that satisfy Meat & Livestock Australia (January 2020) - *National procedures and guidelines for intensive sheep and lamb feeding systems (change to reference section of DLEA)*?			
3.3.2	Has dead stock been covered and placed in a pit as soon as possible to eliminate potential problems with feral animal activity?			
3.3.3	Has a management plan for the mass disposal of dead stock been developed? (The AUSVETPLAN Disposal and Feedlot Enterprise Manuals provide relevant information in this regard.)			
Reference	3.4 Maintenance	Yes	No	Comments
3.4.1	Is grass on and around the feedlot site kept cut? (Long grass attracts rodents and favours the survival of viruses and bacteria.)			
3.4.2	As much as possible, is maintenance conducted between feeding groups? Is all hardware removed in the clean-up?			

3.4.3	Are feedlot internal fences adequately maintained to minimise accidental mixing of livestock within the feedlot?			
3.4.4	Are perimeter fences adequately maintained to minimise exposure of livestock in the feedlot to stock in adjoining areas?			
Reference	3.5 Identification	Yes	No	Comments
3.5.1	Are introduced livestock identified within seven (7) days of arrival onto the feedlot?			
3.5.2	Is dual identification of individual livestock conducted to enhance traceability?			
3.5.3	Is the National Livestock Identification System (NLIS) database checked to ensure all livestock to be fed are fit for purpose?			
3.5.4	Are feedlot records regarding livestock entry, identification and exit kept?			
3.5.5	Does the feedlot adhere to the State NLIS legislation at all times?			
4. Manage feral animals, pests and vermin				
Reference	4.1 Pests and vermin	Yes	No	Comments
4.1.1	Is a pest and vermin control program implemented and maintained?			
4.1.2	Are bait stations checked weekly and fresh baits set as required?			
4.1.3	Are records kept of each inspection and activity noted? (see Appendix 5)			
4.1.4	Are bait stations placed away from livestock access and designed to minimise the opportunity for other animals and birds to access the bait?			
Reference	4.2 Feral animals and wildlife	Yes	No	Comments
4.2.1	Is there awareness of the potential for introduction and transmission of an emergency disease by feral animals and wildlife?			
4.2.2	Where possible, is the potential for introduction and transmission of an emergency disease by feral animals and/or wildlife minimised?			
5. Manage outgoing products				
Reference	5.0 Manage outgoing products	Yes	No	Comments
5.0.1	Are only those animals that are in a condition fit for travel selected, to minimise potential disease and/or contamination spread through transport? (See Meat & Livestock Australia's *Is it fit to load?* guide for relevant information.)			
6. Train – plan – record				
Reference	6.1 Training	Yes	No	Comments

6.1.1	Are all employees involved in the daily monitoring and handling of stock aware of the importance of early detection of diseases and know what to do if they suspect an animal may be exhibiting symptoms of disease?			
6.1.2	Are all employees involved in the daily monitoring and handling of stock aware of the presence of best practice guidelines for specific diseases (e.g. anthrax)?			
6.1.3	Are all employees involved in the usage and application of farm disinfectants and herbicides competent to do so? (Refer to Agchem and Vetchem training.)			
Reference	6.2 Documentation and record keeping	Yes	No	Comments
6.2.1	Is there a sketch or map of the layout of the property, showing the production area, sheds, paddocks, access roads and gates and is it maintained up to date?			
6.2.2	Are records and documentation maintained?			

EMERGENCY ANIMAL DISEASE WATCH HOTLINE: 1800 675 888

APPENDIX 2: EAD Action Plan

Emergency Animal Disease (EAD) Action Plan

This document details the actions (and responsibilities) that are to be undertaken in the event that an emergency disease outbreak is suspected on-farm.

[A] Important Contact Details

	Name	Contact Number
Property name or PIC number		
Manager		
Person responsible for the EAD Action Plan		
Consultant veterinarian		
District veterinary officer		
Emergency Animal Disease Watch Hotline		1800 675 888

[B] Management Commitment

Management undertakes that unfamiliar signs of disease be investigated, and the following actions undertaken, without delay, if an emergency disease is suspected.

[C] Action Plan

Develop an action plan allocating responsibilities to relevant personnel.

1. Contact the relevant authority through the district veterinary officer or the Emergency Animal Disease Watch Hotline 1800 675 888.
   Person Responsible: _____

2. Follow all instructions as directed by the relevant authority.
   Person Responsible: _____

3. Do not dispatch any livestock from the farm until authorised by the relevant authority.
   Person Responsible: _____

4. Ensure suspect livestock are isolated within the farm.
   Person Responsible: _____

5. Ensure companion animals of the suspect livestock are segregated from other livestock.
   Person Responsible: _____

6. Ensure movement of all other livestock within the farm, and surrounds, is restricted.
   Person Responsible: _____

7. Delay or halt the shipment of livestock onto the farm.
   Person Responsible: _____

8. Delay or halt the delivery of all non-essential commodities.
   Person Responsible: _____

9. Secure the farm perimeter, limiting access to the farm and ensuring all vehicles and visitors only enter the farm under controlled conditions.
   Person Responsible: _____

10. Remove unnecessary personnel and machinery from livestock feeding and holding areas.
    Person Responsible: _____

11. 11. Ensure that any personnel, equipment or machinery do not leave the farm until authorised by the relevant authority.
    Person Responsible: _____

12. Compile a list of all livestock (number of head, identification and location), personnel and machinery movements over the past seven days. Prepare a site plan that details current allocations of livestock.
    Person Responsible: _____

13. Ensure all staff are made aware of the actions being taken and their individual responsibilities towards the action plan.
    Person Responsible: _____

14. Ensure that customers are advised if they are immediately affected by the delay in the supply of livestock.
    Person Responsible: _____

15. If an emergency disease is identified, the farm will follow the requirements of the AUSVETPLAN, and directions from the relevant authority.
    Person Responsible: _____

APPENDIX 3: Visitor Register

In the interest of biosecurity all visitors are required to fill in this visitor register.

Date	Name	Company	Signature	Contact Number	Risk Asset*	Time In	Time Out

*Office use only - person signing in the visitor to use the Visitor Assessment Criteria and record the visitors risk.

If you see anything unusual on your property call the Emergency Animal Disease Watch Hotline on 1800 675 888 or the Exotic Plant Pest Hotline on 1800 084 881.

APPENDIX 4: Biosecurity Risk Assessment for Visitors & Staff

1.	Have you travelled outside of Australia in the past 30 days?	☐Yes ☐No
	Or are you visiting from an oversees country?	☐Yes ☐No
	If so, what country/s did you travel to?	
	Or, what country are you travelling from?	
2.	Did you visit any livestock premises (including farms) or abattoirs during your travels?	☐Yes ☐No
	Have you visited any farms, abattoirs or livestock premises *in Australia during the past 7 days?*	☐Yes ☐No
	Did you have any contact with livestock during your visit?	☐Yes ☐No
3.	Has your vehicle or equipment been in contact with livestock or manure in the past 7 days?	☐Yes ☐No

Name:
Company:
Contact Number:
Signature:
Date:
Visiting:
Time In:
Time Out:

Administration

Please refer any visitors or staff to site management if they have answered YES to any of the above questions. Visitors are to report directly to the administration building.

If you see anything unusual on your property call the Emergency Animal Disease Watch Hotline on 1800 675 888 or the Exotic Plant Pest Hotline on 1800 084 881.

APPENDIX 5: Rodent Control Record

RODENT CONTROL RECORD

Bait Type: _____

Date	Time	Bait Station Number	Activity Level*	Corrective Action	Name or Initials
			☐0 ☐1 ☐2 ☐3		
			☐0 ☐1 ☐2 ☐3		
			☐0 ☐1 ☐2 ☐3		
			☐0 ☐1 ☐2 ☐3		
			☐0 ☐1 ☐2 ☐3		
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			☐0 ☐1 ☐2 ☐3		

***Activity levels:** level 0 = no activity. 1 = slight activity. 2 = half baits consumed. 3 = all baits consumed.

Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Report on
Geotechnical Investigation

Feedlot Expansion
5570 Nhill-Harrow Rd, Gymbowen

Prepared for
T&L Bourchier Shares Trust

Project 221929.00
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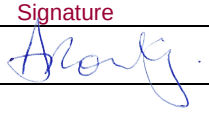
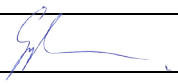
The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		5 June 2023
Reviewer		5 June 2023

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Douglas Partners
Geotechnics / Environment / Groundwater

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CSIRO 2021
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Report on Geotechnical Investigation
Feedlot Expansion
5570 Nhill-Harrow Rd, Gymbowen

1. Introduction

This report presents the results of a geotechnical investigation undertaken for a feedlot expansion at 5570 Nhill-Harrow Rd, Gymbowen. The investigation was commissioned in an email dated 4 April 2023 by Jacquelle Gorski of Sustainable Project Management on behalf of Tom Bourchier of T&L Bourchier Shares Trust and was undertaken in accordance with Douglas Partners' proposal 221929.00.P.001.Rev0 dated 4 April 2023.

It is understood that the proposed development of the site includes the construction a hardstand area and effluent drainage and storage system for expansion of the current feedlot area.

The aim of the geotechnical investigation was to log and sample six test pits excavated by the client, undertake laboratory tests on the samples and provide advice on permeability of the founding material and pavement design including access track design options.

The details of the field work are presented in this report, together with comments and recommendations on the items listed above.

2. Site Description

The site is surrounded by open farmland, currently used for sheep grazing in pens and crops. Typical site photographs are shown in Appendix B. There are existing sheds and buildings at the northern end of the site, connected to the main road via a gravel track that runs to the north and east. A row of trees separates the open farmland from the buildings on the site.

Stormwater currently flows in a south westerly direction away from the building area of the site to some small dams in the south west corner of the site.

Site levels range from typically RL 178 m AHD at the north-eastern edge of the site, falling to RL 169 m AHD at the south western corner of the site.

3. Published Data

3.1 Geology

Reference to the Geovic digital dataset (Higgins et al) indicates that the proposed investigation area is underlain by Tertiary age Loxton Sand. This typically comprises quartz sandstone. The Australian Stratigraphic Units Database (https://asud.ga.gov.au/search-stratigraphic-units/results/33864) indicates

the Loxton Sand comprises unconsolidated to weakly cemented yellow-brown fine to coarse well-sorted quartz sand, sandstone with interstitial white kaolinitic or gibbsite clay matrix towards the top.

3.2 Hydrogeology

The Visualising Victoria's Groundwater website (https://www.vvg.org.au) indicates the depth to groundwater is at around 50 m below the existing ground level at the site.

4. Field Work

The client supplied a Kobelco SK020SR 2 tonne tracked mini-excavator for the test pit excavations. Details of the conditions encountered in the test pits are presented on the logs in Appendix C. These logs should be read in conjunction with the explanatory notes in Appendix A. The test pit locations are shown on Drawing 1.

The strata encountered in the tests are described in more detail below:

4.1 Unit 1: Silty / Clayey Sand

Silty / clayey sand was encountered in all of the test pits at the surface, to depths of between 0.1 m and 0.5 m. The material comprised grey to pale brown fine to medium sand.

Dynamic cone penetrometer (DCP) tests indicated the near surface materials to be typically loose and medium dense, however, dense soil was encountered at TP06 to 0.4 m depth.

A 0.3 m thick layer of silty gravel was encountered in TP04, beneath the sandy clay.

4.2 Unit 2: Silty Clay

Silty clay was encountered in all the test pits beneath Unit 1, to depths of between 0.8 m and 1.3 m. The material comprised low, intermediate and high plasticity clays, typically grey, occasionally mottled pale brown and red.

Dynamic cone penetrometer (DCP) and pocket penetrometer tests indicated the silty clay to be of typically very stiff consistency. However, in TP01 from 0.1 m to 0.7 m the silty clay was firm to stiff.

4.3 Groundwater

Groundwater was observed as a perched water seepage on the silty clay in TP04. Groundwater was not observed in any of the other test pit locations prior to backfilling.

It should be noted that groundwater levels will vary due to factors such as seasonal and climatic variations and anthropogenic changes. Furthermore, groundwater levels may not be the same at the time of construction, accordingly ongoing monitoring should be performed to assess long term groundwater level trends.

Surface water was found at many locations at the site, particularly the pens, following rainfall prior to DPs site visit

5. Laboratory Testing

The laboratory testing comprised:

- Atterberg Limit including field moisture content;
- Particle Size Distribution (PSD) (Sieve analysis);
- Shrink Swell Index test on U63 samples;
- Standard compaction test on bulk samples;
- Permeability test: Falling head method on U63 samples;
- Permeability test: Falling head method on remoulded samples;
- Lab soaked California Bearing Ratio (CBR) tests; and
- Emerson class number tests.

The tests were carried out in DP's NATA accredited Melbourne Laboratory.

The test results are summarised in Tables 1 and 2 and test certificates are presented in Appendix D.

Table 1 Laboratory Test Results - Atterberg Limits and Shrink-Swell Index Values

Location	Depth (m)	Sample type	Sample Description	W_F (%)	W_L (%)	W_P (%)	PI (%)	LS (%)	Iss (%)
TP01	0.1-0.5m	B	Silty CLAY	31.9	83	22	61	19.5	-
TP02	0.5-0.8m	U	Silty CLAY	24.7	62	24	38	14.5	2.4
TP03	0.0-0.4m	B	Silty SAND	11.0	12	9	3	0.5	-
TP03	0.4-0.8m	U	Silty CLAY	20.5	52	19	33	13	3.1
TP05	0.4-0.9m	B	Sandy silty CLAY	15.0	26	11	15	7.5	-
TP06	0.0-0.4m	B	Clayey SAND	7.9	21	11	10	4.5	-
TP06	0.4-0.75m	U	Silty CLAY	20.3	-	-	-	-	0.9

Notes: W_F - Field Moisture Content W_L- Liquid Limit PI – Plasticity Index
W_P - Plastic Limit LS – Linear Shrinkage Iss-Shrink-Swell Index Value

The Atterberg limit test results indicate the natural silty clays in test pits TP01, TP02 and TP03 are of high plasticity. The Atterberg limit results for sandy soils indicate they are of low plasticity. The field moisture content values are generally close to or higher than plastic limit, except for the sandy material encountered in TP06 which was drier than the plastic limit. The shrink-swell index values indicate results of between 0.9% and 3.1 %.

Table 2 Laboratory Test Results – Fines Percentage, CBR, Permeability and Standard Compaction

Location	Depth (m)	Sample type	Sample Description	PSD % Fines	CBR (%)	CBR Swell (%)	Permeability (m/s)**	Perm Test Type	Std Comp (t/m^3)
TP01	0.1-0.5	B	Silty CLAY	-	3	2.0	5 x10^{-11}	R	1.47
TP01	0.1-0.45	U	Silty CLAY	-	-	-	4 x10^{-11}	U	-
TP03	0.0-0.4	B	Silty SAND	33	17	0.0			2.07
TP04	0.2-0.4	B	Silty GRAVEL with sand	14	-	-	-	-	-
TP04	0.5-0.8		Silty CLAY	-	-	-	2 x10^{-10}	U	-
TP05	0.4-0.9	B	Sandy silty CLAY	-	12	0.0	1 x10^{-9}	R	1.79
TP05	0.4-0.75	U	Silty CLAY				2 x10^{-10}	U	
TP06	0.0-0.4m	B	Clayey SAND	32	-	-	1 x10^{-9}	R	1.93

Notes: **Tested using potable water
Permeability tests on bulk (B) samples were undertaken on remoulded material (R) compacted at 98% STD and 100 % Moisture Ratio.
Permeability tests on undisturbed (U) samples were tested on the material in its undisturbed state.

The particle size distribution tests indicate that the sandy materials contain up to 33% fines material, and the gravel in TP04 contains 14% fines.

The CBR test result on the clayey material is 3% with 2.0% swell. The CBR test results of the sandy materials indicate values of 12% and 17%, with CBR swells of 0%.

Both the remoulded and undisturbed permeability test results indicate values of 1 x10^{-9} m/s or lower, typical of low permeability clays. It should be noted that permeability can be influenced by fissures and cracks within the clay and higher permeabilities could exist in the field.

The Emerson Class numbers were 2 for TP01, 2 for TP02 and 3 for TP06, indicative of soils with dispersive tendencies.

6. Discussion

6.1 Proposed Development

Final details of the proposed feedlot expansion areas and internal access roads were not available at the time of preparing this report. However, it is understood that expansion will most likely comprise

keeping the existing surface sandy soils in place and providing drainage for contact water to flow away from the main operational area of the site.

6.2 Appreciation of Site Conditions

The site soils include a sandy surface layer over clays that are of low, medium and high plasticity. The higher plasticity clays will be prone to seasonal shrink-swell movements on changes in moisture content, which will mean that special attention will need to be paid to drainage, selection of footing systems and landscaping. Given the high plasticity of some of the site clays and based on DPs site observations following rainfall, the ground surface will soften readily when wet, leading to rutting and potential traffickability issues for plant use during construction.

6.3 In-situ Clay use as Impermeable Barrier and Dam Liner

Permeability testing on remoulded bulk samples and undisturbed samples of natural clays was undertaken in DPs Melbourne NATA accredited laboratory. The results indicate that the natural silty clay soil should experience minimal seepage losses when used to form an impermeable layer beneath the feedlot areas and as a dam lining material. EPA Publication 1588.1 June 2017 requires that the permeability of clay liners must not exceed $1x10^{-9}$ m/s. All of the undisturbed and remoulded samples met this requirement. The presence of fissuring in the in-situ soil which is not uncommon in a reactive clay subject to wetting and drying cycles, would increase the overall permeability. Re-compaction of these soils typically eliminates the fissures and reduces the permeability. Whilst this may initially result in meeting the permeability requirement, wetting and drying cycles may lead to increased permeability in the future unless the surface can be protected.

Erosion protection is required for water retaining features, as previous experience suggests the clays could be dispersive. Erosion protection is discussed further in Section 6.5 of this report.

Due to the likelihood of fissuring in the natural clays, it is suggested that any clays exposed be ripped and re-compacted for a depth of at least 450 mm in three 150 mm thick layers. It is recommended that the material should be recompacted to a minimum standard dry density ratio of 95% with placement moisture of between 95% and 115% of standard optimum moisture content.

The feedlots should be constructed with a fall of no flatter than 1V:100H to promote drainage, reduce the chance of ponding and the subsequent generation of soft spots.

6.4 Cut-off Requirements around Pipes

Backfilled pipe trenches are a common leakage pathway in water retention structures. High seepage losses will occur where granular backfilled trenches pass through, under or about the drainage channel. A combination of appropriately detailed concrete cut-off collars and or compacted clay plugs should be considered to reduce the risk of seepage loss around pipes.

6.5 Water Turbidity and Erosion

The turbidity of water flowing over the clay in any dams will be affected by the following:

- The turbidity of the water entering it;

- Level of turbulence within the channel due to stormwater inflows and the susceptibility of the channel floor materials to be suspended into solution because of turbulence. The natural site clays are dispersive based on DPs test results, and it is likely that direct contact of turbulent flow may cause the clays to be lifted into and remain in suspension;
- The composition and dispersivity of any erosion protection layers placed on the dam liner. Placement of a non-dispersive, non-erosive cover layer should mitigate water turbidity associated with any underlying clay liner material.

The need for erosion protection of a compacted hardstand or floor liner will depend on the hydraulic conditions. Erosion protection may not be required for low energy flows; however, clays exposed to turbulent flow without protective cover will be susceptible to erosion. Regardless, it is recommended that dam embankments be protected by a thick vegetative cover or rock beaching.

Consideration could also be given to reducing the dispersive tendency of the natural clay with the addition of lime ($CaOH_2$) or gypsum ($CaSO_4$) before the ripping, spreading and re-compaction operations, although the addition of lime may also result in adverse changes to permeability. For initial estimation of the lime stabilisation requirements, it is suggested that 3% lime might be sufficient, however, a specialist subcontractor would need to undertake trials and provide further advice.

6.6 Onsite Material Re-use

The onsite sands and clays are considered generally suitable for use for feedlot expansion areas, beneath flexible pavements, embankments or similar. However, as discussed previously in this report, the clays are highly reactive and are susceptible to significant shrink swell movements on changes in moisture content, particularly when placed near to the surface. In addition, the compaction kneading removes natural soil shrinkage cracks during the fill placement process which results in larger surface movement in fill compared to the natural profile. For this reason, the use of the reactive clay as engineered fill beneath buildings or movement sensitive structures is generally avoided, unless strict control of moisture content is able to be maintained i.e. fill placed with moisture content not less (=drier) than optimum moisture content (OMC) and over compaction is avoided, to prevent excessive post construction swelling.

6.7 Foundations

Based on the findings of the investigation, the natural materials on the site are typically loose and medium dense sands over typically very stiff clays. A layer of firm to stiff clay was encountered in TP01 from 0.1 m to 0.7 m depth.

Based on the ground conditions encountered during this investigation, an allowable bearing pressure of 100 kPa is considered to be available within the natural firm to stiff or stronger materials. Footing design should make due allowance for the shrink-swell reactivity of natural materials based on the site classification as indicated in Section 6.8 below.

Should an engineered fill platform be created, then provided the fill is placed in accordance with the guidance above, an allowable bearing pressure of 100 kPa can be adopted for footings founded in the engineered fill. However, this should be verified in the fill areas prior to construction. Engineered fill should be constructed in accordance with Section 6.8.

Footings should not be founded in uncontrolled fill or where fill placement records are unavailable.

Further advice on settlement of specific footing types and piled foundation solutions can be provided if required.

6.8 Site Preparation and Engineered Fill Construction

The following subgrade preparation procedures are suggested for construction directly on the natural materials or prior to placing fill:

- Remove any topsoil, fill, water softened clays and any deleterious materials, and excavate to the desired levels;
- Proof roll the exposed subgrade using a smooth drum roller with a mass of not less than 12 tonne and a load intensity under either the front or rear drum of not less than 6 tonnes per metre width of drum and a minimum of 5 passes to observe the subgrade deflection and detect whether any soft spots exist.
- Soft spots detected should be tyned and allowed to dry before being compacted or removed and replaced by suitably compacted material. A geotechnical engineer should observe the proof rolling; and
- Seal the exposed surface using a smooth drum roller to minimise water ingress and possible deterioration.

The stumps and root systems of any trees removed will need to be grubbed out prior to any construction works commencing. Excavations should be backfilled with controlled fill of a similar nature to the surrounding ground.

Fill placement and compaction under 'Level 1' inspection and testing, as defined in Section 8 of AS 3798 – 2007 is required where structural loads are supported by fill.

6.9 Site Classification to AS 2870-2011

The Australian Standard AS 2870-2011 provides guidance with regard to ground movement patterns and magnitudes arising from seasonal soil moisture changes that must be considered in structural design. Site classification of soil reactivity in accordance with AS 2870-2011 generally applies to buildings residential houses up to two storeys and not to structures of different size, loading and flexibility. It is therefore expected that AS 2870-2011 will not be applicable to the building proposed at this site and the following is provided for information purposes only.

Shrink swell index testing on three samples of the natural silty clay returned shrink-swell index values of between 0.9 % and 3.1 % per ΔpF.

Based on the information presented in Figure D2 and Table 2.5 of AS 2870, the site has a depth of design suction change (H_s) of 3.0 m and a crack depth factor of 0.75.

Using the calculation methods outlined in Section 2 of AS 2870-2011, a characteristic surface movement (y_s) of up to about 55 mm has been estimated in areas clear of trees and therefore a site classification

of Class H1-D should be adopted for design purposes. If the site is subject to any cut or fill, a higher classification could be expected.

Design, construction and maintenance should take into account the need to achieve and preserve an equilibrium soil moisture regime beneath and around buildings. Such measures include providing an outward fall to all paved areas around buildings. These and other measures are described in AS 2870:2011 and the CSIRO 2021 included in Appendix A.

Masonry walls should be articulated in accordance with TN61 (CCAA, 2008).

However, it should be noted that the actual site classification and assessment of characteristic surface movement values will depend on the founding depth, the thickness of the clays below footings/slabs and consideration of the effects of potentially placing any fill above existing site levels or cutting of the site profile to form subgrade / building platforms. Should such works be contemplated, DP should be requested to review the appropriate classification.

6.10 Earthquake Risk Classification

The site subsoil class accordance with Australian Standard AS 1170.4-2007 (Part 4), “Earthquake actions in Australia”, in the absence of deep boreholes is considered to correlate to Class Ce – shallow soil site. The hazard factor (Z) is based on geographic location and is 0.09 for the area.

6.11 Batter Slopes

Temporary excavations more than 1.5 m deep should be supported or battered back. Through the sandy and clayey layers, short term batters should be preferably formed at 1.5H:1V or flatter, and no steeper than 1H:1V if space is restricted, for excavations up to 2 m deep.

Permanent batters in these materials should be formed at 3H:1V or flatter to allow vegetation to grow, for stability and subsequent maintenance.

Excavations in rock if encountered will require inspection by a geotechnical engineer to check for potential loose blocks/wedges and areas of weathered rock.

Care will be needed as fissures in the clay orientated at angles which dip into the excavation may lead to instability even at the recommended batter angles. Excavation faces should be inspected by a geotechnical engineer to confirm if additional support or treatment is required prior to undertaking work in the excavations.

6.12 Excavation

Excavation of the existing natural sands and clays could be readily undertaken with conventional earthmoving equipment such as medium to large hydraulic excavators (20 tonnes or larger operating mass). Most of the soils encountered were loose to medium dense sands and firm to stiff or stronger silty clay.

Whilst standing groundwater is not expected to occur in the excavations, localised flows associated with perched water layers are possible. Any flow emanating from these materials could be managed using sump pumping; however, this will require assessment at the time of construction.

6.13 Access Track Options

6.13.1 Granular Pavement Design

Estimated truck movements for the expanded site are currently not known, therefore a detailed pavement design has not been undertaken. However, the following are suggested as possible pavement design options for access tracks requiring minimal ongoing maintenance:

a) Crushed rock/recycled concrete only: 350 mm thick; or

b) Crushed rock/recycled concrete with single base geogrid reinforcement layer: 250 mm thick

A possible composition for Option a) is:

Optional surfacing of either a sprayed seal or thin asphalt
150 mm Size 20 mm Class 3 recycled crushed concrete
200 mm Size 20 mm Class 4 crushed rock or recycled crushed concrete

The base geogrid for Option b) should include a non-woven separation and filter layer to minimise movement of fines materials. The geogrid should be a biaxial polypropylene geogrid designed for base reinforcement, with longitudinal and transversal ultimate tensile strengths of ≥30 kN/m.

The surfacing could be adopted for Option a) or b) with the objective of increasing water shedding, reducing potholing and pavement deterioration and reducing vehicle maintenance.

An alternative thinner access track design option that may need ongoing maintenance particularly during periods of prolonged rainfall is as follows:

Refinement of these pavement profiles may be undertaken if details of likely traffic loading were to be provided. A concrete pavement could be considered if a durable surface for heavy loading is required. Further advice should be sought in this case.

6.13.2 General Pavement Construction Comments

In all cases prior to forming the access track(s), the existing site vegetation and any topsoil if present should be stripped and the subgrade proof rolled with a 12 tonne roller. Should the area fail a proof roll, then it will be necessary to either remove the weaker material(s) and replace with granular material, carry out further rolling with the aim of compacting the subgrade or placing a geogrid to bridge the weakened area.

The geogrid should be placed in accordance with the manufacturers guidelines and the pavement materials should be compacted using a minimum of five passes of a 12 tonne roller.

7. References

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8. Limitations

Douglas Partners (DP) has prepared this report for this project at 5570 Nhill-Harrow Rd, Gymbowen in accordance with DP's proposal dated 4 April 2023 and acceptance received from Jacquelle Gorski of Sustainable Project Management on behalf of Tom Bourchier dated 4 April 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of T&L Bourchier Shares Trust for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and

assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About This Report
CSIRO 2021

About this Report

Douglas Partners

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

July 2010

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

July 2010

Sampling Methods

Douglas Partners

Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:

  4,6,7
  N=13

- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:

  15, 30/40 mm

July 2010

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.

Soil Descriptions

Douglas Partners

Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are generally based on Australian Standard AS1726:2017, Geotechnical Site Investigations. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	19 - 63
Medium gravel	6.7 - 19
Fine gravel	2.36 – 6.7
Coarse sand	0.6 - 2.36
Medium sand	0.21 - 0.6
Fine sand	0.075 - 0.21

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

The proportions of secondary constituents of soils are described as follows:

In fine grained soils (>35% fines)

Term	Proportion of sand or gravel	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	>30%	Sandy Clay
With	15 – 30%	Clay with sand
Trace	0 - 15%	Clay with trace sand

In coarse grained soils (>65% coarse)
- with clays or silts

Term	Proportion of fines	Example
And	Specify	Sand (70%) and Clay (30%)
Adjective	>12%	Clayey Sand
With	5 - 12%	Sand with clay
Trace	0 - 5%	Sand with trace clay

In coarse grained soils (>65% coarse)
- with coarser fraction

Term	Proportion of coarser fraction	Example
And	Specify	Sand (60%) and Gravel (40%)
Adjective	>30%	Gravelly Sand
With	15 - 30%	Sand with gravel
Trace	0 - 15%	Sand with trace gravel

The presence of cobbles and boulders shall be specifically noted by beginning the description with 'Mix of Soil and Cobbles/Boulders' with the word order indicating the dominant first and the proportion of cobbles and boulders described together.

May 2019

Soil Descriptions

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	VS	<12
Soft	S	12 - 25
Firm	F	25 - 50
Stiff	St	50 - 100
Very stiff	VSt	100 - 200
Hard	H	>200
Friable	Fr	-

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	Density Index (%)
Very loose	VL	<15
Loose	L	15-35
Medium dense	MD	35-65
Dense	D	65-85
Very dense	VD	>85

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Extremely weathered material – formed from in-situ weathering of geological formations. Has soil strength but retains the structure or fabric of the parent rock;
- Alluvial soil – deposited by streams and rivers;
- Estuarine soil – deposited in coastal estuaries;
- Marine soil – deposited in a marine environment;
- Lacustrine soil – deposited in freshwater lakes;
- Aeolian soil – carried and deposited by wind;
- Colluvial soil – soil and rock debris transported down slopes by gravity;
- Topsoil – mantle of surface soil, often with high levels of organic material.
- Fill – any material which has been moved by man.

Moisture Condition – Coarse Grained Soils

For coarse grained soils the moisture condition should be described by appearance and feel using the following terms:

- Dry (D) Non-cohesive and free-running.
- Moist (M) Soil feels cool, darkened in colour.
  Soil tends to stick together.
  Sand forms weak ball but breaks easily.
- Wet (W) Soil feels cool, darkened in colour.
  Soil tends to stick together, free water forms when handling.

Moisture Condition – Fine Grained Soils

For fine grained soils the assessment of moisture content is relative to their plastic limit or liquid limit, as follows:

- 'Moist, dry of plastic limit' or 'w <PL' (i.e. hard and friable or powdery).
- 'Moist, near plastic limit' or 'w ≈ PL (i.e. soil can be moulded at moisture content approximately equal to the plastic limit).
- 'Moist, wet of plastic limit' or 'w >PL' (i.e. soils usually weakened and free water forms on the hands when handling).
- 'Wet' or 'w ≈LL' (i.e. near the liquid limit).
- 'Wet' or 'w >LL' (i.e. wet of the liquid limit).

May 2019

Symbols & Abbreviations

Douglas Partners

Introduction

These notes summarise abbreviations commonly used on borehole logs and test pit reports.

Drilling or Excavation Methods

C	Core drilling
R	Rotary drilling
SFA	Spiral flight augers
NMLC	Diamond core - 52 mm dia
NQ	Diamond core - 47 mm dia
HQ	Diamond core - 63 mm dia
PQ	Diamond core - 81 mm dia

Water

▷	Water seep
▽	Water level

Sampling and Testing

A	Auger sample
B	Bulk sample
D	Disturbed sample
E	Environmental sample
U_{50}	Undisturbed tube sample (50mm)
W	Water sample
pp	Pocket penetrometer (kPa)
PID	Photo ionisation detector
PL	Point load strength Is(50) MPa
S	Standard Penetration Test
V	Shear vane (kPa)

Description of Defects in Rock

The abbreviated descriptions of the defects should be in the following order: Depth, Type, Orientation, Coating, Shape, Roughness and Other. Drilling and handling breaks are not usually included on the logs.

Defect Type

B	Bedding plane
Cs	Clay seam
Cv	Cleavage
Cz	Crushed zone
Ds	Decomposed seam
F	Fault
J	Joint
Lam	Lamination
Pt	Parting
Sz	Sheared Zone
V	Vein

Orientation

The inclination of defects is always measured from the perpendicular to the core axis.

h	horizontal
v	vertical
sh	sub-horizontal
sv	sub-vertical

Coating or Infilling Term

cln	clean
co	coating
he	healed
inf	infilled
stn	stained
ti	tight
vn	veneer

Coating Descriptor

ca	calcite
cbs	carbonaceous
cly	clay
fe	iron oxide
mn	manganese
slt	silty

Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

Other

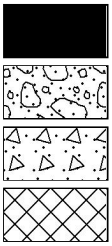
fg	fragmented
bnd	band
qtz	quartz

May 2017

Symbols & Abbreviations

Graphic Symbols for Soil and Rock

General



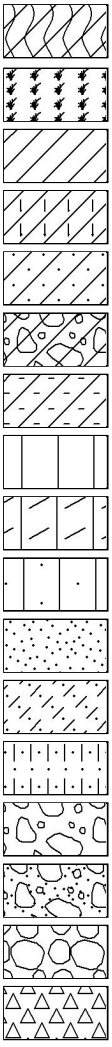
Asphalt

Road base

Concrete

Filling

Soils



Topsoil

Peat

Clay

Silty clay

Sandy clay

Gravelly clay

Shaly clay

Silt

Clayey silt

Sandy silt

Sand

Clayey sand

Silty sand

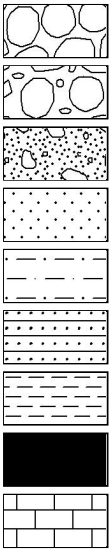
Gravel

Sandy gravel

Cobbles, boulders

Talus

Sedimentary Rocks



Boulder conglomerate

Conglomerate

Conglomeratic sandstone

Sandstone

Siltstone

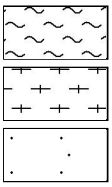
Laminite

Mudstone, claystone, shale

Coal

Limestone

Metamorphic Rocks

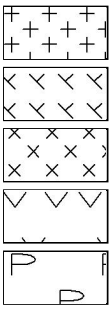


Slate, phyllite, schist

Gneiss

Quartzite

Igneous Rocks



Granite

Dolerite, basalt, andesite

Dacite, epidote

Tuff, breccia

Porphyry

May 2017

BUILDING | TECHNOLOGY | RESOURCES

FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

Understanding and preventing soil-related building movement

This Building Technology Resource is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking.

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the home owner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

SOIL TYPES

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. Table 1 below is a reproduction of Table 2.1 from Australian Standard AS 2870-2011, Residential slabs and footings.

CAUSES OF MOVEMENT

SETTLEMENT DUE TO CONSTRUCTION

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction but has been known to take many years in exceptional cases.

These problems may be the province of the builder and should be taken into consideration as part of the preparation of the site for construction.

EROSION

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

SATURATION

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

SEASONAL SWELLING AND SHRINKAGE OF SOIL

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below, from AS 2870). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

SHEAR FAILURE

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

TREE ROOT GROWTH

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.

TABLE 1. GENERAL DEFINITIONS OF SITE CLASSES.

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
F	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Source: Reproduced with the permission of Standards Australia Limited © 2011. Copyright in AS 2870-2011 Residential slabs and footings vests in Standards Australia Limited.

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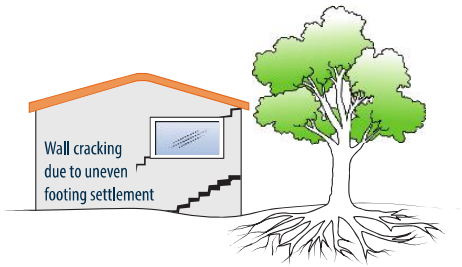

FIGURE 1 Trees can cause shrinkage and damage.

- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

UNEVENNESS OF MOVEMENT

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior through absorption. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Shrinkage usually begins on the side of the building where the sun's heat is greatest.

EFFECTS OF UNEVEN SOIL MOVEMENT ON STRUCTURES

EROSION AND SATURATION

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

SEASONAL SWELLING/SHRINKAGE IN CLAY

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated, and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry, and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

MOVEMENT CAUSED BY TREE ROOTS

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

COMPLICATIONS CAUSED BY THE STRUCTURE ITSELF

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

EFFECTS ON FULL MASONRY STRUCTURES

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also

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exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

EFFECTS ON FRAMED STRUCTURES

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

EFFECTS ON BRICK VENEER STRUCTURES

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

WATER SERVICE AND DRAINAGE

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

SERIOUSNESS OF CRACKING

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. Table 2 below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

PREVENTION AND CURE

PLUMBING

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

GROUND DRAINAGE

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject may be regarded as an area for an expert consultant.

PROTECTION OF THE BUILDING PERIMETER

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill.

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

CONDENSATION

In buildings with a subfloor void, such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

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TABLE 2. CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS.

Description of typical damage and required repair	Approximate crack width limit	Damage category
Hairline cracks	<0.1 mm	0 – Negligible
Fine cracks which do not need repair	<1 mm	1 – Very Slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 – Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3 – Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4 – Severe

Source: Reproduced with the permission of Standards Australia Limited © 2011. Copyright in AS 2870-2011 Residential slabs and footings vests in Standards Australia Limited.

Warning: Although this Building Technology Resource deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders, and mould.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

THE GARDEN

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

EXISTING TREES

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

INFORMATION ON TREES, PLANTS AND SHRUBS

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information.

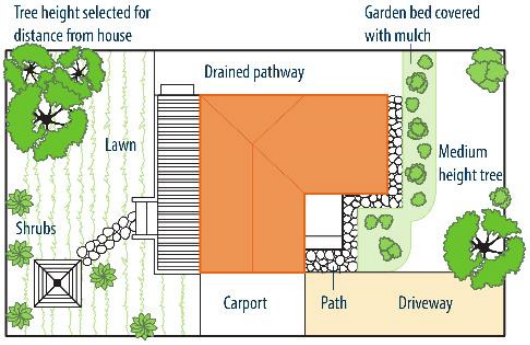

FIGURE 2 Gardens for a reactive site.

EXCAVATION

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

REMEDIATION

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the home owner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

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Appendix B

Site Photographs
Drawings



Photograph 1 – Test pit TP06 during excavation, view to the south-west (13/04/2023)



Photograph 2 – Test pit TP02 during excavation, view to the north (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**SITE PHOTOGRAPHS** **Feedlot Expansion** **5570 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 1 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 3 – Test pit TP04 during excavation, view to the north-east (13/04/2023)



Photograph 4 – Test pit TP03 during excavation, view to the south-east (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**SITE PHOTOGRAPHS**	PROJECT: 221929.00
	Feedlot Expansion	PLATE No: 2
	5570 Nhill-Harrow Rd, Gymbowen	REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 5 – Test pit TP01 profile (13/04/2023)



Photograph 6 – Test pit TP01 after re-instatement and view to the north (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS**	PROJECT: 221929.00
	Feedlot Expansion	PLATE No: 3
	5570 Nhill-Harrow Rd, Gymbowen	REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 7 – Test pit TP02 profile (13/04/2023)



Photograph 8 – Test pit TP02 spoil (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS**	PROJECT: 221929.00
	Feedlot Expansion	PLATE No: 4
	5570 Nhill-Harrow Rd, Gymbowen	REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 9 – Test pit TP03 profile (13/04/2023)



Photograph 10 – Test pit TP03 spoil 13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Feedlot Expansion** **5570 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 5 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23

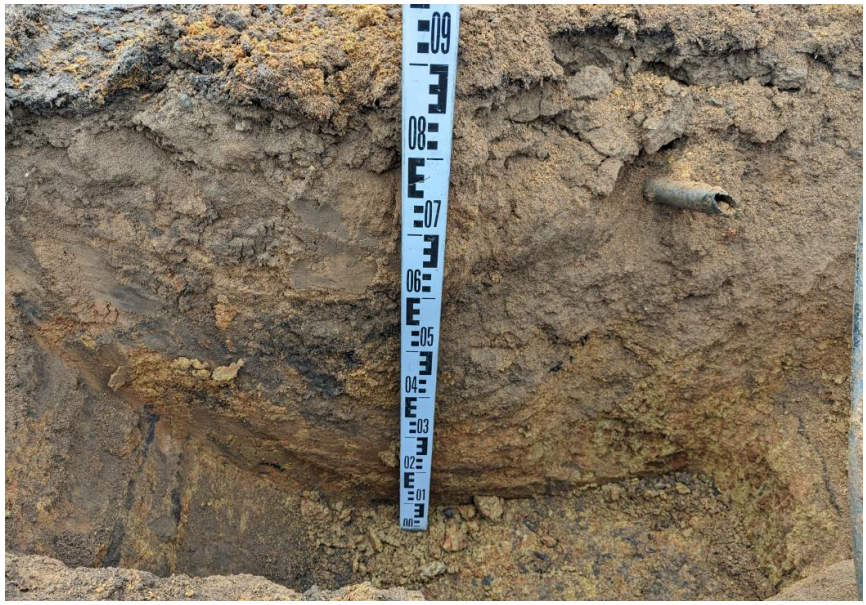


Photograph 11 – Test pit TP04 profile (13/04/2023).



Photograph 12 – Test pit TP04 spoil (13/04/2023).

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Feedlot Expansion** **5570 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 6 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 13 – Test pit TP05 profile (13/04/2023).



Photograph 14 – Test pit TP05 spoil (13/04/2023).

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Feedlot Expansion** **5570 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 7 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 15 – Test pit TP06 profile (13/04/2023).



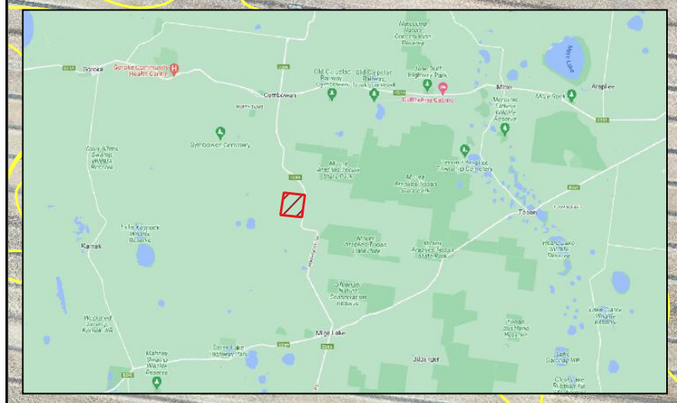
Photograph 16 – Test pit TP06 spoil (13/04/2023).

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS**	PROJECT: 221929.00
	Feedlot Expansion	PLATE No: 8
	5570 Nhill-Harrow Rd, Gymbowen	REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23

Aerial image and elevation data provided and produced by CTS Environmental

0 50 100 150 200 m

Site locality Map



Legend

Test Pit Locations

Approximate Contours (m AHD)

TP01
TP02
TP03
TP04
TP05
TP06

170 171 172 173 174 175 176

555000

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: T&L Bourchier Share Trust	TITLE: **TEST PIT LOCATION PLAN** Feedlot Expansion 5570 Nhill-Harrow Rd, Gymbowen, VIC 3401	PROJECT No: 221929.00
	OFFICE: Geelong DRAWN BY: MD		DRAWING No: 1
	SCALE: 1:2,000 (A3) DATE: 25 May 2023		REVISION: A

Appendix C

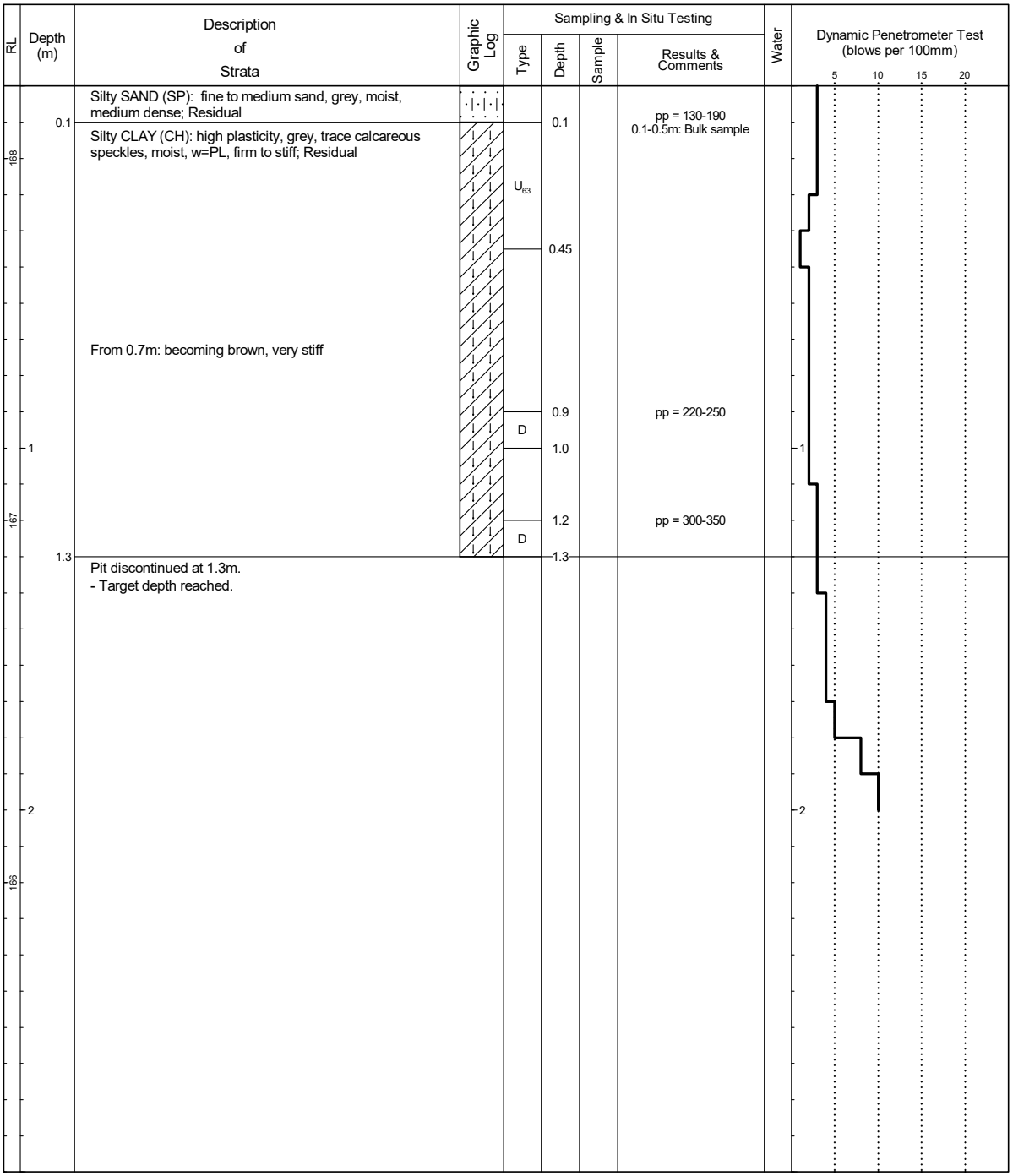
Test Pit Logs

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 168.2 mAHD
EASTING: 555114.7
NORTHING: 5927353.7

PIT No: TP 01
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▽	Water level	V	Shear vane (kPa)

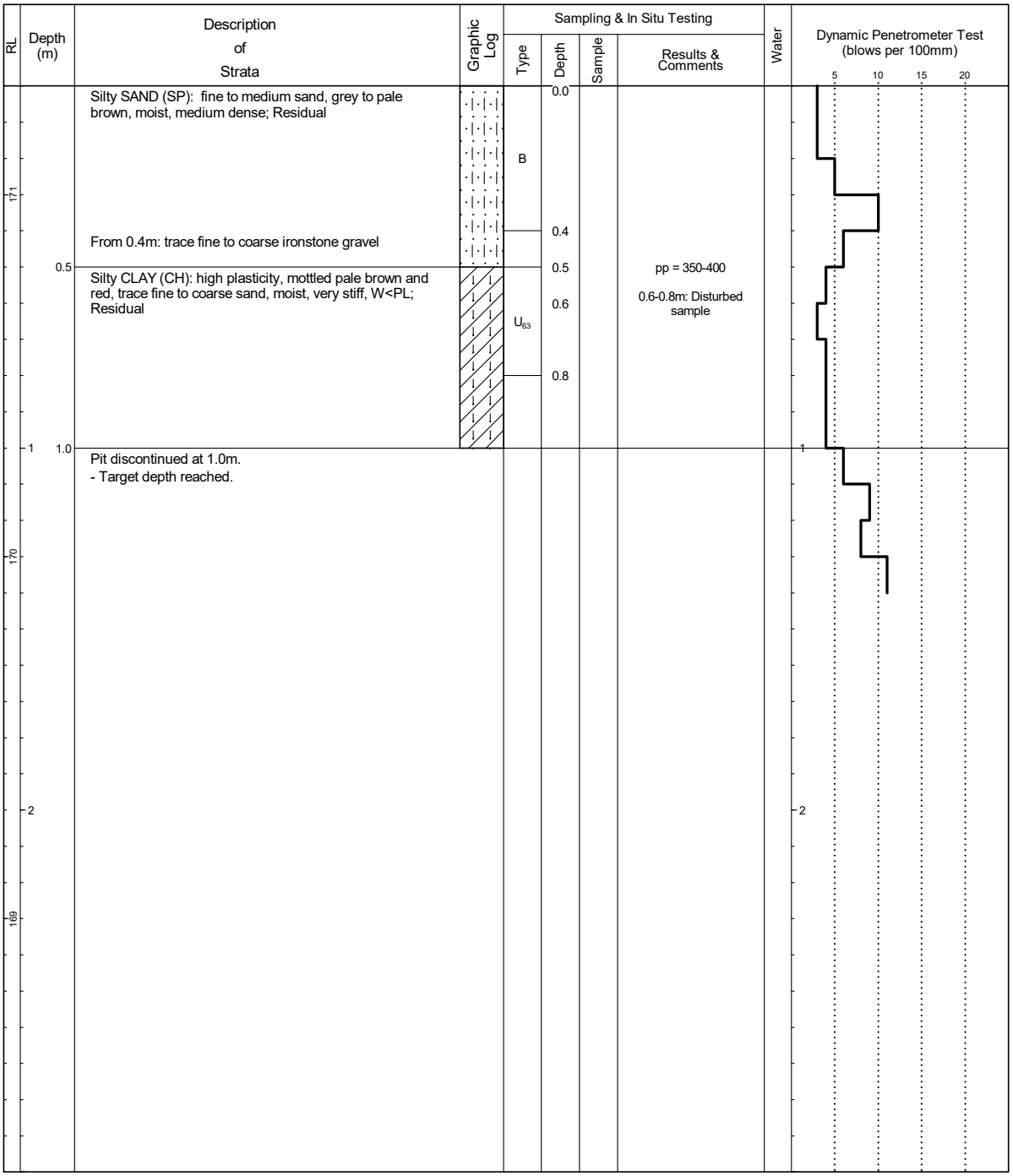
Douglas Partners
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 171.3 mAHD
EASTING: 555600.3
NORTHING: 5927333.5

PIT No: TP 02
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

Douglas Partners
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 172.2 mAHD
EASTING: 555499.7
NORTHING: 5927557.1

PIT No: TP 03
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing: Type	Depth	Sample	Results & Comments	Water	Dynamic Penetrometer Test (blows per 100mm)
172	0.0	Silty SAND (SP): fine to medium sand, trace gravel, grey, moist, loose; Residual							
		From 0.2m: trace fine to coarse ironstone gravel		B					
	0.4	Silty CLAY (CH): high plasticity, mottled red and grey, with fine to medium sand, moist, w<PL, very stiff; Residual			0.4		pp = 280-420		
				U_{63} D	0.6		pp = 250-320		
					0.7				
					0.8				
	0.9	Pit discontinued at 0.9m. - Target depth reached.							
171	1								1
170	2								2

RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

Douglas Partners
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 170.1 mAHD
EASTING: 555460.6
NORTHING: 5927331.6

PIT No: TP 04
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing: Type	Depth	Sample	Results & Comments	Water	Dynamic Penetrometer Test (blows per 100mm)
170	0.0	Silty SAND (SP): fine to medium sand, grey, moist, loose to medium dense; Residual		B	0.0				
	0.2	Silty GRAVEL (GP): fine to coarse subrounded to rounded gravel, grey, with fine to coarse sand, wet, loose to medium dense; Residual		B	0.2				
					0.4				
	0.5	Silty CLAY (CI): medium plasticity, mottled pale brown and red, moist, w<PL, very stiff; Residual		U_{63}	0.5		pp >600 0.5-1m: Bulk sample	▼	
		From 0.8m: with fine to medium sand, grading to Sandy CLAY, hard			0.8				
169	1.0	Pit discontinued at 1.0m. - Target depth reached.							
168									

RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: Perched water seepage at 0.5m

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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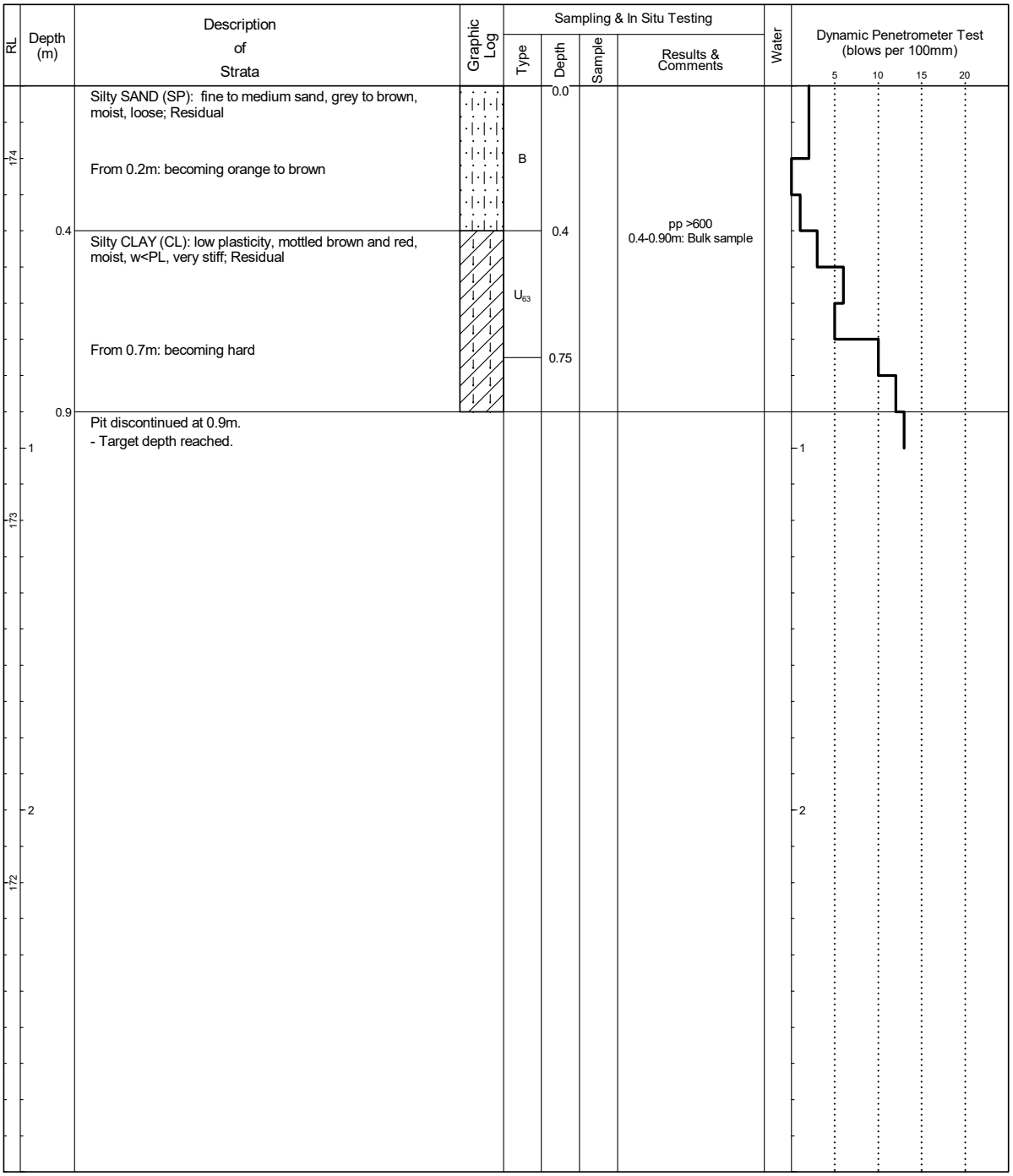
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 174.2 mAHD
EASTING: 555598
NORTHING: 5927583.8

PIT No: TP 05
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▽	Water level	V	Shear vane (kPa)

Douglas Partners
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: Feedlot Expansion
LOCATION: 5570 Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 173.0 mAHD
EASTING: 555614.3
NORTHING: 5927522.7

PIT No: TP 06
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1

RL	Depth (m)	Description of Strata	Graphic Log	Sampling & In Situ Testing: Type	Depth	Sample	Results & Comments	Water	Dynamic Penetrometer Test (blows per 100mm)
173		Clayey SAND (SP): fine to medium sand, grey to brown, trace subrounded to rounded cemented gravel, moist, dense; Residual		B	0.0				
		From 0.3m: becoming pale brown, gravel discontinued							
	0.4	Silty CLAY (CI): medium plasticity, mottled red and pale brown, moist, w<PL, hard; Residual			0.4		pp >600		
				U_{63}	0.5		pp >600		
					0.75				
	0.8	Pit discontinued at 0.8m. - Target depth reached.							
172	1								1
171	2								2

Dynamic Penetrometer Test (blows per 100mm): 5, 10, 15, 20

RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▽	Water level	V	Shear vane (kPa)

Douglas Partners
Geotechnics / Environment / Groundwater

Appendix D

Laboratory Test Results

Material Test Report

Douglas Partners
Geotechnics / Environment / Groundwater
Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

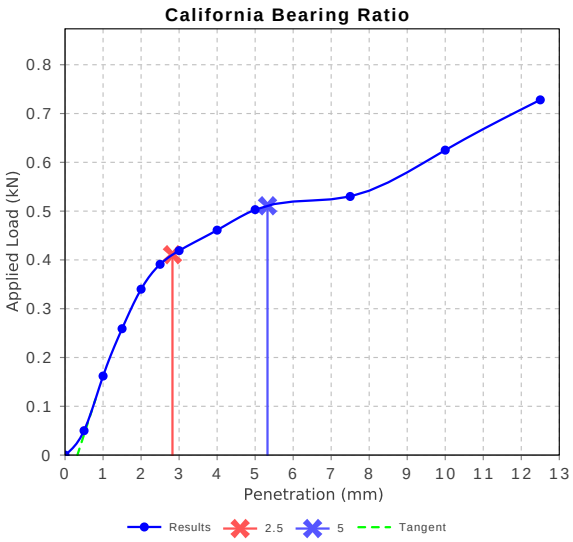
Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382B
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 12/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP01, Depth: 0.1-0.5m**
Material: Silty CLAY

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**3.0**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	1.47		
Optimum Moisture Content (%)	28.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	99.5		
Dry Density after Soaking (t/m^3)	1.41		
Field Moisture Content (%)	31.9		
Moisture Content at Placement (%)	28.6		
Moisture Content Top 30mm (%)	33.2		
Moisture Content Rest of Sample (%)	30.1		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	147.6		
Swell (%)	2.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY		
Nature of Water	Distilled		
Temperature of Water (^{o}C)	22		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	83		
Plastic Limit (%)	22		
Plasticity Index (%)	**61**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**19.5**		
Cracking Crumbling Curling	Curling		



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Material Test Report

Douglas Partners
Geotechnics / Environment / Groundwater
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231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
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Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382C
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 05/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP02, Depth: 0.5-0.8m**
Material: Silty CLAY

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	62		
Plastic Limit (%)	24		
Plasticity Index (%)	**38**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**14.5**		
Cracking Crumbling Curling	None		

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**2.4**
Visual Description	Silty CLAY
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**3.9**
Estimated % by volume of significant inert inclusions	0
Cracking	Slightly Cracked
Crumbling	No
Moisture Content (%)	23.9

Swell Test	
Initial Pocket Penetrometer (kPa)	
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	24.7
Final Moisture Content (%)	25.1
Swell (%)	**0.9**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY		
Nature of Water	Distilled		
Temperature of Water (^{o}C)	22		

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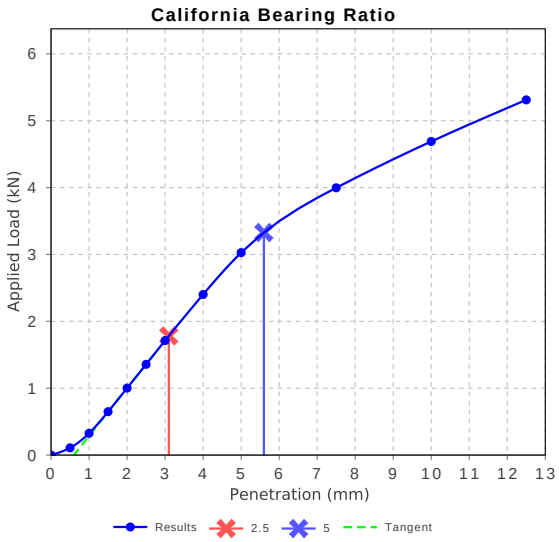
Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382D
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 08/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.0-0.4m**
Material: Silty SAND trace gravel

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	**17**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	2.07		
Optimum Moisture Content (%)	8.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	101.0		
Dry Density after Soaking (t/m^3)	2.03		
Field Moisture Content (%)	11.0		
Moisture Content at Placement (%)	8.8		
Moisture Content Top 30mm (%)	10.1		
Moisture Content Rest of Sample (%)	9.7		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	165.8		
Swell (%)	0.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	12		
Plastic Limit (%)	9		
Plasticity Index (%)	**3**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**0.5**		
Cracking Crumbling Curling	Cracking		



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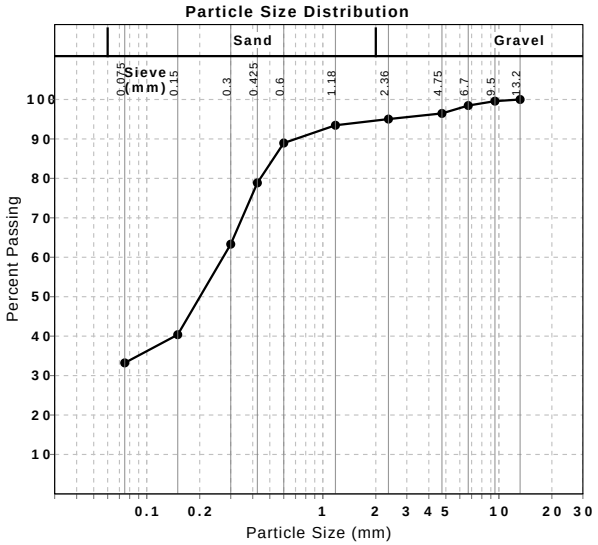
Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382D
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 19/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.0-0.4m**
Material: Silty SAND trace gravel

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**98**			1		
4.75 mm	**96**			2		
2.36 mm	**95**			1		
1.18 mm	**93**			2		
0.6 mm	**89**			5		
0.425 mm	**79**			10		
0.3 mm	**63**			16		
0.15 mm	**40**			23		
0.075 mm	**33**			7		



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Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382E
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 04/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.4-0.8m**
Material: Silty CLAY

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	52		
Plastic Limit (%)	19		
Plasticity Index (%)	**33**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**13.0**		
Cracking Crumbling Curling	Curling		

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**3.1**
Visual Description	As Above
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**5.2**
Estimated % by volume of significant inert inclusions	2
Cracking	Slightly Cracked
Crumbling	No
Moisture Content (%)	20.5

Swell Test	
Initial Pocket Penetrometer (kPa)	230
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	21.8
Final Moisture Content (%)	24.8
Swell (%)	**0.7**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

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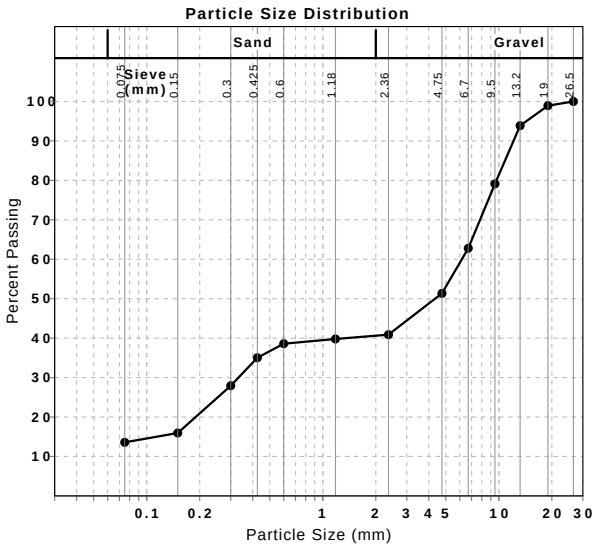
Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382F
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 15/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP04, Depth: 0.2-0.4m**
Material: Silty GRAVEL with sand

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
26.5 mm	**100**			0		
19 mm	**99**			1		
13.2 mm	**94**			5		
9.5 mm	**79**			15		
6.7 mm	**63**			16		
4.75 mm	**51**			11		
2.36 mm	**41**			10		
1.18 mm	**40**			1		
0.6 mm	**39**			1		
0.425 mm	**35**			4		
0.3 mm	**28**			7		
0.15 mm	**16**			12		
0.075 mm	**14**			2		



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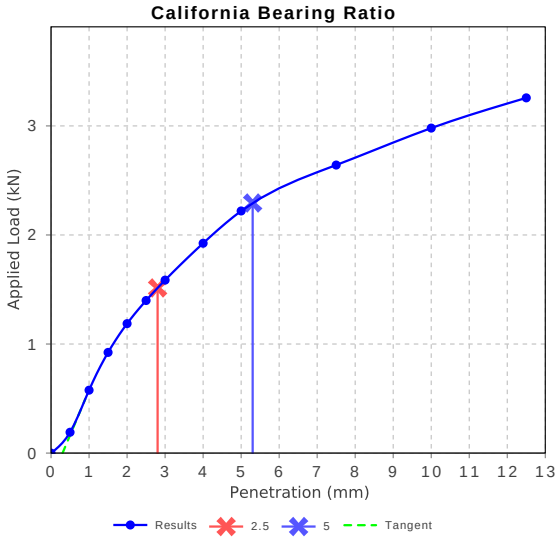
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382H
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 12/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP05, Depth: 0.4-0.9m**
Material: Sandy silty CLAY trace gravel

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	**12**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	1.79		
Optimum Moisture Content (%)	15.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	101.0		
Dry Density after Soaking (t/m^3)	1.75		
Field Moisture Content (%)	15.0		
Moisture Content at Placement (%)	15.8		
Moisture Content Top 30mm (%)	18.1		
Moisture Content Rest of Sample (%)	17.5		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	146.9		
Swell (%)	0.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	26		
Plastic Limit (%)	11		
Plasticity Index (%)	**15**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**7.5**		
Cracking Crumbling Curling	None		



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Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382J
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 22/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP06 , Depth: 0.0-0.4m**
Material: Clayey SAND trace gravel

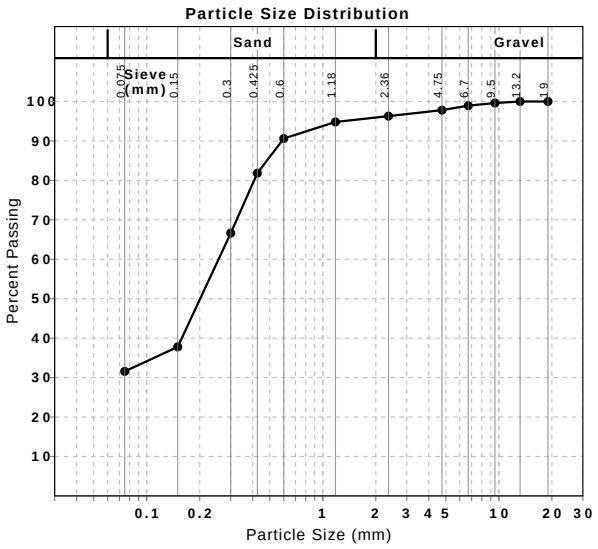
Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
19 mm	**100**			0		
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**99**			1		
4.75 mm	**98**			1		
2.36 mm	**96**			2		
1.18 mm	**95**			1		
0.6 mm	**91**			4		
0.425 mm	**82**			9		
0.3 mm	**67**			15		
0.15 mm	**38**			29		
0.075 mm	**32**			6		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**3**		
Soil Description	As above		
Nature of Water	Distilled		
Temperature of Water (^{o}C)	22		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	21		
Plastic Limit (%)	11		
Plasticity Index (%)	**10**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**4.5**		
Cracking Crumbling Curling	None		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	7.9		



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Report Number:	**221929.00-1**
Issue Number:	1
Date Issued:	22/05/2023
Client:	T&L Bourchier Shares Trust
	5570 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number:	221929.00
Project Name:	Feedlot Expansion
Project Location:	5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request:	5382
Sample Number:	ME-5382K
Date Sampled:	13/04/2023
Dates Tested:	19/04/2023 - 27/04/2023
Sampling Method:	Sampled by Engineering Department
	The results apply to the sample as received
Sample Location:	**TP06, Depth: 0.4-0.75m**
Material:	Silty CLAY

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**0.9**
Visual Description	As above
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**1.2**
Estimated % by volume of significant inert inclusions	0
Cracking	Moderately Cracked
Crumbling	No
Moisture Content (%)	20.3

Swell Test	
Initial Pocket Penetrometer (kPa)	>600
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	22.8
Final Moisture Content (%)	26.1
Swell (%)	**0.7**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-2
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP01	
Depth / Layer:	0.1-0.45m	
Sample Description:	Silty CLAY with sand	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	70	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	34.3	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**4×10^{-11}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382A

NATA Accredited Laboratory No 828

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Tested: SB/TH
Checked: SB

Scott Benbow
Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-6
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	12 May 2023
		Page:	1 of 1

Sample No:	TP01		
Depth / Layer:	0.1-0.5m		
Sample Description:	Silty CLAY		
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 168 Hrs		
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)		
Averaged Sample Length:	66	mm	
Averaged Sample Diameter:	63	mm	
Length-to-Diameter Ratio	1.0 :1		
Moisture Content After Test:	31.9	%	
Permeant Used:	Potable Water		
Mean Effective Stress:	50	kPa	
Coefficient of Permeability:	**5 x 10** $^{-11}$	m/s	

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382B

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Tested:
Checked: SB

Scott Benbow
Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-3
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP04	
Depth / Layer:	0.5-0.8m	
Sample Description:	Silty CLAY	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	79	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.2 :1	
Moisture Content After Test:	30.3	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**2×10^{-10}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382G

NATA Accredited Laboratory No 828

Accredited for compliance with ISO/IEC 17025 - Testing

Tested: SB/TH
Checked: SB

Scott Benbow
Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-5
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP05	
Depth / Layer:	0.4-0.75m	
Sample Description:	Silty CLAY	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	72	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	25.1	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**2×10^{-10}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382I

NATA Accredited Laboratory No 828

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-4
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	05 May 2023
		Page:	1 of 1

Sample No:	TP05		
Depth / Layer:	0.4-0.9m		
Sample Description:	Sandy silty CLAY trace gravel		
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 72 Hrs		
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)		
Averaged Sample Length:	66	mm	
Averaged Sample Diameter:	63	mm	
Length-to-Diameter Ratio	1.0 :1		
Moisture Content After Test:	20.8	%	
Permeant Used:	Potable Water		
Mean Effective Stress:	50	kPa	
Coefficient of Permeability:	**1×10^{-9}**	m/s	

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382H

NATA Accredited Laboratory No 828
Accredited for compliance with ISO/IEC 17025 - Testing

Tested: TH
Checked: SB

Scott Benbow
Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-7
Project :	Feedlot Expansion	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	05 May 2023
		Page:	1 of 1

Sample No:	TP06		
Depth / Layer:	0.0-0.4m		
Sample Description:	Clayey SAND trace gravel		
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 168 Hrs		
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)		
Averaged Sample Length:	66	mm	
Averaged Sample Diameter:	63	mm	
Length-to-Diameter Ratio	1.0 :1		
Moisture Content After Test:	15.5	%	
Permeant Used:	Potable Water		
Mean Effective Stress:	50	kPa	
Coefficient of Permeability:	**1×10^{-9}**	m/s	

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382J

NATA Accredited Laboratory No 828
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Tested: TH
Checked: SB

Scott Benbow
Laboratory Manager

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QuantumTraffic

Traffic Impact Assessment Report

5488 Nhill-Harrow Road, Gymbowen

Proposed Lamb Feedlot

6/11/2025

Traffic Impact Assessment Report

5488 Nhill-Harrow Road, Gymbowen

Proposed Lamb Feedlot

Document Control

Revision	Date	Quantum Reference	
A	22/10/2025	25-0518	TR1B
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Executive Summary

This report assesses the Proposed Lamb Feedlot at 5488 Nhill-Harrow Road, Gymbowen. The following provides an executive summary of the report.

Proposed Development

The proposal seeks a retrospective planning permit for operation of the subject site as a lamb feedlot, increasing the capacity from 12,000 to 28,000 lambs. Vehicle access is proposed to occur via the existing access to Nhill-Harrow Road on the eastern boundary of the site.

Existing Traffic Volumes

Existing traffic volumes on Nhill-Harrow Road are approximately 65 vehicles/day based on the DTP Open Data portal.

Traffic Generation / Distribution

The proposed feedlot is expected to generate peak traffic volumes of 10 vehicles/day and 6 vehicles/hour associated with lamb deliveries/dispatch in animal transport vehicles and feed deliveries.

Access to the broader road network can occur via Natimuk-Frances Road to the north and Wimmera Highway to the south. Given the locality of the subject site, we have adopted an even distribution of vehicle trips north and south along Nhill-Harrow Road.

Turn Treatment Warrants

An assessment of turn treatment warrants based on the Austroads Guide to Traffic Management Part 6 indicates the site access to Nhill-Harrow Road would warrant 'basic' left and right turn treatments.

Technical research conducted by Sullivan & Arndt in 2014 identified key limitations with the existing Austroads turn treatment warrants approach including 'Greenfields' versus 'Brownfields' construction costs and low traffic volume situations that would not warrant turn treatments. An assessment of the warrants against the Sullivan & Arndt approach indicates that the site access to Nhill-Harrow Road has sufficiently low traffic volumes to operate without formal turn treatment provisions.

Access Capacity

Given the low traffic volumes on Nhill-Harrow Road, the site access will operate under free flow conditions with no capacity constraints.

Access Design / Layout

The existing site access to Nhill-Harrow Road generally achieves the dimensional requirements for 26m B-Double access outlined in DTP (Vicroads) GD4010, as demonstrated through the concept plan in Appendix C. On this basis, the existing access is proposed to be retained in its current configuration with replacement of the existing gate with a cattle grid style treatment, setback to accommodate B-Doubles.

Summary of Opinions

Having undertaken all tasks necessary to adequately assess the traffic engineering impacts of the Proposed Lamb Feedlot at 5488 Nhill-Harrow Road, Gymbowen, the proposed development is satisfactory. There are no reasons why a permit for the proposed development should not be issued from a traffic engineering perspective, subject to appropriate conditions.

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1 Introduction

The following Traffic Impact Assessment Report, reviews the critical matters pertaining to traffic engineering associated with the Proposed Lamb Feedlot at 5488 Nhill-Harrow Road, Gymbowen.

2 Proposal

The proposal is for the development of a lamb feedlot at 5488 Nhill-Harrow Road, Gymbowen.

The subject site has historically operated as a lamb feedlot for up to 12,000 lambs since 2020, however this historical operation has occurred without planning permits. On this basis, the current application seeks a retrospective permit for feedlot operation, with an increase in the size to cater for up to 28,000 capacity.

The typical feedlot season operates from September to May (dry season), with lambs stocked for a duration of approximately 12 weeks. The subject site will dispatch finished lambs and receive lamb deliveries every week, as portions of the herd complete their 12 week duration in the feedlot.

The site includes an existing dwelling, which houses a portion of the staff to operate the feedlot. A portion of the staff will reside off-site.

Vehicle access is proposed to occur via the existing vehicle access to Nhill-Harrow Road, which generally achieves the dimensional requirements of DTP GD4010 for B-Double Access. Lambs are moved to/from the subject site via livestock transport vehicles, typically 26m B-Double in size. Feedstock is imported on-site, typically occurring via semi-trailers and B-double trucks.

Development plans prepared by DP Planning are provided in Appendix A.

3 Existing Conditions

3.1 Subject Site

The subject site is located on the western side of Nhill-Harrow Road, Gymbowen, approximately 10km north of the Wimmera Highway.

Table 1: ***Key Features of Subject Site***

Feature	Summary
Land Use Planning	
Municipality	West Wimmera
Zoning	Farm Zone (FZ)
Overlays	None
Site Dimensions	
Feedlot Area	Approximately 170ha
Vehicle Access	
Nhill-Harrow Road	Unsealed – approximately 450m south of Cyril Ampts Road
Surrounding Land Use	
Nearby area	Rural / farming properties



Figure 1: ***Aerial Photograph (Source: Google Maps)***

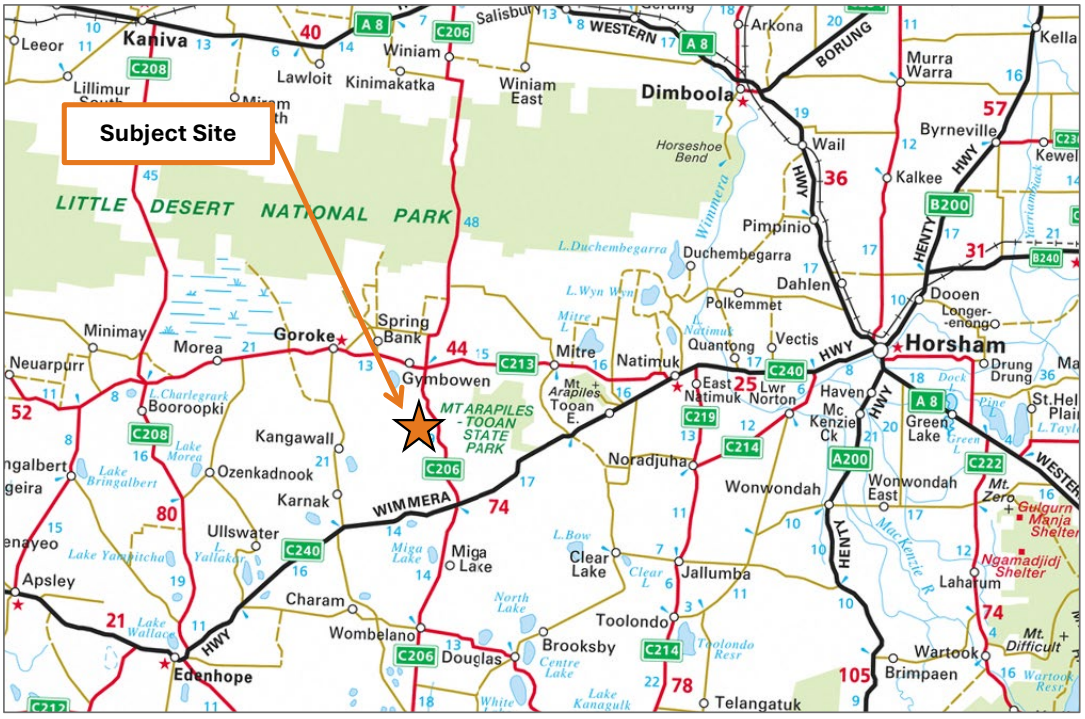


Figure 2: ***Location Map (Source: www.melway.com.au)***

3.2 Road Network

Nhill-Harrow Road

Nhill-Harrow Road is classified as an arterial road (Transport Zone 2) extending north-south between Coleraine-Edenhope Road (Harrow) in the south and Western Highway in the north (Nhill).

In the vicinity of the subject site, Nhill-Harrow Road provides for a single traffic lane in each direction with narrow gravel shoulders.

Nhill-Harrow Road includes property access points at a number of locations, which typically consist of gravel crossings with no turn lane provisions.

Nhill-Harrow Road is subject to the default rural speed zoning of 100km/h.

3.3 Existing Traffic Volumes

The Department of Transport (DTP) publishes traffic volume data for the arterial road network through the Open Data Portal.

The following traffic volumes are published for the subject length of Nhill-Harrow Road between Wimmera Highway and Natimuk-Frances Road in 2019:

Table 2: ***Nhill-Harrow Road (Wimmera Highway to Natimuk-Frances Road) – Traffic Volumes***

Direction	Volume
Northbound AADT	31 vehicles/day
Southbound AADT	34 vehicles/day
Combined AADT	**65 vehicles/day**

In view of the above, the daily traffic volumes on Nhill-Harrow Road are very low.

4 Traffic Engineering Assessment

4.1 Traffic Generation

Traffic generation for the proposed lamb feedlot will be principally associated with the following:

- **Lamb Transport** – Arrival and departure of lambs on animal transport vehicles.
- **Feed Deliveries** – Delivery of feed (grain) via trucks.

The site will be operated by four (4) staff, who will either reside in the on-site dwelling or off-site. Whilst these staff will generate traffic volumes in passenger vehicles (cars), these movements will occur off-peak, outside of operating hours and won't coincide with truck movements.

A summary of the likely traffic generation for each component is outlined in the sections below.

4.1.1 Lamb Transport

Truck movements for lamb transport have been estimated based on the following key operational parameters:

- **Feedlot Capacity** – 28,000 lamb capacity
  - **Average Lamb Deliveries** – 2,333 lambs/week
  - **Average Lamb Dispatches** – 2,286 lambs/week (accounts for 2% mortality rate during feedlot duration)
- **Average Transport Vehicle Capacity** – 560 lambs/truck (670 lambs/truck for B-Doubles and 450 lambs/truck for semi-trailers).

In view of the above, lamb transport to/from the proposed lamb feedlot is estimated as follows:

- Lamb Deliveries – 4 trucks / week (4 'in' and 4 'out' movements)
- Lamb Dispatches – 4 trucks / week (4 'in' and 4 'out' movements)

The operators have indicated in the 'worst case' scenario 50% of the weekly delivery or dispatch movements could occur on a single day (i.e. 4 trucks deliveries or dispatches all occur on a single day). However, we note that the situation is unlikely given the numerous sources and destination locations for the lambs.

From an hourly perspective, the number of trucks is constrained by operational limitations associated with loading / unloading lambs on-site (e.g. staff levels, loading equipment availability, etc.). On this basis, the site must spread truck movements over any one day, with the site operators indicating a maximum of 2 trucks (2 'in' and 2 'out') could occur in any one hour.

4.1.2 Feed Deliveries

Based on advice from the applicant, we understand that the proposed feedlot will require the following levels of feed:

- **Feedlot Capacity** – 28,000 lamb capacity
- **Lamb Feed Consumption** – 1.5kg/lamb/day
- **Daily Feed Requirement** – 42,000kg (42t) / day

The feedlot will operate a B-Double truck to source feed for the proposed feedlot. The legal load limit for the B-Double truck is 45t, which results in a single daily feed truck (1 'in' and 1 'out') required to provide 42t of grain/day.

4.1.3 Summary

The following peak daily and hourly movements could be expected for the proposed lamb feedlot.

***Table 3:* Anticipated Traffic Volumes – Proposed Feedlot**

Direction	'In'	'Out'	Total
Peak Daily Traffic Volumes			
Lamb Transport	4	4	8
Feed Deliveries	1	1	2
TOTAL	**5**	**5**	**10**
Peak Hour Traffic Volumes			
Lamb Transport	2	2	4
Feed Deliveries	1	1	2
TOTAL	**3**	**3**	**6**

4.2 Traffic Distribution

The subject site has direct access to the state road network via Nhill-Harrow Road, with likely traffic routes available north via Natimuk-Frances Road and south via Wimmera Highway.

The transport of lambs / feed could occur in any direction given the rural nature of the use. On this basis, we have adopted an even split (50%/50%) for vehicle trips to/from the subject site along Nhill-Harrow Road.

A summary of the likely traffic routes through the surrounding road network are shown in Figure 3 below.

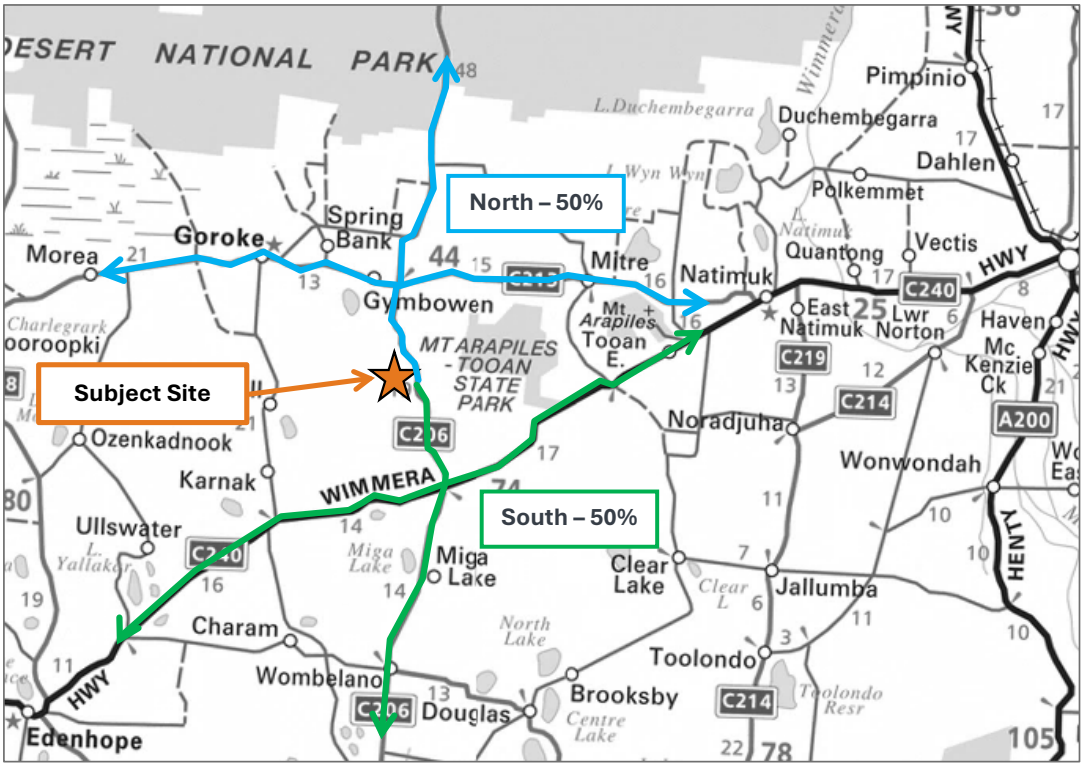


Figure 3: ***Traffic Distribution (Map source: www.melway.com.au)***

Based on the above traffic distribution, Table 4 outlines the expected turning movements at the proposed site access to Nhill-Harrow Road.

Table 4: ***Site Access - Anticipated Turning Movements***

Direction	Left In	Right In	Left Out	Right Out	Total
Peak Daily Traffic Volumes					
Lamb Transport	2	2	2	2	8
Feed Deliveries	1	-	1	-	2
TOTAL	**3**	**2**	**3**	**2**	**10**
Peak Hour Traffic Volumes					
Lamb Transport	1	1	1	1	4
Feed Deliveries	1	-	1	-	2
TOTAL	**2**	**1**	**2**	**1**	**6**

4.3 Sight Distance Assessment

The horizontal alignment of Nhill-Harrow Road is generally straight in the vicinity of the subject site, with a horizontal curve occurring approximately 400m north of the site access. The vertical alignment is generally flat, with a minimal rise to the south of the subject site access point. In this setting, clear sight lines are generally available in both directions.

The Austroads Guide to Road Design Part 4A indicates that sight lines for property access points should desirably achieve the sight distance requirements for intersections including approach sight distance (ASD), safe intersection sight distance (SISD) and minimum gap sight distance (MGSD). A summary of the sight distance thresholds for the existing 100km/h speed zoning on Nhill-Harrow Road are as follows:

- ASD – 165m
- SISD – 248m
- MGSD (Right In) – 111m
- MGSD (Left Out) – 139m

Sight line assessments have been undertaken for the site access to Nhill-Harrow Road. These assessments confirm that the above sight lines are achieved in both directions.

4.4 Austroads GTM Part 6 - Turn Treatment Assessment

An assessment of the site access to Nhill-Harrow Road has been undertaken with regard for the turn treatment warrants outlined in the Austroads Guide to Traffic Management Part 6.

A summary of the traffic volumes utilised for the assessment are presented in Table 5 below. The assessment is based on the existing volumes on Nhill-Harrow Road presented previously in Table 2, with the peak hour volumes conservatively estimated as 20% of the daily traffic volumes as follows:

- Northbound – 6 vehicles/hour
- Southbound – 7 vehicles/hour
- **TOTAL – 13 vehicles/hour**

The anticipated peak development volumes were presented previously in Table 4.

Table 5: Austroads GTM Part 6 Turn Warrant Assessment – Input Volumes

Measure	Left Turn	Right Turn
Q_L/Q_R	2	1
Q_M	6	15

An assessment of the Austroads turn lane warrants is presented in Figure 4 below.

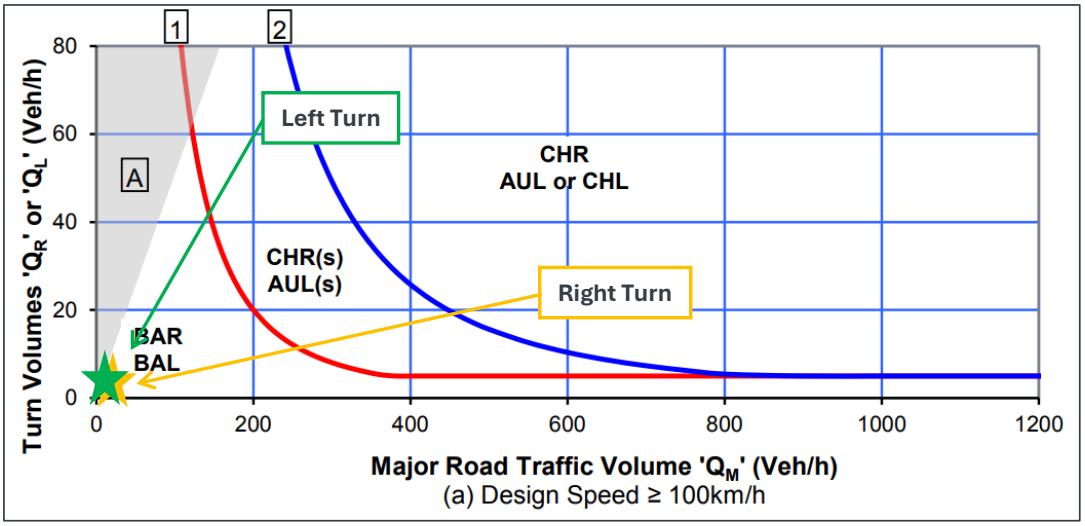


Figure 4: ***Austroads GTM Part 6 - Turn Treatment Assessment***

In view of the above, the warrants assessment indicates that 'basic' left and right turn treatments would be warranted. It is noted that the Austroads GTM Part 6 assessment process requires 'basic' turn treatments for any vehicle access regardless of volumes.

4.5 Sullivan & Arndt 2014 - Turn Treatment Assessment

Sullivan & Arndt of the Queensland Department of Transport & Main Road prepared a research paper in 2014 titled '*Expanded Warrants for Unsignalised Intersection Turn Treatments*'. A copy of this paper is provided in Appendix B for reference.

The existing turn treatment warrants assessment approach adopted by Austroads is based on research by Arndt & Troutbeck from 2006. This research produces graphical curves comparing the cost of construction for turn treatments with the economic benefits of reduced crash rates resulting from the provision of turn treatments.

The research paper explored the limitations of the existing approach to turn treatment warrants utilised by Austroads and considered a number of factors as follows:

- **Economic cost of 'Greenfields' vs. 'Brownfields' Development** – The Austroads method utilises construction costs associated with 'Greenfields' development, whereby turn lanes are constructed at the same time as the through road. In this setting there are cost efficiencies associated with the incremental construction of the turn lanes. In 'Brownfields' settings, construction costs are typically higher given that the construction of turn lanes involves removing, altering or adjusting existing features. On this basis, the Sullivan & Arndt paper developed turn lane assessment curves for 'Brownfields' sites that capture the higher construction costs compared to 'Greenfields' development.
- **Simple Intersection Treatment, Below BAR** – The current Austroads method requires 'basic' left and right turn treatments for any traffic volume combination. The Sullivan & Arndt paper recognises that in very low volume situations, it would be appropriate for no turn treatment provisions which are referred to as 'simple' intersection treatments.

Based on the above, we have prepared turn lane warrants assessments for the proposed site access utilising the Sullivan & Arndt (2014) approach. A summary of this assessment is provided in Figure 5 below.

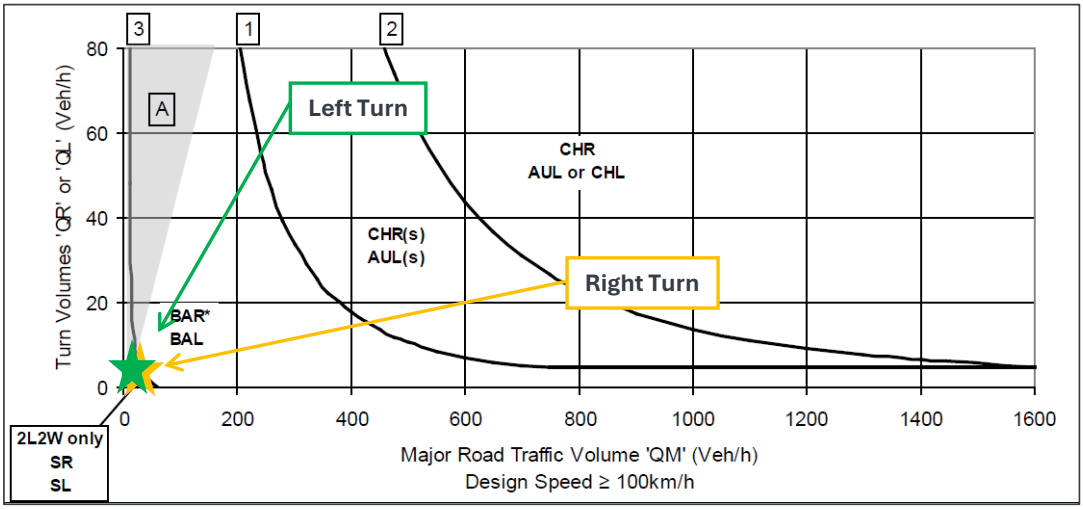


*Figure 5: **Sullivan & Arndt (2014) – Turn Treatment Warrant Assessment***

The above turn treatment assessment utilising the Sullivan & Arndt (2014) approach, indicates the traffic volumes at the site access are sufficiently low for the access to operate without the provision of formal turn lanes (simple treatment).

4.6 Access Capacity

The traffic volumes on Nhill-Harrow Road are in the order of 65 vehicles/day, with an estimated peak hour volume of approximately 13 vehicles/hour. On this basis, traffic activity along Nhill-Harrow Road is sparse, with 1 vehicle movement every 5 minutes on average.

In this setting, the proposed site access will operate under free flow conditions, with no capacity constraints.

4.7 Access Design / Configuration

The existing access to Nhill-Harrow Road is provided with a gravel surface, including wooden fencing / gates around the perimeter.

The existing conditions includes a width of 9.5m between the fences at the existing gate, flaring to 16m wide at the property boundary. The existing gate is located approximately 24m from the edge line of Nhill-Harrow Road.

As part of historical operation of the site, B-Double access has occurred via the existing vehicle access to Nhill-Harrow Road.

Photographs of the existing site access are provided in Figure 6 and Figure 7 below.



Figure 6: Existing Site Access – Nhill-Harrow Road (View West)



Figure 7: Existing Site Access – Nhill-Harrow Road (View East)

A concept plan has been prepared to compare the existing vehicle access with the layout shown in DTP (Vicroads) GD4010 for '*Typical Access to Rural Properties'* as shown in Figure 8 below.

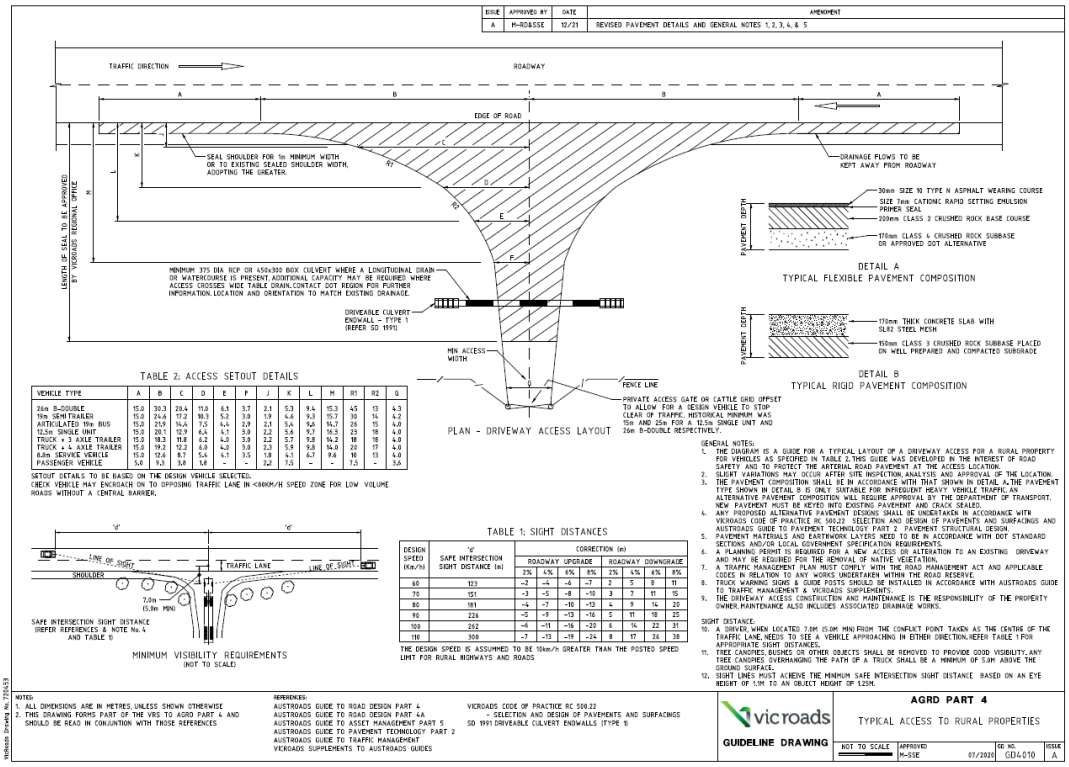


Figure 8: DTP (Vicroads) – GD4010 Typical Access to Rural Properties

The concept plan provided in Appendix C shows that the existing access generally achieves the dimensional requirements of GD1040 for B-Double access. On this basis, the existing access is proposed to be retained in its current configuration with the following key change:

- Replacement of the existing gate with a cattle grid style treatment, setback to accommodate B-Doubles.

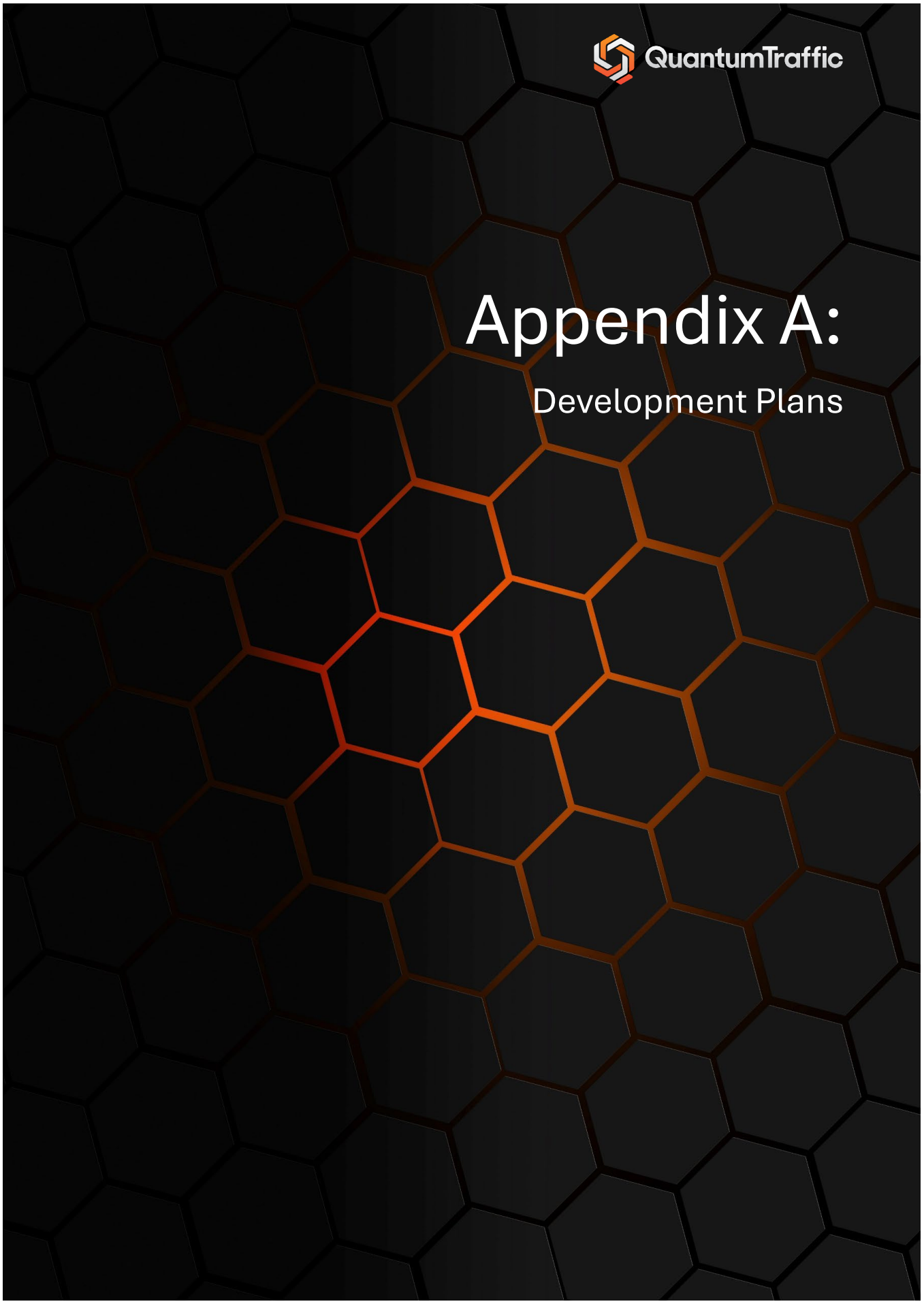
5 Conclusions

Having visited the site and undertaken a detailed traffic engineering assessment the following conclusions are reached in relation to the Proposed Lamb Feedlot at 5488 Nhill-Harrow Road, Gymbowen:

1. The proposal seeks a retrospective planning permit for operation of the subject site as a lamb feedlot, increasing the capacity from 12,000 to 28,000 lambs. Vehicle access is proposed to occur via the existing access to Nhill-Harrow Road on the eastern boundary of the site.
2. Existing traffic volumes on Nhill-Harrow Road are approximately 65 vehicles/day based on the DTP Open Data portal.
3. The proposed feedlot is expected to generate peak traffic volumes of up to 10 vehicles/day and 6 vehicles/hour associated with lamb deliveries/dispatch in animal transport vehicles and feed deliveries.
4. Access to the broader road network can occur via Natimuk-Frances Road to the north and Wimmera Highway to the south. Given the locality of the subject site, we have adopted an even distribution between vehicle trips north and south along Nhill-Harrow Road.
5. An assessment of turn treatment warrants based on the Austroads Guide to Traffic Management Part 6 indicates the site access to Nhill-Harrow Road would warrant 'basic' left and right turn treatments.
6. Technical research conducted by Sullivan & Arndt in 2014 identified key limitations with the existing Austroads turn treatment warrants approach including 'Greenfields' versus 'Brownfields' construction costs and low traffic volume situations that would not warrant turn treatments. An assessment of the warrants against the Sullivan & Arndt approach indicates that the site access to Nhill-Harrow Road has sufficiently low traffic volumes to operate without formal turn treatment provisions.
7. Given the low traffic volumes on Nhill-Harrow Road, the site access will operate under free flow conditions with no capacity constraints.
8. The existing site access to Nhill-Harrow Road generally achieves the dimensional requirements for 26m B-Double access outlined in DTP (Vicroads) GD4010, as demonstrated through the concept plan in Appendix C. On this basis, the existing access is proposed to be retained in its current configuration with replacement of the existing gate with a cattle grid style treatment, setback to accommodate B-Doubles.

Having undertaken all tasks necessary to adequately assess the traffic engineering impacts of the Proposed Lamb Feedlot at 5488 Nhill-Harrow Road, Gymbowen, the proposed development is satisfactory.

There are no reasons why a permit for the proposed development should not be issued from a traffic engineering perspective, subject to appropriate conditions.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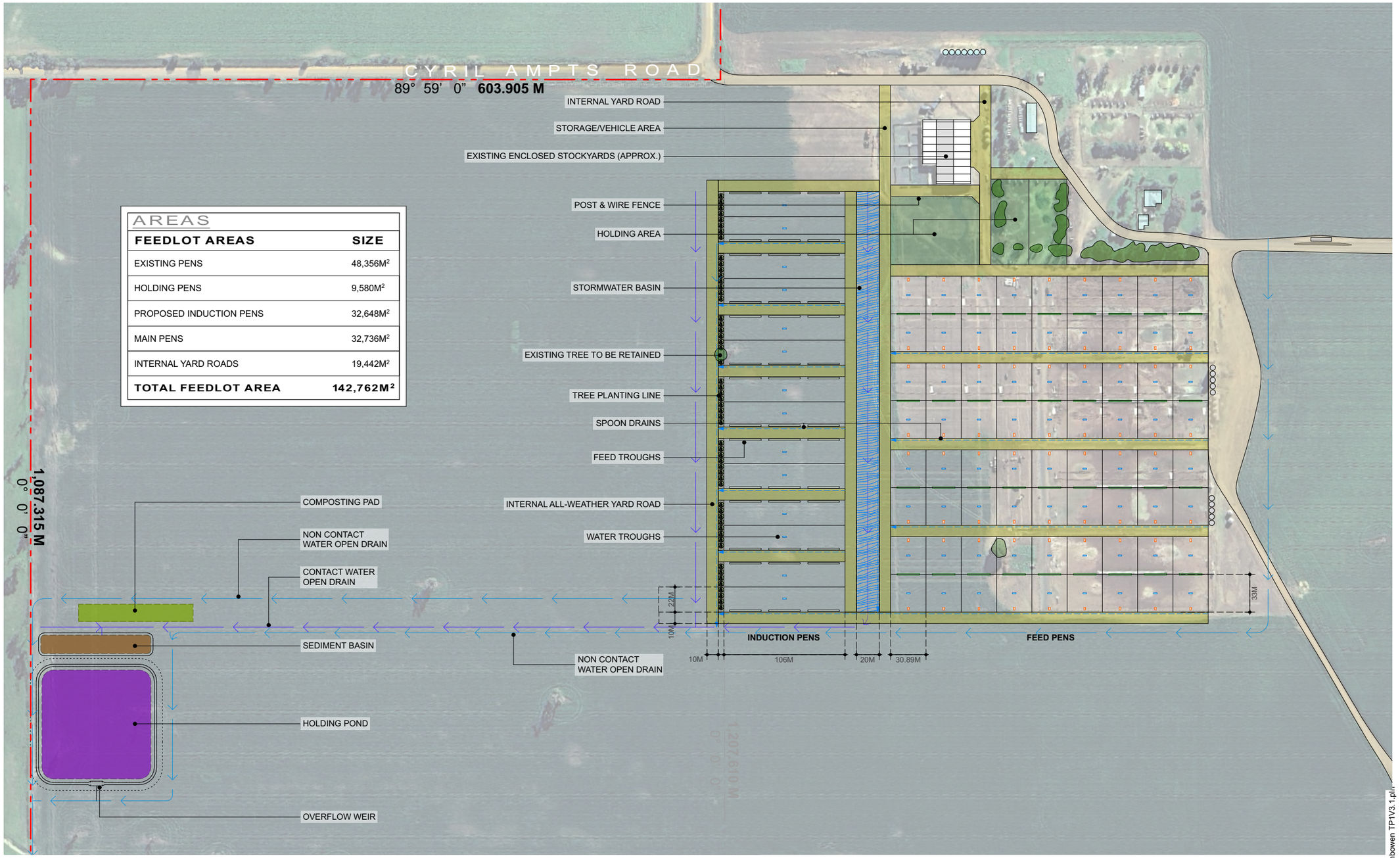
Appendix A:
Development Plans



SITE PLAN - WEST 1:3000

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© DP PLANNING 2025

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north:

date: JUNE 2025

drawn by: CD

scale: AS SHOWN A3

project no.: 25-011

rev.: /

designed by: CD

dwg no: TP1 of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln



SITE PLAN - EAST 1:3000

DRIVEWAY / CROSSOVER 1:1000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© DP PLANNING 2025

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

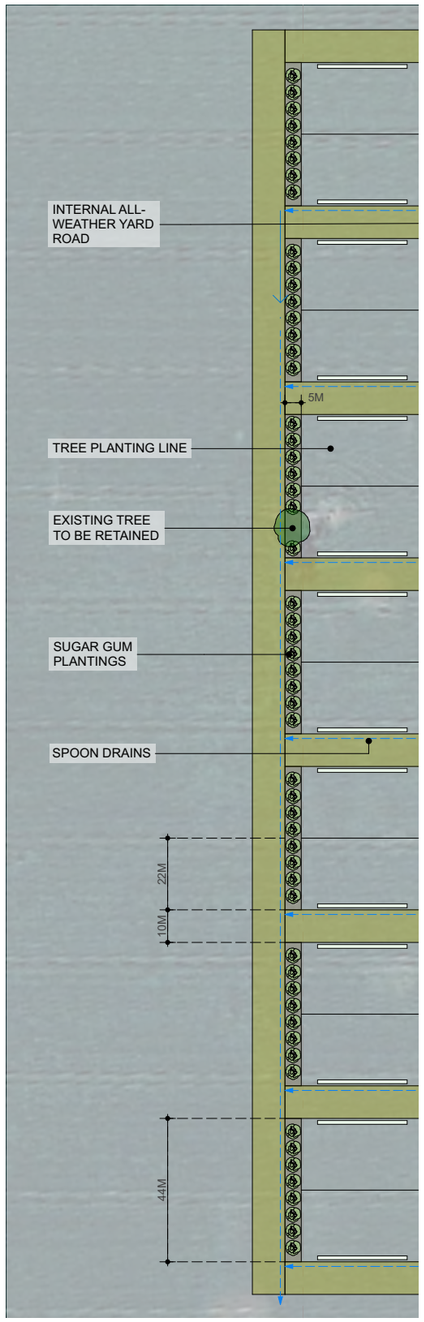
project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN- EAST (DRIVEWAY)

north: N

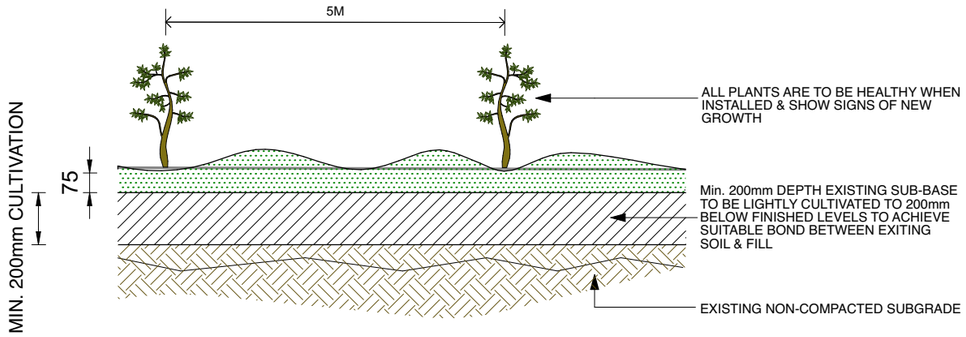
date: JUNE 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP2 of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	ABBREVIATION	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	QTY
TREE						
EUCALYPTUS CLADOCALYX	SUGAR GUM	—	<35m	<15m	250mm pot	55



Notes:

- SOIL CONDITIONS TO MEET AUSTRALIAN STANDARDS FOR LANDSCAPING & GARDEN USE.
- REMOVE & DISPOSE OFF-SITE ANY DEBRIS OR PARTICLE LARGER THAN 50mm. THIS INCLUDES ROCKS, PAVING MATERIAL, TREE ROOTS, DISUSED INFRASTRUCTURE OR WEEDS. DISPOSE OF ANY WASTE MATERIAL TO AN APPROVED WASTE SITE.
- IF PARTICLES ARE > 50mm, CONTRACTOR IS TI SIEVE OUT PARTICLES PRIOR TO USE.
- PROVIDE SPADE EDGE AT TRANSITION FROM LAWN TO GARDEN BED.
- MULCH SHALL BE 75mm CONSOLIDATED DEPTH EUCA-MULCH.

GARDEN BED PREPARATION

1:20 — -, TP2

LANDSCAPE PLAN

1:1600 — -, TP3

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: LANDSCAPE PLAN

north:

date: JUNE 2025

scale: AS SHOWN **A3**

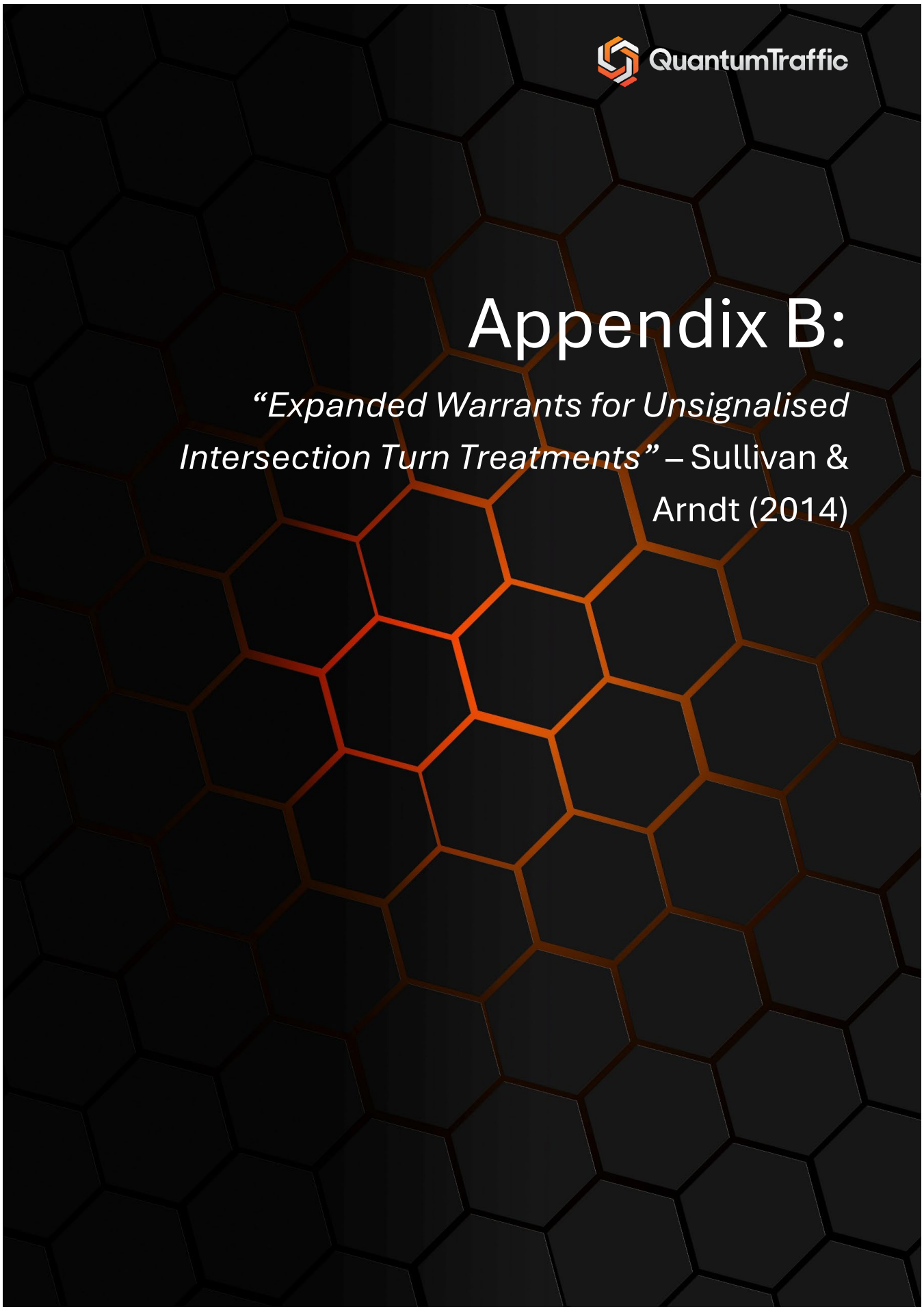
designed by: CD

drawn by: CD

project no.: **25-011** rev.: /

dwg no: **TP3** of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln


QuantumTraffic
Appendix B:
"Expanded Warrants for Unsignalised Intersection Turn Treatments" – Sullivan & Arndt (2014)

26th ARRB Conference – Research driving efficiency, Sydney, New South Wales 2014

EXPANDED WARRANTS FOR UNSIGNALISED INTERSECTION TURN TREATMENTS

Dr Dan Sullivan, Queensland Department of Transport and Main Roads, Australia

Dr Owen Arndt, Queensland Department of Transport and Main Roads, Australia

ABSTRACT

Austroads (2013) Guide to Traffic Management details warrants for the selection of turn treatments (i.e. basic, auxiliary lane and channelised) on the major road at unsignalised intersections. The methodology behind these warrants was first presented in Arndt & Troutbeck (2006) and is based on an economic comparison of the turn treatment upgrade cost and the relative crash benefits of an increased level of protection for turning vehicles. The warrants are based on a mathematical relationship and are presented in graphical form for application.

These warrants have been in application for a number of years and their extensive use has inevitably led to queries regarding application in situations not explicitly discussed in Austroads (2013). Arising from these, the QLD Department of Transport and Main Roads (TMR) identified the need for additional warrants to address some of the more common queries.

This paper provides a summary of the development of additional warrants for a range of situations and makes recommendations on these for inclusion in future versions of Austroads (2013). TMR has already adopted these warrants in the Road Planning and Design Manual (Transport and Main Roads 2014). This paper presents a summarised version of the development of the expanded warrants which are described in detail in the TMR internal report, Sullivan and Arndt (2014).

INTRODUCTION

The process to determine the preferred layout and control at intersections is based on a wide range of factors and objectives. Unsignalised intersections remain the most common form of intersection on the road network. Austroads (2013) provides national guidance for the selection of the preferred intersection turn treatment from the major road using warrant graphs. Arndt & Troutbeck (2006) explains the development of these warrant graphs, which are based upon data from an analysis of unsignalised intersection geometry and crash rates (Arndt 2004). The preferred treatment is determined through economic analysis comparing the difference in crash costs between two turn treatments with the relative difference in construction costs.

The warrants in Austroads (2013) most appropriately apply to 2-lane, 2-way (2L2W) roads for greenfield intersections on new roads. The warrants assist in the selection of the major road turn treatments types (refer Figure 1) for:

- right turn treatment - basic, short channelised or full channelised
- left turn treatment - basic, short auxiliary or full auxiliary / channelised.

These warrants have been widely used for a number of years by road agencies, consultants and developers. Inevitably queries regarding their application in a variety of situations not explicitly considered in Austroads (2013) have been raised. Based on these queries, TMR has established a need to provide additional warrants / guidance for:

- A lower speed warrant for urban speed limits of 50 to 70km/h.

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- Brownfields sites including new intersections on existing roads and upgrade of existing intersections.
- Warrants for a treatment for very low traffic volumes (i.e. a simple intersection treatment below BAR / BAL).
- Application of the warrants to multi-lane roads: 4-lane, 2-way and 6-lane, 2-way roads.
- Warrants for intersections subject to a limited period (e.g. 6 months to 1 year) of heavier traffic due to construction or mining activities.

TMR have published a detailed internal paper (Sullivan & Arndt 2014) supporting the recommendation of an expanded set of turn warrants for the selection of the preferred turn treatments from the major road at unsignalised intersections. This paper summarises the findings from that paper. The methodology and results presented herein have been prepared as a supplement to the original recommendations in Arndt and Troutbeck (2006) and are based on the same methodology. New warrants and their application would then readily supplement the existing warrants and provide consistency in outcomes.

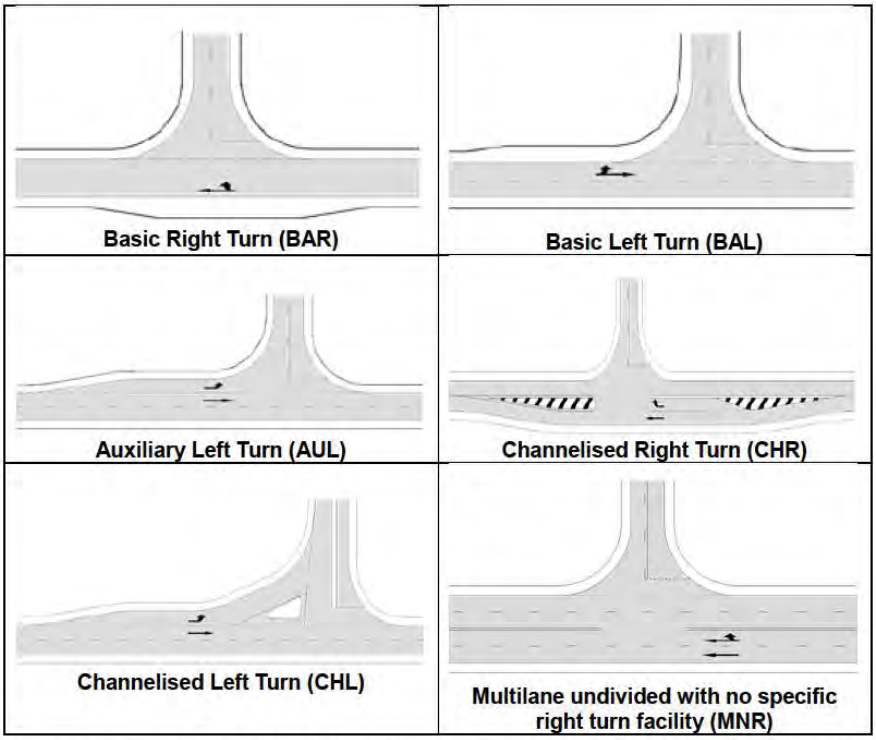

Figure 1: Diagram of the Various Major Road Turn Types (Adapted from Austroads Guide to Traffic Management Part 6, Intersection, Interchanges and Crossings (2013)).

Note: Short versions of the AUL, CHR and CHL turn treatments can also be used and are denoted as
AUL(s) for the short left turn auxiliary lane,
CHR(s) for the short right turn channelised treatment, and
CHL(s) for the short left turn channelised treatment.

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Low speed warrants

The current warrants (Austroads 2013) for turn treatments at unsignalised intersections were developed by Arndt & Troutbeck (2006) in response to perceived limitation in the previous Austroads (2005) guidance. That guidance consisted of only a single warrant graph provided to cover all road types and design speeds. Concerns raised by the Queensland motoring public centred on the desire for more CHR turn treatments on high speed roads to improve safety. TMR had received feedback from the public objecting to the provision of lower order right turn treatments on roads with high operating speeds.

Arndt and Troutbeck's (2006) research substantiated these concerns. An evaluation of the crash rates at unsignalised intersections against a range of parameters including the intersection turn treatments, volume of through and turning traffic and the speed of traffic revealed that the crash costs at many BAR treatments exceeded the cost to upgrade the intersection. A new methodology was therefore developed based on crash rates to determine the appropriate turn treatment warrants.

Two warrant curves were proposed with the first warrant for high speed roads (design speed ≥ 100km/h: design speed of 110km/h applied in the analysis) supporting the increased use of CHR and CHR(s) turn treatments. The second warrant for intermediate and low speed roads (design speed <100km/h: design speed of 80km/h applied in the analysis) was similar to the previous Austroads (2005) warrant for right turn treatments and provided consistency with previous practice. These warrants were adopted in Austroads (2009) and have been retained in Austroads (2013). They are retained in the recommended warrants as the first two graphs in Figure 7.

Warrants for lower speed situations were not developed at that time due to a concern it would result in an excessive number of graphs. Recent industry feedback however has indicated a strong desire for lower speed warrants (design speed <70km/h) with many requests relating to roads in urban areas most particularly associated with new developments.

The low speed warrant has been developed through application of Equation A3 (from Appendix A) and selection of a design speed of 60km/h. The two parameters within that equation that vary for the low speed situation are:

S_{MT} Design Speed: a reduction in the design speed results in a reduction in the differential crash rate at the intersection and allows a higher turning traffic volume to be accommodated for the same BCR outcome

ΔC_{TT} Additional Construction Cost for the higher order turn treatment: a reduction in the design speed reduces the additional cost due to a reduction in the length of turn tapers and deceleration lengths (refer Appendix B). The costs of the CHR(s) and CHR treatments therefore reduce at lower speeds. To achieve the same BCR outcome a reduced turning volume is required.

The resultant warrant for a design speed <70km/h has therefore been developed and is presented at Figure 2. The net effect of the changes in the two parameters discussed above is an increase in the combined traffic volumes that can be accommodated to achieve the same BCR result. Consequently the warrant curves shift to the right compared with the existing curves as shown in Figure 2. The warrants for design speed between 70km/h and 100km/h are depicted as dashed lines. This relationship mirrors that between the current curves for high speed and mid speed roads.

This warrant curve is therefore proposed for application with the existing two warrant curves. Discussion on the application of this warrant is provided in the recommendations section of this paper.

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BROWNFIELD SITES

The existing turn treatment warrants (Arndt & Troutbeck 2006) were developed based on the generalised cost of construction at greenfield sites where the construction of the intersection occurs as part of the same works for the through road. A greenfield site is a location on which a new road is being built where there is no development and compliance with full design standards is relatively easy to achieve. In these situations the additional construction cost associated is relatively easily defined and just relates to the incremental costs associated with the turn treatments, in comparison with the costs to construct the through carriageway only.

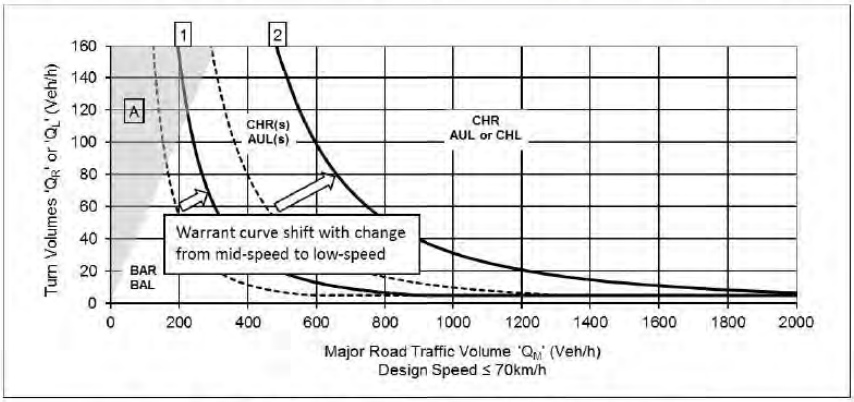

Figure 2: Low speed warrants - major road turn treatments.

Notes: Curve 1 represents the boundary between a BAR and a CHR(s) right turn treatment and between a BAL and an AUL(s) left turn treatment

Curve 2 represents the boundary between a CHR(s) and a CHR right turn treatment and between a AUL(s) and an AUL/CHL left turn treatment

Area A represents traffic volumes scenarios where the turning volume is greater than the average through volume in each direction.

A significant volume of requests received by TMR have related to the use of the existing warrants in brownfield situations, either for a new intersection on an existing road, or for an existing intersection to be upgraded. A brownfield site is a location where infrastructure (e.g. roads and buildings) exists and removing, altering or adjusting this infrastructure can be very expensive.

Practice has generally been to apply the existing warrants (based on greenfield situations) in brownfield sites. As an alternative, TMR (2006) provides a method of calculating the safety cost of the various turn treatments for comparison to actual construction costs. This methodology however has not been widely applied and has been adopted in TMR (2014) as a Design Exceptions process. Therefore a warrant based approach for application at brownfield sites was considered a necessary addition to the current warrants.

At brownfield sites, the construction costs for the intersection turn treatments can vary significantly. The incremental costs for the construction of the intersection pavement can be relatively well defined and at most intersections may be considered to sufficiently describe the incremental intersection construction sites. For the development of brownfield warrants, the analysis has been undertaken on the basis that upgrades would in most cases be planned to avoid large variable cost items (refer below).

At some sites, costs relating to relocation of utilities / services, to underground drainage systems and to structures (e.g. bridges over watercourses) can be significant and highly variable. Where these large incremental costs apply, the warrants approach developed in this paper would not be appropriate.

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The brownfield warrants have been developed through application of Equation A3 (Appendix A) for each of high speed (110km/h), mid speed (80km/h) and low speed (60km/h) situations.

The only parameter in the analysis (refer Appendix A) for brownfield sites that varies, from that for greenfield sites, is the construction cost (ΔC_{TT}) for the turn treatment. As the intersection works need to be built around an existing road, rather than constructed as part of the works on the through road, construction activities have a lower level of efficiency and higher construction rates apply. The costs for management of existing traffic on the through road also need to be included. The estimated constructing costs for brownfield intersections are therefore higher than for greenfield sites (refer Appendix B).

The increased construction cost for the turn treatment at brownfield sites results in an increase in the combined traffic volumes that can be accommodated to achieve the same BCR result. Consequently the warrant curves shift to the right of the existing greenfield warrants.

The resulting brownfield warrants for the high speed situation (design speed ≥ 100km/h) are shown in Figure 3. The greenfield warrants are also shown for comparative purposes.

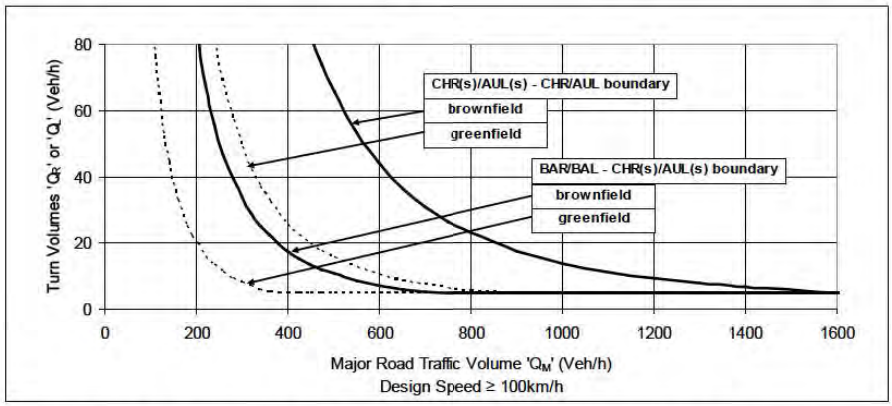

Figure 3: Brownfield and Greenfield warrants - major road turn treatments.

Figure 3 demonstrates that there is a significant shift of the warrants curves to the right for brownfield intersections in comparison with greenfield intersections. The graphs for mid speed and low speed situations revealed similar results (Sullivan and Arndt 2014).

The following implications associated with application of these warrants require consideration:

- The expectation by drivers that two intersections with the same traffic conditions should be designed and built to the same standard.
- The issues associated with the resulting likely higher crash rate at brownfield intersections and potentially an earlier requirement to upgrade the intersection.

In considering these outcomes, the preferred approach adopted by TMR is for the existing greenfield warrants to be applied where practical as Normal Design Domain (NDD) criteria. The brownfield warrants are therefore proposed as alternative design criteria for application at sites subject to site constraints or where the costs of the intersection upgrade, to greenfield criteria, are considered impractical. These therefore represent Extended Design Domain (EDD) criteria. Refer to Austroads 2006 for a discussion on Normal and Extended Design Domain.

Discussion on the application of EDD and NDD warrants are contained in the recommendations section of this paper.

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SIMPLE INTERSECTION TREATMENT – BELOW BAR

In regional areas of Queensland, many intersections were historically constructed with no widening and hence do not meet the current standard for a BAR / BAL. This intersection layout is hereafter referred to as simple intersection treatment (SR / SL) and describes an intersection with no pavement widening, or a level of widening less than that described for a BAR / BAL treatment.

The traffic volumes at many of these intersections are also very low with an AADT on the through road typically less than 500 vehicles per day with less than 50 turning vehicles per day. At these intersections the conflicts between through and turning vehicles are considered rare enough not to warrant the cost of upgrade to the intersection.

As a result of expanding resource and agricultural developments, increases in traffic volumes at a number of SR / SL intersections were expected across regional Queensland. Under current guidance and warrants, changes in intersection activity led to a review of the intersection layout and a suggested requirement to upgrade to the minimum current standards, BAR / BAL. In many of these cases an intersection upgrade was resisted given the small increase in traffic and the absence of any pre-existing safety record. It was proposed that there be no increase to the intersection turn treatments and TMR concurred that enforcing the requirement for an upgrade was not reasonable.

Two methodologies were therefore investigated to develop a warrant for the SR / SL turn treatment.

Methodology 1 – crash rates

The preferred approach for a warrant for the SR / SL intersection treatment was expansion of the current warrants methodology. Hence rearrangement of Equation A2 (refer Appendix A) to consider the Rear-End-Major vehicle crash rate per year (C_R) for a turn treatment, TT, provides:

$$C_R = 2.75 \times 10^{-12} \times Q_i^{0.406} \times Q_M^{0.912} \times S_{MT}^{2.94} \times e^{TT} \quad (1)$$

This equation can then describe the average annual crash rate if a BAR turn treatment was retained at a site for each of the existing warrant boundaries, CHR(s) and CHR. Table 1 details the results of this analysis.

In applying this approach to establish crash rates for intersections on very low volume roads, an analysis was undertaken firstly for high speed roads to establish the equivalent curves equating to 2%, 1% and 0.5% annual average crash probabilities (one crash every 50yrs, 100yrs and 200yrs respectively) during the design hour as shown in Figure 4.

Table 1: Indicative annual average crash probability

Design Speed		Crash Probability[3] (% per year)	
		CHR(s) Boundary	CHR boundary
High[1]	$S_{MT} \geq 100$km/h	5.5	11.0
Medium[1]	70km/h > S_{MT} > 100km/h	3.2	7.0
Low[2]	$S_{MT} \leq 70$km/h	2.1	4.7

Notes: 1 refer to Austroads (2013) for these warrant curves

2 refer to the Low speed warrants section of this paper for these warrant curves

3 crash probabilities are for a BAR turn treatment at each of these warrant boundaries.

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The curve representing a 0.5% average annual probability of a crash during the design hour provided a close fit to the right hand section of a proposed guideline currently used in TMR regional areas for high speed roads. A similar analysis undertaken for low and mid speed roads (refer Sullivan & Arndt 2014) established that crash rates of 10% of the expected crash rate at the BAR / CHR(s) boundary closely approximated the proposed guidance.

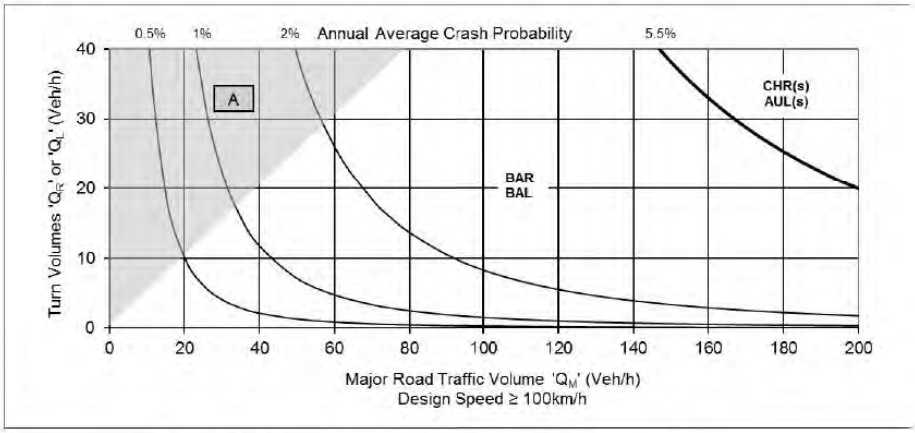

Figure 4: Annual average crash probabilities – high speed.

Note: Area A represents traffic volumes scenarios where the turning volume is greater than the average through volume in each direction.

In undertaking this analysis, the following issues were considered:

- The data collected by Arndt (2004) did not include a significant number of sites at which traffic volumes fell into the category of very low volume roads. Any use of this approach to therefore predict crash rates is based on an extrapolation of the existing data.
- The crash rates at very low volume intersections are considered likely to be so low that other factors may be of more significance in determining site specific crash rates.

Further discussion regarding these results is presented following the discussion on Method 2.

Methodology 2 – rates of conflict

An alternative method for considering warrants for right turn treatments at unsignalised intersections is the probability of a conflict between a right turning vehicle and through vehicles in both directions. The term conflict has been used in this paper to describe occurrences where a vehicle cannot continue unimpeded and is delayed. These can be described as one of the following three event types:

- A right turning vehicle is delayed by an opposing through vehicle
- A following through vehicle is delayed by a stopped right turning vehicle
- A following through vehicle is delayed by a decelerating right turning vehicle.

The rates of conflict for each of these three event types is calculated through application of the following theory described in Austroads (2008) Guide to Traffic Management Part 2: Traffic Theory:

a) The traffic distribution has been assumed to be a displaced negative exponential distribution where the proportion of right turning vehicles delayed by opposing through vehicles is given by Equation 5.15 from Austroads (2008).

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$$\text{Proportion Delayed} = 1 - e^{\frac{-q(T-\beta)}{1-q\beta}} \quad (2)$$

b) The average stopped delay to those vehicles stopped as per Equation 2 is given by Equation 5.19 of Austroads (2008)

$$d_{av}(d>0) = \frac{1}{qe^{\frac{-q(T-\beta)}{1-q\beta}}} - \frac{(T-\beta)}{(1-e^{\frac{-q(T-\beta)}{1-q\beta}})} \quad (3)$$

c) The time taken by right turning vehicles to decelerate from the design speed is calculated from:

$$v = u + at \quad (4)$$

Where

q	=	*Opposing traffic flow (veh/s)*
T	=	*Critical gap (assumed to be 4 seconds based on Austroads 2013a)*
β	=	*Displacement of the negative exponential distribution (assumed = 1.5s)*
d_{av}	=	*Average delay for stopped vehicles*
v	=	*Speed after deceleration (m/s - assumed at 0.0 for a stop)*
u	=	*Design speed (m/s)*
a	=	*Uniform rate of deceleration (0.36g based on Austroads 2010)*
t	=	*Time to decelerate (s)*
g	=	*Gravitational constant (9.81m/s^2)*

The probability of a through vehicle, following a right turning vehicle, needing to react in some way (slow, stop or manoeuvre) to avoid a conflict with the right turning vehicle can then be determined from the headway distribution behind a right turning vehicle.

$$\Pr(\beta \le h \le \tau) = 1 - e^{\frac{-q(\tau-\beta)}{1-q\beta}} \quad (5)$$

Where τ is determined as follows with the second term as either d_{av} for a vehicle following a stopped right turn vehicle, or zero for a vehicle following a right turning vehicle that does not stop.

$$\tau = \frac{u}{2 \times 0.36g} + (d_{av}, 0) + 1.0 \quad (6)$$

It is acknowledged in these calculations that use of the average delay for all right turning vehicles needing to stop is a generalisation and that there will in fact be a distribution of delays. However, for the purpose of this review to test the overall methodology, the use of a single uniform delay is considered sufficient.

This methodology was applied to the existing warrants curves and revealed that the CHR(s) / BAR warrant boundary for high speed situations represents the range of conflict rates in Table 2.

Table 2: Indicative conflict rates for design hour traffic volumes

Design Speed		Conflict Rate[2] (conflicts per hour)	
		CHR(s) Boundary	CHR boundary
High[1]	$S_{MT} \ge 100$km/h	1.8 – 4.0	4.4 – 14.0

Notes: 1 refer to Austroads (2013) for these warrant curves

2 crash probabilities are for a BAR turn treatment at each of these warrant boundaries.

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Based on this process and these results, an analysis was undertaken for high speed roads to establish the equivalent curves equating to peak hour conflict rates of 1/hr, 0.5/hr, 0.2/hr and 0.1/hr (equivalent conflicts = 2200/yr, 1100/yr, 450/yr, 225/yr respectively). The results of this analysis are presented in Figure 5.

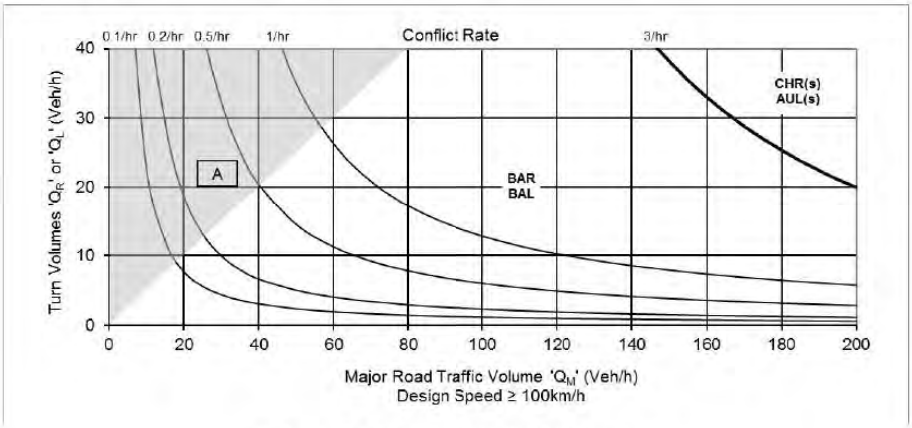

Figure 5: Conflict rates – high speed.

Note: Area A represents traffic volumes scenarios where the turning volume is greater than the average through volume in each direction.

Method 1 and method 2 discussion

The results from each of Methods 1 and 2 unsurprisingly provide similar shaped curves at lower traffic volumes describing either an average annual crash rate or a peak hour conflict rate. These curves both mirror the form of the existing warrants.

In this analysis there is no clear theoretical or research factor which favours the use of one approach over the other. Given the similarity in the results, it is considered that either could be applied. Therefore, for consistency with the existing warrants a methodology based on average annual crash rates has therefore been selected.

The proposed approach for considering a warrant for a simple intersection treatment with no widening for a BAR / BAL is therefore to apply a crash rate approximately 10% of the CHR(s) / BAR warrant boundary crash rate. This then results in warrant curves for each design speed as follows:

- High Speed Roads - 0.5% average annual crash probability during the peak hour
- Mid Speed Roads – 0.33% average annual crash probability during the peak hour
- Low Speed Roads – 0.2% average annual crash probability during the peak hour

In considering the use of intersection treatments below a BAR / BAL, it is also considered appropriate the concepts of NDD and EDD should apply. Under this concept the following recommended position proposed

- New greenfield intersections should be constructed as a minimum BAR / BAL.
- The SR/SL warrants represent EDD criteria for application in brownfield sites subject to site constraints or where the costs of an upgrade to the intersection beyond a simple layout are considered impractical.

The form of these warrants is discussed in the recommendations section of this paper.

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MULTI-LANE ROADS

Arndt (2004) incorporated data collected from a range of sites, including a number of four and six lane roads. However, the warrants developed in Arndt & Troutbeck (2006) did not explicitly discuss application to the number of through lanes on the roadway. The issue of warrants for turn facilities on multi-lane roads has regularly generated queries. This has therefore driven a need to more explicitly examine these situations.

Arndt (2004) found that the crash rate for a Multi-lane No Right turn facility (MNR - refer Figure 1) on four and six lane roads was significantly higher than for a similar volume BAR on a two lane road. The Turn Treatment constant (refer Equation A2) for an MNR was calculated at 4.59, compared with 3.83 for a BAR representing a doubling of the expected crash rate at similar traffic volumes when used in Equation 1. By comparison, there was no significant difference in the crash rate for a CHR(S) or CHR turn treatment on a four / six lane road compared to a two lane road with a CHR(S) or CHR.

In considering the development of warrants for application on multi-lane roads, the current TMR policy on these treatments is a relevant consideration. Consequently, it is considered unlikely that greenfield multi-lane roads would be constructed as undivided roads. This together with the markedly higher crash rate from MNR treatments results in the TMR preferred position that new four or six lane roads will be designed with some form of median. For the purpose of turn treatment warrants, the minimum right turn treatment allowed from multi-lane roads is therefore a CHR(S) treatment. This paper does not consider the development of a warrant which describes a MNR facility.

The warrants for multi-lane roads have therefore been developed applying the same methodology outlined in Appendix A and using the following parameters:

- TTM for a MNR = 4.59
- Construction cost for an MNR = $0

The resultant warrant curves for high speed roads showed very little difference compared to the existing warrants for 2L2W roads. Due to the variability in crash rates at intersections the separation between the warrants was not considered significant. In addition the left turn warrants are based on the right turn warrants and consequently they contain an additional level of conservatism. Therefore the left turn warrants do not signify any particular accuracy with respect to combined traffic volumes based on a BCR analysis.

It is therefore recommended that the warrant for a 2L2W road be adopted to provide consistency in application. This would ensure that the warrant for a CHR treatment is required at the same traffic volume levels for all roads by using the traffic volumes in the closest through lane to the turning lane (refer Figure 9) for multilane roads.

A similar analysis was undertaken for brownfield intersections on 4 and 6 lane roads. The results of this analysis demonstrated results similar to that for the greenfield intersections. As for greenfield sites the recommended approach is therefore to adopt the 2L2W warrant to provide for a level of consistency in application.

The resulting recommendations with regards to these warrants are therefore contained in the recommendations section of this paper.

Short term high volume use of intersections

An emerging issue in parts of regional Queensland is the temporary high use of parts of the road network for activities such as the development of Coal Seam Gas (CSG) infrastructure, mine construction and short term agricultural activities. In these circumstances an intersection may only be subject to higher traffic volumes for periods of less than six months across the ten year design life used in the warrants analysis. At other times, the traffic volumes at the intersection may be significantly below the warrant level for an upgrade of the intersection.

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In these cases, upgrading of the right turn treatments at the intersection for only a short period of higher traffic volumes was considered excessive and hence a balanced outcome was sought. A methodology was therefore required to establish a warrant that would reflect the balance between the periods of high volume use against the background traffic conditions.

Based on the methodology outlined in Appendix A, the most appropriate approach was through an assessment of the Crash Reduction (C_{RM}) potential of an intersection.

$$C_{RM} = \Delta A_{RM} \times C_A \times T_{DL} \quad (7)$$

The crash reduction benefit arising from the analysis of the upgraded intersection treatment, subject to a short period of high traffic demand, across the design life of the intersection can therefore be given as:

$$C_{RM} = C_{RM(normal)} \times \frac{(T_{DL} - T_H)}{T_{DL}} + C_{RM(high)} \frac{T_H}{T_{DL}} \quad (8)$$

where

$C_{RM(normal)}$ = crash reduction benefit ($) for normal traffic conditions for design life
$C_{RM(high)}$ = crash reduction benefit ($) for high traffic conditions – assumed across design life
T_H = Period (yrs) for which higher traffic volume conditions occur

The analysis in Appendix A can then be shown to reveal the following relationship between the traffic volumes during the high period and traffic volumes during normal conditions.

$$Q_{i(high)} = \left[\frac{\Delta C_{TT} \times T_{DL} - C \times Q_M^{0.912} \times Q_{i(normal)}^{0.406} \times (T_{DL} - T_H)}{C \times Q_M^{0.912} \times T_H} \right] \quad (9)$$

where

$Q_{i(high)}$ = intersection turning volumes under the high traffic conditions
$Q_{i(normal)}$ = intersection turning volumes under the normal traffic conditions

Within this equation a relationship between the turning volume during the high traffic conditions and the through traffic flow on the major road (Q_M), can therefore be determined for a given normal turning traffic volume and the period for which the higher traffic volumes exist. All the remaining parameters are typically given a single value. Examples of the resultant warrants are shown in Figure 6 for high speed roads.

CONCLUSION

In considering the results in each of the previous sections, the new warrants detailed in Appendix C are recommended for application in determining the appropriate form of intersection turn treatments.

The warrants recommended are based on the crash performance of the different turn treatments. Consideration must also be given to the operational performance of the intersection which may require a higher level turn treatment, or alternative intersection control, particularly for higher traffic volumes.

The existing warrants have proven to be the favoured tool for application in determining the preferred intersection turn treatments from the major road at unsignalised intersections. However, there is now a need to supplement the existing warrants to provide additional guidance to address a wider range of situations.

The warrants developed in this paper provide additional guidance for lower speed roads, brownfields situations, simple intersection turn treatments, multi-lane roads and short term high

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volume use of intersections. This new set of warrants now provides more complete guidance for designers in selecting the preferred intersection turn treatment.

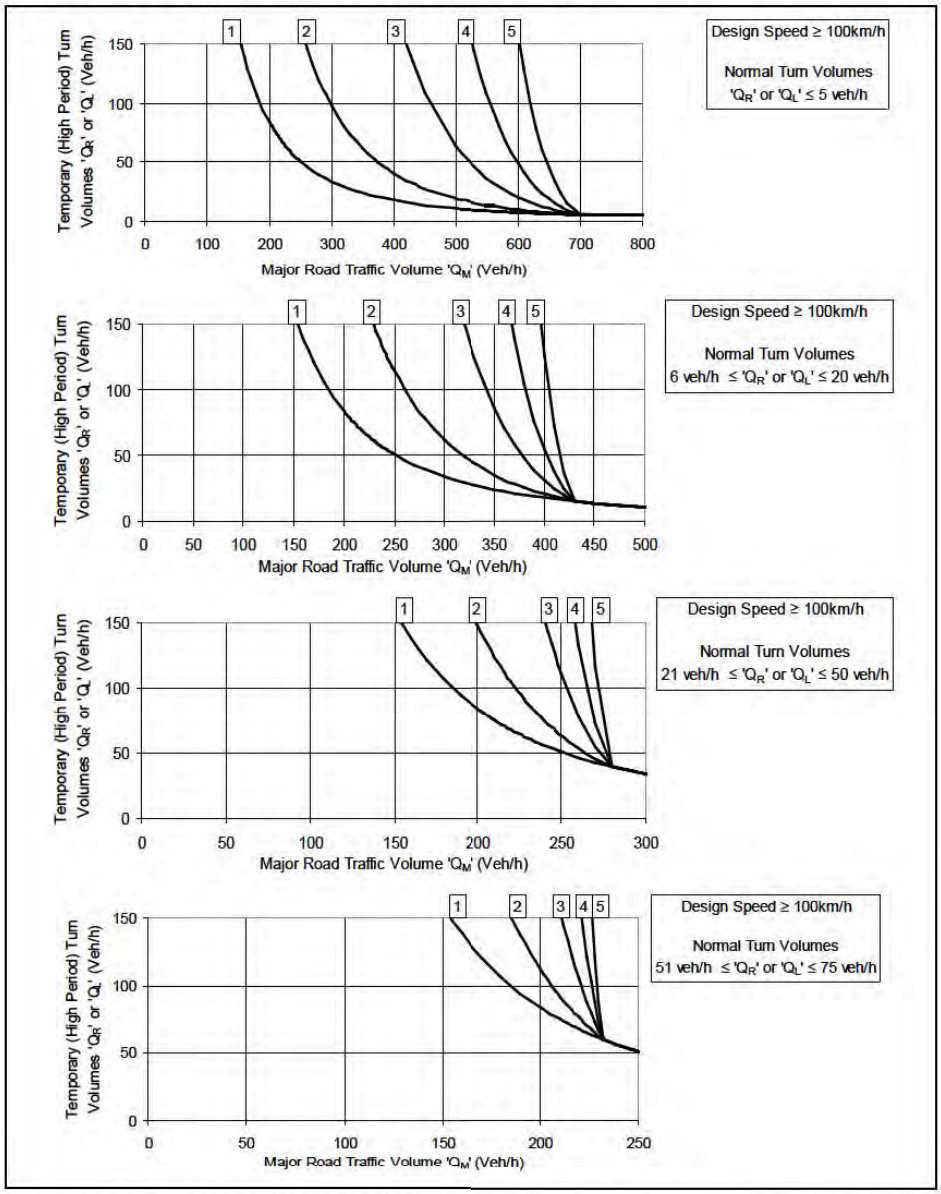

Figure 6: Warrant analysis for short term high volume use of intersection – high speed.

Notes: Curve 1: 5 yrs < TH
Curve 2: 2 yrs < TH ≤ 5 yrs
Curve 3: 1 yr < TH ≤ 2 yrs
Curve 4: 6 months < TH ≤ 1 yr
Curve 5: TH ≤ 6 months
BAR is left of curve
CHR(s) is right of curve.

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Dr Dan Sullivan (Owner of Solutions in Transport) has 25 years experience across a wide range of planning & design projects in Australia and the UK working for both Private Sector and Government Agencies. His experience spans transport planning, traffic engineering, transport policy and management of concept / detailed design and design & construct projects and alliances.

Dan's current work with TMR applies his experience in development of road and traffic engineering standards in developing guidelines and standards for Traffic Management for Roadworks, Road Design and Traffic Engineering. Previously, Dan worked for Main Roads Western Australia and was responsible for the overall development of State based standards for Road Design, Traffic Engineering, Survey and Mapping and Design Data Standards. He has sat on Standards Australia and Austroads committees.

Dr Owen Arndt has over 30 years experience in the planning and design of urban and rural roadways, motorways, intersections and interchanges. His experience also covers the management of road and noise barrier construction projects. Owen has developed and updated numerous road design standards for TMR and Austroads, has undertaken major research projects, developed and delivered road design training courses and provided specialist advice

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and reports on road design standards and projects. In 2011, Owen coordinated the development of the Transport Network Reconstruction Program Design Guidelines for the reconstruction of TMR's network damaged by the recent disaster events. Owen currently holds the position of Director (Road Design) within the Queensland Department of Transport and Main Roads (TMR), where he manages a specialist road design team of approximately 30 people.

APPENDIX A – WARRANTS METHODOLOGY

The following summarises the methodology contained in Arndt and Troutbeck (2006) and describes the process used to develop the warrants.

$$BCR = \frac{\Delta A_{RM} \times C_A \times T_{DL}}{\Delta C_{TT}} \qquad (A1)$$

where

BCR = benefit/cost ratio of providing the higher level right-turn treatment over the provision of the minimum turn treatment (BAR or BAL)

ΔA_{RM} = reduction in Rear-End-Major vehicle accidents per year per major leg according to Equation 2 below – number of Rear-End-Major vehicle accidents per year for a minimum turn treatment (BAR or BAL) minus the number of Rear-End-Major vehicle accidents per year for the higher level treatment (accidents per year)

C_A = average cost of a Rear-End-Major vehicle accident = $38,974 (Arndt 2004)

T_{DL} = design life (years)

ΔC_{TT} = additional construction cost - the cost of construction of the higher-level turn treatment minus the cost of construction of the minimum turn treatment (BAR or BAL)

$$\Delta A_{RM} = 2.75 \times 10^{-12} \times Q_i^{0.406} \times Q_M^{0.912} \times S_{MT}^{2.94} \times (e^{TT_M} - e^{TT_A}) \qquad (A2)$$

where

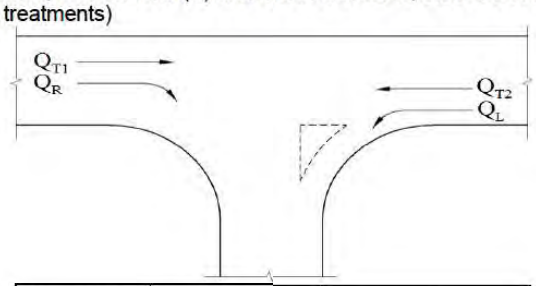
Q_i = turning traffic flow from the major leg (veh/h) (Q_R or Q_L as per Figure A1)

Q_M = traffic flow on the major legs according to Figure A1 (veh/h)

S_{MT} = 85th percentile through major road speed (km/h)

TT_M = type of minimum turn treatment – dummy variable (3.83 for a BAR treatment, 0.666 for a BAL treatment)

TT_A = type of higher-level turn treatment – dummy variable – (3.31 for an AUR treatment, 0.00 for CHR(S) and CHR treatments, 0.0493 for AUL(S), AUL and CHL treatments)



Turn Type	Splitter Island	Q_M (veh/h)
Right	No	= $Q_{T1} + Q_{T2} + Q_L$
Right	Yes	= $Q_{T1} + Q_{T2}$
Left	No/Yes	= Q_{T2}

Figure A1: Calculation of the Parameter 'QM'.

Substituting Equation A2 into Equation A1 and rearranging produces Equation A3.

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$$Q_i = \left(\frac{3.64 \times 10^{11} \times BCR \times \Delta C_{TT}}{C_A \times T_{DL} \times Q_M^{0.912} \times S_{MT}^{2.94} \times (e^{TT_M} - e^{TT_A})} \right)^{2.46} \quad (A3)$$

APPENDIX B – ESTIMATED COSTS FOR VARIOUS TURN TREATMENTS

The following details the estimated turn cost treatments for greenfield sites as contained in Arndt and Troutbeck (2006) and expansion of these to estimate costs at brownfield sites.

Table B1: Cost of Turn Treatments

Turn Treatment	Cost of Turn Treatments ($)					
	Greenfield			Brownfield		
	60 km/h	80 km/h	110 km/h	60 km/h	80 km/h	110 km/h
BAR	7,725	8,300	9,125	13,950	14,975	16,475
CHR(s)	15,625	20,300	29,650	28,050	36,450	53,225
CHR	25,125	34,725	51,950	46,200	62,450	93,300
MNR	0	0	0	0	0	0

APPENDIX C – RECOMMENDED WARRANTS

The following warrants are recommended as a replacement for the existing warrants contained in the current versions of *Austroads Guide to Road Design – Part 4A, Signalised and Unsignalised Intersections* and in *Austroads Guide to Traffic management – Part 6, Intersections, Interchanges and Crossings.*

1. Greenfield Applications – Normal Design Domain (Refer Figure C1)

An additional warrant for roads with speeds ≤ 70km/h is added to the existing warrants in Transport and Main Roads (2006) and Austroads (2013).

At greenfield intersections on 2L2W roads, the minimum turn treatment shall be a BAR / BAL. Intersections without any widening (Simple intersection treatments) should not be constructed at new intersections on new roads.

In considering 4-lane, 2-way (4L2W) and 6-lane, 2-way (6L2W) situations the same warrant curves as for 2L2W roads should be applied. The major road traffic volume (QM) is calculated as per note 5 to Figures 8 and 9. At new four and six lanes roads, it is assumed that a median of sufficient width would be included to accommodate a CHR(s) or CHR treatment at every intersection where a right turn from the major road is allowed.

2. Brownfield Applications – Extended Design Domain (Refer Figure C2)

At brownfield sites, the incremental costs for the construction of either a new intersection on an existing road, or for the upgrade of an existing intersection are significantly increased due to the piecemeal nature of the works and the management of existing traffic.

The warrants for brownfield sites represent alternative design criteria for application at sites subject to site constraints or where the costs of the intersection upgrade are considered impractical. These criteria are therefore proposed as Extended Design Domain (EDD) warrants.

An additional consideration is that many intersections, especially lower volume intersections, have been constructed without any widening and hence do not meet the minimum design layout for a BAR / BAL. These intersections are referred to in this paper as Simple Intersections

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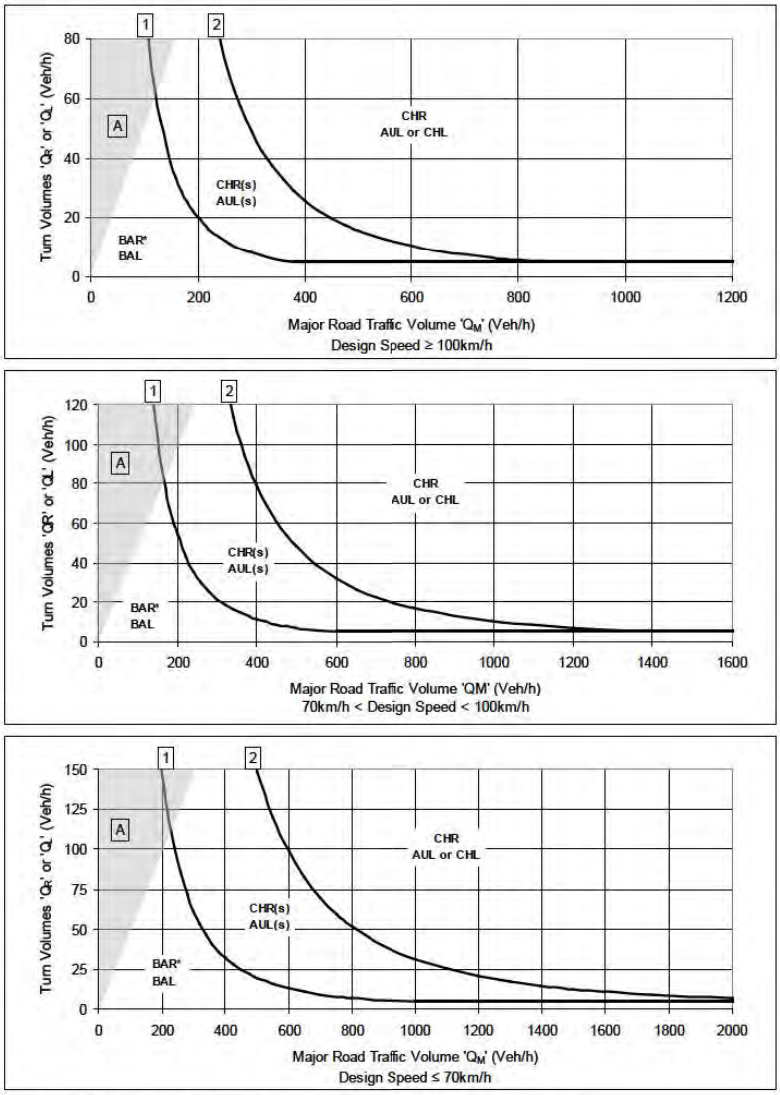
(SR/SL). Warrants have therefore been proposed which allow the retention of these intersections at brownfield intersections.



* - *the minimum right turn treatment for multi-lane roads is a CHR(s)*

Figure C1: Warrants - major road turn treatments - normal design domain.

3. Intersections with a Short Period of High Volume – (Refer Figure 6)

Intersections in regional areas across Queensland are at times subject to a limited period of heavier traffic due to the development of Coal Seam Gas (CSG) infrastructure, short term agricultural activities, mining activities or other developments. During these periods the traffic volumes may be substantially higher than the base traffic conditions. However, in many cases it is not considered appropriate to upgrade the intersection just for the short period of high use.

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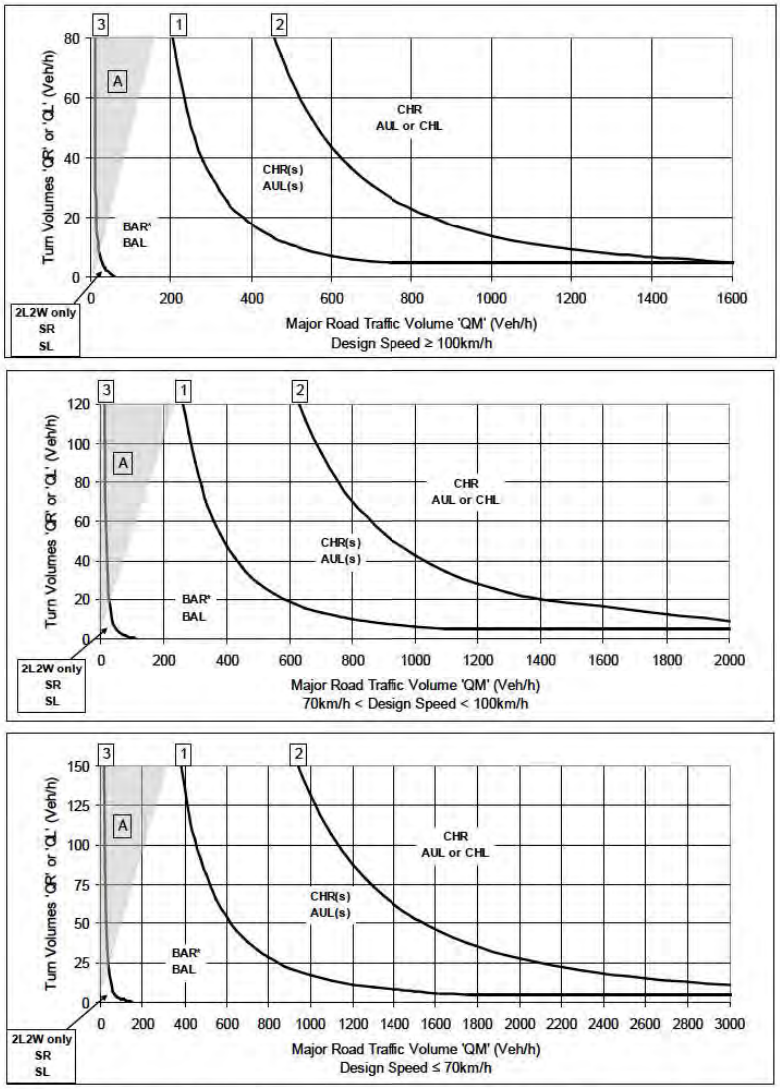
Using a balanced design life assessment of the Crash Reduction potential of the upgraded intersection treatment, an alternative set of warrants were developed including parameters for a shorter period TH of high turn volumes.



** - the minimum right turn treatment for multi-lane roads is a CHR(s)*

Figure C2: Warrants - major road turn treatments - extended design domain.

The following notes apply to the warrants in Figures C1 and C2.

1. Curve 1 - For 2L2W roads represents the boundary between a BAR and a CHR(S) turn treatment and between a BAL and an AUL(S) turn treatment. For 4/6L2W roads represents the boundary between a BAL and an AUL(S) turn treatment only. The minimum right turn treatment is a CHR(s) on 4/6L2W roads.

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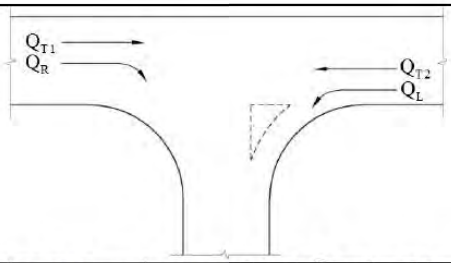
2. Curve 2 represents the boundary between a CHR(S) and a CHR turn treatment and between an AUL(S) and an AUL / CHL turn treatment. The choice of CHL over an AUL will depend on factors such as the need to change the give way rule in favour of other manoeuvres at the intersection and the need to define more appropriately the driving path by reducing the area of bitumen surfacing.
3. Curve 3 represents the boundary between a Simple Intersection Treatment and a BAR turn treatment. This curve applies to EDD only.
4. The warrants apply to turning movements from the major road only (the road with priority). For turns from the minor road, turn treatments are determined through an operational performance evaluation applying gap acceptance analysis and an evaluation of acceptable delays and queues.
5. Q_M
   a. For 2L2W roads, Figure C3 is to be used to calculate Q_M.
   b. For 4/6L2W roads, Q_M for right turns uses the full opposing flow Q_{T2} and only the traffic flow in the nearest lane of the following flow (50% of Q_{T1} for a four lane road, and 33% for a six lane road).



Road Type	Turn Type	Splitter Island	Q_M (veh/h)
2 Lane 2 Way	Right	No	= $Q_{T1} + Q_{T2} + Q_L$
		Yes	= $Q_{T1} + Q_{T2}$
	Left	Yes / No	= Q_{T2}
4 Lane 2 Way	Right	No	= 50% x $Q_{T1} + Q_{T2} + Q_L$
		Yes	= 50% x $Q_{T1} + Q_{T2}$
	Left	Yes / No	= 50% x Q_{T2}
6 Lane 2 Way	Right	No	= 33% x $Q_{T1} + Q_{T2} + Q_L$
		Yes	= 33% x $Q_{T1} + Q_{T2}$
	Left	Yes / No	= 33% x Q_{T2}

Figure C3: Calculation of the Major Road traffic Volume Parameter 'Q_M'.

6. Traffic flows applicable to the warrants are peak hour flows, with each vehicle counted as one unit (i.e. do not use equivalent passenger car units [pcus]).
7. If more than 50% of the traffic approaching on a major road leg turns left or right, consideration needs to be given to possible realignment of the intersection to suit the major traffic movement. However, route continuity issues must also be considered (for example, realigning a highway to suit the major traffic movement into and out of a side road would be unlikely to meet driver expectation).
8. If a turn is associated with other geometric minima, consideration should be given to the adoption of a turn treatment of a higher order than that indicated by the warrants.
9. At higher traffic volumes, consideration should also be given to the operational performance of the intersection which may require a higher level turn treatment, or alternative intersection control, than required by these warrants based on crash analysis.
10. The warrants in Figure C2 shall be considered as Extended Design Domain parameters.

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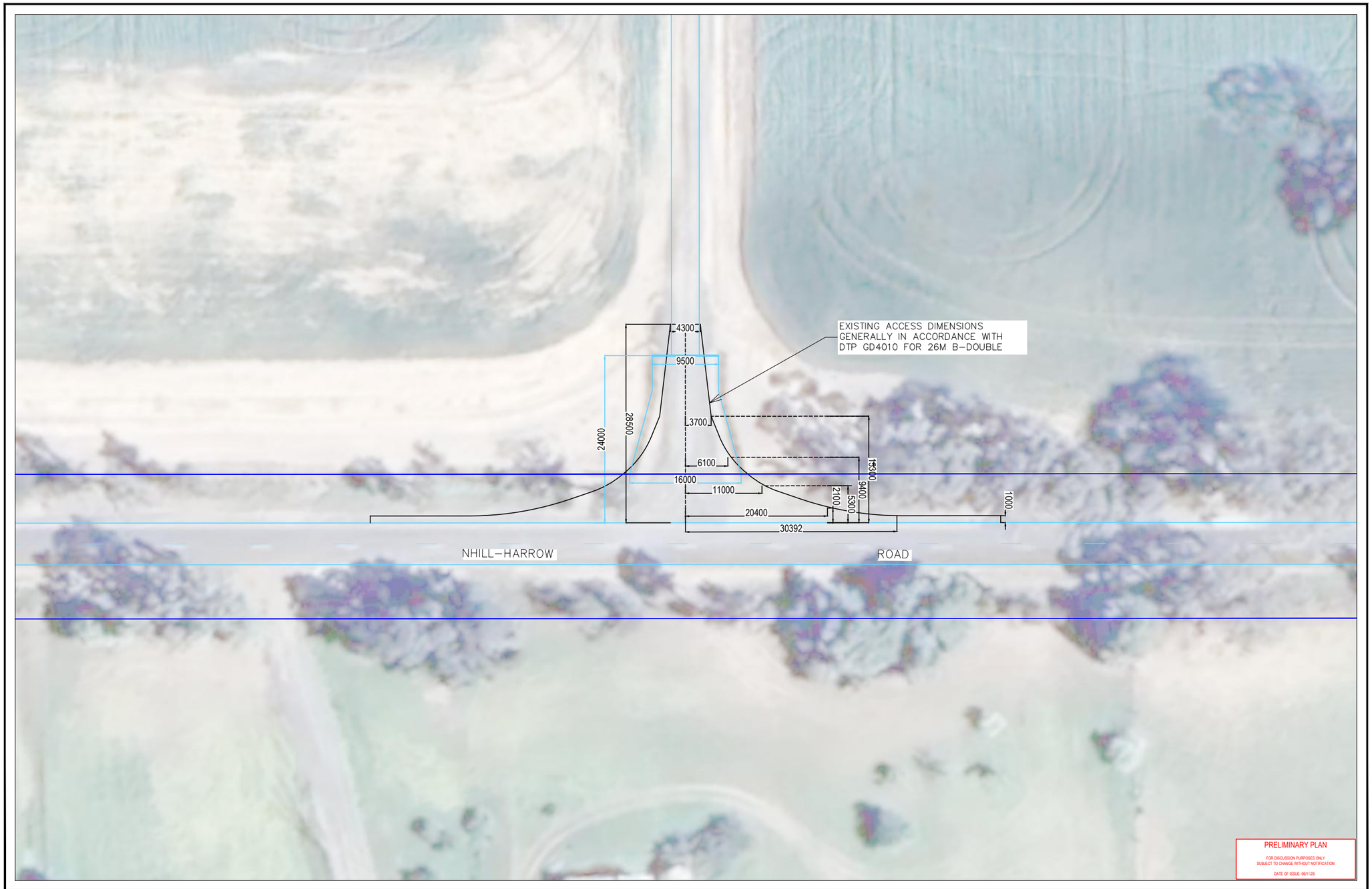
Appendix C:

Concept Plan – Nhill-Harrow Road Vehicle Access



ISSUE	DATE	DESCRIPTION
A	22/10/25	DRAFT FOR DISCUSSION
B	06/11/25	FOR SUBMISSION

DESIGNED:	BH
CHECKED:	DB
DATE:	22/10/25
PROJECT REF:	25–0518

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GENERAL NOTES:

1. DESIGN BASED ON AERIAL PHOTOGRAPH
2. AERIAL PHOTOGRAPH SOURCE: GOOGLE EARTH
3. NHILL–HARROW ROAD – SPEED ZONE 100KM/H
4. ACCESS DESIGN IN ACCORDANCE WITH DTP GD4010 FOR 26M B–DOUBLE

5488 NHILL–HARROW ROAD
GYMBOWEN

VEHICLE ACCESS – CONCEPT PLAN

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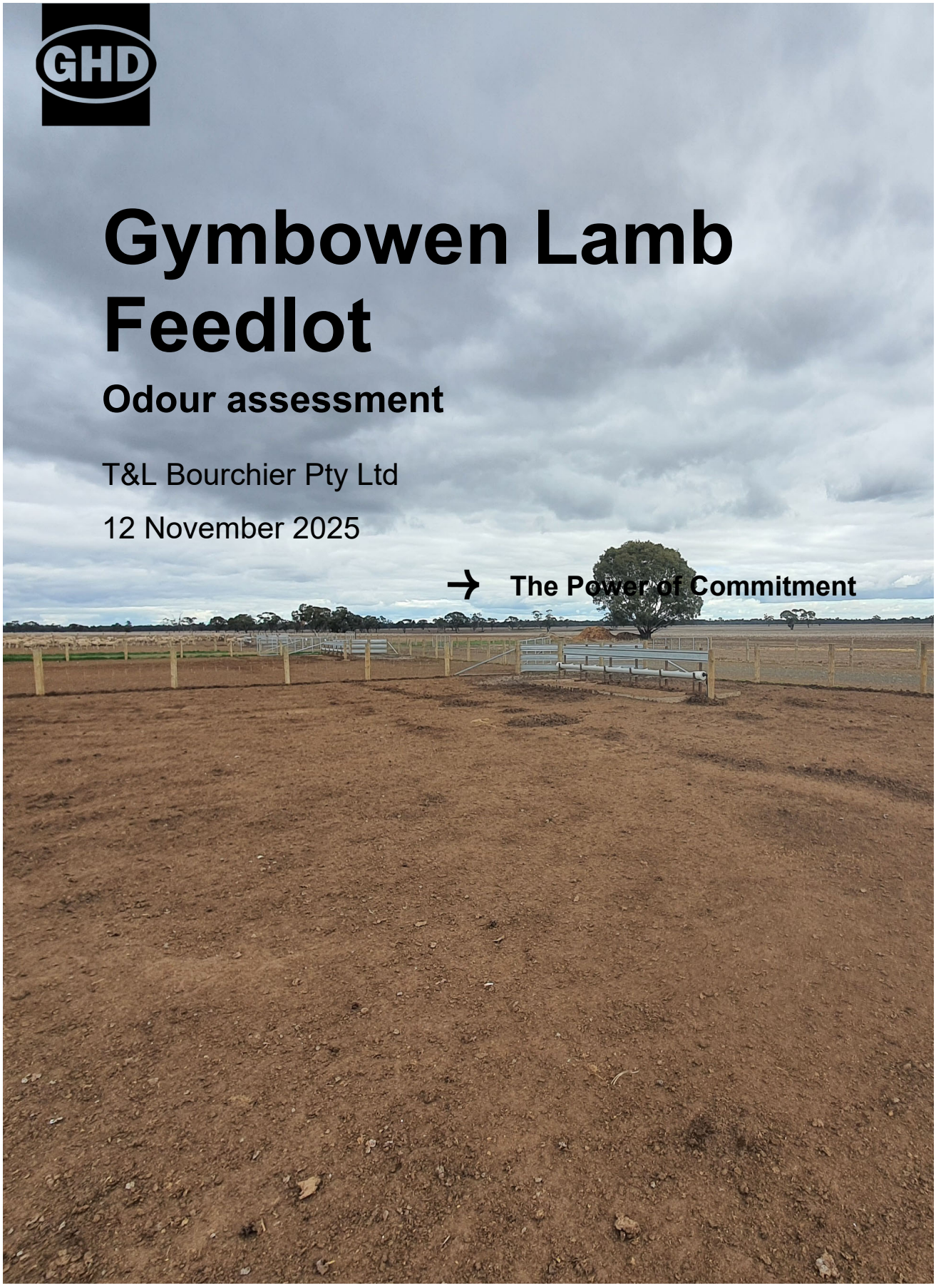

Gymbowen Lamb Feedlot

Odour assessment

T&L Bourchier Pty Ltd

12 November 2025

→ The Power of Commitment

Project name		Lamb feedlot 5488 Nhill Harrow Road Gymbowen - Odour Assessment					
Document title		Gymbowen Lamb Feedlot | Odour assessment					
Project number		12613737					
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Status Code	**Revision**	**Author**	**Reviewer**		**Approved for issue**		
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S3	Draft A						18/07/2023
S4	0	C. Sim	M. Asimakis		M. Asimakis		28/07/2023
S4	1	C. Sim	M. Asimakis		M. Asimakis		12/11/2025
[Status code]							
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Appendix A	Selection of meteorological station

1. Introduction

GHD Pty Ltd (GHD) was engaged by Sustainable Project Management (SPM), acting for T&L Bourchier Pty Ltd (T&L), to conduct a Level 3 odour assessment in accordance with EPA Publication 1883 – *Guidance for assessing odour* (EPA, 2022) for a lamb feedlot located at 5488 Nhill-Harrow Road, Gymbowen, 3401, Victoria (the site).

GHD understands that T&L currently owns a feedlot at the site with a capacity of 10,000 lambs and proposes to increase the capacity of the site to two turnovers of 28,000 lambs between September and May each year. It is understood that T&L has engaged SPM to prepare and submit a development licence application to the Environment Protection Agency (EPA) Victoria for the proposed increase in capacity and an odour risk assessment is required to support this application.

1.1 Purpose of this report

The purpose of this report is to assess the potential risk of odour impacts from the proposed increase in lamb capacity at the site on the surrounding land. The findings, conclusions and recommendations of this assessment should be read in conjunction with the limitations presented in Section 1.3.

1.2 Scope of works

The scope of works for this report included the following:

- A meeting with SPM at the commencement of the project.
- Review the current and proposed odour controls.
- A conceptual site model (CSM) that identifies all sources and activities that have the potential to generate odour during the operations.
- Assess the level of risk from odour source using source-pathway-receiving environment tool which includes odour source hazard potential, odour exposure pathway effectiveness and receiving environment sensitivity.
- Historical complaint data analysis within the Gymbowen area closest to the site.
- Undertake an assessment of local meteorology from the Bureau of Meteorology (BoM) station located at Edenhope Airport.
- Characterise the meteorology at the site by means of wind roses and stability roses. This enables directions of good and poor dispersion to be developed.
- Derive a site-specific separation distance for the site.
- Undertake air dispersion modelling.
- Report detailing the findings of the above tasks including level of risk (or zone of risk) surrounding the site in the context of sensitive receptor impacts.

1.3 Limitations

This report has been prepared by GHD for T&L Bourchier Pty Ltd and may only be used and relied on by T&L Bourchier Pty Ltd for the purpose agreed between GHD and T&L Bourchier Pty Ltd as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than T&L Bourchier Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by T&L Bourchier Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

1.4 Assumptions

The following assumptions were utilized in the preparation of this report:

- Odour is the primary emission of concern from the lamb feedlot.
- Odour generated from the lamb feedlot is linearly proportional to the throughput of the facility.
- It is to GHD's knowledge that there is no known odour emission inventory available specifically for lamb feedlot. GHD relied on information from a study published by Meat and Livestock Australia Ltd in 2003[1] to undertake air dispersion modelling. Further, GHD also relied on the odour emission rates used in an odour assessment report prepared by ERM in June 2015[2].
- T&L has considered the Fixed Separation Distances for the site as recommended in the *National procedures and guidelines for intensive sheep and lamb feeding systems (2011).*
- All information provided is correct and representative of the proposed operations at the site.
- Data obtained from the Bureau of Meteorology (BoM) for the Edenhope Automatic Weather Station (AWS) is deemed to be representative of the meteorology at the site.

[1] "Investigation into reducing odour emissions from partly loaded sheep vessels whilst in port", prepared for Meat & Livestock Australia and Livecorp in 2003 by Michael McCarthy from Professional Agricultural Services Pty Ltd.
[2] "Central Victoria Livestock Exchange Odour Impact Assessment", Planning Panels Victoria Reference Number C185, prepared by ERM for RLX Investment Company in June 2015

2. Relevant legislation and guidelines

2.1 Environment Protection Act 2018 (amendment to Environment Protection Act 2017)

EPA Victoria released a new legal framework on 1 July 2021, with the intention for this framework to drive environmental improvements in industrial operations. The cornerstone of the Environment Protection Act 2017 (the EP Act) is the general environmental duty (GED), which requires Victorians to understand and minimise their risks of harm to human health and the environment, from pollution and waste.

Complying with the GED is about taking reasonable proactive steps and employing good environmental work practices. Compliance with the GED can be through following responsibilities under Occupational Health and Safety (OHS) laws, meeting industry standards, adopting industry better management practices, and following other relevant legislation related to the environment. In effect, the GED makes it clear that it is the individual businesses' responsibility to reduce risk to the environment and to protect it.

2.2 Environment Reference Standard

The EP Act's environment protection framework includes the Environment Reference Standard (ERS). This identifies environmental values, air indicators and objectives that set the benchmark for the quality of the air environment needed to protect environmental values. The environmental values identified include:

- Life, health and wellbeing of humans
- Life, health and well-being of other forms of life, including the protection of ecosystems and biodiversity
- Local amenity and aesthetic enjoyment
- Visibility
- The useful life and aesthetic appearance of buildings, structures, property and materials
- Climate systems that are consistent with human development, the life, health and well-being of humans, and the protection of ecosystems and biodiversity

The ERS is a reference standard, not a 'compliance standard' for businesses i.e. it relates to ambient air and not any individual facility. The ERS replaces SEPP (AQM) and generally adopts the objectives in the National Environment Protection Measure (Ambient Air Quality) (NEPM AAQ) with some modifications.

The following air quality indicators, and respective objectives, relevant to this assessment are outlined below:

- ***Odour***

  An air environment that is free from offensive odours from commercial, industrial, trade and domestic activities

As such, the 5 Odour Unit (OU) level is generally taken as the level that if the odour is offensive, it may lead to nuisance and resultant complaint. Hence, GHD has utilised the 5 OU level to assess the 99.9th percentile 3-minute average odour impact from the site.

2.3 EPA Draft Publication 1949 Separation Distance Guideline

The EPA Victoria odour and dust risk assessment framework requires industries in the first instance to be assessed through EPA Draft Publication 1949 *Separation Distance Guideline*, which provides a methodology for assessing applicability and suitability of separation distances.

EPA Publication 1949 was released in December 2022 as a draft guideline, expected to replace EPA Publication 1518. The guideline provides advice on recommended separation distances between industries and sensitive land uses when impacted by odour or dust.

The purpose of this guideline is to:

– Protect the community from human health and amenity risks associated with unintended offsite odour and dust impacts generated by industry.
– Protect industry from inappropriate land use and development nearby that may constrain operations.

2.3.1 Project application

As recommended in the Draft EPA Publication 1949, the separation distance for industries that fall under the category of Intensive sheep feeding system[3] should be determined using the *National procedures and guidelines for intensive sheep and lamb feeding systems (2011)*.

This guideline is originally published in June 2011 and is later revised in January 2020. The purpose of this guideline is to provide the intensive feeding sector of the sheep and lamb industry with recommended procedures for management that align with current environmental, animal welfare and community expectations as well as guidelines for current best practice.

Table in Section 6 of the guideline details the procedure for calculating the recommended separation distance between intensive feeding system and sensitive areas to address community amenity. The separation distance refers to the distance from the closest point of the intensive feeding system's boundary to the receptor. The intensive feeding system includes pens, handling facilities, sedimentation systems, holding ponds and manure stockpile and composting areas.

It should be noted that the guideline recommends the consideration of separation distances in two contexts:

1. Fixed separation distances – these separation distances are not dependent on individual site information and will be the same for all sites. Examples of fixed separation distances are distance to public road, major watercourse, property boundary, etc. Example details can be found in Table 6-1 of the guideline.
2. Variable separation distances – are based on the dispersion of odours from their source. They are used to determine allowable sheep numbers and management practices necessary to satisfy adopted air quality objectives for individual sites.

For the purpose of this assessment, GHD assesses only the variable separation distance. It is assumed that T&L has considered the Fixed Separation Distances during the design phase of the proposed feedlot.

The derivation of variable separation distance for the intensive feeding system is presented below:

$$Separation\ Distance = \sqrt{\frac{N}{7.3}} \times (S1 \times S2 \times S3 \times S4)$$

Where:

– Separation distance: In metres between the closest points of the feedlot, including the pens, manure storage areas, effluent system and loading and unloading facilities and the most sensitive receptor or impact location.
– N: Maximum number of standard sheep units at any one time[4].
– Composite factor S: Multiplication of S1, S2, S3, and S4
– S1: Stocking density factor which considers the class of feedlot and area available per standard sheep unit held in the pen.
– S2: Receptor factor which considers the type of receptors around the feedlot.
– S3: Terrain factor which considers the flow paths as a result of topographical features of the site at night time (the katabatic wind effect), or the impact of low level night time temperature inversions.
– S4: Vegetation and surface roughness factor which considers the vegetation density and intervening topography between the intensive feeding systems and the receptor.

[3] Industry activity definition: Where sheep are confined indoors or at high density for agricultural production
[4] A standard sheep unit is defined as a sheep of 60 kilograms live weight. More details are presented in Table 6-2 of the guideline.

2.4 EPA Publication 1883 Guidance for assessing odour

EPA Publication 1883 provides guidance on how to assess the risk posed by odour emission sources and to understand the receiving environment where effects might occur. The guideline is to be utilised once an assessment of the separation distance has been undertaken to assess for any potential constraints. This is to evaluate the risk of harm in accordance with ERS objective for odour.

EPA Publication 1883 focuses on the assessment of odour under the provisions of the EP Act, including the GED, which requires all Victorians to take precautionary and reasonable actions to avoid hazards causing harm. The guideline is primarily intended for government, the planning sector, practitioners and specialists, who need to understand offensive odours that are associated with a development proposal, investigation or study where an odour assessment is required. The publication provides a framework for three levels of risk assessment, according to the odour impact potential of an industry or site. The three levels of assessment include:

– Level 1 – Gateway assessment of emissions duration, wind direction and cumulative odour sources
– Level 2 – Source-Pathway-Receptor assessment
– Level 3 – Detailed risk assessment that could include:
    - Comparisons with similar operations or case studies
    - Risk assessment using field odour surveillance data
    - Complaint assessment
    - Community odour surveys/questionnaires and odour diaries
    - The use of dispersion modelling

2.4.1 Project application

This assessment includes a Level 2 assessment and selected Level 3 tools to help provide further evidence to assess the overall odour risk from the lamb feedlot. The tasks associated with Level 2 and 3 assessments undertaken for this site are presented below:

Level 2 assessment

– Step 1: Odour source hazard potential
– Step 2: Exposure pathway effectiveness
– Step 3: Receiving environment sensitivity
– Step 4: Overall risk of odour impacts (combining steps 1 to 3)

The publication allocates a quantitative value to the outcome of each assessment step, to obtain an overall level of risk encompassing each aspect. The allocations are selected for several components contributing to the risk factor in each step, using the examples given by EPA.

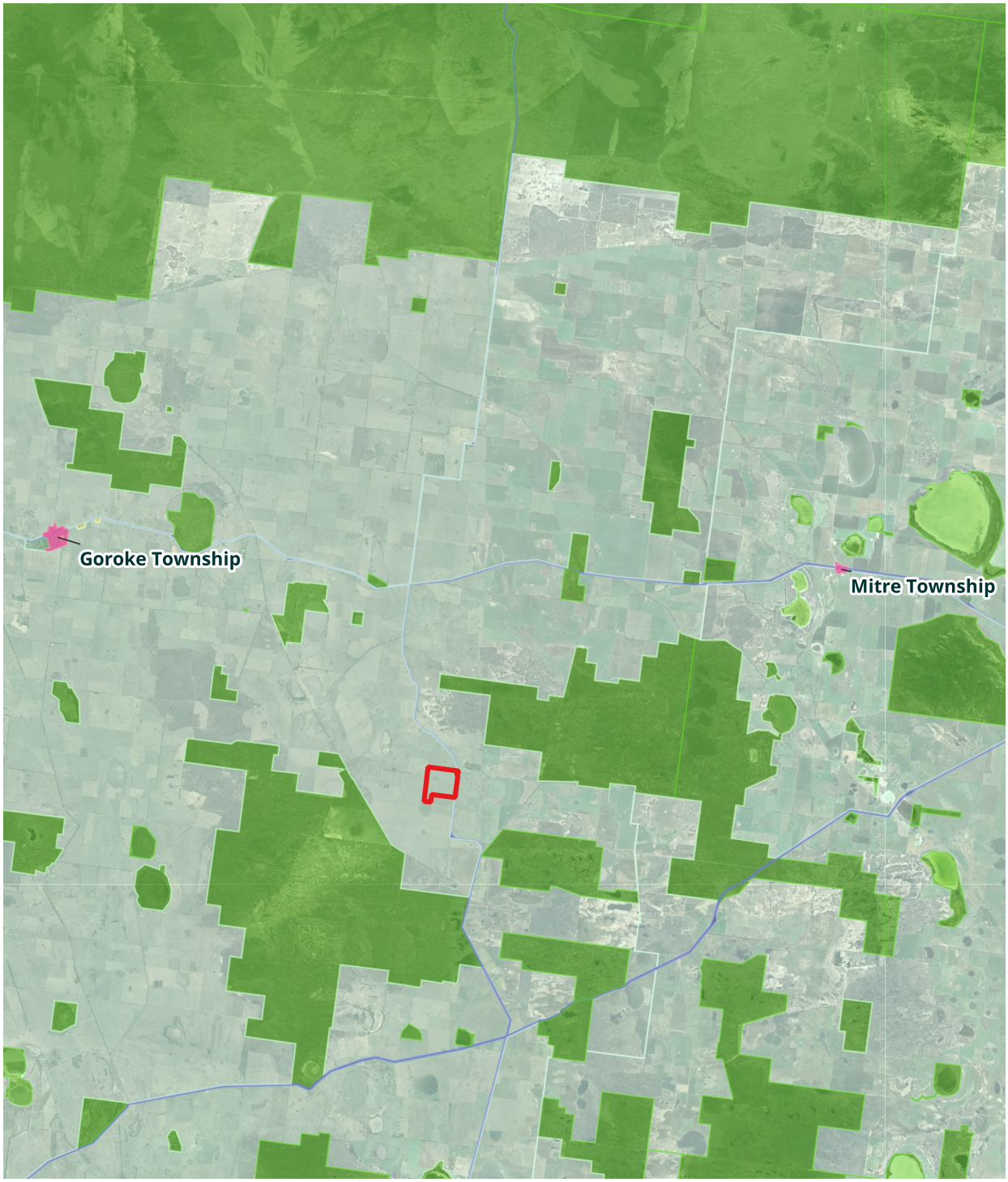
Selected Level 3 assessment

– Complaint assessment
– Odour dispersion modelling

3. Site overview

3.1 Location, land zoning and surrounding land use

The site is located at 5488 Nhill-Harrow Road, Gymbowen, within the West Wimmera Shire Council. The site is currently zoned as Farming Zone and the surrounding area is currently zoned as Farming Zone and Public Conservation and Resource Zone under the West Wimmera planning scheme. The site is located approximately 14 km southeast of the Goroke Township and approximately 15 km southwest of the Mitre Township. An aerial image of the site relative to the townships and land zonings are shown in Figure 1.



Legend

- Site boundary
- Townships
- Farming Zone
- Public Conservation and Resource Zone

Paper Size ISO A4
0 2 4 km

Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

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T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Site Location

Project No. **12613737**
Revision No. **-**
Date. **05/07/2023**

FIGURE 1.0

Document Path: \\ghdnet\ghd\AU\Melbourne\Projects\31\12613737\GIS\Maps\Working\12613737_5488Nhill_Lamb_Feedlot.qgz
Print Date: 05/07/2023

Data Source: Google Earth Imagery 2023.
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3.2 Sensitive receptors

The definition of a sensitive receptor or sensitive land use is defined by EPA[5] as:

'Any land use that requires a focus on protecting human health and wellbeing, local amenity and aesthetic enjoyment." Examples of such sensitive land uses include but not limited to, '*dwellings, hospitals, aged care facilities, education centres, childcare centres, places of worship, corrective institutions'.*

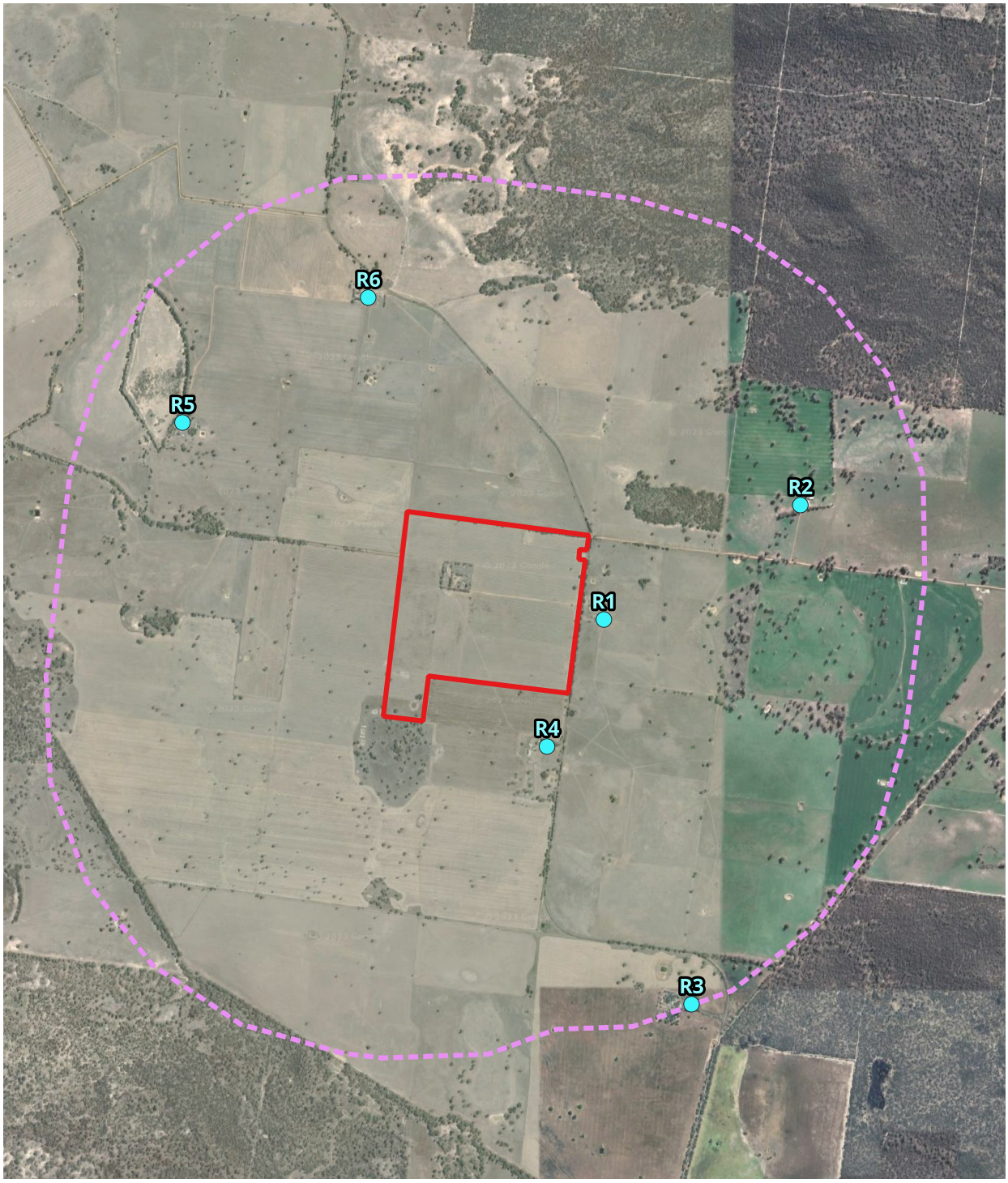
Based on the above, sensitive receptors were identified within 2 km of radius from the site as this is generally considered the distance at which sensitive receptors are likely to experience odour nuisance from an odour source. All sensitive receptors identified are rural farm houses located on lands zoned as Farming Zone, and are presented in Table 1 and graphed in Figure 2. The nearest existing sensitive receptor (R1) is currently located 156 m east of the site boundary. Note that receptor R4 is a property owned by T&L.

It should be noted that the sensitive receptors are identified based on publicly available aerial imagery provided in Google Earth and Google Maps at the time this assessment is undertaken. The receptor addresses are verified using VicPlan[6].

Table 1 Sensitive receptors identified within approximately 2 km radius from the site boundary

Receptor	Address	UTM 54 x (m)	UTM 54 y (m)	Distance from site boundary (m)	Direction relative to the site boundary
R1	5493 Nhill-Harrow Road	556532.9	5927387.8	156	E
R2	117 Morgans Road	557688.5	5928073.3	1,259	ENE
R3	5810 Nhill-Harrow Road	557047.2	5925132.7	1,971	SSE
R4	5570 Nhill-Harrow Road (Property of T&L)	556196.0	5926650.7	329	S
R5	5244 Nhill-Harrow Road (within the same property parcel lot as R6)	554048.2	5928559.4	1,424	WNW
R6	5244 Nhill-Harrow Road (within the same property parcel lot as R5)	555142.4	5929295.9	1,281	NNW

[5] EPA Publication 1949, Separation distance guideline (2022)
[6] https://mapshare.vic.gov.au/vicplan/ - Last access July 2023



Legend

Site boundary
2 km radius from boundary
Sensitive receptors

Paper Size ISO A4
0 0.5 1 km

Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

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T&L Bourchier Pty Ltd
5488 Nhill-Harrow Road lamb feedlot

Sensitive receptors

Project No. 12613737
Revision No. -
Date. 17/07/2023

FIGURE 2.0

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4. Site overview

4.1 Proposed process

The site proposes to have two turnovers of 28,000 lambs between September and May (nine months) each year, and no lambs are proposed to be kept onsite between June and August. The main activity undertaken at the site during feed lotting seasons are listed below:

Arrival and Weighing

Upon arrival at the feedlot, lambs are weighed and identified with a unique tag. The average weight at arrival is 40 kg. The lambs are then sorted into groups based on weight and age.

Housing

The lambs are housed in pens or feedlot bays, which are designed to provide adequate space, ventilation, and drainage. The pens are bedded with straw or other materials to provide a source of rough age. At the end of the season, the pen floors are cleaned to remove manure that has collected over the season. The pens are designed with an elevated with a midpoint that drains outward to swoon drains for collection.

Feeding

Lambs in the feedlot are fed a diet consisting of a corn (30%), beans (40%), almond husk (10%) and malted barley (20%). The feed is formulated to provide the necessary nutrients and energy for growth and weight gain. The roughage, such as hay or silage, is provided to promote rumen health and aid in digestion.

Watering

Groundwater is pumped and provided to the lambs at all times. Automatic watering systems are used to ensure a constant supply of water. Watering troughs are constructed on elevated concrete pads.

Health Management

Feedlot lambs are closely monitored for signs of illness or disease. They are vaccinated upon arrival and receive additional treatments as needed. Regular health checks are conducted to ensure that any issues are identified and addressed promptly.

Growth and Weight Monitoring

Lambs are regularly weighed to monitor their growth and weight gain. The feed ration is adjusted based on their weight gain and other factors. Lambs are fed until they reach 60 kg of liveweight. This indicates that at the end of each cycle, the proposed site is expected to hold a maximum of 28,000 Standard Sheep Unit (SSU)[7].

Transport

After the lambs have reached the desired liveweight of 60 kg, they are transported off site for processing.

4.2 Proposed operational hours

During operational phase, the site proposes to have two turnovers of 28,000 lambs between September and May (nine months) each year. The main tasks which will occur at the site during these nine months, and their proposed operating hours are listed below:

– Monday – Sunday, 06:00 and 18:00
  Feed preparation and distribution, livestock handling, induction and dispatch, pen cleaning and manure management.

  Monday – Sunday, outside normal working hours
  Some heavy vehicle movements are likely to occur, (for example in summer), it is desirable to transport livestock either at night or in the early hours of the morning for animal welfare reasons.

[7] One SSU refers to a sheep or lamb with a liveweight of 60 kg.

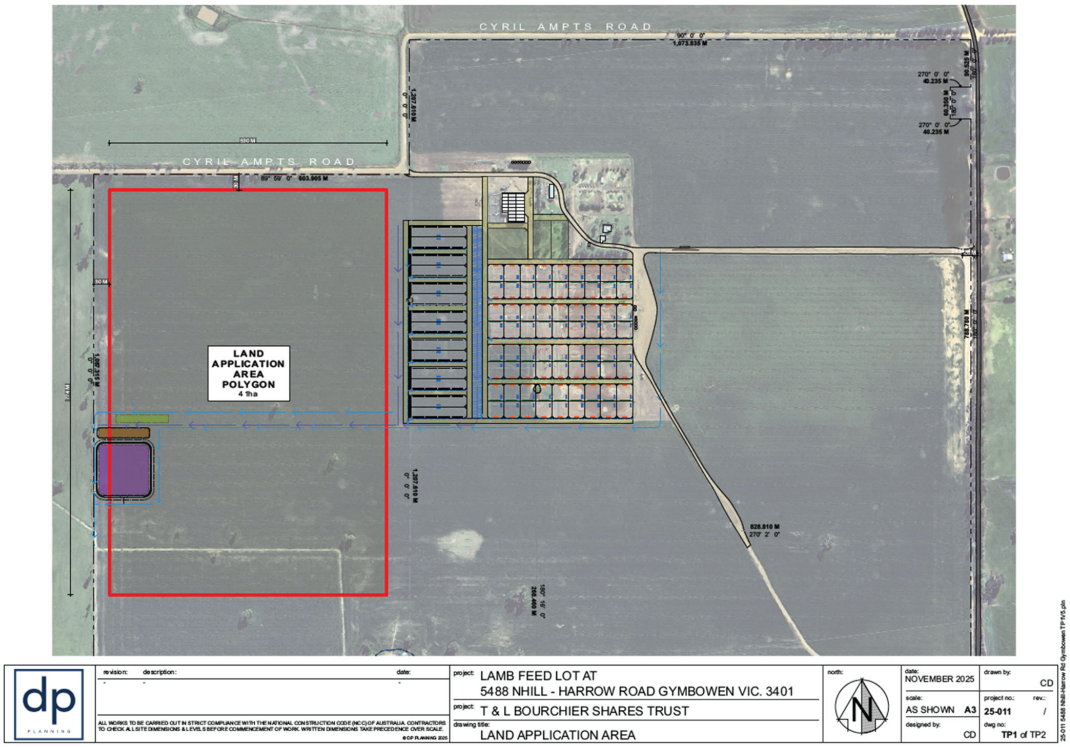
Monday – Friday, 06:00 and 18:00
The Feedlot would be active. Weekend operation would occur between similar hours for feeding.

Monday – Friday, 07:00 and 17:00, with only minor exceptions for weekends during local harvest times
Grain deliveries and feed movements onsite.

4.3 Proposed site layout

Based on the information provided by SPM on 7 November 2025, there will be seven (7) induction pens and seventy-two (72) open-air feed pens constructed south of the existing buildings on the site. The 72 feed pens each has an area of 1,019.37 m^2 (33 m X 30.89 m). It is proposed that there will be a holding pond which collects runoffs of lamb effluents via the spoon drains. At the end of each cycle, the pens are cleaned out to produce approximately 100 m^3 of manure which will be moved to the composting pad.

The proposed site layout showing the proposed feed pens, induction pens, irrigation area, holding pond and composting pad where manure and mortality stockpiles are placed are shown in Figure 3.


CYRIL AMPTS ROAD
CYRIL AMPTS ROAD
LAND APPLICATION AREA POLYGON
4 Ha
525.810 M
270° 2' 0"
project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401
project: T & L BOURCHIER SHARES TRUST
drawing title: LAND APPLICATION AREA
date: NOVEMBER 2025
drawn by: CD
scale: AS SHOWN A3
project no: 25-011
designed by: CD
dwg no: TP1 of TP2

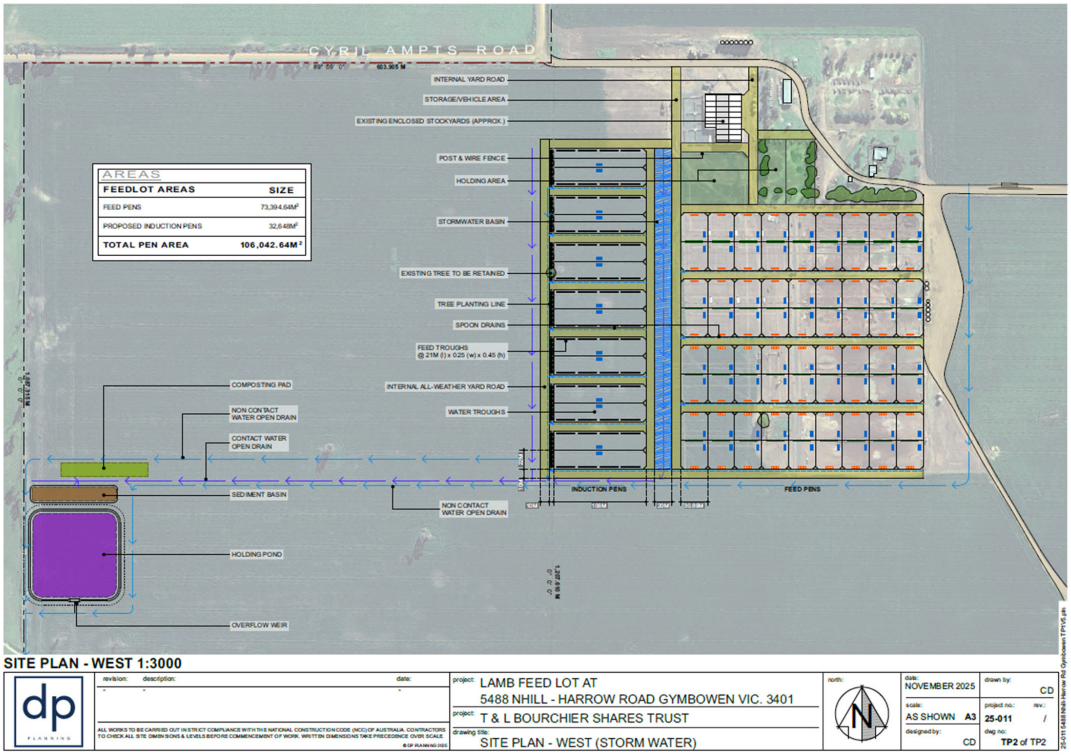


Figure 3 ***Proposed site layout plan showing the locations of feed pens relative to other features on at the site (provided by SPM in November 2025)***

4.4 Sources of odour

The main sources of odour are as follows:

- Feed pens
- Holding pond
- Lambs themselves
- Effluent – the pens are sloped either side of the bay to allow runoff to be collected by swoon drains and diverted to the holding pond
- Manure composting – pens are cleaned out at the end of the season to produce 100 m^3 of manure that will be moved to the composting area
- Carcass disposal

Induction pens are not considered as one of the main sources of odour as these pens are holding areas for newly arrive lambs before eventually transitioning into feed pens. The time lambs spent in the induction pens are relatively short as compared to the time spent in feed pens.

Individual mortality disposal will occur through on-site composting. Low mortality rates are expected to occur at the feedlot as a result of the high standard of feedlot management and regular checking of lambs including veterinary observation where required. Based on current operations, the mortality rate for the site is expected to be less than 2%. A rate of 2% equates to 560 head per cycle at full capacity. The material generated by the lamb composting process will be incorporated in the routine manure disposal program. An area of the manure stockpile/carcass compost area will be required for this purpose. Some manure and straw will be used to ensure there is sufficient carbon for the carcasses to effectively compost. Composting carcasses will be kept separate from the stockpiled manure to ensure they can be effectively monitored and managed during the active composting phase. In order to break down carcasses, multiple heat cycles are needed. Initially, the pile is left undisturbed until all flesh is no longer visible and only large bones remain. This takes around three months for lamb carcasses. For the second cycle, material is turned to facilitate further breakdown and the moisture content checked and adjusted as necessary. The second heat cycle typically lasts around four weeks. Any large bones that remain after this cycle become brittle and are crushed or added to the next pile for composting. Since effective composting of mortalities is a low odour process, the mortalities composting area is not expected to be a significant odour source.

5. Separation distance – National guideline for intensive sheep and lamb feeding systems

5.1 Derivation of S1 – S4

This sub-section presents the derivation of the composite factor S for the calculation of separation distance of the site from sensitive receptors. The derivation of S1 – S4 is based on the guidance provided in the National procedures and guideline for intensive sheep and lamb feeding systems (National guideline 2011).

5.1.1 S1 – stocking density factor

The stocking density factor S1 is derived from Table 6-3 of the National guideline 2011 based on the following:

– Class of the feedlot (Table 6-8 of the National guideline 2011)
– Stocking density (the number of lambs in a given unit of area at any point in time)

Table 2 below summarises the derivation of S1.

Table 2 Derivation of S1

Factor determining S1	Factor applicable to the site
Class of feedlot	The proposed activity is considered as Class 2 intensive feeding system based on the following: - The permitted stock number is limited by separation distances and environmental impacts - The design standard is high and site is removed from impact locations - Pen floor construction is graded and compacted hard pen floor - Proposed to operate between September and May
Stocking density	Based on information provided by SPM, the size of a pen is 33 m X 30.89 m, and there are 72 feed pens for the proposed feedlot. $Stocking\ density = \frac{(33\ \times 30.89)\ m^2}{(28000/72)} = 2.6\ m^2\ per\ head$
S1 factor based on Class 2 feedlot and stocking density of 2.6 m^2 per head	**51.84**

5.1.2 S2 – Receptor factor

As presented in Section 3.1 and 3.2 of this report, the site and surrounding area are zoned as Farming. It is located at least 14 km from the nearest townships and the nearby receptors are rural farming residences.

Based on Table 6-4 of the National guideline 2011, the receptor type is regarded as rural farm residence or rural school. The receptor factor applicable to this assessment is 0.3.

5.1.3 S3 – Terrain factor

The site elevation is at approximately 170 m above mean sea level. The surrounding area within a radius of 2 km from the site boundary has elevations ranging between 168 m and 180 m. The nearest highest terrain feature is Mount Arapiles, located at least 3 km northeast of the site. The terrain surrounding the site is considered to be flat and the terrain factor applicable to the site is 1.0.

5.1.4 S4 – Vegetation and surface roughness factor

Trees are present along Nhill-Harrow Road, between the proposed activity and the nearest receptor to the east. Further, it is proposed that trees would be planted along the eastern end of the feeding pens as shade trees. These trees can act as a vegetative environmental buffer (VEB). A VEB is generally described as a dense, multiple-row planting of trees, shrubs and grasses positioned downwind of livestock industries to filter, intercept and adsorb particulates (dust) and aerosols (odour) from odour sources resulting in reduced odour impacts.

Based on Table 6-6 of the National guideline 2011, the vegetation and surface roughness factor applicable to this assessment is 0.93 (undulating landscape).

5.2 Separation distance for the proposed lamb feedlot

The site is proposed to accept a maximum of 28,000 lambs at live weight of 40 kg between September and May, and it will transport the lambs offsite once an average weight of 60 kg is reached. For the purpose of this assessment, the maximum number of standard sheep units at any one time is therefore the total number of lambs proposed to be accepted at the site, which is 28,000 lambs. Using the S1, S2, S3 and S4 values derived in sub-sections 6.1.1 – 6.1.4, the separation distance results in the following calculation:

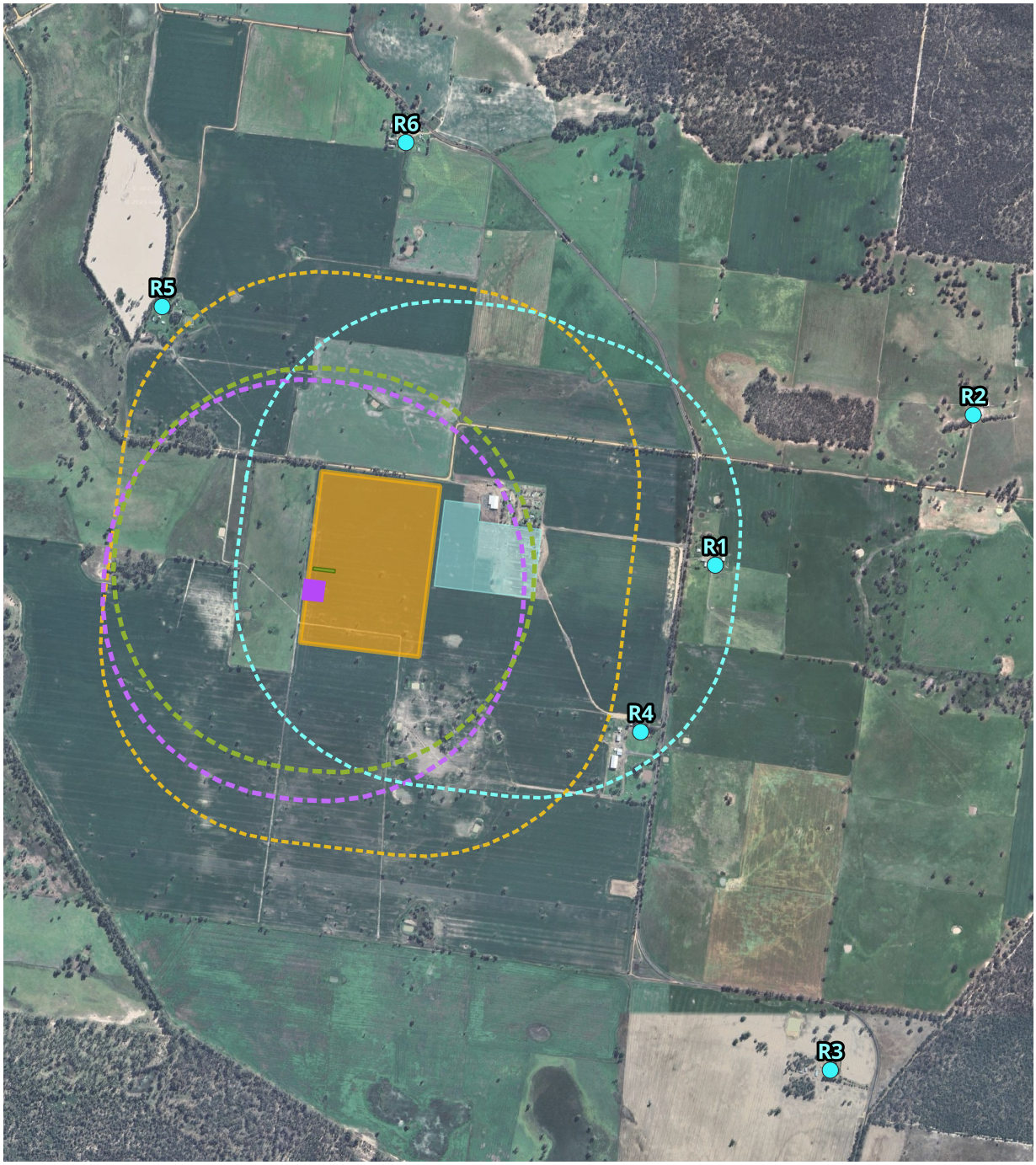
Separation Distance= $\sqrt{(N/7.3)} \times (S1 \times S2 \times S3 \times S4)$

Separation Distance= $\sqrt{(28000/7.3)} \times (51.84 \times 0.3 \times 1.0 \times 0.93) = 896$ **m**

5.3 Implication for the site

The separation distance of 896 m is applied to each facility within the proposed feedlot complex which includes the proposed holding pond, composting pad, irrigation area, induction pen and feed pens. The proposed feedlot activity and the separation distances applied are presented in Figure 4.

Based on Figure 4, the separation distance for the proposed induction and feed pens encompass receptors R1 and R4 (Property of T&L) identified in Section 3.2. No other receptors are within the calculated separation distance.



Legend

- SensitiveReceptors

Proposed feedlot activity

- Composting pad
- Induction and feed pens
- Holding pond
- Irrigation area

Seperation distance (896 m)

- Composting pad
- Induction and feed pens
- Holding pond
- Irrigation area

Paper Size ISO A4
0 0.5 1 km
N

Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

GHD

T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Separation distance for the proposed feedlot activity

Project No. 12613737
Revision No. -
Date. 11/11/2025

FIGURE 4.0

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6. Level 2 Odour risk assessment

Given one receptor (R1) not owned by T&L is within the calculated separation distance, further assessment has been undertaken to assess the odour risk. EPA Publication 1883 offers three levels of risk assessment to examine the potential for odour impacts to occur from industries. The level 2 assessment uses a source/pathway/receiving environment tool to assess the level of risk from the odour source. This is a qualitative method; however, the outcome of the assessment is quantified with the use of scores determined by the EPA. The scoring of the assessment outcome is based on three attributes:

– Hazard potential of the source (odour source score – OSS)
– Exposure pathway between the source and sensitive locations (odour pathway score – OPS)
– Sensitivity of the receiving environment (odour receiving environment score – ORS)

GHD has applied the steps and tools in the level 2 assessment as outlined in the following subsections.

6.1 Odour Source Score (OSS)

To determine the odour potential of the source, the nature and size of site along with the type of odour emissions are required to be categorised. Table 3 summarises the derivation of OSS for the site.

Table 3 Derivation of scores for OSS

Category applicable to the lamb feedlot	Score
The applicable categories for a lamb feedlot in Appendix A of EPA Publication 1883 are the "intensive farming category for pigs, sheep and chickens" and "feedlots", both categories are regarded to have very high odour potential and hence it has a score of 4.	4
The site is an open-air operation and there are odour mitigation measures in place such as design of the pens being sloped either side of the bay to allow runoff to be collected by swoon drains and diverted to the holding pond. There are also management techniques requiring human intervention. It is proposed that the pen floors are cleaned at the end of the season to remove manure that has collected over the season.	0
Total OSS	**4**

6.2 Odour Pathway Score (OPS)

To determine the effectiveness of the transmission of odour from the potential source to receiving environment, the following categories are considered:

– Distance of receiving environment to the source
– Meteorology of receiving environment to the source
– Terrain and built form within the area
– Hours of operation of odour generating activities

Table 4 summarises the derivation of OPS for the site. The total OPS score is the highest score of all the scores determined in the above categories. **Based on Table 4, the ORS score is 3.**

Table 4 Derivation of scores for OPS

Category type	Selected Category	Score
Distance	Long distance – The receiving environment is kilometres or hundreds of metres from the source	1
Meteorology	Favourable – The winds from West which will place the nearest receptors (R1) downwind of the site have frequency of occurrence of 1.5%.	1
Terrain	Neutral – The site has moderate vegetation surrounding the site and it is on the same altitude as the receiving environment.	2
Hours of operation	High frequency – The odour sources from the site are continuous as the lambs are proposed to be in the open-air pens throughout each cycle.	3
	OPS score (Taken as the maximum score of all the categories)	**3**

6.3 Odour Receiving Environment Score (ORS)

The sensitivity of the receiving environment has two aspects: the overall land use in the receiving environment and the compliance history, social or historical context experienced by people in the receiving environment (where +1 is added to the odour receiving environment score (ORS)).

Land use is based on the land use terms and nesting diagrams in the Victoria Planning Provisions (VPP) groups, which are grouped into three categories. The dwellings surrounding the site boundary are single, isolated dwellings located in a Farming Zone so it can be assumed the receiving environment falls within the agriculture VPP land use term. The receiving environment is therefore classified as low sensitivity, which has a score of 1.

Applying the above rating, the ORS score is 1.

6.4 Final score

A level 2 source pathway receiving environment score (SPR) is achieved by adding the ORS, OSS and OPS scores together. Therefore, based on the above:

– OSS = 5
– OPS = 3
– ORS = 1

The overall Level 2 assessment score = 8, meaning activity is medium risk. A medium risk is categorised as a “borderline case” where one element may influence the risk to be categorised as a low or high score. A level 3 assessment is recommended to fully understand risk.

7. Level 3 Odour risk assessment

A level 3 assessment is defined by EPA in Draft Publication 1883 as "*a detailed risk assessment for issues that are complex or where the other levels of assessment have been exhausted because there is not enough evidence to establish what the odour risk is".* Given the level 2 assessment undertaken by GHD resulted in medium risk, a level 3 assessment has been undertaken to fully understand risk.

EPA recommends that an assessment includes multiple tools in the risk assessment for applications or proposals for new developments where there may be potentially significant odour impacts. This should include the use of site-specific data where possible. The level of detail provided in the detailed assessment should be commensurate with the potential for odour impacts. Table 5 of EPA Publication 1883 provides an overview of the level 3 assessment tools and their applicable scenarios.

GHD notes that currently no operations are undertaken on the site between the months of May and September. Therefor no odour surveillance has been able to be undertaken to inform the level 3 assessment. To inform the past performance odour complaint history is provided.

GHD has provided the following in the following sections below:

– Complaints data analysis
– Meteorology analysis
– Dispersion modelling

7.1 Complaint analysis

T&L has indicated that the site has not received any odour complaints. GHD has also requested odour complaint history from the EPA, however at the time of this report the data has not yet been provided.

7.2 Meteorology

The local meteorology largely determines the pattern of off-site odour impacts. The characterisation of local wind patterns requires accurate site-representative hourly recordings of wind speed and direction over a period of at least 12 months (one year).

The meteorological data used was from the nearest weather station operated by Bureau of Meteorology (BoM) is Edenhope Airport automatic weather station (AWS), located approximately 40 km southwest of the site. The second nearest weather BoM station is Horsham Aerodrome AWS, located approximately 51 km east northeast of the site. GHD considers the meteorology observed at Edenhope Airport AWS to be representative of the site. Further discussion on the selection of representative meteorological station is presented in Appendix A.

GHD has access to meteorological data (five years at 30-minute intervals, between 2018 and 2022) from the Edenhope Airport AWS. However, no cloud data is available from the Edenhope Airport AWS. GHD utilised the cloud data for the same period (at 30-minute intervals) from the Horsham Aerodrome AWS. The surface station data was input into the AERMET configuration.

7.2.1 Long term pattern in wind

The effect of wind on dispersion patterns can be examined using the general wind climate and atmospheric stability class distributions. The general wind climate at a site is most readily displayed by means of wind rose plots, giving the incidence of winds from different directions for various wind speed ranges.

The feature of particular interest in this assessment are the prevailing wind directions and the relative incidence of more stable light wind conditions.

The average wind rose for the data period is shown in Figure 5 and it shows the following features:

- The predominant annual average wind direction is from the west comprising 8.4% of all incident winds, followed by winds from the south (8.1%) and the west southwest (7.5%)
- The average wind speed measured was 3.3 m/s
- The observed wind speed distribution indicates that the largest proportion of light winds (< 2 m/s) are from the south, comprising 2.1% of all incident winds

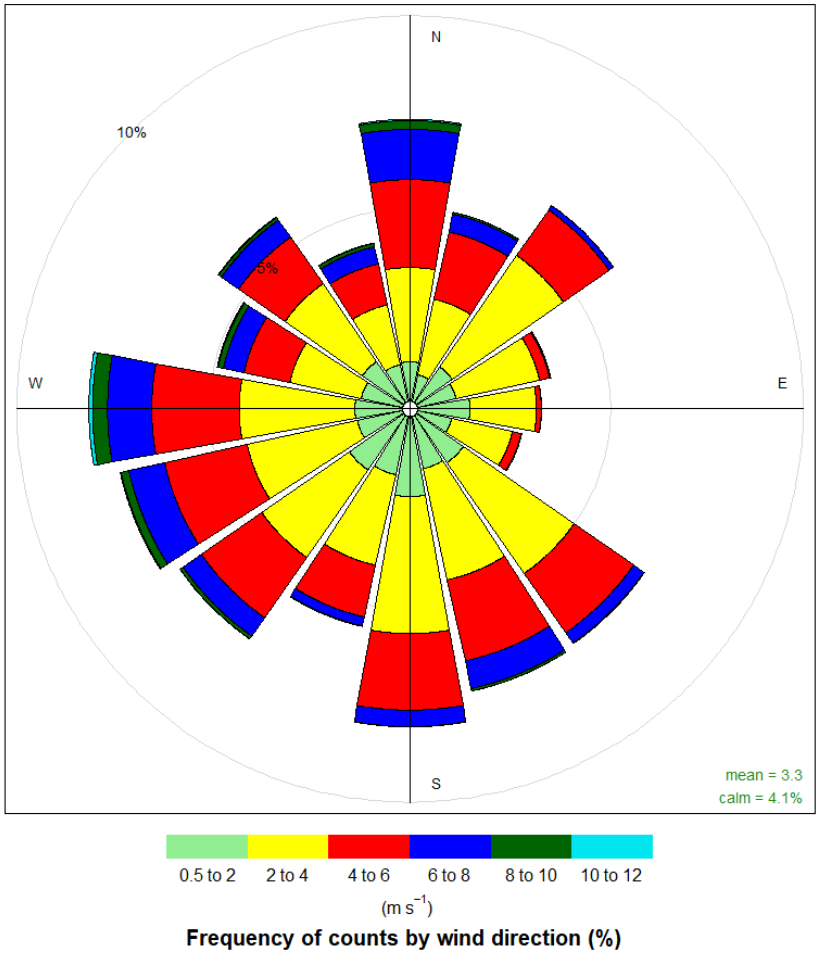


Figure 5 *Wind rose (2018 – 2022) for Edenhope Airport*

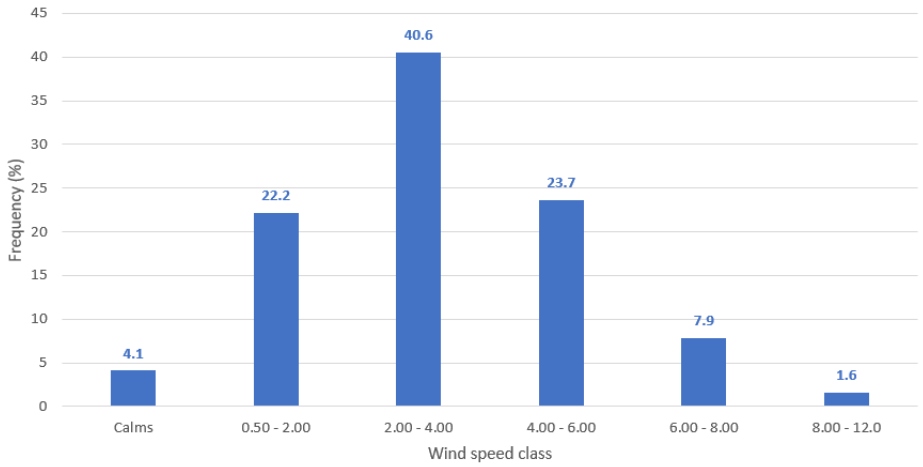


Figure 6 ***Wind class frequency distribution***

7.2.2 Seasonal wind pattern

The seasonal wind roses for the same period (2018 – 2022) are presented in Figure 7 and show that:

- During the summer the predominant wind direction is from the south. Winds from the south comprise of approximately 13% of the total winds.
- During winter, north winds are the most dominant due to pre-frontal northerlies. Northerly winds comprise ~14% of all incident winds.
- Autumn and spring are transitional periods. During these months both summer and winter patterns are observed. Autumn wind patterns are characteristically similar to winter, generally consisting of northerly winds with some southeast components. Spring wind patterns has some similarities to summer wind patterns with an influence from the west. Autumn wind rose has relatively strong south-easterly component while spring wind rose shows strong westerly component.
- The seasonal incidence of light (0.5 m/s – 2 m/s) wind speeds is greatest in winter, comprising approximately 5.1% of wind speeds. The seasonal incidences of light wind speeds for spring, summer and autumn are 3.6 %, 2.5% and 4.9%, respectively.
- As with the annual wind rose, there is a lack of easterly sector winds in all observed seasons.

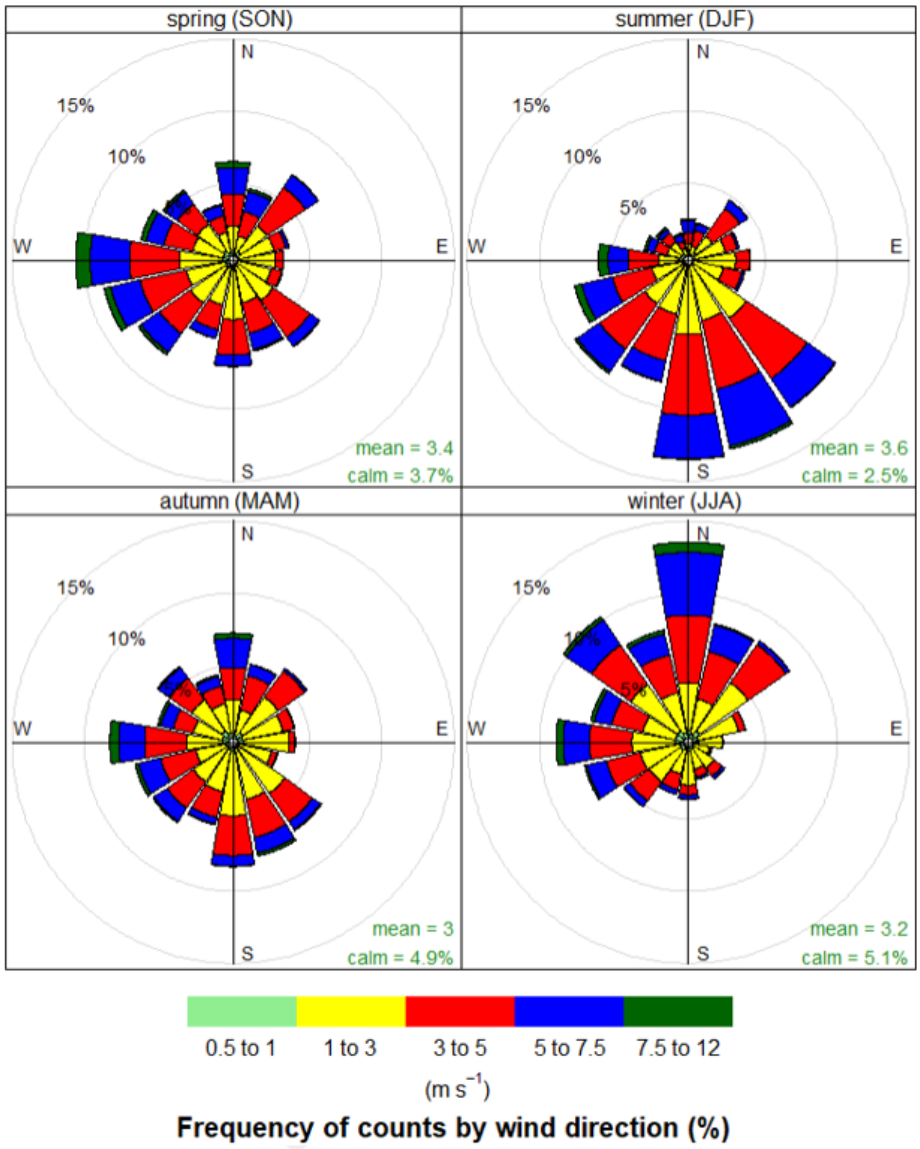


Figure 7 *Seasonal wind roses at Edenhope Airport*

7.2.3 Implications for the site

For odour it is the lighter wind speeds (0.5 m/s – 2 m/s) that are most of interest which result in greatest offsite odour impacts. The greatest incidence of light winds occurs from the south followed by south west and west. Light westerlies would place the nearest receptor to the east of site most at risk. Throughout the five-year period, approximately 1.5% of light westerly winds would place the nearest receptor downwind of the proposed site. Between September and May when the feedlot is proposed to operate, occurrence of light westerly winds is the

highest during autumn (1.6%) and spring (1.6%). The prominent light winds during the proposed operational period are the southerly winds, with occurrence frequency ranging between 2% and 2.6%.

Based on meteorology, it can be concluded that the risk of light winds resulting in odour impacts to the nearby receptors to be low.

7.3 Odour dispersion modelling

As recommended in the EPA Publication 1883, dispersion modelling is one of the Level 3 detailed risk assessment tools which can be used to support the evidence of odour risks of an activity and predict the likelihood of complaint. The purpose of odour dispersion modelling for this assessment is to provide an indication on the potential emission dispersion pattern from the proposed feedlot and the likelihood of odour exposure for the nearby receptors. Modelling can also show the expected change in emissions for a proposed change or upgrade to a premises (relative modelling to determine how impacts from the existing use will change with the upgraded use).

For this assessment, odour dispersion modelling was undertaken using AERMOD, a Gaussian type plume dispersion model developed by the United States Environmental Protection Agency (US EPA) and it is recognised by EPA Victoria as the regulatory model. This section summarises the dispersion model configuration and odour emission rates used for this assessment.

7.3.1 Model configuration

7.3.1.1 AERMET

GHD constructed an AERMOD compatible meteorological data file (metfile) using AERMET based on the meteorological data from BoM stations. AERMET was used in “on-site” observation mode and the regulatory default option of “Adjust Surface Friction Velocity (ADJ_U*) was applied. This is consistent with EPA approved use of the LOWWIND3 option in AERMOD to better resolve the dispersion associated with light wind conditions, in line with the current US EPA AERMOD user guidance advice.

The surrounding directional land use to the site was assessed as being effectively uniform for the determination of atmospheric turbulence values in the dispersion modelling. These are summarised in Table 5.

Table 5 Applied land use categories

Wind sector (degrees)	Land category (EPA Publication 1550)	Season (Average year)	Albedo	Bowen ratio	Surface roughness
0 – 360	Grasslands (95%) Mixed forest (5%)	Summer (Dec, Jan, Feb)	0.18	0.8	0.1
		Autumn (Mar, Apr, May)	0.18	1.0	0.1
		Winter (Jun, Jul, Aug)	0.2	1.0	0.1
		Spring (Sep, Oct, Nov)	0.18	0.4	0.1

7.3.1.2 AERMOD

The key components of the model configuration are summarised below:

– Meteorology and topography:
  - A five year (2018 – 2022) meteorological data file was developed using data from BoM operated AWS at Edenhope Airport and Horsham Aerodrome. The data was processed through AERMET – the meteorological pre-processor for AERMOD.

- Site topography and three-dimensional terrain has been used in the model with 30 m resolution.

– Receptors:
  - A 5 km x 5 km square receptor grid was centred over the site, using a grid resolution of 50 m.
– Source type:
  - GHD has modelled the feed pen and sheep as eight volume sources. All remaining sources (holding pond, manure composting stockpile and mortality composting stockpile) are also modelled as volume sources.
– Modelled hours
  - All sources were modelled for all hours for nine months, between September and May.

    This is a conservative approach when modelling composting pad with manure and mortality composting stockpiles as the stockpiles are unlikely to be present at the site for nine months.

7.3.2 Modelled odour emission rates

7.3.2.1 Odour sources

In a livestock feedlot, the main source of odour is the manure as a result of biological decomposition of the organic matter and the animals themselves. The following are locations are the main odour sources at a livestock feedlot:

– The surface of the feed pen
– Livestock, especially wet livestock
– Holding pond
– Manure composting stockpile
– Mortality composting stockpile

The key factors affecting odour emissions from the feedlot are:

– Stocking density which influences the mass of manure per unit pen area
– Moisture of the pen floor, high moisture content in the manure accelerates anaerobic decomposition or the organic matter
– Temperature, higher temperature can increase the rate of decomposition and result in greater odour production

7.3.2.2 Determination of odour emission rates

As there are no publicly available odour emission testing data for a lamb feedlot, site specific odour emission rates for lamb feedlot are not used in the odour dispersion modelling. The specific odour emission rates (SOER) used in this assessment for lamb feedlot are referenced from the following publicly available literature and odour assessment reports:

– “Investigation into reducing odour emissions from partly loaded sheep vessels whilst in port”, prepared by Professional Agricultural Services Pty Ltd and Published by Meat and Livestock Australia Ltd in 2006 (MLA,2006)
– “Central Victoria Livestock Exchange Odour Impact Assessment”, Planning Panels Victoria Reference Number C185, prepared by ERM for RLX Investment Company in June 2015 (CVLX report,2015).

The referenced SOERs used in this assessment are summarised in Table 6.

Table 6 Referenced SOERs used in this assessment

Source description	SOER	Reference
Pen floor (wet)	0.5 OU.$m^3/m^2/s$	As moist pen floors are more odorous than dry pens, GHD has referenced the SOER for wet, outdoor sheep stockyard from the CVLX report (2015) to account for worst-case odour emission. This is conservative as the outdoor areas will not be wet at all times.
Livestock	1.1 OU.m^3/sheep/s	The livestock itself can be odorous. In MLA (2006) it referenced and verified the actual measurements of odour emissions undertaken by VIPAC (2000)[8] from a freshly loaded and fully enclosed sheep carrier to have a maximum of 1.1 OU.m^3/sheep/s. As the measurements were undertaken at a freshly loaded vessel, the sheep pads were still fresh and were considered less odorous. Hence GHD utilises this value as a conservative SOER to represent odour emission from the livestock only.
Holding pond	0.06 OU.$m^3/m^2/s$	Value referenced from CVLX report (2015) for Facultative ponds. The value adopted was the maximum measured odour emission rate at the Facultative ponds to account for worst-case scenario.
Composting pad	0.5 OU.$m^3/m^2/s$	Composting pad which holds both manure and mortality composting. Value referenced from CVLX report (2015) for sheep waste pile. The value adopted in this assessment was the maximum measured odour emission rate from the waste pile to account for worst-case scenario.

7.3.2.3 Odour emission inventory

The odour emission rates (OER) used in odour dispersion modelling for the site are derived based on the referenced SOERs presented in Table 6. The OERs for this assessment are summarised in Table 7.

[8] "Odour Impact Assessment – Live Export Sheep Ships" Report No. 611176 – Rev 2, prepared by VIPAC Engineers and Scientists in December 2000.

Table 7 Modelled emissions used in dispersion model

Source description	Source type	Source ID	Area (m^2)	Release height (m)	Initial vertical dimension (m)	SOER	OER (OU/s)
Feed pen floor and livestock	Volume	VOL 1 – VOL 16	Each volume source has an area of 4752.7 m^2, with 1750 sheep	0.05	0.1	0.5 $OU.m^3/m^2/s$ and 1.1 $OU.m^3$/sheep/s	Each volume source = 4301.4
Holding pond	Volume	VOL17	8408.7	0.05	0.1	0.06 $OU.m^3/m^2/s$	504.5
Composting pad	Volume	VOL18	1423.5[A]	1	2	0.5 $OU.m^3/m^2/s$	711.8

Note:
A: Composting pad which holds manure and mortality composting.

7.3.3 Modelling results

This section presents the odour dispersion modelling results for this assessment.

The five odour unit (OU) 99.9th percentile 3-minute average of odour modelling results is generally used to assess the predicted downwind odour concentrations during short time worst-case, poor dispersive meteorological conditions. This 99.9th percentile is generally taken as the level that if the odour is obvious and has an offensive character, it may lead to nuisance and resultant complaint.

Table 8 presents the odour impact predicted at the six receptors identified within 2 km radius from the proposed feedlot, showing both the 99.9th percentile and 99.5th percentile 3-minute average odour concentrations. Table 8 also presented the predicted odour impact from the current feedlot at 10,000 lambs and the estimated increase in odour impact as a result of lamb number increase. Figure 8 shows the contour plot for the modelled 99.9th percentile 3-minute average odour concentrations from the proposed feedlot, over five years of modelled meteorology.

Based on the modelling results presented in Table 8 and Figure 8, the following features are observed:

– From the proposed feedlot, the 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at receptors R1, R2, R4 (owned by T&L), R5 and R6.
– From the proposed feedlot, the 99.5th percentile 3-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors.
– The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L).
– Receptors R6 and R3 are least likely to be affected by the odour from the proposed feedlot.

As the 99.9th percentile odour concentrations at R1, R2, R4 (owned by T&L), R5 and R6 are predicted to be above 5 OU, it is important to consider the likelihood of adverse odour impact at the receptors. GHD has undertaken a risk assessment on the identified receptors, presented in Section 7.3.4.

Table 8 Predicted odour impact at nearby receptor

Receptor	Odour impact from 28,000 lamb		Odour impact from 10,000 lamb	Increase in odour impact as a result of lamb number increase (OU)
	99.9th percentile, 3-min average (OU)	99.5th percentile, 3-min average (OU)	99.9th percentile, 3-min average (OU)	
R1	11.9	6.7	4.5	7.4
R2	6.3	2.8	1.9	4.4
R3	4.6	2.2	1.3	3.3
R4 (owned by T&L)	11.5	7.1	5.3	6.2
R5	5.8	3.0	2.0	3.8
R6	5.9	3.4	3.2	2.7

The German standard VDI 3882/1 ‘Determination of Odour Intensity’ is given below in Table 9. The table shows the link between odour level and perceived intensity (a subjective measure) for poultry odour (as reference for livestock). Note that the Weber Fechner Law has been used to find the line of best fit of the individual presentations.

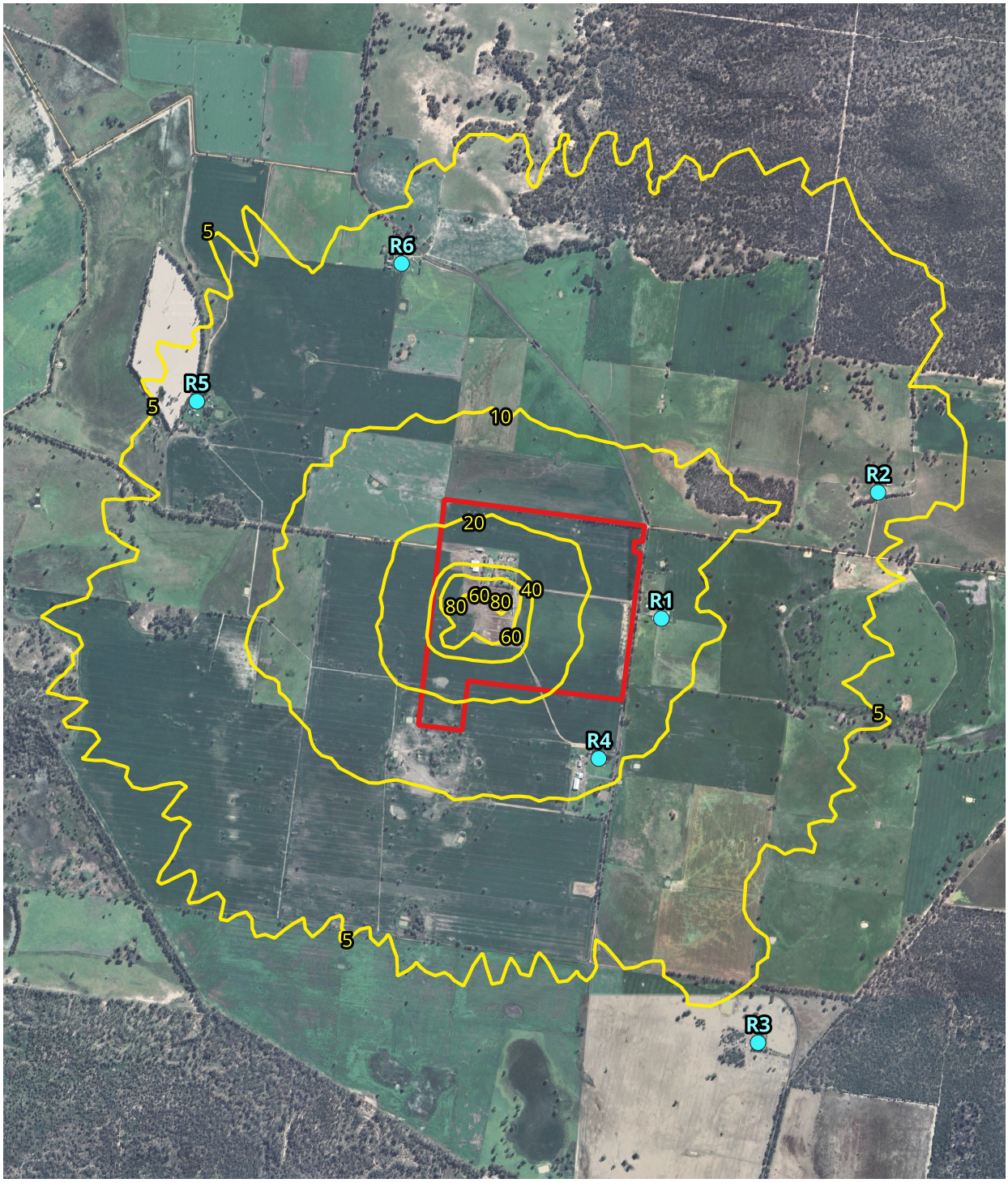
Table 9 Perceived Intensity vs Odour Level – Poultry Odour[1]

Odour Strength	Intensity Level	Concentration[1] OU	Ratio between Intensity levels
Extremely Strong	6	144	2.7:1
Very Strong	5	52	
Strong	4	19	
Distinct	3	7.0	
Weak	2	2.5	
Very weak	1	0.92	
Not Perceptible	0	0.34	

[1] WA DEP 2002, "Odour Methodology Guideline", Table 3 Department of Environmental Protection Perth March 2002

Table 9 shows that for poultry odour, the odour level needs to almost treble before an increase in perceived intensity is registered. This comparatively gradual response to increased odour level is a relevant factor when assessing predicted peak odour levels. Hence this suggests that the increase at all receptors including the largest increase of 7.4 OU at R1 will not be perceived as the factor of increase is below 2.7.

[1] WA DEP 2002, "Odour Methodology Guideline", Table 3 Department of Environmental Protection Perth March 2002



Legend

- Existing site boundary
- Sensitive receptors
- 99.9th %ile 3-min average odour

Paper Size ISO A4
0 0.5 1 km
Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

GHD

T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Predicted offsite odour impact for proposed feedlot (28,000 lambs)

Project No. **12613737**
Revision No. **-**
Date. **11/11/2025**

FIGURE 8.0

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7.3.4 Risk assessment

As shown in Section 7.3.3, the predicted 99.9th percentile concentrations at R1, R2, R4, R5 and R6 are predicted to be above 5 OU. GHD has undertaken a risk assessment to assess the likelihood of adverse impact from the proposed feedlot of 28,000 lambs on the identified receptors.

At the time this assessment was undertaken, there are no established risk assessment for assessing odour impact using predicted results from odour dispersion model. GHD has therefore adopted the assessment for risk of odour exposure presented in Section 6.3 of EPA Publication 1883 – *Risk of Offensive Odour using Area Surveillance Method* to assess the likelihood of the identified receptors in experiencing offensive odour from the feedlot.

7.3.4.1 Method

The risk of offensive odour (area surveillance method) assessment outlined in EPA 1883 involves four steps when assessing the likelihood of the receiving environment in experiencing offensive odour. The description of each step, the method used and its application to this assessment are summarised in Table 10.

Table 10 Summary of recommended methods used when undertaking risk of offensive odour assessment

As described in EPA Publication 1883			Application to this assessment
Step	**Description**	**Method**	
1	Determining when source odours have been confirmed	This step is to determine if an odour was recognized, there are single or multiple odours and if the odours were obvious or subtle. The odour character is determined using Appendix B of EPA Publication 1883.	As discussed in Section 9 of this report, the main odour source is sheep urine and manure and livestock. The odour character from the feedlot is categorised to have an "Unwelcome character". GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile 3-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU.
2	Determining the frequency at which source odours were confirmed for each odour character and its associated offensiveness potential	In EPA Publication 1883, the frequency of odour occurrence is determined from odour surveillance.	As there were no odour surveillance undertaken at the current site, GHD determines the frequency of odour occurrence based on the number of hours the 99.9th percentile 3-minute average maximum odour concentration has exceeded the 5 OU 99.9th percentile at all identified receptors.
3	Combining odour frequency with odour character and intensity to determine the likelihood of odour exposure at a given point or series of points (for example in a suburb or a block)	This step involves determining the risk of odour exposure by combining odour character, intensity and frequency using Table 11, Table 12 and Table 13 from EPA Publication 1883. These tables are presented in this report as Figure 9, Figure 10, Figure 11, respectively.	As described in method.

As described in EPA Publication 1883			Application to this assessment
Step	**Description**	**Method**	
4	Combining the likelihood of odour exposure with the sensitivity of the receiving environment to determine the overall risk that there will be offensive odour impacts.	This step assesses the land use of the site where odour is observed and the associated beneficial uses. The overall risk of offensive odour is determined using Table 14 and Table 15 from EPA Publication 1883, based on the surrounding land use and the risk of odour exposure outcome determined in Step 3. Table 14 and Table 15 from EPA Publication 1883 are presented here as Figure 12 and Figure 13, respectively as a reference.	Land use is based on the land use terms and nesting diagrams in the Victoria Planning Provisions (VPP) groups, which are grouped into three categories. The dwellings surrounding the site boundary are single, isolated dwellings located in a Farming Zone so it can be assumed the receiving environment falls within the agriculture VPP land use term. The receiving environment is therefore classified as low sensitivity.

Negligible exposure	Almost no chance of odour exposure
Low exposure	Odour exposure unlikely
Moderate exposure	Likely chance of odour exposure
High exposure	Highly likely to have odour exposure
Very high exposure	Odour exposure near certain

Figure 9 *Risk of odour exposure potential – colour key. This is Table 11 from EPA Publication 1883.*

Frequency	Hours per year (indicative)	Obvious odour character		
		unsafe	unwelcome	innocuous
0.5 - 2.0%	< 200			
2.1% - 6.0%	200 to 525.			
6.1% - 10%	526 to 875			
> 10%	(> 875 hrs/yr.)			

Figure 10 *Risk of odour based on character, obvious odour intensity and frequency of predicted odour. This is Table 12 from EPA Publication 1883.*

Frequency	Hours per year (indicative)	Subtle odour character (Obvious odour is < 2%)		
		unsafe	unwelcome	innocuous
0 - 2.0%	< 200			
2.1% - 6.0%	200 to 525.			
6.1% - 10%	526 to 875			
> 10%	(> 875 hrs/yr.)			

Figure 11 Risk of odour based on character, subtle odour intensity and frequency of predicted odour. This is Table 13 from EPA Publication 1883.

Rating	Likelihood of offensive odour
Very high	Almost certain
High	Highly likely
Moderate	Likely
Low	Unlikely but still possible

Figure 12 Risk of offensive odour key. This is Table 14 from EPA Publication 1883.

	Receiving environment sensitivity		
Risk of odour exposure	High	Medium	Low
Very high exposure	Very high	High	Moderate
High exposure	High	High	Moderate
Moderate exposure	High	Moderate	Low
Low exposure	Moderate	Moderate	Low
Negligible exposure	Low	Low	Low

Figure 13 Risk of offensive odour. This is Table 15 from EPA Publication 1883.

7.3.4.2 Risk assessment outcome

The overall risk of offensive odour impact at the identified receptors are derived using the method described in Section 7.3.4.1 and summarised in Table 11. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the locations are unlikely to experience offensive odour.

Table 11 Risk of offensive odour

Receptor	Land use sensitivity	99.9th percentile	Odour intensity[1]	Number of 5 OU exceedance over five years	Frequency (%)	Risk odour exposure potential	Risk of offensive odour
R1	Low	11.9	Obvious	301	0.7	Moderate	Low
R2	Low	6.3	Obvious	105	0.2	Low	Low
R3	Low	4.6	Subtle	34	0.1	Negligible	Low
R4	Low	11.5	Obvious	344	0.8	Moderate	Low
R5	Low	5.8	Obvious	89	0.2	Low	Low
R6	Low	5.9	Obvious	96	0.2	Low	Low

Note:
1. GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile 3-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU.

7.3.5 Summary

The odour modelling results show the following features:

– The 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at receptors R1, R2, R4, R5 and R6.
– The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L). However, the modelled increases are unlikely to be perceived as the odour level needs to almost treble before an increase in perceived intensity is registered.
– The 99.5th percentile three-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors. Receptors R6 and R3 are least likely to be affected by the odour from the proposed feedlot.

Using the odour dispersion modelling results, GHD has undertaken a risk of offensive odour assessment to assess the likelihood of the identified receptors in experiencing offensive odour from the proposed feedlot. GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile three-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the receptors are unlikely to experience offensive odour.

It should be noted that as there are no site-specific odour emission rates available, conservative odour emission rates from publicly available literature and assessment report were used to simulate worst-case scenario. This includes using wet area sheep stockyard emissions even though the outdoor areas will not be wet at all times. The livestock emissions are also considered conservative as they would also include some manure odour within the measurements taken at a freshly loaded vessel. Further, all sources were modelled for all hours for nine months, between September and May. This is a conservative approach particularly when modelling the composting pad with manure and mortality composting stockpiles as the stockpiles are unlikely to be present at the site continuously for nine months. It is considered that the odour emission rates and modelled hours are conservative and that the odour concentrations experienced at the receptor locations are likely to be lower than predicted.

8. Conclusions and recommendations

8.1 Conclusions

GHD Pty Ltd (GHD) has been engaged by Sustainable Project Management (SPM), acting for T&L Bourchier Pty Ltd (T&L), to conduct an odour assessment in accordance with EPA Publication 1883 – *Guidance for assessing odour* (EPA, 2022) for a lamb feedlot located at 5488 Nhill-Harrow Road, Gymbowen, 3401, Victoria (the site).

GHD understands that T&L currently owns a feedlot at the site with a capacity of 10,000 lambs and proposes to increase the capacity of the site to two turnovers of 28,000 lambs between September and May each year. The average liveweight of sheep accepted into the feedlot is proposed to be 40 kg and the sheep will be transported offsite once the sheep reach 60 kg of liveweight.

Separation distance

Applying the S-factor method provided in the National procedures and guideline for intensive sheep and lamb feeding systems (2011), GHD has determined a separation distance of 896 m for the proposed feedlot. This calculated separation distance encompassed two sensitive receptors R1 and R4 (owned by T&L) identified within 2 km radius from the proposed feedlot.

Level 2 odour risk assessment

The overall Level 2 assessment scores a total of 8, meaning the proposed feedlot activity is medium risk. A medium risk is categorised as a “borderline case” where one element may influence the risk to be categorised as a low or high score. A level 3 assessment is recommended to fully understand risk.

Level 3 odour risk assessment

T&L have indicated that the site has not been the subject of odour complaints in the past. This suggests that the site has not caused odour issues historically.

The odour impact from the proposed feedlot on the surrounding environment was assessed using AERMOD model. The 99.9th percentile three-minute average off-site odour concentrations over five years of modelled meteorology. The 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at three nearest receptors, namely R1, R2, R4 (T&L owned property), R5 and R6. The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L) . However, the modelled increases are unlikely to be perceived as the odour level needs to almost treble before an increase in perceived intensity is registered.

The 99.5th percentile three-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors. Receptors R2 and R3 are least likely to be affected by the odour from the proposed feedlot.

Based on the conservative odour modelling results, a risk of offensive odour assessment (taken as 5 OU) was undertaken to assess the likelihood of the identified receptors in experiencing offensive odour from the proposed feedlot. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the locations are unlikely to experience offensive odour.

Conclusion

Based on the conservative odour modelling results, odour from the proposed feedlot is more likely to affect the nearest receptors R1 and R4 (T&L owned property). The risk of offensive odour assessment shows that the likelihood of the nearby receptors to experience offensive odour is low.

8.2 Recommendations

GHD recommends a field odour surveillance program upon commissioning of the expanded site to 'ground truth' the odour risk at the receptors from the lamb feedlot at 28,000 lambs. The odour surveillance would also provide evidence on the effectiveness of the existing vegetation surrounding the site and along Nhill-Harrow Road.

The surveillance campaign should involve two trained consultants (in accordance with AS4323.3) assessing whether odour is detected by 'sniff' surveying the area during a range of wind conditions. The program should be conducted in accordance with the EPA Victoria's methodology outlined in EPA Publication 1881 Guidance for field odour surveillance. During the field odour surveys, odour intensity ratings would be recorded to provide an understanding of the time varying intensity at a survey location. The developed methodology is designed to investigate the extent, intensity, character, and frequency of odours, and is an effective forensic tool in understanding the ambient odour environment and the subsequent odour risk to the surrounding area.

Appendices

Appendix A

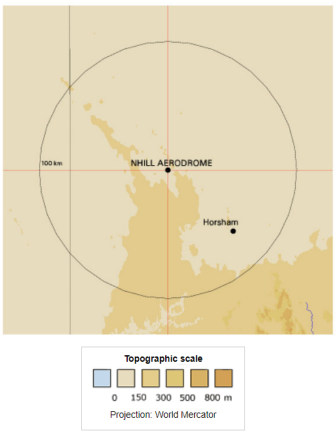
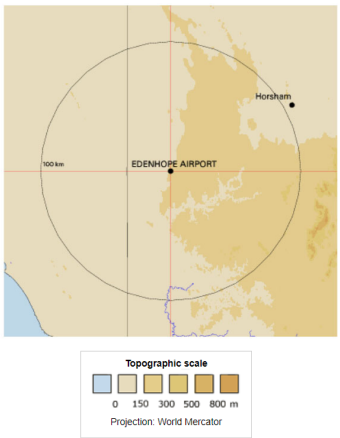
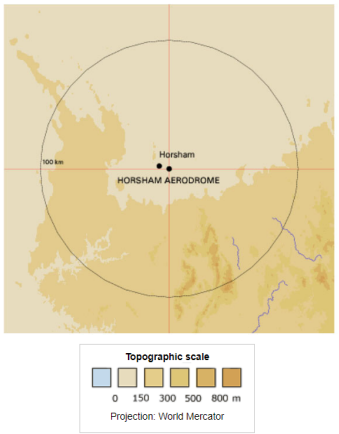
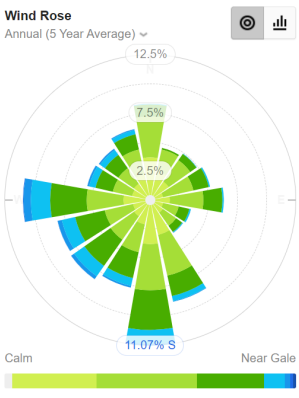
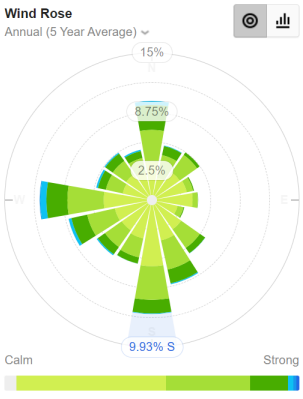
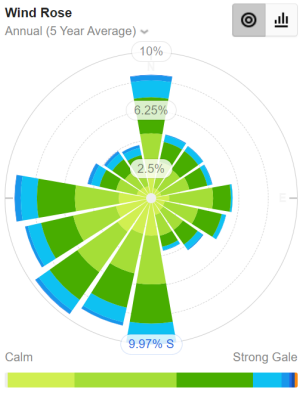
Selection of meteorological station

A-1 Selection of representative meteorological station

5488 Nhill-Harrow Road (the site) is located at an elevation of 174 m, at the Wimmera rolling plains. Nhill Aerodrome and Edenhope Airport meteorological stations are both located on the rolling plains while Horsham Aerodrome is located outside of the rolling plains, on the flat plain landform.

GHD considers the meteorology observed at Edenhope Airport AWS to be more representative of the site due to the similarity in topography and elevation and its distance to the site being the shortest. The elevations, topographies and their respective five-year annual windroses at Nhill Aerodrome AWS, Edenhope Airport AWS and Horsham Aerodrome AWS are summarised in Table A.1 for comparison. From Table A.1, the five-year windroses from Nhill Aerodrome and Edenhope Airport AWS have similar long term wind patterns, indicating that the site (located in between the two stations) would experience similar meteorology. Further, higher frequencies of calm winds were observed at Edenhope Airport AWS than those at Nhill Aerodrome, indicating that the use of Edenhope Airport AWS provides a more conservative assessment when assessing the occurrence of poor dispersive environment for the site.

Table A.1 ***Comparison of elevation, topography and 5-year annual windrose between Nhill Aerodrome AWS, Edenhope Airport AWS and Horsham Aerodrome AWS***

Nhill Aerodrome (Station ID: 078015)	Edenhope Airport (Station ID: 079099)	Horsham Aerodrome (Station ID: 079100)
55 km SW of the site	40 km SW of the site	51 km ENE of the site
-36.3093, 141.6486	-37.0222, 141.2657	-36.6699, 142.1733
Elevation: 139 m	Elevation: 155 m	Elevation: 134 m
 Source: Bureau of Meteorology	 Source: Bureau of Meteorology	 Source: Bureau of Meteorology
 5-year average. Source: https://wind.willyweather.com.au	 5-year average. Source: https://wind.willyweather.com.au	 5-year average. Source: https://wind.willyweather.com.au

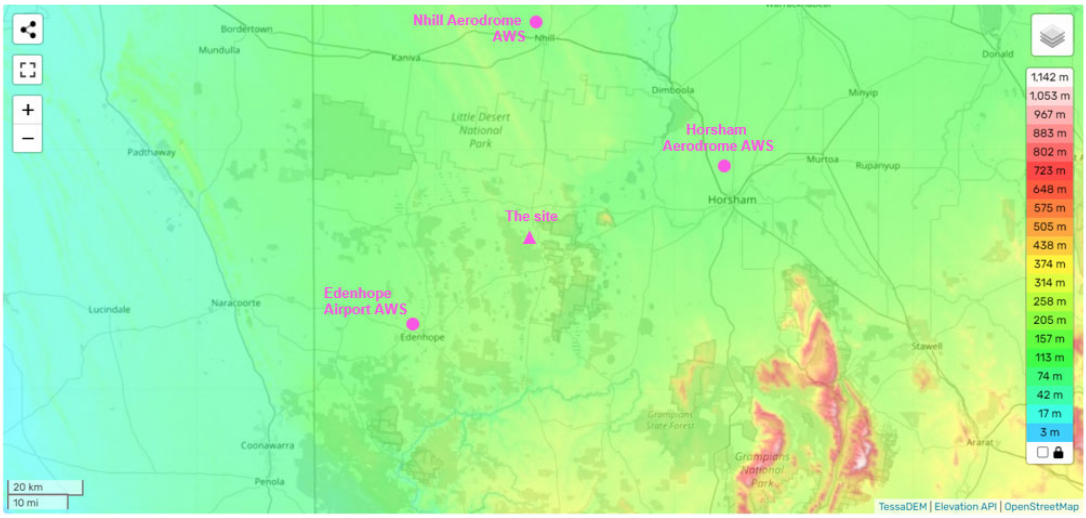
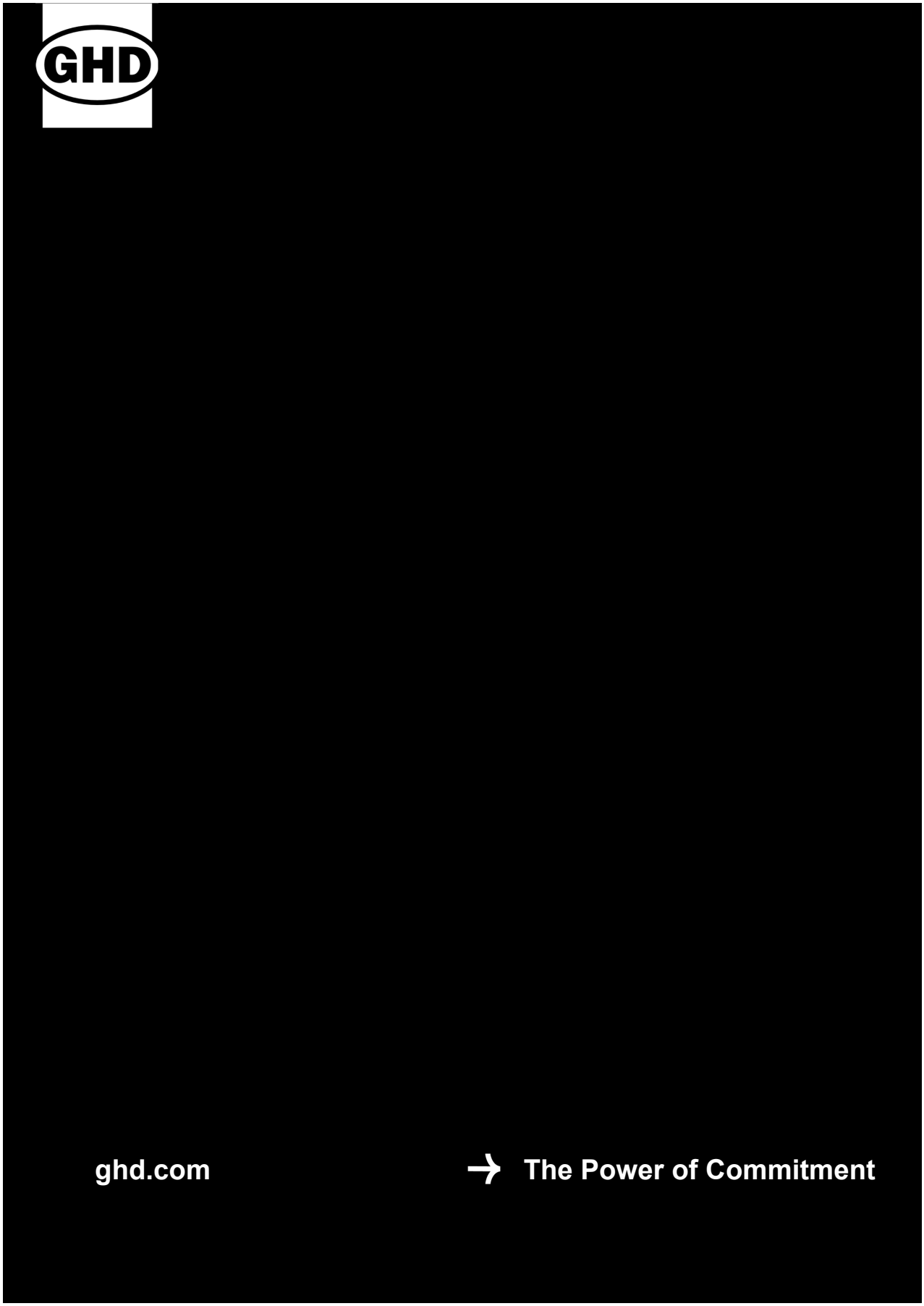


Figure A.1 *West Wimmera topographic map. Source: topographic-map.com*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ARCIVIL ENGINEERS



STORMWATER BALANCE REPORT

28,000 LAMB FEEDLOTS
5488 NHILL-HARROW ROAD, GYMBOWEN

PREPARED FOR

T&L Bourchier

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1 INTRODUCTION

AR Civil Engineers has been engaged by T & L Bourchier to conduct a Stormwater Balance Assessment for a proposed feedlot expansion at 5488 Nhill-Harrow Road, Gymbowen. This assessment will consider the requirements of the Meat & Livestock Australia: National procedures and guidelines for intensive sheep and lamb farming. This document sets objectives for onsite stormwater requirements.

This report will investigate the contributing catchments to consider the potential for stormwater runoff. Recommendations for the infrastructure required to meet the MLA guidelines will be included including onsite storage.

The proposals outlined in this report are preliminary in nature and are subject to a detailed design process following the successful granting of a planning permit and EPA licence.

2 ASSESSMENT GUIDELINES

This report will adhere to the guidelines outlined in document Meat & Livestock Australia: National procedures and guidelines for intensive sheep and lamb farming. The guidelines require contact water (stormwater contacted with feedlots or other material) to be contained on site and to not discharge offsite for up to a one-in-20-year storm event (5% AEP event). Outlined in the guidelines are four key requirements of a storage structure to contain the contact water. These are:

1. A sedimentation system must be incorporated.
2. Normal holding ponds (i.e. those from which wastewater is routinely extracted for land application) spill no more frequently than an average of one in 20 years.
3. The holding pond should have a weir overflow capable of discharging the peak flow from the controlled drainage area from a 2% AEP (50-year ARI) design storm.
4. A minimum freeboard of at least 0.9m should be provided from the design storage level to the top of a confining wall.
5. The holding pond should be underlain by material which prevents infiltration of water. The permeability standard is $<1 \times 10^{-9}$ m/s infiltration rate.

This report will address items 1-4 of the requirements above, with geotechnical report providing specifications addressing point 5. The holding pond will be modelled to spill no more than an average of one in 20 years (5% AEP event) for conservatism.

To interpret the relationship between the stormwater runoff and the storage required in the proposed holding pond (i.e., the three dot points noted above), a water balance analysis, will be undertaken.

This report considers:

- Analysis of the existing conditions and proposed expansion, including the assessment of stormwater collection, storage, and reuse.
- Analyse peak storm event (5% AEP event) and determine peak runoff volume to the proposed holding pond.
- Develop a detailed continuous water balance model to simulate persistent rainfall. The model considers variables such as: rainfall patterns, stormwater runoff volume, evaporation, water reuse and the water storage volume.

3 BACKGROUND

3.1 SITE OVERVIEW

The Subject Site is on the southern side of Cyril Ampts Road and the West of Nhill-Harrow Road as shown in Figure 1 below. Comprising approximately 107 hectares and is zoned as farming. The site currently functions as a farm and feedlot.

The site consists primarily of farming paddocks and generally falls in a southwest direction. Approximate contours for the site are provided on the Concept Plans in Appendix A. The site currently does not facilitate quantity management for runoff generated from the feedlots.

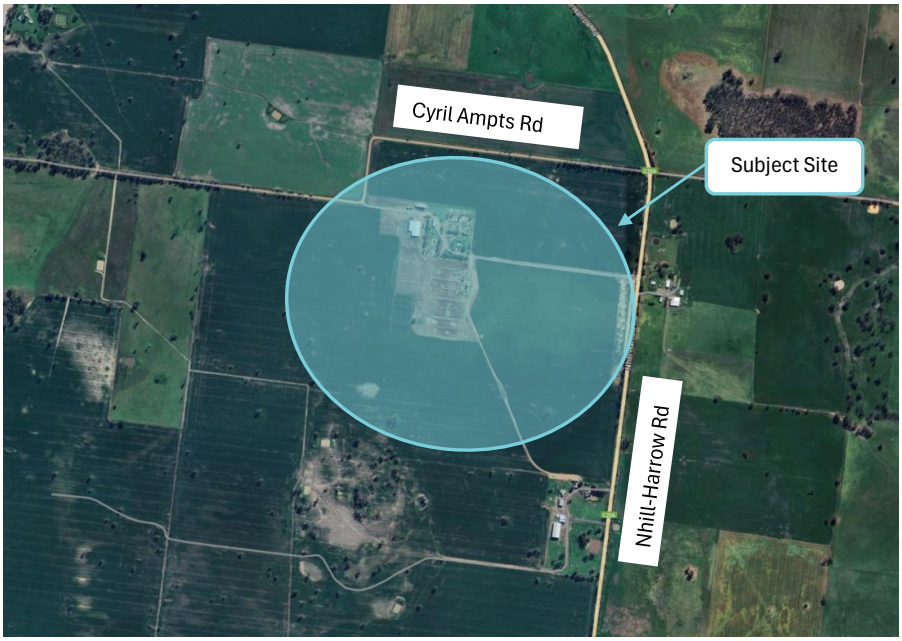

Figure 1. Locality Plan

3.2 SOIL CHARACTERISTICS

Douglas Partners have conducted an onsite investigation for insitu soil permeability. Six locations where selected at various locations to test the permeability of the insitu material. Outcomes of the investigation are presented in the Geotechnical report (Ref: 221929.00. R.001.Rev0).

The Geotechnical report indicates that the site predominantly consists of naturally occurring clay, with a thin layer of clayey silt (200-500mm) and a shallow clay fill with gravel present at some locations. In-situ permeability testing was performed using Dynamic Penetrometer testing.

The onsite Constant Head Permeability tests revealed a range of 4 x 10^{-11} to 1 x 10^{-9} m/s for the Coefficient of Permeability of the clay. The requirements call for the open drains, sedimentation basin and holding pond to be lined to provide a hydraulic conductivity of less than 1 x 10-9 m/s. Refer to Douglas Partners report for the liner specification and options nominated in their report.

4 DESIGN INTENT

4.1 PROPOSAL

T&L Bourchier intend to expand their current operational area of the feedlots to the West.

Contact water generated from the feedlots, stockyards, composting pads, and roads will be conveyed to the sedimentation system. Ultimately these flows will be captured in the holding pond. Captured contact water will be utilised onsite through irrigation or will evaporate.

This assessment considers the contact water catchments only, with non-contact water to be diverted around the contact water drainage infrastructure. This report intends to inform the detailed design of the feedlots. Concepts nominated in this report must be confirmed through detailed civil design.

4.2 CONVEYANCE

Stormwater will be conveyed across the site by open drains, which will generally grade with the existing natural slope of the land. Runoff from the feedlots will be conveyed in a southwest direction towards the sedimentation basin and holding pond. The feedlot pens have an average grade of 2.5% to 4% downslope, with the cross slope being less than 1% to minimise pen-to-pen drainage. Indicative cutoff drains have been shown on the Catchment plan with arrows indicating the direction of flow for the drains. The open drain will convey contact water to the sedimentation system.

The open drain is required to convey the 5% AEP contact water flows. The catchment assessment has considered the contact water catchments to be contributing to the open drain flows only. Non-contact water will be diverted around the feedlots to ensure additional runoff does not contribute to the contact water catchment. The table drain conveying to the holding pond will require a capacity of 1150l/s.

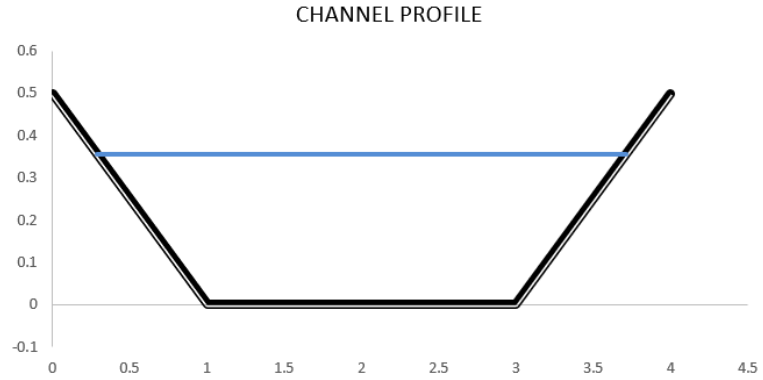

Figure 2. Typical Open Drain Profile

4.3 ONSITE STORAGE

A holding pond will be constructed onsite to capture and store contact water. It is required to store peak event for a 5% AEP (20 yr) storm event. The holding pond analysis will consider persistent rainfall to ensure the storage volume nominated is appropriate. Captured water will be utilised for irrigation or will evaporate from the holding pond, this balance has been considered through the persistent stormwater modelling. Contact water will be conveyed into the holding pond either via gravity or a suitably sized pump system with appropriate onsite management and monitoring procedures.

The layout plan shown in Appendix A provides an indicative sedimentation basin and holding pond arrangement. The basin is generally 100m wide and 100m long with a depth of 3.0m from the top of the confining wall. The extents of both systems are subject to detailed design, with the critical element from this Water Balance being the storage volumes available within the system. It may be determined that a smaller basin with a greater depth is more suitable for the project or vice versa, the arrangement shown is indicative only.

4.4 SEDIMENT MANAGEMENT

Sediment management will be undertaken utilising a sedimentation basin serving as the primary treatment measure. The sediment basin will have lower velocities to allow the settling of sediments. Open drains used for the conveyance of contact water will also contribute to the reduction of sediments. Site management will be required to remove the deposited sediments as they build up, ensuring the system continues to perform optimally.

As per the MLA guidelines a sedimentation basin has been considered with the calculation determining a minimum sedimentation system volume of 930m^3 being required. Further consideration of the sedimentation basin should be made during detailed design, this includes the depth and area of the basin to achieve functionality requirements.

4.5 COMPOSTING PAD

Individual mortality disposal will occur through on-site composting. Due to the high standard of feedlot management and regular checking of lambs, including veterinary observation where required, Low mortality rates occur at the feedlot. Based on current operations, the mortality rate for the site is expected to be less than 2%. A rate of 2% equates to 560 head per cycle at full capacity.

The material generated by the lamb composting process will be incorporated in the routine manure disposal program. Only a small area of the manure stockpile / carcass compost area will be required for this purpose. Manure and straw will be placed on top of the carcasses to ensure there is sufficient carbon for the carcasses to effectively compost which, produces a useful product. Effective composting destroys pathogens and minimises odours, which results in less vermin being attracted to the composting process.

Composting carcasses will be kept separate from any stockpiled manure to ensure they are effectively monitored and managed during the active composting phase. To break down carcasses, multiple heat cycles are required. Initially, the pile is left undisturbed until all flesh is no longer visible, and only large bones remain. This takes approximately 3 months for lamb carcasses. For the second cycle, material is turned to facilitate further breakdown and the moisture content checked and adjusted as necessary. The second cycle typically lasts around four weeks.

Composting will take place on clay hardstand compacted to a permeability of less than $1x10^{-9}$m/s. The pad will drain to the open drain, ultimately discharging to the sedimentation basin. Straw bales will be used as a retaining wall to reduce runoff as required. The hardstand area will provide at least 4 x5 m per 567 kg of material being composted, as suggested by EPA guideline (2050). Carcasses will be surrounded by 45-60cm of bulking agent such as straw, a 50cm buffer around the pile will be maintained.

5 HYDRAULIC ASSESSMENT

5.1 CATCHMENT ASSESSMENT

Catchments considered as part of this analysis are the contact water catchments only. Non-contact water will be managed onsite and diverted around the contact water system. Implementation of cutoff drains to divert non-contact water flows is considered appropriate for this site.

Considering contact water catchments only, these catchments are nominated in table 3 below and shown on the catchment plan in Appendix A. The runoff coefficients have been adopted as per the MLA guideline and is reflected through the site calculations.

5.2 TIME OF CONCENTRATION

Time of Concentration for the site has been considered utilising a combination of kinematic wave equation and Mannings channel flow. The kinematic wave has been applied to the feedlots to consider an appropriate generation time for runoff. The Mannings channel flow is considered after the feedlots to appropriately determine the flow time as a concentrated flow.

The two calculated times are combined to determine the time of concentration t_c of 118 minutes for the catchment.

5.3 RAINFALL INTENSITY

Rainfall Intensity – Frequency – Duration (IFD) data sourced from the Bureau of Meteorology (BoM) Data Hub and is unique to the development site. *Figure 3* below shows the IFD data for this site at nominated storm durations.

IFD Coefficients values obtained from the BoM Data Hub are used in the calculation process to accurately determine the rainfall intensity of storm durations other than those nominated on the IFD table.

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	79.0	90.1	128	157	187	232	269
2 min	67.3	76.6	108	132	157	192	220
3 min	60.2	68.6	97.0	118	141	173	199
4 min	54.9	62.5	88.7	108	129	159	184
5 min	50.6	57.7	81.9	100	120	147	171
10 min	37.2	42.5	60.5	74.1	88.5	110	128
15 min	30.0	34.3	48.8	59.8	71.4	88.6	103
20 min	25.5	29.1	41.3	50.6	60.5	74.9	87.2
25 min	22.3	25.4	36.1	44.2	52.8	65.3	75.9
30 min	19.9	22.7	32.2	39.4	47.1	58.2	67.6
45 min	15.3	17.5	24.8	30.3	36.1	44.6	51.7
1 hour	12.7	14.5	20.5	25.0	29.8	36.8	42.5
1.5 hour	9.69	11.0	15.6	19.0	22.7	27.9	32.3
2 hour	7.98	9.08	12.8	15.7	18.7	23.0	26.6
3 hour	6.08	6.91	9.76	11.9	14.2	17.5	20.3
4.5 hour	4.63	5.26	7.44	9.09	10.8	13.4	15.6
6 hour	3.81	4.34	6.14	7.50	8.97	11.1	13.0
9 hour	2.90	3.30	4.68	5.72	6.85	8.55	10.0
12 hour	2.39	2.71	3.85	4.71	5.65	7.07	8.31
18 hour	1.80	2.05	2.91	3.56	4.27	5.37	6.33
24 hour	1.47	1.67	2.37	2.90	3.48	4.38	5.17

Figure 3: Rainfall Intensity-Frequency-Duration (IFD) Data

5.4 EVAPORATION

Evaporation Data has been sourced from the Bureau of Meteorology (BOM) utilising the Longerenong weather station ID079028. This is the closest station to the site with evaporation data, considered appropriate for the region.

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Evaporation (mm/day)	8.4	7.9	5.7	3.5	1.9	1.2	1.3	1.8	2.8	4.2	5.9	7.6

Table 1: Average Daily Evaporation

5.5 RUNOFF COEFFICIENTS

Runoff coefficients used for this analysis are adopted as per the MLA guideline. These values are shown in the table and are adopted for each storm event.

Catchment Description	*C*
Feedlot Pens, Roadways and other Hardstand Areas	0.80
Grassed Areas	0.40

Table 2: Coefficients of Runoff

5.6 PEAK RUNOFF ESTIMATION

Peak flow estimations for stormwater flows generated from the feedlot site for the minor (5%AEP) and major (2%AEP) storm events are shown below. This assessment has completed using the Rational Method. This is a simple statistical method to estimate the peak discharge from a catchment for a given storm intensity. This method is widely accepted to estimate runoff from small simple rural and urban catchments for up to 25 km² and 1 km² respectively.

Catchment	Area	C_{10}	t_C	I_5	I_2	Q_5	Q_2
	ha		*min*	*mm/hr*	*mm/hr*	*m³/s*	*m³/s*
Feedlots – Contact Water	12.3	0.8	118	24.9	29.9	0.681	0.839
Roads – Contact Water	3.90	0.8	118	24.9	29.9	0.216	0.266
Grassed – Contact Water	1.10	0.4	118	24.9	29.9	0.030	0.038
					Total	0.928	1.143

Table 3: Peak Runoff Estimation for the Storm Events

6 STORMWATER BALANCE ANALYSIS

6.1 PEAK VOLUME ANALYSIS

Peak volume analysis using a Boyd's method detention calculation with a no outfall condition has been completed. The MLA guidelines require the consideration of a 5% AEP 24hr duration event. The information detailed in section 5 of this report has been utilised within the calculation.

	t_d	I	I_P	Q_{out}	S_{MAX}
	min	*mm/hr*	*m³/s*	*m³/s*	*m³*
5% AEP 24hr Storm Event	1440	3.48	0.163	0	11,190

Table 4: 5% AEP Storage Volume

This analysis makes no consideration for evaporation or onsite reuse that might occur to reduce the inflows to the holding pond. Continuous modelling will consider the holding pond volume as 11,200m^3 meeting the peak volume analysis storage requirement.

The MLA guidelines require an overflow weir to be provided from the holding pond to enable a controlled discharge for events exceeding the 5%AEP. The weir is required to be 10m wide with a depth of 0.3m from the top of the confining wall.

6.2 CONTINUOUS MODELLING ANALYSIS

Whilst a peak volume analysis has been undertaken it is important to also undertake a continuous model analysis. Ewater MUSIC software undertakes calculations for a continuous simulation of water quantity and water quality balance. The analysis conducts an assessment on a daily basis for water within the holding pond which either increases or decreases based on the stormwater runoff, evaporation losses and water reuse. The intent of this analysis is to consider how often the proposed holding pond would spill based on historical rainfall data.

Daily rainfall data has been sourced from BOM for the Horsham Aerodrome Station (ID 079100). This station has recorded rainfall data from June 1958 to February 2025, a span of 67 years. It Is important to note that this data will include rainfall events in excess of the 5% AEP event, with events exceeding the 1% AEP storm event likely.

T&L Bourchier have provided reuse volumes from the holding pond for the irrigation of crops. Noting the site contains 42ha of crops, T&L Bourchier have advised they have the capacity to irrigate up to 2Ml/day. The modelling has utilised a daily irrigation volume of 375KL/day. This is less than the maximum irrigation volume nominated by T&L Bourchier. The Music model is shown below.

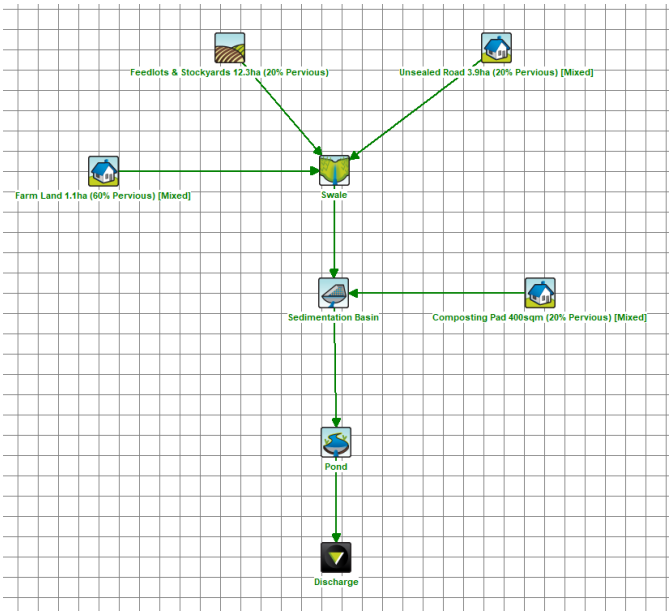

Figure 4: Music Model

The results of the analysis are shown below in figure 5 below. It is important to note that some flow is shown to leave the holding pond. This will be discussed further in the report.

	Flow (ML/yr)	TSS (kg/yr)	TP (kg/yr)	TN (kg/yr)	GP (kg/yr)
Flow In	44.34	975.61	6.34	76.69	0.00
ET Loss	4.68	0.00	0.00	0.00	0.00
Infiltration Loss	0.00	0.00	0.00	0.00	0.00
Low Flow Bypass Out	0.00	0.00	0.00	0.00	0.00
High Flow Bypass Out	0.00	0.00	0.00	0.00	0.00
Pipe Out	0.03	0.44	0.00	0.06	0.00
Weir Out	0.00	0.00	0.00	0.00	0.00
Transfer Function Out	0.00	0.00	0.00	0.00	0.00
Reuse Supplied	31.43	433.46	3.25	41.41	0.00
Reuse Requested	136.97	0.00	0.00	0.00	0.00
% Reuse Demand Met	22.95	0.00	0.00	0.00	0.00
% Load Reduction	99.92	99.96	99.95	99.92	0.00

Figure 5: Music Model Results

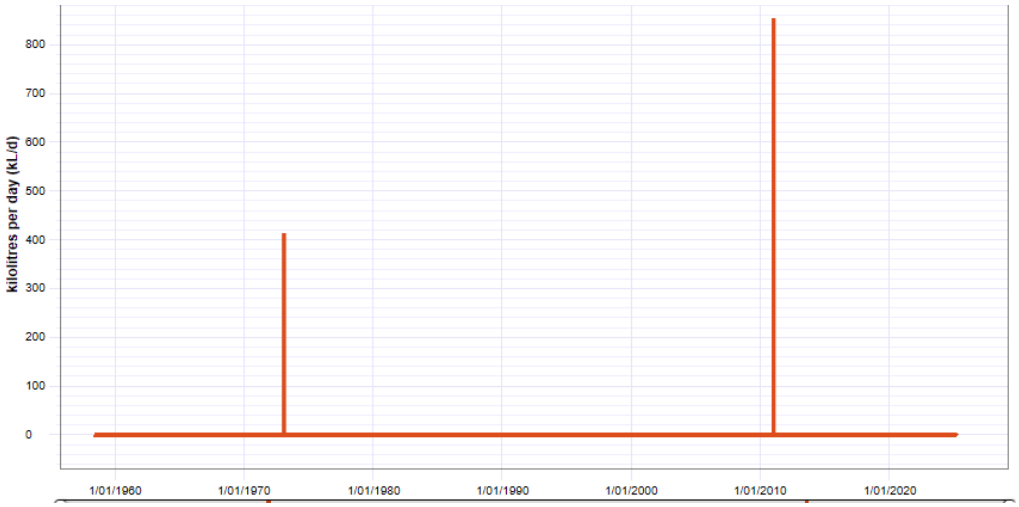

Figure 6: Outflow from Holding Pond

The results of the continuous simulation indicate that the average annual rainfall is effectively contained on-site. Given that the rainfall data spans a consecutive 67 year period, it likely includes events exceeding the 5% AEP. Figure 6 shows two of these events occurring. BOM data indicates that rainfall for the 5-6 February 1973 totalled 102.6mm and 12-14 January 2011 totalled 144.6mm of rain. Both events exceed the monthly averages of 30.6mm and 18.9mm for January and February respectively. The average annual rainfall is 372.5mm.

The modelling suggests the proposed holding pond can contain persistent rainfall runoff, with evaporation and onsite irrigation reuse disposing of the collected contact water. The modelling indicated two historic rainfall events would exceed the holding pond capacity for the 67 years of data modelled. This achieves the one in twenty year requirement for capture and containment onsite.

7 CONCLUSION

The objective of the Stormwater Balance Report is to demonstrate that appropriate measures can be implemented to meet the Meat & Livestock Australia: National procedures and guidelines for intensive sheep and lamb farming. This report has demonstrated:

- A suitable open drain system can be implemented to convey contact water flows generated from the feedlots for a 2% AEP Event.
- A holding pond with a capacity of 11,200m^3 is required to contain contact water onsite. The holding pond cannot spill more than once in twenty years, on average.
- A sedimentation Basin with a volume of 970m^3 is required.
- The holding pond should be provided with a 10m wide overflow weir with a 0.3m depth from the top of the confining wall, to provide a controlled discharge for events exceeding 5% AEP.
- The overflow weir can discharge at a peak rate for the 2% AEP event.
- Freeboard of at least 0.9m is provided between the design storage level and the top of the confining wall.
- The contact water system including drains, sedimentation basin and holding pond should have an impermeable base which prevents infiltration. The permeability standard should be at least 1 x 10^{-9} m/s. The geotechnical report addresses this requirement.
- Appropriate onsite management procedures should be implemented to ensure performance requirements of the system are achieved.

This report analysed the 5% AEP peak storm event and considered persistent rainfall of the site for a period of 67 years. The results demonstrate the proposed holding pond has sufficient capacity to contain a 5% AEP event for contact water runoff. It has been demonstrated that persistent rainfall can be captured and contained onsite for spills to occur on average less than 1 in 20 years. The storage volume and other design elements nominated in this report should be confirmed during detailed design.

APPENDIX A: WATER BALANCE CONCEPT PLANS



PLOT DATE: 26/05/2025
THIS IS AN UNCONTROLLED DOCUMENT WHEN PRINTED

REV	DESCRIPTION	APPROVED	DATE
A	PRELIMINARY ISSUE	A.REID	MAY 2025

SCALE 1:2,000 @ A3

20 0 20 40 60 80 100

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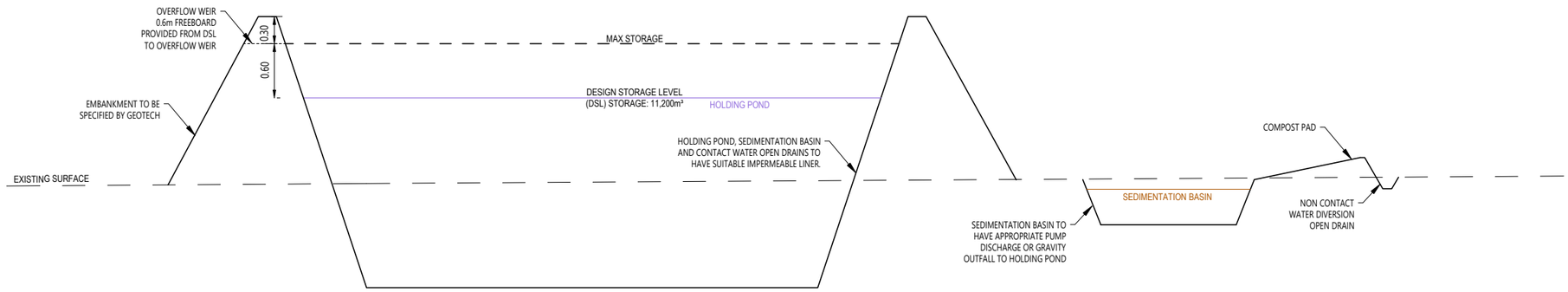
LANB FEEDLOTS
5488 NHILL-HARROW ROAD, GYMBOWEN
WATER BALANCE
CONCEPT PLAN
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008WB01/ 02
REV: A



TYPICAL SECTION A-A

NOTE: ARRANGEMENTS SHOWN
SUBJECT TO DETAILED DESIGN

PLOT DATE: 26/05/2025
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A	PRELIMINARY ISSUE	A.REID	MAY 2025

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LANB FEEDLOTS
5488 NHILL-HARROW ROAD, GYMBOWEN
WATER BALANCE
TYPICAL SECTION
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008WB02/ 02
REV: A

Development Licence Exemption Application

T & L Bourchier Trust

Bourchier Lamb Feedlot

5488 Nhill-Harrow Road, Gymbowen, Victoria

December 2025 RevE



DOCUMENT INFORMATION

Prepared for	T & L Bourchier Trust
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Date	December 2025
Client Contact	Tom William Bourchier
Author(s)	Jacquelle Gorski
Reviewer	Jacquelle Gorski

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EPA	Revision C	28/08/2025	Formal submission to EPA
EPA and Council	Revision D	29/08/2025	Minor amendments to format
EPA and Council	Revision E	08/12/2025	Responding to RFI's from EPA and Council

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1 PRIMARY INFORMATION

1.1 Objective of this document

This report presents an application for a development licence exemption in accordance with the Environment Protection Act 2017 (the EP Act) and subordinate legislation for a 28,000 lamb feedlot. The feedlot has been designed and planned to meet the environmental assessment criteria set out by the Victorian Environment Protection Authority (EPA).

This development licence exemption application (DLXA) provides an overview of measures taken to comply with the general environmental duty (GED), including a comprehensive environment and human health risk assessment, outlining controls and mitigation to effectively manage waste, soil conservation, water, and air quality. Additionally, the application assesses the potential impact of the feedlot on human health and the environment, including relevant environmental values in the relevant Environment Reference Standards (2021).

The application also highlights the use of the best available techniques and technologies in the design and operation of the feedlot, with a focus on modern, environmentally friendly practices to ensure the protection of human health and the environment.

This application provides a comprehensive overview of the proposed lamb feedlot's compliance with relevant environmental assessment criteria in Victoria and demonstrates the commitment to environmental sustainability and social responsibility.

The application process was commenced in 2023 and iterations to the design of the wastewater treatment process has resulted in delays in the application. The design has been finalised for all aspects of the development.

1.2 Works Details

The operators of the feedlot, T&L Bouchier Trust (Bourchier) seeks EPA permission for the lamb feedlot operation with acapacity of a capacity of 28,000 lambs (between 4- 9 months old, including feedlots, waste treatment areas, composting areas, and drainage basins.

The feedlot has already been constructed (with the exception of the wastewater treatment lagoon which is underway) and is operating in accordance with widely adopted industry best practices, including consideration of the (revised) *National procedures and guidelines for intensive sheep and lamb feeding systems* (Meat and Livestock Australia Limited, 2020).

1.3 Need for Development Licence

The principles of environment protection according to the EP Act are upheld in the feedlot, with a commitment to adopting a precautionary approach to environmental risks, implementing the best available technologies and techniques to prevent pollution, and continuously improving environmental performance so far as reasonably practicable.

Under schedule 1 of the Environment Protection Regulations 2021, a feedlot that has more than 5,000 animals concentrated for the purposes of agricultural production and that discharges or deposits wastes solely to land is a prescribed development activity and prescribed permit activity.

T & L Bourchier Pty Ltd (Bourchier Lambs) proposed operations at Nhill-Harrow Road has triggered an EPA permission as the facility is considered:

> *B01a (Animal industries – waste solely to land)*
>
> *Operating a piggery, cattle feedlot, sheep feedlot, goat feedlot, goat dairy or dairy freestall that—*

- *(a) has more than 5000 animals (of any combination of pigs, cattle, sheep or goats) concentrated for the purposes of agricultural production; and*
- *(b) discharges or deposits waste solely to land*

As such, the activity is considered a prescribed development activity and prescribed permit activity.

1.4 Justification for DL Exemption

This document demonstrates that it is justifiable for EPA to grant an exemption from development licence for the 28,000-lamb feedlot due to the low overall risk to environment and human health, utilisation of best practice processes and procedures and established techniques and technology, no community concern, and the positive net gains to social, environment and economic interests. This exemption would facilitate the sustainable growth of the agricultural sector while ensuring protection of human health and the environment.

An exemption from a development licence is warranted for the Bourchier lamb feedlot for several reasons. On 24 September 2023, Quentin Cooke, a former Senior Pathway Assessor advised that EPA would consider an application for a DLX. This email is presented at Appendix A.

1.4.1 Minimal Environment and Human Health Impacts

The existing site has been operating since 2020 without any impact to environment and human health. The residual risk to human health and the environment associated with the proposed development is low. The site is well located from sensitive receptors, being located in the middle of a 107-hectare farming property owned by Bourchier. The feedlot development will operate in a 4.8-hectare area within this larger property. The operators have a history of successful broad acre farming, including feedlot operation.

The feedlot has a smaller scale and poses less environmental and human health risks compared to other livestock operations. For example, Ronneby Park lamb feedlot in Western Australia is over 3 times the size with a capacity for up to 90,000 lambs. The implementation of proper waste management systems and adherence to the best available technologies and techniques (BATTs) further minimises any potential risks.

1.4.2 Best Practice Operations

The feedlot utilises established and proven technology. The techniques and methods at the Bourchier lamb feedlot have been well-studied and successfully implemented in numerous similar operations. This ensures a higher level of reliability, efficiency, and predictability in the functioning of the feedlot, minimising any uncertainties or unexpected adverse outcomes.

The DLXA has been developed in accordance with the best available technologies and techniques provided in Meat & Livestock Australia's (MLA, 2020) *National procedures and guidelines for intensive sheep and lamb feeding systems,* which is the primary source of standards and guidelines for lamb feedlot design and operations in Australia.

1.4.3 No Community Interest

The project has no community concern and minimal impact. Neighbours have been consulted and provided no objections to the proposed expansion. The current operation has received no complaints. By adhering to rigorous environmental standards and implementing appropriate control measures, such as reasonable separation distances, stormwater and mortality management, the feedlot can operate without significant disruption to the surrounding community.

The granting of the proposed exemption will serve the public interest. It will contribute to the local economy and support the Victorian agricultural sector. Additionally, it will provide a reliable and locally sourced supply of lamb meat that will enhance food security and availability.

1.5 Applicant Details

The proprietors are experienced pastoralists and graziers and have been operating a lamb feedlot facility at the site, catering up to 10,000 head of lamb (between 4-9 months old) with no impact to environment or human health.

Table 1 Company and Director Details

Function	Details
Company Name	T & L Bourchier PTY LTD
ACN	602 326 447
ABN	35 602 326 447
Registered Address	Sambells Road, Goroke, VIC, 3412
Director	Tom William Bourchier
Phone	+61 429 605 760
Email	tlbourchier@gmail.com

1.6 Track Record

There are no complaints registered with EPA nor Council that specifically relate to activities conducted by T&L Bourchier, the proprietors of the feedlot and associated property. The company has operated the feedlot on site since 2019.

EPA officers visited the feedlot in January 2025 to inspect the operations. An Improvement Notice (IMPN-00008242) was issued that requires:

1. By 04/03/26 you must install a permanent wastewater solution onsite to prevent the discharge of wastewater to any uncontrolled surface or medium.

2. By 18/06/25 you must upgrade current waste water management systems onsite to reduce observed uncontrolled discharge to land. For example digging deeper drainage channels and installing grating over roadways

R1. By 04/03/26 you must in writing to the authorised officer, provide a report that specifies how controls have been installed to achieve compliance with the notice requirements, and is signed by your managing director, most senior executive, or a person authorised to speak on behalf of the notice recipient

Bourchier is meeting the conditions of the Notice.

1.7 Application Fee

The required application fee for a DLX is prescribed under Regulation 175 of the Environment Protection Regulations 2021.

The application fee has been paid when the DLXA was submitted through the EPA portal (https://portal365.epa.vic.gov.au/).

2 STAKEHOLDER AND COMMUNITY ENGAGEMENT

Bourchier seeks to maintain a positive and open relationship with all stakeholders. Table 2 presents the key stakeholders for the site and key considerations for each.

Table 2 Key stakeholders.

Category	Type	Description	Key Considerations
Community	Neighbours	Four residential neighbours One farmhouse with no residents	The closest neighbour is located approximately 690 m from the feedlot activity area. There is no residential farmhouse at this property. The owner has been engaged and expressed no concerns with the development.
Government	Regulators	EPA	Issuing the development licence (exemption) and permit. Protection of environment and human health.
		Shire of West Wimmera	Planning permit.
		Agriculture Victoria	Animal welfare

2.1 Community Consultation

Community consultation was undertaken in June 2023 where the proposed development was discussed with neighbours within a 3km radius. The locations of the houses and their distance from the feedlot activity are shown in Figure 1. Note: R1 is a neighbouring agricultural property that has no residential farmhouse, and the property to the southeast (R4) is owned by the operator (Bourchier Lambs). Since this time, there has been no concerns from community about the feedlot.



Figure 1 Residents within 3km (radius shaded red) (Source: NearMaps)

Table 3 Feedback from resident within 3km.

Marker	Address	Separation Distance (m)	Resident Feedback	Date Contacted
R1	5493 Nhill-Harrow Road	960	This property is used for agricultural purposes. No one resides at this location.	25/3/23
R2	117 Morgans Road	2005	This property is used for agricultural purposes. The landowner supports the expansion of the feedlot and expressed no issues.	20/3/23
R3	5810 Nhill-Harrow Road	690	This property is used for agricultural purposes. The landowner supports the expansion of the feedlot and expressed no issues.	25/4/23
R4	5570 Nhill-Harrow Road (Property of T&L)	2458	Residence of the proprietor of Bourchier lamb feedlot.	N/A
R5	5244 Nhill-Harrow Road (within the same property parcel lot as R6)	1748	This property is used for agricultural purposes. No one resides at this location. The landowner supports the expansion of the feedlot and expressed no issues with the proposed expansion.	24/4/23
R6	5244 Nhill-Harrow Road (within the same property parcel lot as R5)	1793		

2.2 EPA Consultation

2.2.1 Development Licence Exemption Application

On 22 September 2023, SPM contacted EPA (Quentin Cooke) via phone call and then follow up email requesting feedback on the permission pathway for the activity. On 24 September 2023, Quentin Cooke, a former Senior Pathway Assessor advised that EPA would consider an application for a DLX. This email is presented at Appendix A.

2.2.2 Environmental Compliance

On 29 January 2025 EPA Officer Chris Peel from North West Region contacted Tom Bourchier requesting that EPA visit the site and indicating that an EPA licence is required for the B01b - Animal industries operating licence activity. On 13 February EPA Officers visited the site. Improvement Notice IMPN-00008242 was issued on 24 February requiring:

1. The installation of a permanent wastewater solution onsite to prevent the discharge of wastewater to any uncontrolled surface or medium by March 2026,
2. Upgrade to the current waste water management systems onsite to reduce observed uncontrolled discharge to land by 18 June 2025. For example, digging deeper drainage channels and installing grating over roadways.

Bourchier has completed Item 2 above. EPA has confirmed via a site visit that the works are complete to their satisfaction. Item 1 will be completed in Q4 2025.

2.3 Shire of West Wimmera

Bourchier Lambs has submitted a Planning Permit application to the Shire of West Wimmera. Please direct all correspondence to Edwin Irvine, the Senior Planning Officer.

E: edwinIrvine@westwimmera.vic.gov.au

3 LEGAL AND POLICY FRAMEWORK

This development licence application has been developed in accordance with and with reference to relevant legislation and guidelines, including the following:

3.1 Victorian Legislation

- Environment Protection Act 2017 (EP Act)
- Environment Protection Regulations 2021
- Planning and Environment Act 1987
- Climate Change Act 2017

3.2 The Principles of Environmental Protection

The principles of environmental protection are described in Chapter 2, Part 2.3 Sections 13 -23 of the EP Act. This application addresses these principles in Table 4.

Table 4 Addressing the Environmental Protection Principles.

Principle No.	Principle Title	Principle Description	Summary Statement addressing Principle
13	Principle of integration of environmental, social and economic considerations	Environmental, social and economic considerations should be effectively integrated	Bourchier Lambs takes a triple bottom line approach in measuring business success. This allows the business to see value beyond just economic considerations, and further promote environmental sustainability and community amenity.
14	Principle of proportionality	A decision, action or thing directed towards minimising harm or a risk of harm to human health or the environment should be proportionate to the harm or risk of harm that is being addressed.	The chosen location and the physical infrastructure have been designed and selected by Bourchier Lambs to provide a risk proportionate proposal. Refer to Section 6 for the detailed Risk Assessment.
15	Principle of primacy of prevention	Prevention of harm to human health and the environment is preferred to remedial or mitigation measures.	Prevention or minimisation of environmental impacts have been prioritised through selection of technology / design features as detailed in sections 7 and 8. Bourchier lambs is also considerate of the general environmental duty (GED) to minimise environment and human health risks, so far as reasonably practicable.
16	Principle of shared responsibility	Protection of human health and the environment is a responsibility shared by all levels of Government and industry, business, communities and the people of Victoria	Bourchier Lamb's recognises and accepts responsibility under the EPA Act and the GED to ensure that human health and the environment are protected.
17	Principle of polluter pays	Persons who generate pollution and waste should bear the cost of containment, avoidance and abatement.	Most of the waste generated by the operation is organic material, such as manure and carcasses. Bourchier Lambs has invested considerably in containing contaminants generated and preventing pollution of the environment.
18	Principle of waste management hierarchy	Waste should be managed in accordance with the following order of preference, so far as reasonably practicable— (a) avoidance; (b) reuse; (license recycling; (d) recovery of energy; (e) containment; (f) waste disposal.	The feedlot's adherence to the principle of waste management hierarchy is discussed in Section 15.
19	Principle of evidence-based decision making	Actions or decisions under this Act should be based on the best available evidence in the circumstances that is relevant and reliable.	Evidence has been included in this application to meet the EPA requirements of assessment. Relevant technical studies have been included or summarised to demonstrate impact to environment and human health can be minimised, so far as reasonably practicable.

Principle No.	Principle Title	Principle Description	Summary Statement addressing Principle
20	Precautionary principle	If there exist threats of serious or irreversible harm to human health or the environment, lack of full scientific certainty should not be used as a reason for postponing measures to prevent or minimise those threats.	Bourchier Lambs prioritises the assessment of potential risks to environment and human health and implementing preventive measures, even in the absence of full scientific certainty of likely risks being realised. This approach ensures protection of human health and the environment by addressing threats proactively through best practice design and operation of the site, rather than waiting for conclusive certainty that the risks may eventuate.
21	Principle of equity	(1) All people are entitled to live in a safe and healthy environment irrespective of their personal attributes or location. (2) People should not be disproportionately affected by harm or risks of harm to human health and the environment. (3) The present generation should ensure the state of the environment is maintained or enhanced for the benefit of future generations.	This principle is embedded in the application and assessment. The feedlot activities are set back and located in a farming property, with adequate buffers from sensitive uses and environmental values. Sensitive uses are protected from unacceptable impacts. Sustainable operations ensure site operations do not erode environmental resources.
22	Principle of accountability	Members of the public should— (a) have access to reliable and relevant information in appropriate forms to facilitate a good understanding of issues of harm or risks of harm to human health and the environment and of how decisions are made under this Act; and (b) be engaged and given opportunities to participate in decisions made under the Act, where appropriate to do so; and (c) have their interests taken into account in decisions made under this Act.	Bourchier Lambs actively engages and participates in the community and with neighbours, particularly within a 3km radius. Neighbours understand the proposed development, have expressed no issues, and will be kept informed of any changes.
23	Principle of conservation	Biological diversity and ecological integrity should be protected for purposes that include the protection of human health	The site has been previously cleared for farming activities. Bourchier Lambs will ensure protection of the existing environmental values through the controls summarised in this document. A Risk Management and Monitoring Program will be developed which will outline environmental protection objectives, practices and safeguards to minimise or avoid impact to environment and human health as far as reasonably practicable.

3.3 Fit and Proper Person Assessment

The requirement to not issue a Development Licence to a person who EPA has found not to be a Fit and Proper person is established in Section 69 (4) (a) of the Act. This section has been prepared consistent with EPA Publication 1938 of June 2021 Fit and proper person policy. A signed and completed Fit and Proper Person Questionnaire on EPA form number F1017 will be submitted via the EPA online portal application (for this DLEA).

The Director of The Trustee for T & L Bourchier Shares Trust, Mr Tom Bourchier has declared that he is a fit and proper person to hold an EPA permission under Section 66 of EP Act 2017. This declaration should enable EPA to find that the applicant is a fit and proper person for the purposes of Chapter 4 of the Act.

The Fit and Proper person form is attached in Appendix B.

3.4 Prohibited Person Assessment

Under Section 66 (2) of the Act, being found to be a prohibited person excludes that person from being a Fit and Proper person, unless the EPA is satisfied that it is not contrary to the public interest to do so. A signed and completed Prohibited Person Questionnaire on EPA Form Number F1018 will be submitted via the EPA online portal application (for this DLA).

The Director of The Trustee for T & L Bourchier Shares Trust, Mr Tom Bourchier has declared that he is not a prohibited person under Section 88 of the Act and therefore can hold an EPA permission. This declaration should enable EPA to find that the applicant is not a prohibited person for the purposes of Chapter 4 of the Act.

The Prohibited person form is attached in Appendix C.

3.5 General Environmental Duty

The Trustee for T & L Bourchier Shares Trust recognises its responsibilities and obligations under Section 25 of the Act, as a 'person' who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste to minimise those risks, so far as reasonably practicable. One of the key objectives of this DLEA is to demonstrate to EPA that The Trustee for T & L Bourchier Shares Trust both recognises its duties under section 25 (1) of the Act and will be able to meet the more specific requirements set out in Section 25 (4) of the Act so far as it is reasonably practicable.

Section 25(1) of the EP Act states:

A person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable.

This application provides information to enable EPA to assess against the requirement of the General Environmental Duty. It outlines the best available technologies and techniques (BATTs) that will be employed at the Bourchier lamb feedlot to prevent or minimise impact to human health and the environment as far as reasonably practicable.

Table 5 summarises how this DLA addresses each sub section of Section 25 (4) and 25 (5) of the Act.

Table 5 How Bourchier Lambs will meet its General Environmental Duty.

EP Act 2017 Section (Subsection)	How Bourchier Lambs will meet the GED
Section 25 (4) **(a) use and maintain plant, equipment, processes and systems in a manner that minimises risks of harm to human health and the environment from pollution and waste;**	Bourchier Lambs has identified human health and environmental risks associated with their site operations. These risks are outlines in Section 6. Controls are detailed in sections 7 to16.
(b) use and maintain systems for identification, assessment, and control of risks of harm to human health and the environment from pollution and waste that may arise in connection with the activity, and for the evaluation of the effectiveness of controls;	The Bourchier Lamb Feedlot will develop a RMMP that will: a) identify all the risks of harm to human health and the environment which may arise from the proposed development: (b) clearly define the site's environmental performance objectives; (c) clearly define risk control performance objectives; (d) describe how the environmental and risk control performance objectives are being achieved; (e) identify and describes the approach to ongoing elimination or minimisation of the risks so far as reasonably practicable; and (f) describe how the information collated will be disseminated, used or otherwise considered.
(c) use and maintain adequate systems to ensure that if a risk of harm to human health or the environment from pollution or waste were to eventuate, its harmful effects would be minimised;	Bourchier Lamb's RMMP will include procedures for responding to any incidents. Procedures will include immediate EPA notification in the event of a discharge or emission which poses risk impacts to human health or the environment. Emergency planning and response will be managed in accordance with Bourchier Lamb's Biosecurity Response Plan.
(d) ensure that all substances are handled, stored, used or transported in a manner that minimises risks of harm to human health and the environment from pollution and waste;	Bourchier Lambs will handle, store, use, and transport substances responsibly and in accordance with EPA guidelines. The site will ensure proper storage and handling procedures, adhering to waste management guidelines, and maintaining environmental controls. Risks, safeguards and management measures will be updated and detailed in the RMMP.
(e) provide information, instruction, supervision and training to any person engaging in the activity to enable those persons to comply with the duty under subsection (1).	Relevant operating procedures including environmental management measures are communicated to feedlot staff via: • Inductions – all staff inducted prior to commencing work on site • Training

EP Act 2017 Section (Subsection)	How Bourchier Lambs will meet the GED
	• Communication on specific issues including any recently identified issues. Procedures relating to training and awareness will be documented in the RMMP.
Section 25 (5) **(a) minimise risks of harm to human health and the environment from pollution and waste arising from the design, manufacture, installation or supply of the substance, plant, equipment or structure when the substance, plant, equipment or structure is used for a purpose for which it was designed, manufactured, installed or supplied;**	Bourchier Lambs will continue to ensure that risks to human health and environment are minimised through appropriate controls as described in relevant sections of this DLXA. All site equipment is serviced and operated as per the manufacturer's instructions.
(b) provide information regarding the purpose of the substance, plant, equipment or structure and any conditions necessary to ensure it can be used in a manner that complies with the duty under subsection (1).	Bourchier Lambs will continue to ensure that risks to human health and environment are minimised through appropriate labelling / placarding and provision of information (e.g., material specification, safety information and handling guidelines) to staff and contractors as required.

3.6 The Environmental Reference Standard

The Environment Reference Standard (ERS) is a new tool made under the EP Act 2017. The ERS:

- identifies environmental values that the Victorian community want to achieve and maintain.
- provides a way to assess those environmental values in locations across Victoria.

The ERS can be applied to assess the impacts on human health and the environment that may result from a proposal or activity, or from existing environmental conditions on a site.

The ERS does not provide compliance standards and it does not set thresholds up to which one can pollute. Nevertheless, it is still necessary under a preventative framework to understand potential impacts on human health and the environment that may arise from an existing or proposed activity or site. The ERS provides a valuable reference for considering impacts and subsequent measures to minimise risks that have the potential to harm human health and the environment.

Relevant sections of the ERS have been considered throughout this DLXA.

3.7 Relevant Guidelines

Meat & Livestock Australia (MLA, 2020) *National procedures and guidelines for intensive sheep and lamb feeding systems* was the primary source of standards and guidelines used in this application. Other sources were referred to where required, i.e., Meat & Livestock Australia (2017) - *Feedlot dust suppression review*, Meat & Livestock Australia (Aug 2016) - *Beef cattle feedlots: design and construction*.

Other guidelines of relevance to this application include:

- EPA Publication 824 (2002*) - The Protocol for Environmental Management: Greenhouse Gas Emissions and Energy Efficiency in Industry*
- EPA Publication 978 - *Reducing Stormwater Pollution – A guide for Industry*
- EPA Publication 1517.1 (2017*) - Demonstrating Best Practice Guideline*
- EPA Publication 1518 (2013*) - Recommended Separation Distances for Industrial Residual Air Emissions*.
- EPA Publication 1588.1 (2017) - *Designing, constructing and operating composting facilities*
- EPA Publication 1667.3 (2021*) - Management and Storage of Combustible Recyclable and Waste Materials*
- EPA Publication 1695.1 (2019*) - Assessing and controlling risk: A guide for business*
- EPA Publication 1698 (2018) - *Liquid storage and handling guidelines*
- EPA Publication 1730 (2019) - *Solid storage and handling guidelines*
- EPA Publication 1826.4 (2021)- *Noise limit and assessment protocol*
- EPA Publication 1827.2 (2021) - *Waste classification assessment protocol*
- EPA Publication 1828.2 (2021) - *Waste disposal categories – characteristics and thresholds*
- EPA Publication 1883 (2023) - *Guidance for assessing odour*
- EPA Guideline 1949 (draft) - *Separation Distance Guideline*
- EPA Publication 1968.1 (2021) - *Guide to classifying industrial waste*
- EPA Guideline 2021 (draft) - *Guideline for assessing and minimising air pollution*
- EPA Publication 2050 (2023) - *Composting mortalities on farms*
- EPA Publication IWRG641.1 (2019) - *Farm waste management*

4 THE SITE

4.1 Site overview

The feedlot subject Site is located in a Farming Zone at 5488 Nhill-Harrow Road, Gymbowen, Victoria, approximately 63 kilometres west of the town of Horsham, 3 kilometres south-east of the Mount Arapiles-Tooan State Park, and 1 kilometre northwest of the Kalingur State Forest. The Site is 15 kilometres (as the crow flies) equidistant from the nearest settlements/townships of Mitre (north-east) and Goroke (north-west).

The development involves constructed lamb pens, feeding infrastructure and internal road/races and associated spoon drains. See Appendix D for the updated Site Plans.

The site has a long and established history of sheep grazing, cropping and fodder production. The land is now used for a mix of sheep grazing and cropping with a relatively small area set aside for an undercover stock yard and uncovered lamb pens. The ground of the site has been heavily modified due to standard farming practices associated with the abovementioned uses. A mix of native and exotic planted screening vegetation is located along the perimeter of the site and around an existing worker's dwelling located on the site. A farm manager's residence is also located on a separate/adjoining title. The land contains a sealed and formalised vehicle crossover via Nhill-Harrow Road.

4.2 Choice of location

The site is suitable for the use and development due to its strategic location on Nhill-Harrow Road. The size of the land and siting of the proposed activity provides adequate separation to sensitive receptors, including residential neighbours (see Section 7.2), water bodies (see Section 4.8) and other environmental assets, in accordance with the fixed and variable separation distances (see Section 7.2.1) provided in the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA, 2020). The use and development of the site is compatible with agricultural interfaces to the north, south, east, and west. The key features that make the site suitable include:

- Suitable all-weather access.
- No interface with flood prone areas.
- Located in a farming zone (Figure 2).
- Adequate opportunity to minimise or avoid environment and human health impacts to as far as reasonably practicable.
- No cultural heritage sensitivity overlays.
- Located in proximity to:
    - agricultural suppliers
    - saleyards
    - abattoirs
    - transport routes

4.3 Surrounding Land Use

North: Adjoining land to the north is used for broadacre farming contained in the Farming Zone (5244 Nhill-Harrow Road, Gymbowen).

East: Adjoining land to the east is used for broadacre farming contained in the Farming Zone (5943 Nhill-Harrow Road, Gymbowen).

West: Adjoining land to the west is held in common by the owners of the Site and is used for broadacre farming contained in the Farming Zone.

South: Adjoining land to the south is held in common by the owners of the Site and is used for broadacre farming contained in the Farming Zone.

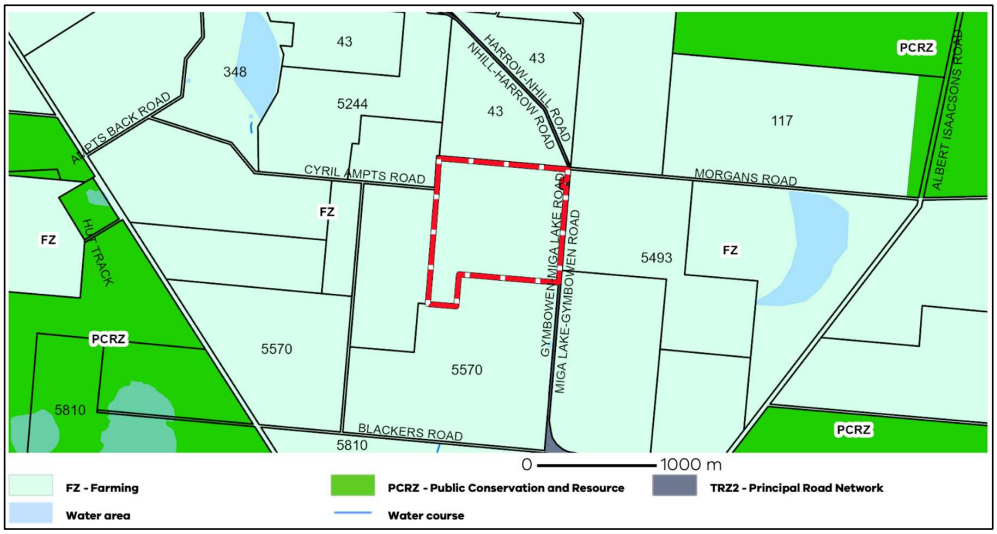

Figure 2 Planning Zone Map (Source: VicPlan).

4.4 Sensitive Community Receptors

Two neighbours are located within a kilometre of the activity area. These include:

- 5493 Nhill-Harrow Road, Gymbowen
  This property is non-residential farm, and the owner has expressed no concerns with the proposed development.
- 5570 Nhill-Harrow Road, Gymbowen
  This property is owned by the operator of the Bourchier Lamb feedlot.

See Section 2.1 for community feedback from neighbours within a 3km radius.

4.5 Topography

The Site is generally flat, with a gentle fall of 7 metres from north-east to south-west over 1,700 metres. The slope starts at around 171m and raises to 177m, increasing 6m over a 500m distance (approx. 1% gradient) (Figure 3). Drainage catchment areas are displayed in Figure 18.

4.6 Site Geology

A geotechnical report was provided by Douglas Partners (DP) in June 2023 which investigated the site geology (Appendix E). This report has been updated in December 2025 to reflect the new site plans. The features and descriptions are given in Table 6.

Table 6 Site geology (Douglas Partners, 2025)

Feature	Description
Site gradient	The site falls in a south-westerly direction, with pens falling between 2.5% and 4% downslope, with the cross slope between pens being less than 1% to minimise pen-to-pen drainage.

Feature	Description
Australian Height Datum	Site levels range from typically RL 178 m AHD at the north-eastern edge of the site, falling to RL 169 m AHD at the southwestern corner of the site.
Foundation	The site is underlain by Tertiary age Loxton Sand, which consists of quartz sandstone. The natural materials on the site are typically loose and medium dense sands over typically very stiff clays. The allowable bearing pressure is 100 kPa in the natural firm to stiff materials.
Depth to Groundwater	The depth to groundwater is at approximately 50 m below the existing ground level.
Plasticity	The site soils include sandy surface layers over clays. The Atterberg limit test results indicate: • the natural silty clays are of high plasticity, • the sandy soils are of low plasticity.
Permeability	The permeability of in-situ clay was found to be below the $1x10^{-9}$ m/s required by EPA and can be used as an impermeable layer and pond liner with appropriate re-compaction (13.1).
Onsite Material Re-use	Onsite sands and clays can be reused for feedlot expansion areas. The clays on site are reactive and use under buildings should be avoided.

4.7 Climate Data

4.7.1 Rainfall

Data from the Horsham weather station #079023 (BOM Climate Data Online 2023) (approx. 40km from the subject site) shows the average monthly and annual rainfall for the region is 37 mm and 448 mm respectively. The highest rainfall is received the during the winter months (Figure 4).


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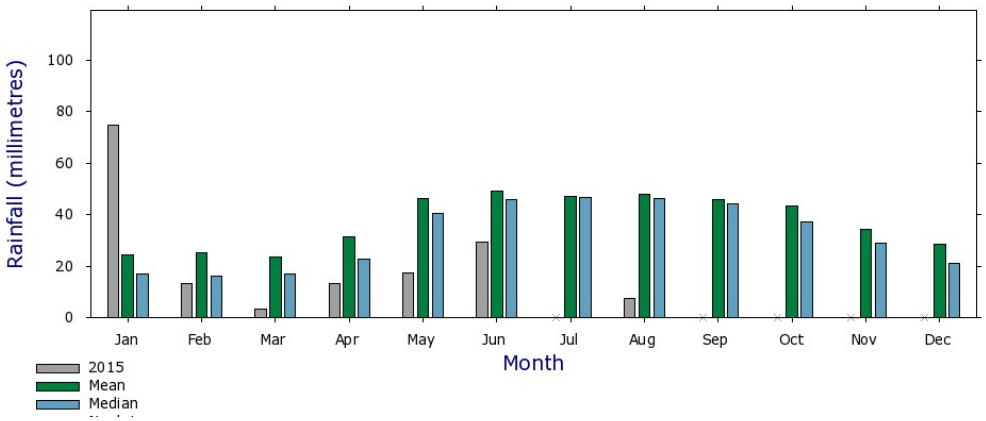


Figure 4 Rainfall at Horsham weather station #079023 (BOM Climate Data Online 2023)

4.7.2 Temperature Data

Regional average high temperature during the hottest months of January and February is 30°C (Figure 5), with occasional heatwaves pushing temperatures higher. The highest temperature ever recorded for the region was 47.9°C in 2019. The site does not operate during the colder months (June to August).

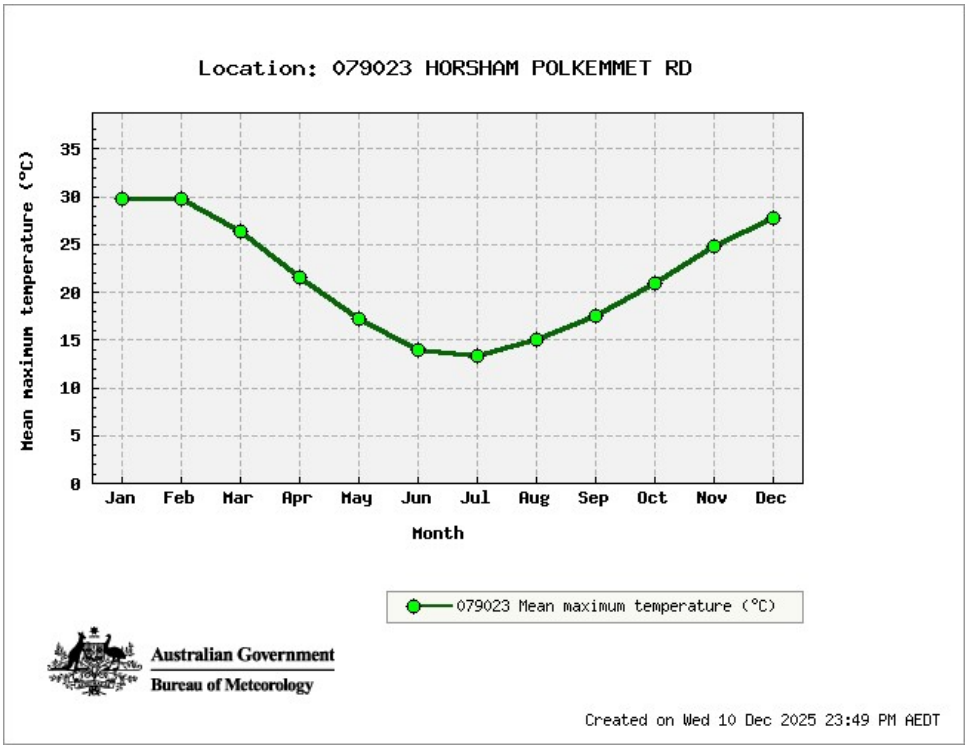


Figure 5 Average maximum temperature (BOM, Site number: 079023).

4.7.3 Wind roses

Figure 8 provides average annual wind roses for Horsham weather station (No: 072146) at 9 am and 3 pm. Wind direction over the year is variable depending on season and time of day. Prevailing winds are predominately south-west and tend to be stronger in the afternoon.

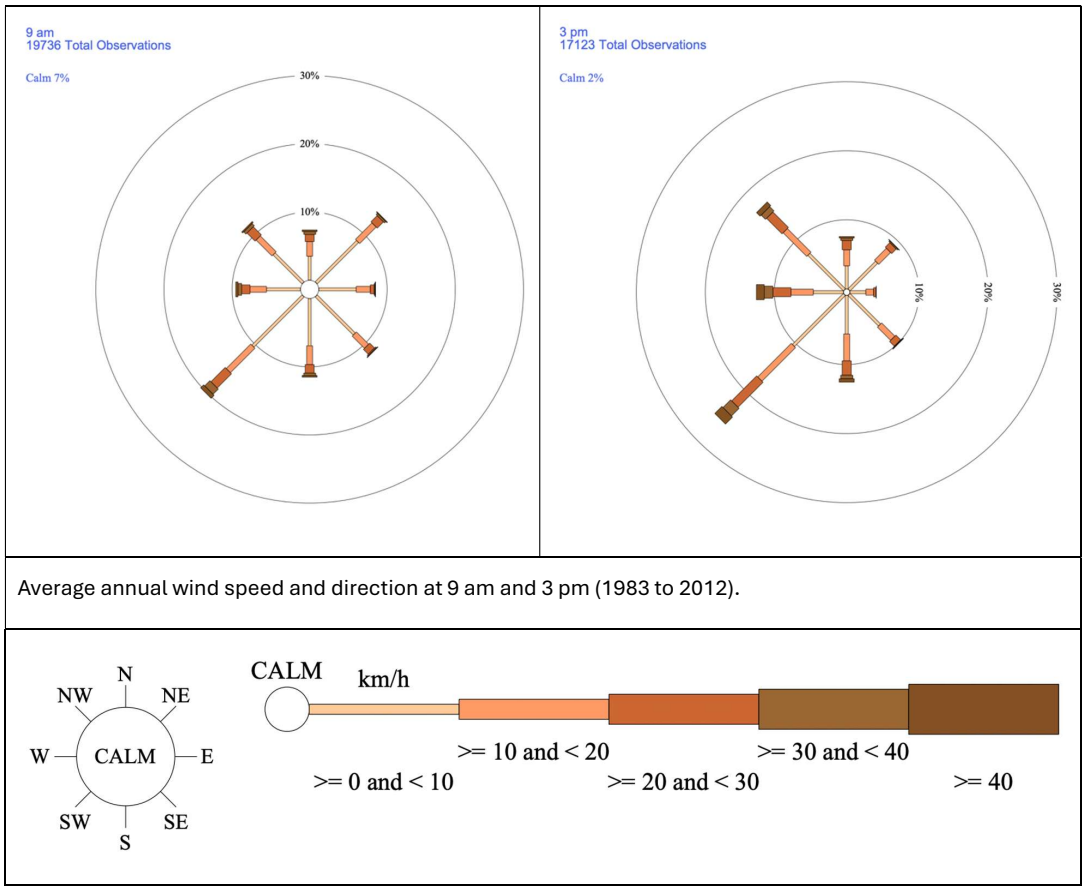


Figure 6 Wind Roses – BoM Horsham weather station (No. 079023)

4.8 Local Waterways

There is a wetland environment to the south-west of the site. Figure 7 shows the site boundary outlined in dark red, and the approximate feedlot activity area indicated by the yellow rectangle. There is approximately a 440 m separation distance between the feedlot activity area and the wetland environment.



Figure 7 Distance to wetland environment from activity area (NearMaps).

MLA (2020) lamb feedlot guidelines recommend a separation distance of 200m from 'major watercourses' and 100m from 'other watercourses' (see Section 7.2.1). The 440 m distance between the feedlot activity area and the wetland environment exceeds this recommendation and ensures the risk of contamination is low. All contact water from the feedlot will be collected and directed to the contact water dam. Section 0 describes the controls in place to ensure there is no offsite contamination of land and groundwater.

The nearest named watercourse is the Wimmera River located thirty (30) kilometres north-east of the Site.

4.9 Groundwater

Reference to the Geovic digital dataset (http://earthresources.vic.gov.au/earth-resources/maps-reportsand-data/geovic) indicates that the site is underlain by Loxton Sand. This typically comprises quartz sandstone.

The Visualising Victoria's Groundwater (VVG) website (https://www.vvg.org.au) indicates the depth to groundwater at 50 m below the existing ground level at the site. There are three existing groundwater bores located at the site. These bores indicate that groundwater interception occurs at a depth of 58-74 metres.

The sampling data from these bores are shown in Table 7 and Table 8.

Table 7 VVG sampling data Bore ID: 8003614

Bore ID:	8003614
Depth:	60m
Year Drilled:	2007
Use:	Domestic and stock use
Driller:	Unknown
Method:	Mud rotary
Monitoring:	Not monitored
0-3m	Brown Clay
3-9m	Red Clay
9-48m	Sandy Clay
48-57m	Sand
57-60m	Grey Clay

Table 8 VVG sampling data Bore ID: 68744 and 68745

Bore ID	68744	68745	
Depth:	74mm	58.52mm	
Year Drilled:	1977	1978	
Monitoring:	Monitoring ceased	Monitoring ceased	
Calcium Ions	69	59.000	62.000
Chloride ions	538	545	639
Carbonate ions	23	9	9
Hardness	357	336	369
Bicarbonate ions	334	156	153
Potassium Ions	13	9	12
Sodium Ions	360	296	343
Nitrate as N	-	-	0.903
Sulphate ions	72	72	70
DME Silicate, as SIO3	45	33	84
Fe Total	52	-	-
Magnesium Ions	4	46	52
Total Soluble Salts (Summation)	**1499**	**1225**	**1428**

4.9.1 Beneficial Uses

The Environment Reference Standard 2021 (ERS) prescribes the segments for groundwater by reference to Total Dissolved Solids (TDS), which is a measure of salinity. Analysis of VVG's Virtual Borehole indicates that the groundwater salinity at the site ranges from 1,225 to 1,428 mg/L.

Each segment has a defined list of environmental values that afford protection based on the salinity of groundwater within an aquifer. Groundwater with a TDS of 1,201-3,500 mg/L is classified as Segment B in accordance with the Environmental Reference Standard. The protection of the following beneficial uses is afforded to Segment B:

- Water-dependent ecosystems and species
- Potable mineral water supply
- Agriculture and irrigation - irrigation
- Agriculture and irrigation - stock watering
- Industrial and commercial use
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties

4.10 Biodiversity

Data derived from the Nature Kit database contains the mapped ecological vegetation classes (EVC) of EVC 803 Plains Woodland and EVC 292 Red Gum Swamp.

EVC 803 Plains Woodland is mapped over the existing dwelling and agricultural building area. This vegetation comprises planted screening vegetation and sheltering/shade trees for livestock. No native grasses are present within the dwelling and agricultural building curtilage, which has been extensively modified by farming practices and normal household maintenance of garden areas.

EVC 803 Plains Woodland is mapped over the Nhill-Harrow Road reserve adjoining the eastern boundary of the Site. These areas likely contain re-growth and native vegetation species typically associated with road reserves.

EVC 292 Red Gum Swamp is mapped over the undesignated temporary/ephemeral freshwater swamp located approximately 480 metres southwest of the activity area.

No native grasses are present on site where the feedlots are located. The terrain is largely modified and indistinguishable from the surrounding agricultural land, with the exception of a denser cluster of native trees and a network of dams constructed on the edge of the low-lying area where the wetland is located.

Data derived from the Nature Kit database contains the following identified endangered native fauna species within 2 kilometres of the Site. It is noted that no species logs are made within the boundaries of the Site ('planning unit'):

- Red-tailed Black-Cockatoo (south-eastern)
- Brown Treecreeper
- Diamond Firetail
- Southern Whiteface
- Emu
- Growling Grass Frog

Data derived from the Nature Kit database contains the following identified endangered native flora species within 2 kilometres of the Site. It is noted that no species logs are made within the boundaries of the Site ('planning unit'), and that species logs are limited to locations within road reserves:

- Buloke Mistletoe
- Buloke

4.11 Aboriginal Cultural Heritage Sensitivity

The Site does not contain any land identified as being within an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. A Cultural Heritage Management Plan (CHMP) is not required for the proposed development.

5 DESCRIPTION OF OPERATIONS

Bourchier lamb feedlot operates a lamb feedlot with a capacity for 28,000 lambs. Bourchier commenced the sheep feedlot in October 2019 when they held 250 sheep. The number of sheep held on site between October 2020 to May 2021 increased with 2,000 sheep and to 12,000 between the same period in 2021 to 2022. Between October 2022 and May 2023, the feedlot accommodated 12,000 sheep. In April 2023, Bourchier became aware of the need for an EPA permission as the feedlot had exceeded 5,000 head of cattle.

The Site comprises agricultural buildings and a workers dwelling located within a large curtilage located approximately 640 metres west of Nhill-Harrow Road and 255 metres south of Cyril-Ampts Road. This curtilage is screened to the south and west by native and exotic tree plantings.

Immediately west of the dwelling and agricultural building curtilage is a recently constructed stock yard with a partially enclosed shed under construction. The shed is to be approximately 56m (l) x 30m (w) x 5.25m (h), and partially enclosed and open sided.

Immediately south of the dwelling and agricultural building curtilage are constructed lamb pens, feeding infrastructure and internal road/races and associated spoon drains. Beyond this curtilage, the land is extensively cropped, and land cover has been significantly modified by cropping and sheep grazing operations.

The current configuration has been developed to cater for 28,000 lambs encompasses:

- a total of 72 feed pens and 14 induction pens. The total pen area will be 106,042.64 m^2.
- Contact water dam to be located west of pens
- Mortality composting pads to the west of pens, adjacent to the contact water dam
- existing stock handling / induction facilities.
- existing commodities shed, mill, grain storage and silage bunk.

The feedlot pens, mortality composting pad, contact water dam and livestock handling facilities will all be located within controlled drainage areas (CDAs). Drains will convey all water caught within the CDAs to the contact water dam that will remove entrained solids before it enters the holding ponds. Appendix D shows a layout of the proposed feedlot and associated infrastructure.

5.1 Proposed activities

The following activities are proposed at the site to accommodate 28,000 lambs (4 to 9 months old) in two cycles between October and May each year. Lambs will be maintained in pens on site for a duration of 8 to 10 weeks before being dispatched off site to abattoirs for processing.

5.1.1 Arrival and Weighing

Upon arrival at the feedlot, lambs are weighed and identified with a unique tag. The lambs are then sorted into groups based on weight and age. Stock yarding of lambs occurs immediately after receival. Following stock yarding and animal welfare inspections, lambs are transported via a network of internal races to penned areas.

5.1.2 Housing

The lambs are housed in pens or feedlot bays, which are designed to provide adequate space, ventilation, and drainage. Lambs will remain in pens for 8 to 10 weeks.

5.1.3 Feeding

Lambs in the feedlot are fed a diet consisting of a corn (30%), beans (40%), almond husk (10%) and malted barley (20%). The concentrate is formulated to provide the necessary nutrients and energy for growth and

weight gain. The roughage, such as hay or silage, is provided to promote rumen health and aid in digestion. Feeding occurs between 7:30 am and 4:30 pm every day. The feeding system ensures feed is available for a minimum of 20 hours per day.

5.1.4 Watering

Fresh, clean water is provided to the lambs at all times. Automatic watering systems are used to ensure a constant supply of water. Water is sourced from an onsite groundwater bore.

5.1.5 Health Management

Feedlot lambs are constantly closely monitored for signs of illness or disease. They are typically vaccinated upon arrival and may receive additional treatments as needed. Regular health checks are conducted to ensure that any issues are identified and addressed promptly. The success of a feedlot is dependent on maintaining the health and weight of lambs.

5.1.6 Growth and Weight Monitoring

Lambs are regularly weighed to monitor their growth and weight gain. The feed ration may be adjusted based on their weight gain and other factors. Lambs are fed until they reach 60 kg.

5.1.7 Waste Management

Waste sources comprise predominantly liquid and solid waste from livestock (urine and faeces), spoiled/spilled food and water and deceased livestock. The vast majority of existing liquid and solid waste from livestock is compacted into the existing pen area, with run-off captured in spoon drains located on the southern and western side of each pen row and directed via swales located at the end of each pen row.

Build-up of potentially deleterious waste is managed by a combination of turning topsoil and replacing with fresh soil scrapped from other areas of the farm. At the end of the lambing season, any build-up is removed and disposed into the composting area. Deceased livestock are collected daily and are disposed of in the mortality composting area located away from the pens and sensitive receptors.

5.1.8 Transport

When lambs reach the desired weight of 60kg, they are transported to abattoirs for slaughter and processing into meat products. Vehicles are received and dispatched to and from the Site from the constructed crossover at the site entry via Nhill-Harrow Road. Vehicles received and dispatched to and from the Site typically travel the Wimmera Highway (TRZ1) or Natiumuk-Frances Road (TRZ2) to connect to Nhill-Harrow Road.

Livestock are transported using registered livestock transport vehicles and are typically received between 7:30am and 4:30pm on Monday to Friday.

5.2 Hours of Operation

The hours of operation are outlined in Table 9.

Table 9 Hours of operation.

Stage	Hours of operation
Development Construction	Construction hours of the expansion will be limited to commence at 7am and completed by 6pm, Monday to Saturday.

Stage	Hours of operation
Feedlot Operation	Hours of work will normally be daylight hours, 7-days per week. The operation will continue to pen and feed lambs on a 24/7 basis, as is the nature of typical animal husbandry and animal production operations.
Livestock Transport	Lambs are to be received two times per year between September and May (dry seasons), with 8-to-10-week growing period for each batch, or until market weight of 60 kilograms is obtained. The site will receive and dispatch lambs by livestock transport vehicle generally between 7:30am and 4:30pm on Monday to Saturday. No receivals or dispatches are expected on Sundays. Some heavy vehicle movements may occur outside normal operating hours (e.g., in summer, it is desirable to transport lambs either at night or in the early hours of the morning for animal welfare).
Deliveries	Deliveries for stock feed and other agricultural inputs will be received during normal day time hours.

6 HUMAN HEALTH AND ENVIRONMENT RISKS

The EPA publication *Assessing and Controlling Risk: A Guide for Business* provides a method for assessing risk upon which this section is based. Risk is a threat that a hazard poses to a receptor where:

- a hazard is something that has the potential to cause harm (e.g., a spill to a waterway).
- a receptor is something of value that can be harmed (e.g., the environment or human health).
- a pathway is the route that the hazard can take to reach the receptor (e.g., air, water, soil).

Risk consists of two basic factors: likelihood and consequence:

- likelihood is the probability or chance that the hazard will cause harm.
- consequence is the level of harm or severity of impact that a hazard can cause.

Controls can be put in place to manage risk. These can include:

- eliminating the hazard or substituting it for something else with lesser risk.
- engineering controls that prevent pollution from occurring or stop it spreading, such as
- automatic shut-down machinery or bunding.
- administrative controls such as work processes or monitoring systems.

From EPA publication "*Assessing and Controlling Risk: a Guide for Business*", the steps in controlling risks are shown in Table 10.

Table 10 Steps in controlling hazards and risks.

Step	Action	Description
1	**Identify hazards**	Identify all hazards (e.g. fire, chemical spill) from waste batteries that could cause harm to human health and the environment.
2	**Assess risks**	Asses the risk, based on the likelihood of the hazard causing harm, and the consequence of that harm.
3	**Implement controls**	Implement suitable control measures, based on what is reasonably practicable for your business, with the aim of choosing the highest level of protection and reliability.
4	**Check controls**	Check controls regularly to make sure they are working, well maintained, effective and remain the most appropriate option. This process includes monitoring control measures and identifying any changes that may need to be made to improve their effectiveness.

6.1 Site hazards

The hazards identified as risks that could cause harm to human health and the environment are shown in Table 11.

Table 11 Identified Hazards

Hazard	Potential Sources	
Odour	• Pens • Feed bunks • Stock lanes • Drains • Evaporation pond	• Composting pads • Effluent reuse areas • Mortalities compost reuse area • Handling yards • Feed mill and feed storage areas
Noise	• Stock handling • Vehicle movements	• Feed milling and handling • Plant / equipment
Dust	• On-farm roads • Feed mill • Pens	• Stock lanes • Composting pad • Mortalities compost reuse area
Effluent	• Feedlot controlled drainage areas • Drains • Evaporation pond	• Holding ponds • Effluent reuse areas
Manure	• Pens • Stock lanes • Drains • Sedimentation basins	• Composting pads • Mortalities compost reuse area • Handling yards
Mortalities	• Pens • Composting pad	• Mortalities compost reuse area
Chemical spills	• Leaks from fuel tanks • Spills during refuelling	
Veterinary wastes	• Chemical containers • Sharps	• Biomedical wastes
Pathogens and Disease	• Livestock • Mortalities • Manure in pens, lanes and drains • Manure in sedimentation basins	• Effluent in holding ponds • Manure & mortalities composting • Effluent reuse areas • Mortalities compost reuse area • Handling yards

6.2 Assessing risks

The hazards identified in Table 11 are assessed to determine how they could lead to harm, how severe that harm could be, and how likely it is to happen. This involved:

- assessing the likelihood of a hazard causing an impact.
- assessment of the consequences or severity of each impact; and
- calculating a risk rating for each hazard.

6.2.1 Assessing Likelihood

Likelihood has been rated using the following scale:

- certain: expected to happen regularly under normal circumstances (> once a year)
- likely: expected to happen at some time (once every 1-4 years)
- possible: may happen at some time (once every 5-10 years)
- unlikely: not likely to happen in normal circumstances (once every 20 years or less often)
- rare: could happen but probably never will (less than once every 20 years)

The evaluation of likelihood has considered:

- previous occurrence
- current controls
- frequency
- changes in operating conditions over time and throughout the year
- behaviour – the way people act or behave may affect the likelihood of a hazard causing harm e.g., mistakes, misuse, or spontaneous actions during an incident.

6.2.2 Assessing Consequences

The harm that each hazard could cause and how severe this harm could be is assessed. This assessment considered:

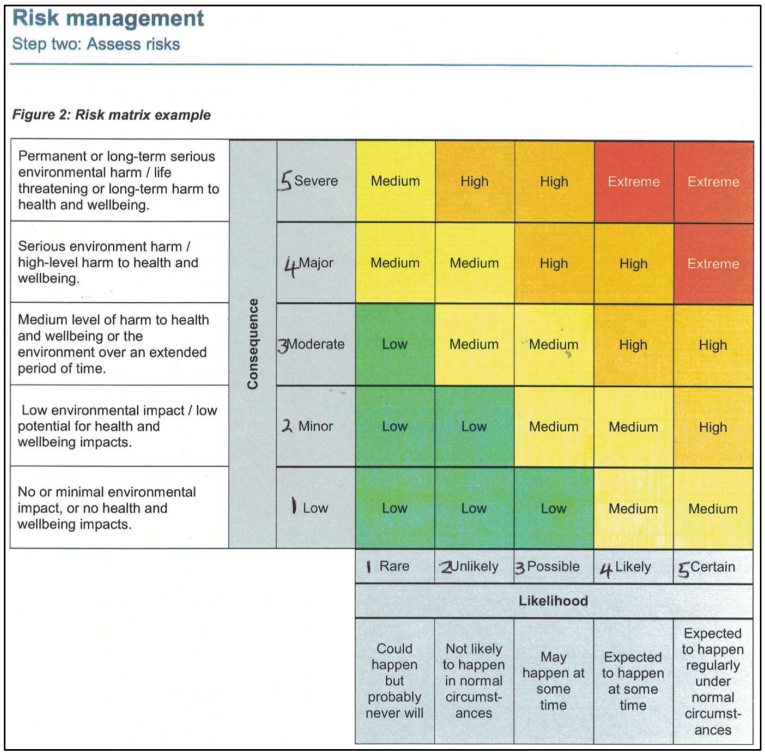
- pre-control risk (inherent risk) if no controls at all were in place.
- post-control risk (residual risk) with the proposed controls in place.
- how a hazardous activity is actually done compared with how it should be done.
- non-routine situations associated with the hazard (e.g., extreme weather conditions) and the effectiveness of the controls.

Potential impacts to people, the community, property, and the environment were considered. Consequences are waited by potential harm as:

- Severe: permanent or long-term serious environmental harm / life threatening or long-term harm to health and wellbeing. Lethal to regional ecosystem or threatened species with widespread off-site impacts.
- Major: serious environmental harm / high-level harm to health and wellbeing of a population. Harmful to regional ecosystem or threatened species, widespread on and offsite impacts.
- Moderate: medium level of harm to health and wellbeing or the environment over an extended period. Minor impact to large population or moderate impact to small population. Harmful to regional ecosystem with impacts mainly confined on-site.
- Minor: low environmental impact / low potential for health and wellbeing impacts. Minor impact to small population or harmful to local ecosystem.
- Low: minimal environmental impact, or no health and wellbeing impacts.

6.2.3 Calculating Risk

The consequences and likelihood of the risk are considered to create an overall risk rating. Figure 8, taken from "*Assessing and Controlling Risk: A Guide for Business*", shows the risk assessment matrix used to quantify the risk. The overall risk ratings are found in Table 12.



Risk management

Step two: Assess risks

Figure 2: Risk matrix example

	Consequence	1 Rare	2 Unlikely	3 Possible	4 Likely	5 Certain
Permanent or long-term serious environmental harm / life threatening or long-term harm to health and wellbeing.	5 Severe	Medium	High	High	Extreme	Extreme
Serious environment harm / high-level harm to health and wellbeing.	4 Major	Medium	Medium	High	High	Extreme
Medium level of harm to health and wellbeing or the environment over an extended period of time.	3 Moderate	Low	Medium	Medium	High	High
Low environmental impact / low potential for health and wellbeing impacts.	2 Minor	Low	Low	Medium	Medium	High
No or minimal environmental impact, or no health and wellbeing impacts.	1 Low	Low	Low	Low	Medium	Medium
	Likelihood	Could happen but probably never will	Not likely to happen in normal circumst-ances	May happen at some time	Expected to happen at some time	Expected to happen regularly under normal circumst-ances

Figure 8 **Risk assessment matrix.**

6.3 Controls

Controls are implemented to ensure that all hazards are low risk. Steps taken to control risks, in order of preference, are 1) elimination, 2) substitution, and 3) administrative controls (Figure 9). The controls implemented to manage risks can be found in the relevant sections of the report and summarised in Table 12.



Figure 9 **Hierarchy of controlling hazards and risks.**

6.4 Hazard, risk, and control matrix

Table 12 provides an overview of site hazards and their inherent risk, controls implemented to mitigate the inherent risk, and the residual risk after controls.

Table 12 Hazards, Risks and Controls.

Hazard	Pre-control (inherent) Risk			Controls	Post-control (residual) Risk		
	Likelihood	Consequence	Risk		Likelihood	Consequence	Risk
Odour (Section 7.3)							
Unpleasant odours may impact on neighbouring properties, particularly rural residences.	Possible	Moderate	Medium	• The feedlot extension considers the design requirements outlined by MLA (2020). Operation includes regular maintenance activities to ensure drainage occurs effectively, reducing wet patches that generate odour. • Drains and sediment ponds are designed to completely dry out, which reduces the potential for anaerobic activity and associated odour generation. • Separation distances between sensitive receptors and the feedlot have been assessed by GHD as sufficient to ensure low risk to sensitive receptors. • Compost turning will be timed to reduce odour nuisance. • Mortalities will be promptly removed from pens and taken to the composting pad where they will be covered to mitigate odour.	Unlikely	Minor	Low
Noise (Section 14)							

Hazard	Pre-control (inherent) Risk			Controls	Post-control (residual) Risk		
	Likelihood	Consequence	Risk		Likelihood	Consequence	Risk
Noise from construction, machinery or heavy vehicles may impact on neighbouring properties, particularly rural residences.	Possible	Minor	Medium	• A 690 m separation between the feedlot activity area and the closest sensitive community receptor provides adequate buffer for noise. • The feedlot activity area has been sited with consideration of surrounding sensitive receptors. • Selective use and permitted times for access routes to the feedlot are used to minimise off-site noise.	Unlikely	Minor	Low
Dust (Section 7.4)							
Dust can be generated from on farm roads, pens, stock lanes, the composting pad and mortalities compost reuse area.	Possible	Minor	Medium	• Provision of good separation distances (>690m) between the feedlot and the closest sensitive receptor. • Low speed limit on internal roads to minimise dust generation. • Watering to minimise dust emissions as necessary throughout construction and operation. • Pen cleaning as required. • No compost turning under windy conditions.	Unlikely	Minor	Low
Effluent, Manure, Mortalities (Sections 0)							
Release of contaminants due to inadequate storage and handling of contaminants from: • Manure/effluent (nitrogen and phosphorus).	Possible	Moderate	Medium	• All contaminated surface water will be retained within a controlled drainage area, designed to contain a 1-in-20-year event, and compacted to permeability of 1 x10^-9 m/s or lower. • Organic residue will be appropriately removed from pens and contained. • Mortalities will be collected daily and contained.	Rare	Minor	Low

Hazard	Pre-control (inherent) Risk			Controls	Post-control (residual) Risk		
	Likelihood	Consequence	Risk		Likelihood	Consequence	Risk
• Contamination from decomposing mortalities.							
Chemical spills (Section 10.1)							
Fuel spills and leaks contaminating land and groundwater.	Unlikely	Minor	Low	• No chemicals are stored on site. • Only minor fuel storage at site. • Spill kits kept on hand. • Fuel storage raised to help identify leaks to ground.	Rare	Minor	Low
Veterinary waste (Section 10.2)							
Veterinary chemical waste	Unlikely	Minor	Low	• Stored as per MLA (2020) guidelines (see Section 10.2).	Rare	Minor	Low
Pathogens and Disease (Section 9							
Pathogens and Disease risks are inherent to the movement, storage and processing of effluent, manure and mortalities, and in the reuse of effluent and mortalities compost.	Likely	Moderate	High	• Management controls outlined in Section 9.2. • Biosecurity Response Plan (Appendix F)	Unlikely	Moderate	Medi um

6.5 Checking Controls

The feedlot ensures that the controls implemented remain effective by:

- Regular review of hazards and risk assessments.
- Regular review, testing and maintenance of all engineering controls.
- Responsibility of risks and their controls assigned to site manager.
- Regular consultation with employees and relevant stakeholders.
- Regular training for administrative controls.

6.6 Emergency Management

Incident and emergency planning and response will be included in the site RMMP which will include:

- How to plan for incidents and emergencies.
- Site specific procedures to follow in the event of emergency scenarios.
- Notification and reporting requirements.

6.7 Summary of Human Health and Environmental Risks

The pre-control risks to human health and the environment from the feedlot operation are medium, and are associated with odour, noise, dust, fire and contamination of land and groundwater. Adequate controls have been implemented reduce human health and environmental risks associated with the feedlot operation to low.

The site RMMP will include emergency planning requirements and response procedures.

7 AIR QUALITY

7.1 Relevant Legislation and Guidelines

Part 2 (Ambient Air) of the ERS sets out environmental values, indicators and objectives that serve as a benchmark for assessing ambient air environment in Victoria. Indicators (and objectives) relevant to the proposal are listed in Table 2.2 of the ERS. The beneficial uses for ambient air in the ERS have largely been adopted from the State Environment Protection Policy (Ambient Air Quality) (SEPP (AAQ)) as environmental values, as well as the relevant indicators and objectives.

Prior to the commencement of the ERS, the SEPP(AAQ) was the Victorian implementation of the *National Environment Protection (Ambient Air Quality) Measure* (the NEPM (AAQ)). Like many other documents linked to the *Environment Protection Act 1970*, the SEPP (AAQ) now contributes to the general state of knowledge on ambient air quality in Victoria.

The SEPPs were replaced in February 2022 with the new EPA '*Guideline for assessing and minimising air pollution in Victoria'* (EPA Air Quality Guidelines 2022). In assessing the proposed development, consideration and reference has been made to these new guidelines. Other EPA guidelines that have been considered and referenced in the following sections include:

- EPA Publication 1949: Separation Distance Guideline
- EPA Publication 1883: Guidance for assessing odour
- Meal Livestock Australia (MLA): National procedures and guidelines for intensive sheep and lamb feeding systems (2011) [revised in 2020]

7.2 Separation Distance Assessment

EPA Draft Publication 1949 *Separation Distance Guideline* is organised into two environmental categories: Odour and Dust. The guideline recommends using the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020) for determining separation distance for odour. It does not include agriculture on the list of industries with recommended separation distances for dust. The publication recommends consideration of fixed and variable separation distances for intensive lamb feedlots.

7.2.1 Fixed Separation Distance

The fixed separation distances provided Table 13 provide general, non-site-specific buffers for odour, dust, and noise. The location of the proposed feedlot activity areas meet the above recommended fixed separation distances (Figure 10).

Table 13 Fixed separation distances from intensive feeding system (MLA,2020).

Feature	Distance (m)
Public road - except as below	200
Public road - unsealed with less than 50 vehicles per day excluding feedlot traffic	50
Major watercourse	200
Other watercourse	100
Property boundary	20

7.2.2 Variable Separation Distance

Applying the S-factor method provided in the *National procedures and guideline for intensive sheep and lamb feeding systems* (2011), GHD updated the Odour Assessment in November 2025 to reflect the wastewater dam, compost pad and irrigation area as potential odour sources (Appendix G). GHD determined a revised site-specific separation distance of 896 m for the lamb feedlot. Two sensitive receptors R1 and R4 (R4 owned by T&L Bourchier) were identified within 1.1 km radius from the proposed feedlot (Figure 10).

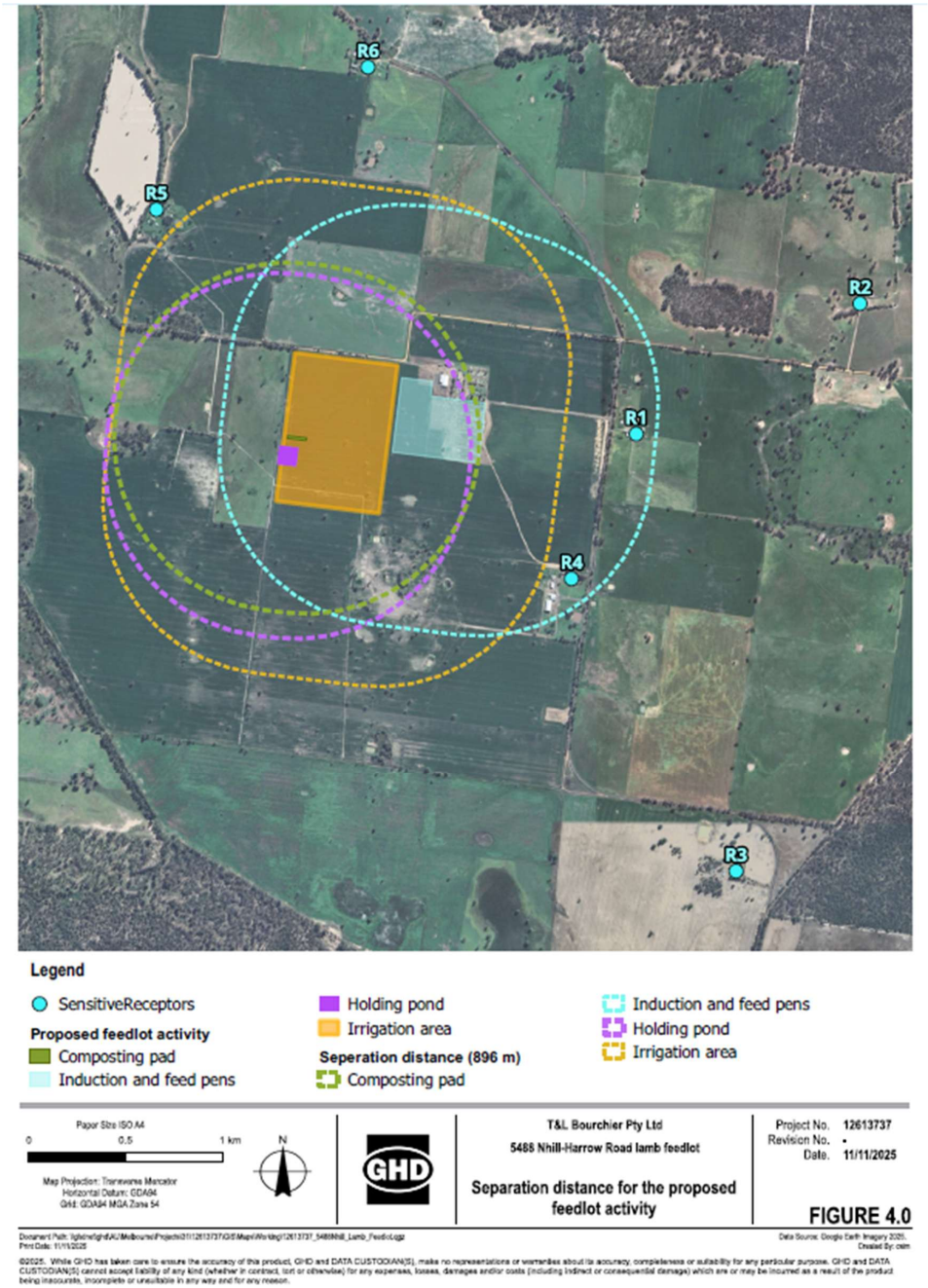


Figure 10 Variable separation distance of 896 m (extracted from GHD, 2025 Appendix G)

7.3 Odour

The ERS identifies environmental values, air indicators and objectives that set the benchmark for the quality of the air environment needed to meet the GED. The following air quality indicators, and respective objectives, relevant to odour are outlined below:

– *Odour*
An air environment that is free from offensive odours from commercial, industrial, trade and domestic activities

To ensure continued compliance to the GED with the feedlot expansion, GHD conducted an odour assessment of proposed feedlot development in accordance with EPA Publication 1883 – *Guidance for assessing odour*. This has recently been updated to consider the wastewater dam, compost pad and irrigation area and their odour potential. The 5 Odour Unit (OU) level is generally taken as the level that if the odour is offensive, it may lead to nuisance and resultant complaints. GHD utilised the 5 OU level to assess the 99.9th percentile 3-minute average odour impact from the main odour sources which include:

- Feed pens
- Lambs
- Effluent
- Treatment ponds
- Manure composting
- Carcass disposal

Bourchier has indicated that the site has not been the subject of odour complaints in the past. This suggests that the site has not generated unreasonable odour.

7.3.1 Level 2 odour assessment

The Level 2 assessment conducted by GHD scored a total of 8, meaning the proposed feedlot activity is Medium risk. A Medium risk is categorised as a "borderline case" where one element may influence the risk to be categorised as a low or high score. As such, a level 3 assessment was conducted to fully understand risk.

7.3.2 Level 3 odour assessment

The odour impact from the feedlot on the surrounding environment was assessed by GHD using AERMOD model. As the odour assessment was completed in July 2023, an odour survey was not possible as lambs were not on site and there were no site-specific odour emission rates available. GHD used conservative odour emission rates from publicly available literature and assessment reports to simulate the worst-case scenario. GHD predicts odour concentrations at receptor locations would be low. Regular monitoring has been conducted when the site is active and this monitoring has not identified odours beyond the fixed and variable separation distances.

The variable separation distance encompassed two sensitive receptors R1 and R4 (owned by T&L) identified within 2 km radius from the proposed feedlot (Figure 11). Based on the conservative odour modelling results, a risk of offensive odour assessment (taken as 5 OU) was undertaken to assess the likelihood of the identified receptors in experiencing offensive odour from the proposed feedlot expansion.

The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the locations are unlikely to experience offensive odour.

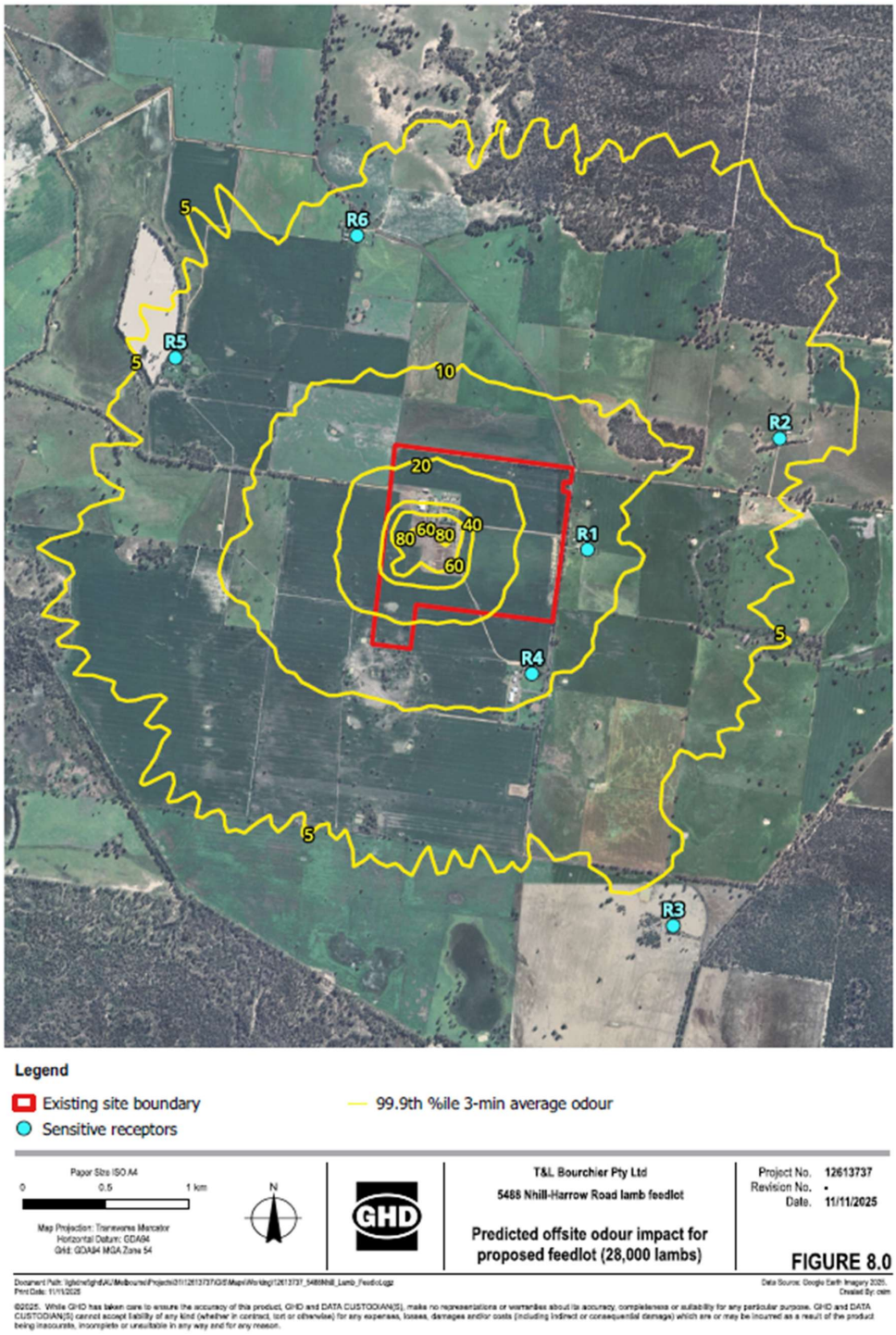


Figure 11 Site specific odour dispersion and extent of offsite impact (Source: GHD, 2025 Appendix G).

7.3.3 Best Practice Odour Controls and Safeguards

Table 14 outlines the controls and safeguards mechanisms that will be employed at the Bourchier lamb feedlot to mitigate odour.

Table 14 Feedlot design components and odour controls.

Design Component	BATT Controls
Separation Distance	A buffer distance of 896 will be maintained between intensive feeding systems and sensitive community receptors. R1 and R4 are within this buffer, however, the level 3 odour assessment completed by GHD indicates that the risk of offensive odour at these locations is Low (see Section 7.3.2).
Pen Construction	The pens are designed to increase manure removal efficiency and drainage so that sediment and water does not pool to create odour. The topography of each pen slopes towards spoon drains external to the pens that will direct effluent and stormwater to the contact water dam.
Carcass Disposal Area	EPA publication 2050 – *Composting mortalities on farms* suggests implementing odour controls for carcass composting areas where sensitive odour receptors are less than 500m away. The compost area is located over 500 m from sensitive odour receptor, ensuring odour risk is low. Composting odours will be managed by: • ensuring adequate carbon sources (eg. Straw and wood chips) are applied on top of the carcasses to create an appropriate carbon to nitrogen ratio (C:N) • maintaining stockpiles largely undisturbed to assist with the decomposition process. • Creating low stockpiles to oxygenate the material and assist with the decomposition.
Drains and Ponds	Drains and sediment ponds are designed to dry out to mitigate the potential for anaerobic activity and associated odour generation (Section 16).

7.4 Dust

The primary sources of dust during operation of the feedlot are related to manure and vehicle movements. Dust emissions from these sources may cause hazard to:

- Livestock
- Employees and contractors
- The local community

7.4.1 Best Practice Dust Controls and Safeguards

Table 15 describes the sources and causes of dust emissions, and the controls implemented onsite to mitigate the risk to sensitive receptors and meet the GED.

Table 15 Sources, causes, and controls for dust emissions

Dust Source	Cause of Emission	BATT Controls
Manure-related dust	Animal activity, pen cleaning and manure management. Manure-related dust becomes a hazard	• Manure removal as required • Pen surface moisture management • Management of manure excretion rates • Moisture control through sprinklers • Buffers (see Section 7.2)

Dust Source	Cause of Emission	BATT Controls
	when fine, dry manure particles become airborne.	• Vegetative wind breaks. • Use of bedding materials in pens. • Activities which may produce dust emissions conducted at times, and with wind conditions, that minimise impact on local sensitive receptors.
Traffic-related dust	Traffic on on-site and access roads can be significant sources of dust.	• Roads are sealed with an all-weather seal or crushed rock. • Road wetting and salting as required. • Low speed limit of 5 km/h

7.5 Vehicle & Plant Emissions

Table 16 lists the vehicles and equipment operated by the feedlot and the anticipated fuel consumption after the site expansion.

Table 16 Vehicle and equipment operated onsite and annual fuel consumption.

Item	Fuel Type	Fuel Consumption (L/hr)	Use (hrs/yr)	Fuel Consumption (L/yr)
Tractor	Diesel	23.1	312	7207
Generator	Diesel	6	2184	13104
Auger	Petrol	1	156	156
Motor Bike	Petrol	n/a	n/a	312

The GHG emissions that result from the above fuel consumptions are calculated to be 55.88 t CO_2-e per year (Section 12.3, Scope 1 – fuel).

To mitigate vehicle and equipment emissions the operation has adopted the following practices, as per EPA 2048 - *Guideline for minimising greenhouse gas emissions*:

- Efficient vehicle and equipment selection: Vehicles and equipment with lower emissions profiles have been selected. For example, the site uses a motor bike instead of a car, as the motorbike can provide the required utility with less GHG emissions.
- Regular maintenance: Properly maintained engines operate more efficiently, reducing emissions. The site ensures regular maintenance and tune-ups for vehicles and equipment.
- Fuel efficiency practices: The operation encourage drivers and equipment operators to adopt fuel-efficient practices, such as avoiding idling, maintaining consistent speeds, and minimizing unnecessary trips or equipment usage.
- Route optimization: The site design optimizes transportation routes within the feedlot to minimize distances travelled and avoid unnecessary vehicle movement. This aims reduce fuel consumption and associated emissions.
- Load consolidation: The site strategically plans and consolidates vehicle loads to maximize transport efficiency.

7.5.1 Best practice controls and safeguards

Moving to electric vehicles has been considered. This technology is not yet practicable to implement at the Bourchier Lamb feedlot, given the feedlots vehicle usage requirements. Electric alternatives will be considered each time a new vehicle is procured.

8 ANIMAL HEALTH

The Bourchier Lamb Feedlot operation has adopted relevant BATTs to ensure that disease and injury are minimised, detected quickly and treated appropriately.

The MLA (2020) publication "*National procedures and guidelines for intensive sheep and lamb feeding systems"* provides BATTs for managing animal health at lamb feedlots. Table 17 describes these practices and how the Bourchier Lamb Feedlot has adopted them.

Table 17 Health management guidelines and site procedures.

Requirement	MLA BATT
Managers or staff responsible for the health and well-being of sheep and lambs ensure that appropriate preventative measures for diseases that are commonplace in intensive feeding systems are in place, operational and clearly understood.	A health management plan has been devised and is implemented at all times. Disease prevention measures, such as drenching, vaccination, mineral or vitamin supplementation and shearing/crutching, are implemented as required.
All sheep and lambs admitted to intensive feeding systems be in good health.	The site's biosecurity plan (Appendix F) provides the following requirements when introducing new animals: • *Inspect all livestock on arrival at the feedlot to assess their animal health status; ensure that a record of inspection is maintained.* • *Ensure that the vendor provides a fully completed National Vendor Declaration (NVD) and where possible a National Cattle Health Statement for the consigned livestock.* • *Ensure all livestock are National Livestock Identification System (NLIS) identified and transferred to the feedlot's property identification code (PIC) for tracing purposes.* • *Where possible, minimise the mixing of newly arrived or returning livestock with other stock.*
Sick, injured or diseased sheep and lambs be given prompt and appropriate treatment or be humanely destroyed.	Effective and humane methods of euthanasia which cause a quick and painless death are used by trained staff.
All medications be administered in strict accordance with the manufacturer's instructions or under veterinary supervision.	Medications are administered by trained staff in accordance with the manufacture's instruction.
Medications used to treat sheep or lambs be recorded and withholding periods (WHP) and/or export slaughter intervals (ESI) noted and adhered to.	All livestock mortalities and cases of disease are recorded to assist in monitoring for any unusual animal health problems that potentially indicate a biosecurity breach.

Requirement	MLA BATT
Any individual animals treated with medication subject to a specified Withholding Period (WHP)or Export Slaughter Interval (ESI) be clearly identified.	Subject livestock are isolated within the farm until expiration of WHP or ESI.
Stockfeed subject to WHP and/or ESI restrictions not be fed.	Subject stockfeed is not fed to animals.
If an illness or death is encountered without the cause being known or reasonably anticipated, it is the responsibility of management to carry out an appropriate investigation.	If illness or unusual death is encountered the site's Biosecurity Response Plan (Appendix F). Dead lambs are removed promptly and, if not required for post-mortem examination, added to composting area.
Reasonable action be taken to protect sheep from predation.	Lambs have economic value and it is in the financial interest of the operation to protect lambs from predation. Fencing has proved successful for the current feedlot operation. This method is expected to continue to provide protection for livestock from predation.

9 BIOSECURITY

9.1 Biosecurity impact assessment

Lambs, mortalities, effluent and manure may contain a variety of pathogens and 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 GED includes a responsibility for duty holders to minimise risks of harm to human health and the environment.

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.

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.

9.2 Best practice safeguards and management measures

Biosecurity is managed to ensure that the site is well protected from diseases and pests. Pests and diseases are managed as per Agriculture Victoria's guidelines for managing biosecurity at sheep farms. A full list of pests and diseases managed at the site can be found in the *Biosecurity Response Plan* (Appendix F). See Table 18 for BATTs implemented to manage biosecurity risk and adhere to the GED.

Table 18 Biosecurity risks and controls.

Risk	MLA BATT
Animals arriving on the property	Introducing lambs presents a risk of disease introduction. Animals can appear healthy while at the same time carrying a range of diseases, including external and internal parasites, as well as a variety of noxious weed seeds. Diseases such as footrot or Johne's disease can seriously disrupt the feedlot business. Purchasing lambs that have the least disease risk is a primary aim of Bourchier Lamb Feedlot when buying livestock. The risk associated with buying infected sheep cannot be eliminated, however, is significantly minimised by making careful enquires and obtaining a Sheep Health Statement from the vendor.
Drench resistance	Lambs are drenched on arrival with an effective chemical and moved to an isolation area, this minimises the risk of introducing drench resistant worms.

Risk	MLA BATT
Isolating introduced sheep	Introduced sheep are routinely isolated from other sheep until they are determined to be free from diseases or pests.
Isolating stray sheep	Stray sheep found on the property are removed from the flock and isolated immediately.
Visitors, vehicles and machinery on your farm	The entry of people, vehicles and agricultural equipment also carries a risk of disease and weed seed introduction. A notice has been placed on the entry gate of the feedlot to ensure that all visitors check in at the house or office before having contact with stock. Disinfecting footwear and wearing clean outer clothing is routine practice for personnel arriving for work at the feedlot. Vehicles and machinery coming onto the farm are cleaned prior to arrival. Vehicles not required for specific operations on the farm are left at the residence and travel undertaken in the farm vehicles.
Isolation area	The isolation area for new arrivals has adequate fencing to ensure containment of isolated sheep. The isolation area is sited to minimise contamination of other paddocks and travel to and from the pens.
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. The site will apply good general cleanliness practices, prompt removal of waste feed, ensuring mortalities are always well covered, and keep lawns around sheds short to minimise habitats. Appropriate storage and handling of incoming feedstock and outgoing product will minimise vector access to feedstuffs Water will be prevented from pooling and stagnating across the site where insects can breed. Manure will be regularly moved from under fence lines; Manure and mortalities composting will be closely monitored for vermin. Strategically placed baits away from lambs and feed will be used to control fly, insect and rodent, if necessary.
Proximity of sensitive receivers	Adequate separation distances between the feedlot and sensitive receivers, particularly residents provides a significant layer of protection. Galvin et al. (2012) reviewed separation distances for Q fever and suggested buffers for odour and dust: • Vic EPA – 500 m from an abattoir and 1,000 m from a rendering plant These buffers are suitably met with the closest neighbour 960m away from the activity area.

9.3 Emergency Animal Disease Management

In the event of an Emergency Animal Disease (EAD) outbreak the Australian Veterinary Emergency Plan (AUSVETPLAN) Enterprise for Beef Cattle Feedlots will be invoked. The Feedlot will be required to:

- Quarantine the premises and/or control movements;
- Destroy and dispose of infected and exposed susceptible animals;
- Decontaminate infected premises;
- Conduct surveillance of susceptible animals; and
- Restrict certain activities.

If the EAD is deemed to be low risk, it may be mitigated through:

- Vaccination;
- Vector or wild animal control; and
- Treatment of affected animals.

Personnel at the Feedlot will call the Emergency Animal Disease Hotline on 1800 675 888 to notify the authorities of any notifiable diseases.

In the event of a mass death, the AUSVETPLAN Operational Manual – Disposal will be invoked. Feedlot staff would excavate an appropriate pit according to the scale of the deaths. The animals would be buried and covered by 1m of clay once an investigation is completed to determine the cause of the deaths. Management must advise the relevant authorities of a mass death event.

10 CHEMICALS

10.1 Hydrocarbons

The only chemicals stored on site is diesel fuel to power the electricity generator. All other agricultural chemicals are stored offsite. The limit for minor fuel storage is 5000 L for flammable liquids (petrol) and 10,000 L for combustible liquids (diesel). The site has a 1000 L elevated tank for minor storage of diesel fuel.

The risk from chemical hazards onsite is eliminated by storing chemicals offsite, except minor storage of diesel fuel. The only risk from chemical hazard at the site is minor fuel storage of combustible diesel fuel. This risk is related to spills during refuelling and leakage from the storage tank.

10.1.1 Best practice hydrocarbon controls and safeguards

National procedures and guidelines for intensive sheep and lamb feeding systems (MLA 2020) does not provide BATTs for managing chemicals at lamb feedlots. As such, the report *Beef cattle feedlots: design and construction* published by Meat & Livestock Australia (August 2016) is referenced for BATTs to ensure hydrocarbons do not impact the environment and the operation meets its GED (Table 19).

Table 19 Hydrocarbon BATTs and how they are addressed.

Engineering Design Component	BATT (MLA, 2016)	How BATTs are addressed
Bunding	The main environmental risk posed by fuel storage is the leakage or spillage of fuel contaminating soil and/or water. To guard against this risk, bunding or other methods of containment of any leakage or spillage from the storage should be provided.	Fuel is stored in elevated tanks enabling timely identification of leaks.
Spill kits	Basic spill kits should be kept where minor spillage or leakage from the fuel tank could result in the contents flowing into a watercourse.	Spill kits are kept in the refuelling and fuel storage area.

Further more:

- Steel tanks for fuel storage will meet AS 1692-2006 Steel tanks for flammable and combustible liquids. Most tanks used at feedlots fall under Category 2 of these standards: vertical or horizontal tanks of up to 2,500 L capacity, for above ground use, and intended for use on farms and other open space locations.
- Storage tanks are separated by at least 100 metres and each storage tank holds will hold no more than 5000 litres of flammable liquids (petrol) and 10,000 litres of combustible liquids (diesel).

10.2 Veterinary chemicals

Risks associated with veterinary chemical storage include leakage, spills, and fires. They also arise from accidents and spillage when opening containers and handling or mixing chemicals.

Veterinary chemical storage must comply with the requirements of the Dangerous Goods Act (1998) and the Dangerous Goods Regulations (1998). These regulations detail the dangerous goods licensing exemption

limits. The amount of a chemical that can be held in storage without licence (minor storage) depends on its classification.

10.2.1 Best practice veterinary chemical controls and safeguards

The report *Beef cattle feedlots: design and construction* published by Meat & Livestock Australia (August 2016) provides recommendations to ensure veterinary chemicals used on site do not impact the environment. To ensure the operation meets its GED, the following veterinary chemical storage measures will be implemented:

- designated, lockable areas that are not used for any other purpose.
- storage in a cool, dry, well-ventilated environment with impermeable flooring and bunding to contain spills and leaks.
- A First aid kit, PPE, fire extinguisher, and mop up materials and equipment will all be readily available neat storage.
- Where required, chemicals will be refrigerated.
- Chemical storage units are located within the controlled drainage area of the feedlot.

11 FIRE RISK

11.1 Relevant Legislation and Guidelines

- Country Fire Authority (August 2022) - *Your Guide to Farm Fire Safety*.
- Meat & Livestock Australia (January 2020) - National procedures and guidelines for intensive sheep and lamb feeding systems.
- Meat & Livestock Australia (August 2016) - Beef cattle feedlots: design and construction.

11.2 Fire Risk Overview

The Site is wholly within a designated bushfire prone area as identified under the Building Regulations 2018. The site risk assessment identified that the primary fire risk is grassfire.

11.3 Best practice fire controls and safeguards

The publication *National procedures and guidelines for intensive sheep and lamb feeding systems* published by Meat & Livestock Australia (January 2020) provides best practices for managing fire risk at the site. The Country Fire Authority (CFA) provides further recommendations for preparing for fire in the publication *Your Guide to Farm Fire Safety* (August 2022).

Table 20 describes these requirements and the management and controls in place to ensure they are met.

Table 20 Best practices and fire controls implemented (MLA, 2020; CFA 2022).

Engineering Design Component	Requirement	BATT and controls
Water Supply	The site will have access to an adequate supply of water for fire control (MLA, 2020).	Water is supplied from an existing site bore. Under the Water Act 1989 the feedlot may take water for stock purposes without a take and use licence. The site is in Wimmera catchment where no water-use licence is required. The site has also installed rainwater tanks for sustainable water consumption.
Firefighting Equipment	Adequate fire safety equipment be available to control a fire within sheds or the intensive feeding system. This will include portable fire extinguishers located around the feedlot (MLA, 2020).	Fire safety equipment at the site includes: • Portable fire extinguishers • Smoke alarms • Fire hose reel system • Fire hydrant system • Automatic fire sprinkler system Staff fire equipment training
Passive fire safety	The site implements passive fire safety measures (MLA, 2020).	The site has ensured the provision of: • Fire exits • Paths of travel for emergency • Fuel loads reduced around feedlot area and strategic fuel breaks created. Approval will be sought for the removal of native vegetation. • Elevated fuel storage tank.

Engineering Design Component	Requirement	BATT and controls
Vehicles, equipment and hay	Spark arrestors on machinery be regularly checked to ensure they are working and efficient (CFA, 2022).	Hazards are controlled with the following procedures: • Start-up checks. • Regular maintenance. • Manufacturer operating procedures followed. • Compliant mufflers/spark arrestors fitted to all hay handling equipment. • Hay storage monitored with moisture meter.
Stock	Create a heavily grazed area where stock can be moved during a bushfire situation (CFA, 2022).	The site has large open paddocks surrounding the feedlot area, where lambs can be moved to in the event of a bushfire.
Permits	Check with your council if local laws are in place for lighting fires, burning off or using incinerators (CFA, 2022).	The site operator will apply for a Schedule 13 permit from the West Wimmera council before burning off weeds, stubble or vegetation during bushfire season, or a schedule 14 for other purposes.
Access for firefighters	Clearly identify your property so that it is visible for emergency services. Check access tracks around your property (CFA, 2022).	The property number is clearly visible when approaching the entrance. Site roads are maintained and kept clear to allow access for emergency vehicles. Dead ends are sign posted. Turning circles are provided where necessary.

12 GREENHOUSE GAS EMISSIONS

12.1 Relevant legislation

The *Climate Change Act 2017* came into effect on 1 November 2017 and sets Victoria's legislative framework for action on climate change. Section 17 of the *Climate Change Act 2017* states that "*Decision makers must have regard to climate change*" and sub sections 17(2), (3) and (4) require decision makers to have regard to greenhouse gas (GHG) emissions and climate change impacts.

SEPP (AQM) requires that generators of greenhouse gas emissions avoid and minimise emissions in accordance with the waste hierarchy, pursue continuous improvement and apply best practice to the management of emissions.

12.2 Greenhouse gas emissions sources

According to the GHG Protocol Ranganathan et al. (2004, p.25), emissions are defined into three scopes:

- Scope 1 Direct Emissions: GHG emissions from sources that are owned or controlled by the company.
- Scope 2 Indirect Emissions: GHG emissions from the generation of purchased electricity consumed by the company.
- Scope 3 Other Indirect Emissions: GHG emissions that are a consequence of the activities of the company but occur from sources not owned or controlled by the company.

12.3 Calculating GHG emissions

The three emission scopes are calculated using *SB-GAF Sheep & Beef GHG Accounting Framework V2.2* produced by Melbourne University for Primary Industries Climate Challenges Centre (Figure 14).

12.3.1 Scope 1 – Direct GHG Emissions

The primary source of direct emissions at the site are related to enteric fermentation of lambs. Using the SB-GAF framework, total scope 1 emissions are 3005 t CO_2-e/year (Figure 14).

12.3.2 Scope 2 – indirect GHG Emissions

The site is not connected to grid electricity and has no scope 2 emissions. Electricity is generated on site by an 18 kWp diesel generator. These emissions are accounted under scope 1 – fuel as 55.88 t CO_2-e/year (Figure 14).

12.3.3 Scope 3 – Other indirect GHG Emissions

Scope 3 emissions can be broken into upstream and downstream emissions. The bulk of scope 3 emissions are upstream and associated with feed purchased from suppliers. The total scope 3 emissions are 5003 t CO_2-e/year (Figure 12).

Outputs	sheep t CO2e/farm	total t CO2e/farm
Scope 1 Emissions		
CO_2 - Fuel	55.88	55.88
CO_2 - Lime	0.00	0.00
CO_2 - Urea	0.02	0.05
CH_4 - Fuel	0.01	0.01
CH_4 - Enteric	2,596.26	2,596.26
CH_4 - Manure Management	113.47	113.47
CH_4 - Savannah Burning		0.00
N_2O - Fertiliser	0.00	0.00
N_2O - Urine and Dung	216.64	216.64
N_2O - Atmospheric Deposition	22.75	22.75
N_2O - Leaching and Runoff	0.00	0.00
N_2O - Savannah Burning		0.00
N_2O - Fuel	0.40	0.40
Scope 1 Total	**3,005**	**3,005**
Scope 2 Emissions		
Electricity	0.00	0
Scope 2 Total	**0**	**0**
Scope 3 Emissions		
Fertiliser	0.00	0.00
Purchased mineral supplementation	0.01	0.02
Purchased feed	4989.53	4989.53
Herbicides/pesticides	0.00	0.00
Electricity	0.00	0.00
Fuel	13.84	13.84
Lime	0.00	0.00
Purchased livestock	0.00	0.00
Livestock on agistment		
Scope 3 Total	**5003**	**5003**
Carbon Sequestration		
Carbon sequestration in trees	0.00	0.00
Net Farm Emissions	**8,009**	**8,009**

Figure 12 Calculated outputs - SB-GAF Sheep & Beef GHG Accounting Framework V2.2.

12.3.4 GHG Calculation Summary

The site GHG emissions are divided into three scopes. Scope 1 includes direct emissions produced on farm, which produces 3,005 t CO2-e per year. Scope 2 emissions are excluded as the site is not connected to the electricity grid. Finally, Scope 3 emissions are those that result from off farm sources not controlled by the company, and total 5003 t CO_2-e/year. With all scopes considered, the operation has net GHG emissions of 8009 t CO_2-e per year (Table 21).

Table 21 Net GHG emissions.

Summary	t CO_2-e /year
Scope 1 (on farm)	3005
Scope 2 (grid electricity)	N/a
Scope 3 (off-farm)	5003
Net Emissions	**8009**

12.4 Climate Change Impacts

The *Climate Change Act 2017* came into effect on 1 November 2017 and sets Victoria's legislative framework for action on climate change. Section 17 of the Climate Change Act 2017 states that "*Decision makers must have regard to climate change*" and sub sections 17(2), (3) and (4) require decision makers to have regard to greenhouse gas emissions and climate change impacts. There is no specific ERS indicator or objective for the environmental value for climate change.

Victoria's climate has changed, and this is expected to continue in coming decades with increasing average temperatures, decreases in average rainfall, and higher frequencies and intensities of extreme weather events.

Bourchier Lambs fully acknowledge and have regard for climate change during operations. Climate change poses significant challenges to the environment and agricultural practices, and the site is committed to implementing sustainable measures to mitigate its impact.

The site has adopted environmental practices, such as implementing water tanks for sustainable water usage, and composting of waste such as manure and animal carcasses. The site has also implemented measures to minimise methane production through the optimisation of animal feed and nutrition. These strategies not only improve the overall efficiency and health of the lambs but also contribute to reducing the environmental impact of operations.

Furthermore, the site actively collaborates with local farmers and research institutions to stay informed about the latest advancements in climate-smart farming practices. By continually seeking knowledge and adopting innovative approaches, the site ensures that the lamb feedlot operations remain responsive and adaptable to the changing climate. Bourchier Lambs firmly believe that feedlot operators have a responsibility to have regard to climate change and is dedicated to implementing sustainable practices that align with this principle of the Climate Change Act (2017).

13 LAND AND GROUNDWATER

13.1 Land

13.1.1 Relevant Legislation

The EP Act outlines a number of contaminated land duties which complement the GED and address the risk of harm from contamination of land. The new contaminated land duties include:

- Duty to manage contaminated land.
- Duty to notify EPA of contamination exceeding specified thresholds.

The new contaminated land duties apply to businesses/people if they are in management or control of land that is contaminated. When contamination is present, or suspected to be present, businesses and/or individuals have a duty to manage the risks from the contamination, even if the contamination occurred prior to taking control or commencing management of the land.

EPA has indicated some of the ways that businesses and/or individuals can comply with the duty to manage contaminated land, which include:

- Identifying contamination you suspect is present
- Investigating and assessing contamination
- Implementing and maintaining measures to minimise risk
- Providing information to other parties that may be affected by identified contamination, particularly where sharing that information will help control the risks

The EP Act also specifies a duty to take action to respond to harm caused by pollution incident and to notify EPA of any such incidents. The duty holder must also restore an area to its original state, so far as is reasonably practicable.

13.1.2 Soil Description

Soil testing to MLA (2020) *National procedures and guidelines for intensive sheep and lamb feeding systems* guidelines was completed by Douglas Partners (DP) in June 2023 and again in July 2024 (Appendix H) in a NATA accredited laboratory:

- Atterberg Limit including field moisture content
- Particle Size Distribution (PSD) (Sieve analysis)
- Shrink Swell Index test on U63 samples
- Standard compaction test on bulk samples
- Permeability test: Falling head method on U63 samples
- Permeability test: Falling head method on remoulded samples
- Lab soaked California Bearing Ratio (CBR) tests
- Emerson class number tests

See Figure 13 for a map of test pit locations.

A further geotechnical assessment of the ground conditions within the pens has been completed on 9 December 2025 to verify that the ground conditions below the pens align with MLA (2020).

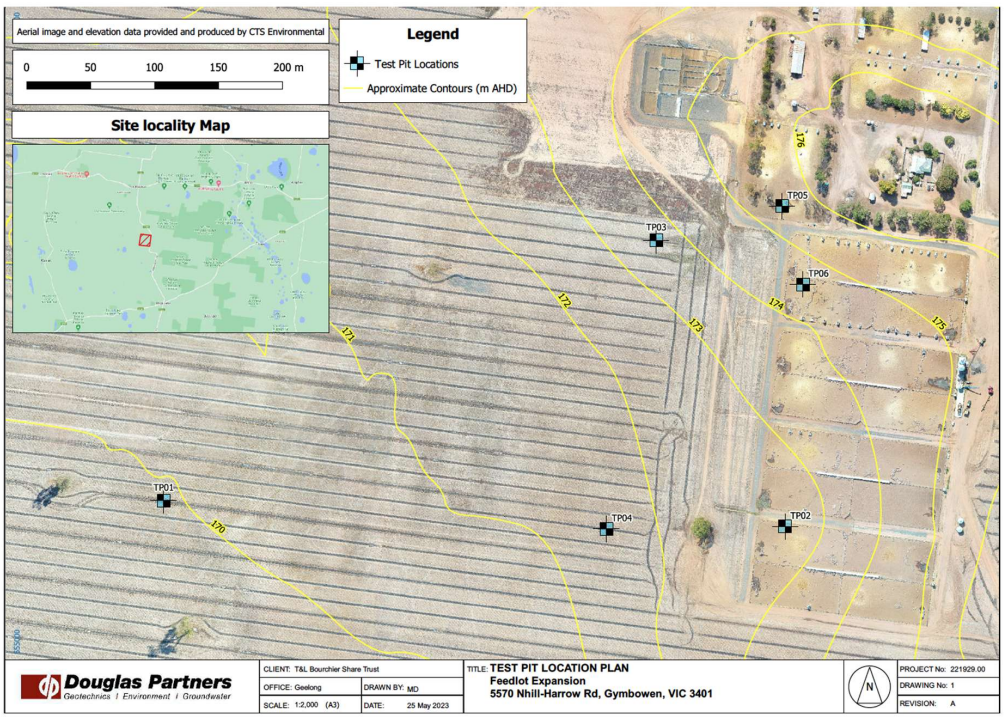


Figure 13 **Location of 2023 soil testing pits**

Table 22 **Laboratory Test Results – Fines Percentage, CBR, Permeability and Standard Compaction.**

Location	Depth (m)	Sample type	Sample Description	PSD % Fines	CBR (%)	CBR Swell (%)	Permeability (m/s)**	Perm Test Type	Std Comp (t/m^3)
TP01	0.1-0.5	B	Silty CLAY	-	3	2.0	5 x10^{-11}	R	1.47
TP01	0.1-0.45	U	Silty CLAY	-	-	-	4 x10^{-11}	U	-
TP03	0.0-0.4	B	Silty SAND	33	17	0.0			2.07
TP04	0.2-0.4	B	Silty GRAVEL with sand	14	-	-	-	-	-
TP04	0.5-0.8		Silty CLAY	-	-	-	2 x10^{-10}	U	-
TP05	0.4-0.9	B	Sandy silty CLAY	-	12	0.0	1 x10^{-9}	R	1.79
TP05	0.4-0.75	U	Silty CLAY				2 x10^{-10}	U	
TP06	0.0-0.4m	B	Clayey SAND	32	-	-	1 x10^{-9}	R	1.93

Notes: **Tested using potable water
Permeability tests on bulk (B) samples were undertaken on remoulded material (R) compacted at 98% STD and 100 % Moisture Ratio.
Permeability tests on undisturbed (U) samples were tested on the material in its undisturbed state.

13.1.3 Soil description of waste utilisation areas

MLA 2020 lamb feedlot guidelines suggest testing for the following basic physical and chemical properties for the waste utilisation areas:

- Texture
- pH
- ECe
- Total N
- Nitrate N
- Total P
- Colwell P
- Exchangeable Sodium Percentage (ESP)
- Organic carbon
- Chloride

Results can be found in the Land Capability Assessment and Management Plan completed by Land Capability Assessment Services Pty Ltd, updated in November 2025 (Appendix I).

13.1.4 Permeability Testing Results

Permeability testing was conducted on both remoulded bulk samples and undisturbed samples of natural clays in DPs Melbourne NATA accredited laboratory.

Results indicate that the natural silty clay soil is suitable for use as an impermeable layer beneath feedlot areas and as a dam lining material. The permeability of the tested samples meets the requirement set by EPA Publication 1588.1 - *Designing, constructing and operating composting facilities* (June 2017), which recommends that clay liners not exceed $1x10^{-9}$ m/s.

13.1.5 General Environmental Duty – Land

The MLA (2020) publication *National procedures and guidelines for intensive sheep and lamb feeding systems* provides the following guideline for land protection:

"*On site waste utilisation areas be of sufficient size and capacity to accommodate the wastes generated from the intensive feeding systems' activities with no deleterious build up of waste constituents in the soil.*"

The site meets MLA (2020) guideline with a mortality composting area designed using the methods provided by EPA Publication 2050 - *Composting mortalities on farms* (see Section 15.5). Further, the site is not operational during the winter months, giving the soil time to regenerate and preventing deleterious build-up.

13.2 Groundwater

13.2.1 Relevant Legislation

Relevant policy and guidance referred to and considered in the following assessment of risks to groundwater includes Part 5 (Water) of the ERS which lists the environmental values of water environments in Victoria and describes the environmental quality that is needed to achieve and maintain these values. Part 5 of the ERS has largely adopted the segments, environmental values (beneficial uses), indicators and objectives from the SEPP (Waters).

EPA guidance considered here includes:

- EPA Publication 978 - Reducing Stormwater Pollution – A guide for Industry

- EPA Publication 1730 - Solid storage and handling guidelines
- EPA Publication 1698 - Liquid storage and handling guidelines

While the definition of land in section 35 of EP Act (with respect to contaminated land) includes groundwater, the ERS addresses groundwater as part of the water environment.

13.2.2 Groundwater impact assessment

The Visualising Victoria's Groundwater (VVG) website (https://www.vvg.org.au) indicates the depth to groundwater at 50 m below the existing ground level at the site. There are three existing groundwater bores located at the site. These bores indicate that groundwater interception occurs at a depth of 58-74 metres. Groundwater has not been sampled at this depth to support this application as is it not considered necessary.

The ERS prescribes the segments for groundwater by reference to Total Dissolved Solids (TDS), which is a measure of salinity. Analysis of VVG's Virtual Borehole indicates that the groundwater salinity at the site ranges from 1,225 to 1,428 mg/L.

Each segment has a defined list of environmental values that afford protection based on the salinity of groundwater within an aquifer. Groundwater with a TDS of 1,201-3,500 mg/L is classified as Segment B in accordance with the Environmental Reference Standard. The protection of the following beneficial uses is afforded to Segment B:

- Water-dependent ecosystems and species
- Potable mineral water supply
- Agriculture and irrigation - irrigation
- Agriculture and irrigation - stock watering
- Industrial and commercial use
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties

The feedlot complex and its associated waste utilisation areas are not sited above groundwater resources that are deemed vulnerable. The ground at the site has low permeability which prevents contaminants from reaching groundwater. Both the remoulded and undisturbed permeability test results indicate values of 1 x10^{-9} m/s or lower.

Groundwater Dependent Ecosystems

There are no waterways or Groundwater Dependent Ecosystems (GDE) within the boundaries of the site. There is a known GDE outside of the site boundary, 440m to the south-west of the activity area (Figure 14).

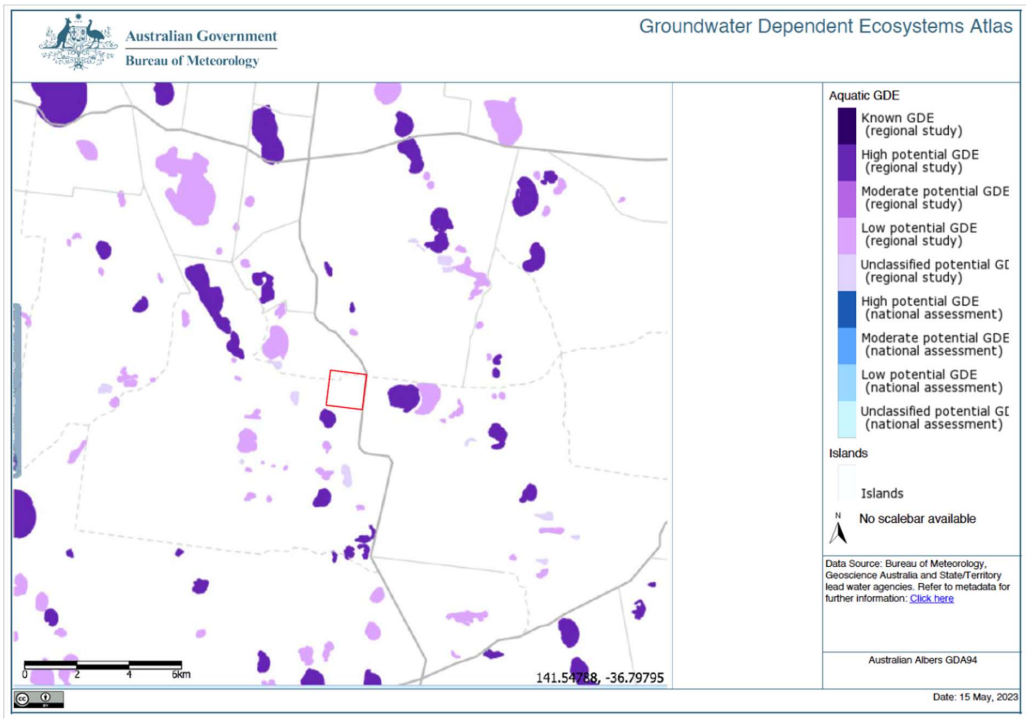


Figure 14 Groundwater Dependent Ecosystem Map Report.

13.2.3 Best practice groundwater controls and safeguards

The publication *National procedures and guidelines for intensive sheep and lamb feeding systems* published by Meat & Livestock Australia (MLA 2020) provides best available technologies and techniques (BATTs) for ensuring water resources do not become contaminated (Table 23).

Table 23 Groundwater BATT to minimise environmental risk

BATT (MLA 2020)	How BATTs are addressed
Where the site is to be located above groundwater resources at risk of infiltration/contamination an expert independent assessment should be conducted prior to establishment.	The location of the feedlot complex and waste utilisation areas are not sited above sensitive groundwater resources. A Land Capability Assessment And Management Plan completed by Land Capability Assessment Services Pty Ltd (Appendix I) found the default setback distances given in EPA publication 1910.2 - *Victorian guideline for water recycling* and *EPA* publication 1911.2 - *technical information for the Victorian guideline for water recycling*, are conservative and will be met.
Groundwater management strategies should include infiltration reduction around the intensive feeding area and manure stockpiles.	The ground at the site has low permeability which prevents contaminants from reaching groundwater. Both the remoulded and undisturbed permeability test results indicate values of 1 x10^{-9} m/s or lower. The natural impermeability of the soils and deep groundwater aquifer ensures there is sufficient buffer eliminating inflitration risks and groundwater impacts. Surface drainage infrastructure prevents off-site movement of water.

BATT (MLA 2020)	How BATTs are addressed
Groundwater quality should be monitored on a regular basis. Monitoring frequency should be included in the intensive feeding system's environmental management plan.	Ongoing monitoring is not proposed as the groundwater is 58-73 m bgl. The natural impermeability of the soils and deep groundwater aquifer ensures there is sufficient buffer eliminating inflitration risks and groundwater impacts.
Surface water management strategies should include management of; feeding area and manure stockpile runoff, effluent, irrigation tail waters and contaminated stormwater runoff from effluent irrigation areas, contaminated sub-surface flow, or discharge of contaminated groundwater.	Contact water from activity areas is collected in drains and will be conveyed to the newly constructed sediment and evaporation pond. The water management system is designed to account for seasonality of site rainfall. Modelling indicates the average annual runoff is contained on site (see Section 16).

13.3 Summary – Land and Groundwater

The Bourchier Lamb Feedlot will generate waste materials such as manure, effluent, and carcasses. The operators have undertaken measures to ensure that wastes produced do not permanently detrimentally impact land and groundwater. Such measures include the use of surfaces compacted to low permeability, use of waste treatment areas and contact water dams, contaminated water separation, and drainage around activities areas to contain run-off within the site.

14 NOISE

The feedlot development has been designed to ensure that operations are undertaken in a manner that minimises the potential for noise generating activities to impact on the local amenity. Noise at the feedlot will arise from:

- stock handling activities,
- vehicle movements including feed trucks and stock transports,
- feed milling and handling, and
- other plant or equipment used at the site.

This section assesses the sources of noise and describes the controls used ensure they do not cause nuisance to community receptors.

14.1 Noise impact assessment

Noise will be generated by traffic movements on public and on-farm roads. Vehicles regularly accessing the site will range from cars to B-double trucks. On average, there will be 36 to 40 truck movements per lamb cycle. To minimise noise nuisance, truck movements will be scheduled to occur from 7:30 AM to 4:30 PM weekdays although there will be times when trucks come outside these times. While the feed mill, pumps and effluent irrigator will create some noise, they are not audible at the property boundary and will not cause nuisance. The pen cleaning equipment will make a similar amount of noise to standard farm equipment such as tractors used in the surrounding area and will not create noise nuisance. Any noise made by the animals will not be out of character with a use in the Farming Zone and will not cause nuisance beyond the property boundary.

14.2 Best practice noise controls and safeguards

National procedures and guidelines for intensive sheep and lamb feeding systems published by MLA (2020) provides the best available technologies and techniques (BATTs) to ensure noise emissions are minimised and do not impact local sensitive receptors (Table 24).

Table 24 BATTs for noise management and how they are addressed.

Engineering Design Component	BATTs (MLA, 2020)	How BATT is addressed
Separation Distance	A buffer zone be maintained between intensive feeding systems and sensitive community receptors.	A 690 m separation between the feedlot activity area and the closest sensitive community receptor provides adequate buffer for noise (Figure 1).
Feeding System	Intensive feeding systems be sited, constructed and operated so that does not cause unreasonable interference with neighbouring properties.	The feedlot activity area has been sited away from sensitive receptors to mitigate unreasonable noise.
Operating Hours	Confining noisier activities to daytime and, where unavoidable, evenings.	Selective use and permitted times for access routes to the feedlot are used to minimise unreasonable noise impacting sensitive receptors.
Mufflers	Acoustic mufflers used to minimise noise generation.	Acoustic mufflers are fitted to all plant and equipment operated at the site.

15 WASTE

The Bourchier Lamb Feedlot development has been designed to sustainably manage solid waste from the feedlot facility, to prevent contamination of waterway/waterbodies, groundwater and to prevent disease and injury to livestock.

15.1 Waste impact assessment

In addition to manure and carcasses, small amounts of other solid wastes are generated on-site. These will be placed in skips that are collected regularly by contractors. Tyres are needed to weigh down tarps covering feedstuffs. Only the quantity needed will be stored on-site. Bourchier Lamb Feedlot will apply for an EPA B04 registration if silage tyres stored at the site exceed 5m^3.

Very little biomedical waste is generated but this will be placed in a secure receptacle at the handling yards. Disposal to a council landfill will occur regularly as required. Sharps will be collected in a suitable container; this will regularly be dispatched to a sharps facility when full.

15.2 Waste management hierarchy

Waste disposal preferences during development and operation will be made with regard to Chapter 2, Part 2.3 Section 18 of the Environmental Protection Act - *Principle of waste management hierarchy* (Table 4). Bourchier Lambs will maintain this principal during development and operation of the feedlot by using waste disposal options in the following order of preference:

1. **Avoid or reduce the production of wastes**
   When purchasing materials, the costs of disposal is considered, and Bourchier Lambs only purchases what is required.

2. **Reuse and recycle wastes whenever possible**
   When purchasing materials, components and packaging, those that can be easily reused or recycled are prioritised. All products are sorted into waste categories such as compost, recycling, empty drums, oil products, chemicals and general waste, so they can be efficiently reused, recycled or disposed of.

   Wastes are stored appropriately prior to reuse, recycling or disposal to avoid contamination of the environment or harm to human health.

3. **Treat wastes where appropriate**
   Wastes are composted and reused as a fertiliser and soil conditioner. There is no movement of compost offsite.

4. **Dispose of wastes only where permitted**
   The site does not dispose of household rubbish, unwanted chemicals, waste oils or lubricants on the property due to the high risk of contamination of land, water or air.

Waste products that cannot be reused, recycled, composted, or treated are disposed of at the local waste transfer station or appropriate landfill.

15.3 Best practice waste controls and safeguards

Proper waste management forms part of the operations GED. The publication *Farm waste management* (IWRG641.1) published by the Victorian EPA provides relevant BATTs for managing farm waste to meet the GED. Table 25 outlines how BATTs will be addressed.

The feedlot may produce quantities of Reportable Priority Waste (RPW). Bourchier lambs understands its obligation under the EP Act Schedule 7 - *Reportable priority waste transaction details*, to notify the EPA each time RPW changes hands via the online Waste Tracker.

Table 25 Feedlot wastes and BATTs to minimise environmental risk

Waste Description	Waste Classification	BATT (EPA Guideline IWRG641.1)
Empty chemical drums and used containers	R14	All empty chemical drums are triple-rinsed immediately after use to prevent the chemical residue from solidifying in the drum. Triple-rinsing is directly into the spray tank for reuse. Drums 200 litres or more are not disposed of and are returned to the retailer for reuse.
Chemicals (unwanted or excess)	RPW	The feedlot takes the following steps for disposal of chemicals classified as reportable priority waste: • Classify the waste. • Provide information regarding the waste to the next person in the supply chain. • Report to EPA each time the waste is exchanged. • Transport only in a permitted vehicle (except for waste tyres). • Take reasonable steps to contain the waste to prevent escape or contamination. • Isolate the waste to enable resource recovery to occur. • Take reasonable steps to identify and assess alternatives to waste disposal.
Oil and oil filters	RPW	Used oil is a valuable resource and is collected by waste oil collection contractors (if minimum volumes for collection allow) or delivered to a transfer station equipped with oil collection facilities. Used oil filters have a classification that prohibits their disposal to landfill. Used oil filters are drained and segregated by type and size, and be collected by an approved EPA transporter, as per EPA guideline - IWRG423 *Oil filters – Classification for reuse*.
Tyres	RPW (transaction tracking only)	Tyres can be used for legitimate on-farm use (for example, on silage stacks), but will not be brought onto the farm for disposal. When not being used, tyres will be stored to minimise fire risk. The site will apply for a B04 registration if silage tyres stored at the site exceed 5m^3
Dead stock	RPW	Dead stock will not be buried due to the risk on land and groundwater contamination. Dead stock will be composted as per EPA publication 250 - Composting mortalities on farms. See Section 15.4.
Silage/feed wrapping and hay band/twine	Industrial waste	To avoid contamination of land and water, silage/feed wrapping and hay band/twine are recycled. Any silage wrap that cannot be recycled is disposed of in landfill. Silage or hay wrap will not be burnt on site.
Treated timber	Priority waste	Treated timber (CCA pine, creosote hardwoods) will be safely stored and reused for future works on site. Where this is not practical, it will be disposed of at the local transfer station or landfill.

Waste Description	Waste Classification	BATT (EPA Guideline IWRG641.1)
Recyclables	Industrial waste	Recyclables such as aluminium, glass and paper will be deposited at the council's recycling depot, local recycling contractor, or at the community recycling facility

15.4 Waste Management Procedure

1. The Feedlot Manager shall undertake monthly inspection of the pen floors to schedule cleaning.
2. The Feedlot Manager shall schedule pen cleaning at a time that does not interfere with livestock receival and processing. Material removed from the pens will be placed in biosolid stockpiles within a controlled drainage area.
3. The Feedlot Manager shall arrange removal within 48 hours of any solid wastes that are generating a strong odour that is noticeable at the site boundary in a downwind direction.
4. Solids from the sedimentation and evaporation ponds shall be removed once they reach 10% of the pond's capacity. Removal off site shall be conducted by a licenced and approved third party operator.
5. In the event of dead stock, immediate action will be taken to remove the dead stock for stockpiling in the carcass composting windrows (see Section 15.5). The compost will be maintained on site and applied to land after approximately one year of composting.
6. In the event of mass stock death or notifiable disease, the Feedlot Manager shall consult with the Department of Primary Industries and Regional Development (DPIRD) to determine the appropriate management strategy and follow their direction. Most likely a mass death event will be managed through on-site burial (depending on the directions from government agencies) in which case:
    a. The burial pit would be located within the feedlot boundary at least 500m from the feedlot complex and any residences/accommodation.
    b. The burial pit would be constructed in deep clay soil.
    c. Carcasses would be covered with a minimum of 1.0 m of clay soils.
    d. Carcusses will be buried >200 m from surface water bodies
    e. Burial will be on elevated land with a slope of less than five per cent, to ensure adequate drainage and prevent water pooling after rainfall
7. The Feedlot Manager shall ensure all solid waste removed from the site is only to be removed by a third-party operator that is licensed and approved to accept the waste.
8. The Feedlot Manager shall require that any vehicles removing solid waste are appropriately sealed/waterproof to avoid any potential leakage and covered to prevent dust.
9. The Workers shall ensure that all solid wastes are stored in their designated area to prevent run-off of wastes.
10. The Feedlot Manager shall ensure that receptacles are provided for general refuse and the separation of recyclables. All staff are responsible for ensuring refuse is placed in bins and that bins are routinely emptied for collection.

15.5 Carcass disposal

15.5.1 Burying and Incinerating Carcasses

Burying carcasses is not ideal as it can risk contamination of groundwater. The site will not use burial as a standard method of carcass disposal to eliminate this risk.

Incineration is reserved for mortalities posing biosecurity issues, due to concerns regarding air quality. Advice from biosecurity experts from Agriculture Victoria will be sought before composting any animals that are suspected to have died from a notifiable or exotic disease.

15.5.2 Composting Carcasses

Individual mortality disposal will occur through on-site composting. Low mortality rates are expected to occur at the feedlot, as a result of the high standard of feedlot management and regular checking of lambs including veterinary observation where required. Based on current operations, the mortality rate for the site is expected to be less than 2%. A rate of 2% equates to 560 head per cycle at full capacity.

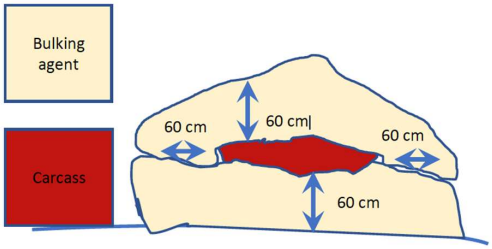
The material generated by the lamb composting process will be incorporated in the routine manure disposal program. Only a small area of the manure stockpile / carcass compost area will be required for this purpose. Manure and straw will be placed on top of the carcasses to ensure there is sufficient carbon for the carcasses to effectively compost. This produces a useful product and effective composting also destroys pathogens and minimises odours, which means vermin are less attracted to the composting process.

Composting carcasses will be kept separate from any stockpiled manure to ensure they can be effectively monitored and managed during the active composting phase. In order to break down carcasses, multiple heat cycles are needed. Initially, the pile is left undisturbed until all flesh is no longer visible and only large bones remain. This takes around 3 months for lamb carcasses. For the second cycle, material is turned to facilitate further breakdown and the moisture content checked and adjusted as necessary. The second heat cycle typically lasts around four weeks.

Any large bones that remain after this cycle become brittle and are crushed or added to the next pile for composting. Since effective composting of mortalities is a low odour process, the mortalities composting area is not expected to be a significant odour source. This process is similar to those used by other feedlots, for example [COMMERCIAL IN CONFIDENCE]; Ronneby Park sheep feedlot, Rivendell cow feedlot, and Tallawanta cow feedlot.

15.5.3 Composting Infrastructure

Composting will take place on clay hardstand compacted to a permeability of less than $1x10^{-9}$m/s. The pad will drain to the onsite evaporation pan for disposal. Straw bales will be used as a retaining wall to reduce runoff as required. The hardstand area will provide at least 4 x5 m per 567 kg of material being composted, as suggested by EPA guideline (2050). Carcasses will be surrounded by 45-60cm of bulking agent such as straw. A 50 cm buffer around the pile will be maintained.



15.5.4 Monitoring

The following details will be recorded:

- location of composting site,
- number of animals disposed, and
- approximate weight of the carcasses.

During the process, the following will be monitored:

- Pile temperature, recorded weekly throughout the whole composting process. Three different readings taken in different areas of the pile.
- The pile will be checked daily to ensure the carcass is still covered with the bulking agent and add more as required.
- After 3 months, piles will be checked regularly for any remaining flesh before turning and commencing the second heat cycle.

15.5.5 Mortality Bin Site Selection

The EPA guideline (2050) *Composting mortalities on farms,* provides selection criteria for the location of the carcass composting area. The following describes how Bourchier Lambs will meet the guidelines.

- Mortalities are composted in an area that is not prone to flooding. The site is in an elevated area with low permeability soil.
- The composting site is located at least 440 m from water bodies.
- Mortalities are composted on a low permeability pad (less than $1x10^{-9}$m/s).
- Any water running onto the composting area is diverted to the contact water dam.
- The site is slightly inclined so that water drains away and does not pool after rain.
- Any water that does run-off from the compost area is collected, treated, or stored.
- A source of clean water is available for adding moisture to the composting piles once composting is underway.
- For biosecurity reasons, mortalities are not composted directly next to the area where living lambs are kept.
- Vehicles used for composting operations are cleaned before entering the area where living lambs are kept avoiding the introduction of pathogens.
- The site is not in view of neighbours or passing traffic.

15.5.6 Best practice mortality controls and safeguards

To ensure the principal of primacy of prevention, Bourchier Lambs controls risks associated with composting with the controls described in Table 27..

Table 26 Mortality management and how they are addressed.

Design Component	BATTs (MLA, 2020)	How BATTs are addressed
Intensive feeding system	On site waste utilisation areas be of sufficient size and capacity to accommodate the wastes generated from intensive feeding system's activities with no deleterious build-up of waste constituents in the soil.	• Effluent from manure is collected and treated in sedimentation and evaporation ponds. The ponds are sized to manage the effluent generated from expanded feedlot capacity (see Section 15.5.3).

Design Component	BATTs (MLA, 2020)	How BATTs are addressed
Manure Stockpiles	An area be set aside within the controlled drainage scheme of feeding systems for use as a manure stockpile. The ground surface of the manure stockpile area be prepared in a way which makes it impervious and promotes runoff into the drainage system.	• The site has a 690 m manure disposal area to accommodate the 100m^3 of manure that is cleared out of the pens at the end of the lambing season. • Mortalities are composted in the carcass disposal area. • Composting and manure disposal areas are located on clay hardstand compacted to a permeability of $1x10^{-9}$ m/s. • The composting and manure disposal area drain to the sedimentation and evaporation ponds.

Table 27 Compost Management

Risk	Cause	Management Controls
Temperatures between 55 °C and 65 °C are not achieved.	Too dry	Add water, check with squeeze test
	Too wet	Add bulking agent and turn the pile, check with squeeze test
	Incorrect C:N ratio	Assess and add bulking agent
	Inappropriate bulking agent	Assess bulking agent and ensure appropriate cover
Fire risk due to temperatures above 70 °C	Too dry	Add water
Flesh and hide fail to decompose	Incorrect C:N ratio	Add some bulking agent while turning the pile
	Layers of carcasses are too thick	Only use single layers of carcasses
	Carcasses too close to the edge of the pile	Maintain appropriate distance from the edge (30 cm in bins and 60 cm in piles)
Odours are generated	Too wet	Add bulking agent and turn the pile, check with squeeze test
	C:N ratio is too low	Assess the bulking agent and adjust amount
	Anaerobic conditions	Maintain appropriate distance from the edge (30 cm in bins and 60 cm in piles) and turn the pile.
	Carcasses are not appropriately covered	Maintain appropriate cover thickness of the bulking agent (30 cm for bins and 60 cm for piles)
	Long periods of low temperature	See above (Temperatures between 55 °C and 65 °C are not achieved)
Presence of flies and/or scavengers	Carcasses are not appropriately covered	Maintain appropriate cover thickness of the bulking agent (30 cm for bins and 60 cm for piles). Prevent initial entry of scavengers by fencing or providing a gate or barrier
	Temperatures between 55 °C and 65 °C are not achieved	See above Temperatures between 55 °C and 65 °C are not achieved
	Too wet	Turn while adding bulking agent
	Unsanitary conditions	Maintain debris free area around the composting area. Prevent leaching and add bulking agent to trap any existing leaching

16 WATER

16.1 Relevant legislation and guidance

Part 5 (Water) of EPA's ERS lists the environmental values of water environments in Victoria and describes the environmental quality that is needed to achieve and maintain these values. Part 5 of the ERS largely adopts the segments, environmental values (beneficial uses), indicators and objectives from the State Environment Protection Policy (Waters) (SEPP (Waters)), parts of which continue to provide guidance for the GED and may inform EPA's actions and expectations.

As per the ERS (Part 5 - Water), environmental values do not apply to waters within stormwater drains.

EPA guidance on water quality that has been considered includes:

- EPA Publication 978 - *Reducing Stormwater Pollution – A guide for Industry*
- EPA Publication 1730 - *Solid storage and handling guidelines*
- EPA Publication 1698 - *Liquid storage and handling guidelines*
- EPA Publication 1588.1 - *Designing, constructing and operating composting facilities*

Meat Livestock Australia's *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA, 2020) was developed to provide a set of national guidelines for intensive feeding of sheep and lambs. This document was used to identify the best available technologies and techniques (BATT) for lamb feedlots, as part of Bourchier Lamb's commitment to meeting its GED.

16.2 Water Use

The feedlot has a secure, reliable water supply that is correctly licensed (no Water Use Licence or Take And Use license required), of sufficient capacity and of suitable drinking quality for livestock (see Section 4.9). The Site is serviced by two existing bores (Bore ID 68745 and 68744) (see Table 7,

Table 8).

Water uses at a feedlot include:

- drinking water for cattle
- dust suppression
- feed processing
- cattle and vehicle wash down
- general cleaning
- landscaping
- staff and office amenities
- dilution of feedlot effluent before application on land

16.2.1 Best Practice water controls and mitigation

The publication *National procedures and guidelines for intensive sheep and lamb feeding systems* published by Meat & Livestock Australia (January 2020) provides BATTs for managing water at the site. describes the BATTs and how they have been addressed by the operation.

Table 28 BATTs for water use and how they are addressed.

Engineering Design Component	BATT (MLA, 2020)	How BATTs are addressed
Water Resources	The site have access to an adequate supply of suitable quality water to service the needs of all livestock on site and for feed preparation.	The stie is services by two existing bores that provide a secure, reliable water source of suitable drinking quality for livestock. No Water Use Licence or Take And Use licenses required for the site as per The Wimmera Regional Catchment Strategy 2021-2027.
Onsite Storage	Onsite water storage to overcome differences in supply and demand.	Two water storage are provided to ensure a continuous water supply to the site.
Emergency Supply	Provide emergency storage for temporary supply failures.	Two water tanks large enough to provide 3 days of peak drinking water supply in case of emergencies. Water tanks are in proximity to activity area.
Coverage of open storage	Covering open storages can reduce evaporation losses, reduce algae growth, and maintain water at a constant temperature.	There is no open water storage at the site.

16.3 Stormwater

Stormwater runoff from feedlots contains contaminants that, if allowed to enter natural watercourses, would constitute an environmental hazard. The feedlot will have a system that controls runoff from contaminated areas and provides for environmentally acceptable utilisation of the valuable water and nutrient resources of that runoff.

Contact water generated from the feedlots, stockyards, composting pad, and roads will be conveyed to the sedimentation system and has been designed to MLA (2020) guidelines. Catchments adjacent to the feedlots from the south, north, and external catchments will maintain separation to the contact water. These catchments will be redirected around the feedlots, with table drains within the feedlots utilised to ensure runoff is directed to the sedimentation system. A holding pond site volume of 11,200m^3 meeting the peak volume analysis storage.

Results from a water balance completed by AR Civil Engineers in June 2025 (Appendix J), and later updated in November 2025, show the proposed holding pond for contact water catchments have sufficient capacity to contain a 5% AEP event, which is greater than the required 10% AEP event and the persistent runoff can be contained.

16.3.1 Best practice stormwater controls and mitigation

Table 29 describes the BATT's as per the MLA (2020) guidelines and how they have been incorporated into the design of the stormwater treatment system.

Table 29 BATT's for stormwater and effluent and how they are addressed

BATT (MLA, 2020)	How BATTs are addressed
Spillage and wastewater drain directly into a drainage system.	Earthworks will be undertaken to ensure the sheep pens, manure and composting areas drain towards the contact water dam. Drains collect spillage and wastewater and are designed to carry peak flow rates resulting from a storm with an average recurrence interval of 20 years (5% AEP).

BATT (MLA, 2020)	How BATTs are addressed
A drainage system that minimises the risk of groundwater and surface water contamination and promotes the rapid drying of the pen surface after a rainfall event.	Catch drains are located between and to the downslope of each row of feedlot pens and designed to capture runoff from the pens and all other surfaces within the catchment area, and ultimately convey runoff to the sedimentation pond. The drains are designed to ensure that pens drain quickly after rainfall, but that runoff is not so rapid that it scours excessive amounts of manure from the pen surface. The downslope gradient in feedlot pens will be approximately 2.5 - 4%, consistent with the national guideline (MLA, 2020) recommendation of 2 – 8%. The cross slope is greater than 1%to minimise pen-to-pen drainage. The system is designed to account for seasonality of rainfall. Modelling indicates the average annual runoff is contained on site (10% AEP).
Diversion banks or drains upslope of outdoor feeding pens to divert external freshwater away from the complex.	Diversion drains and banks/bunds constructed around the sheep feedlot complex will direct stormwater and effluent to the catchment dam. The drains are designed to convey flow rates from the 20yr ARI design storm event and will carry this flow at a non-scouring velocity.
Drains within the controlled drainage area to convey runoff to the treatment and storage systems.	Drains convey runoff to sediment and evaporation ponds to capture and store effluent generated onsite.
Solids separation by gravity settling where the runoff is retained for sufficient time on a pond, terrace, or basin to allow the majority of the entrained solids to settle out by gravity.	The water balance conducted AC Civil Engineers confirmed that the sedimentation basin with a proposed volume of 970m^3 will be sufficient as the primary treatment measure.
Holding or storage ponds of sufficient size to contain major storm events and/or extended periods of storage.	A sedimentation pond designed to capture and detain the peak flow from a 20yr ARI design storm event, overflowing to the catchment dam at the 20yr ARI top water level via a broad low point in the bund which will be constructed with large rock/ballast to trap sediment and allow water to pass The water balance conducted by AC Civil Engineering confirmed that the holding pond with a proposed volume of 11,200m^2 will be suitable to balance incoming flows with the rate of evaporation. The holding pond has been sized for 5% AEP event with no outflow. The Overflow weir has been sized and shaped to convey the 1% AEP event (680L/s). Freeboard of at least 0.9m is provided between the crest of the discharge weir and the crest of the holding pond embankment. The sedimentation pond and evaporation pond will be underlain with a 300mm compacted clay lining To provide a controlled discharge for events exceeding 5% AEP.
Where composting areas exist, all runoff from this area be controlled and managed.	Adequate land has been set aside for mortality composting as per EPA guideline 2050 – *Composting mortalities on farms* (see Section 15.4). Any runoff from the composting area is collected in a table drain downslope of composting pad. Table drain is designed to accommodate 190L/s, for a 5% AEP event.

16.4 Effluent Application to Land

Feedlot wastes, such as composted manure and contact water can be used to fertilise crops grown both on and off the site. This waste re-use ensures the valuable plant nutrients in these products are recycled and the constituent organic matter is used to bolster soil organic carbon levels.

Field testing conducted by Land Capability Assessment Services Pty Ltd (LCAS), included soil profile logging, sampling, and in-situ hydraulic conductivity testing, a differential level survey, laboratory testing, and a water and nutrient balance in August 2025 (Appendix I). Modelling confirmed that on-site effluent disposal is rational and sustainable.

The volume of effluent per day as per AS/NZS 1547:2012 and Bourchier Lamb's estimates is 375kl per day with a DIR of 3.1mm. AR Civil Engineers (June 2025) report advise an approximate area of 42Ha will be required for sustainable application. This is generally reflected in the LCA. Figure 15 shows the proposed location of the land application area.

The proposed effluent field is located at least 40m from groundwater bores, twice the required buffer in MLA (2016).

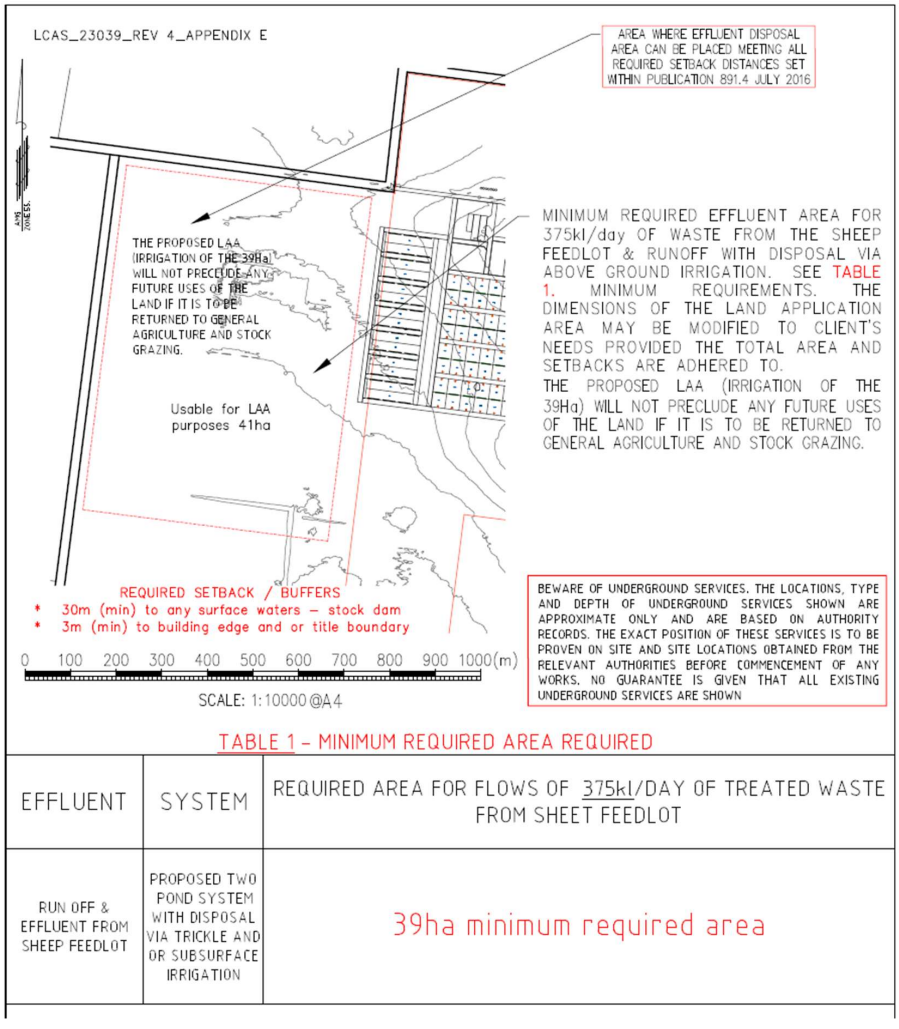


Figure 15 Land Application area (Source LCAC, Appendix I)

17 BEST AVAILABLE TECHNIQUES AND TECHNOLOGY (BATT)

In assessing the best available techniques and technology (BATT) for the proposal, reference has been made to the EPA Publication 1517.1 - *Demonstrating Best Practice* to demonstrate that the proposal meets the specific principles of best practice. Table 30 assesses the proposal against this document.

Table 30 EPA Publication 1517.1 Demonstrating Best Practice.

Requirement	Bourchier Lambs Response
Best practice for site selection and management systems	**Site selection** – The feedlot activity area is located a suitable distance away from sensitive receptors (see Section 7.2). The site is within a farming zone (Refer to Figure 4) **Management Systems** – Risk Management and Monitoring Program will be developed for the feedlot operations, which will outline the management controls and mitigation to reduce so far as practicably impacts to environment and human health. **Environmental Segments** – Best practice and controls for Fire (Section 8), Air (Section 7), Water Land & Groundwater (Section 13), and Noise (Section 14) have been addressed.
Best practice is preventative	As described throughout this document, the site and operation are designed to avoid impacts where possible and where this is not possible, management measures will be employed to reduce to as low as practicable.
Best practice means undertaking all practicable measures	As described throughout this document, the site and operation are designed to avoid impacts where possible and where this is not possible management measures will be employed to reduce to as low as practicable.
Best practice may be internationally demonstrated and locally available	Meat Livestock Australia's (2020) publication "*National procedures and guidelines for intensive sheep and lamb feeding systems*" was selected as the main reference for best practices (or BATTs), as suggested by EPA guidelines.

17.1 Choice of Process and Technology/Integrated Environmental Assessment

This is an existing site. Bourchier Lamb's choice of technology is consistent with other feedlots in Victoria. The site is appropriately zoned, has been assessed as low environmental risk (post-controls), and provides suitable separation distance to sensitive receptors.

18 ENVIRONMENTAL MANAGEMENT

18.1 Risk Management and Monitoring Program

A Risk Management and Monitoring Program (RMMP) will be developed for the site and will incorporate documented risks and management measures identified for the operation. The RMMP will:

- identify all the risks of harm to human health and the environment which may arise from the proposed activities;
- clearly define the site's environmental performance objectives;
- clearly define risk control performance objectives;
- describe how the environmental and risk control performance objectives are being achieved;
- identify and describes the approach to ongoing elimination or minimisation of the risks identified above so far as reasonably practicable (SFARP); and
- describe how the information collated will be disseminated, used or otherwise considered.

Management measures and controls described in the RMMP will be updated when a new risk is introduced to the site, or an existing risk has changed; these risks may be identified during site inspections or from environmental audits or community feedback. Regular staff training and communication will allow updates to be communicated to all staff.

19 POST DEVELOPMENT APPROVAL LICENCE

19.1 Initial Decommissioning Plan

The following is an overview of an Initial Decommissioning Plan for the feedlot. This plan will be updated progressively throughout the life of the operation as site and activity specific knowledge increases, with the level of detail reflecting the stage in the development of the activity.

To ensure that the site reverts to a safe and non-polluting site the following Initial Decommissioning Plan will be implemented when appropriate:

- Ceasing Prescribed Activities: Bourchier Lambs will cease prescribed activities in accordance with the relevant legislation and regulations. This will involve the removal of all animals, equipment, and waste materials from the site.
- Reinstating the Environment: Bourchier Lambs will undertake measures to reinstate the environment to the condition it was in before commencing prescribed activities. This will include removing all remaining structures, grading and filling the site to restore natural drainage patterns, and planting appropriate vegetation to restore the landscape.
- Identifying Post-Activity Land Uses: Bourchier Lambs will identify the post-activity land uses for the site, which may include agriculture or other uses. The site will be suitable for its intended use and will meet all relevant regulatory requirements.
- Managing Risks to Environment and Human Health: Bourchier Lambs will detail measures to manage risks to the environment and human health associated with decommissioning activities. This will involve proper handling, transportation, and disposal of all waste materials, and the implementation of measures to prevent any potential environmental contamination.
- Complying with Relevant Legislation: Bourchier Lambs will detail measures to comply with the GED, duties to manage contaminated land, duties to notify, and duties to manage waste during decommissioning. The operator will also comply with any other relevant conditions of the operating license and have regard to any other relevant statutory or legislative requirements.
- Reporting: Bourchier Lambs will provide regular reports to the EPA and any other relevant regulatory agencies during the decommissioning process, outlining progress and any potential issues that may arise.

Disclaimer

This report is confidential and has been prepared by Sustainable Project Management Pty Ltd and may only be used and relied on by The Trustee for T & L Bourchier Shares Trust. Sustainable Project Management Pty Ltd disclaims responsibility for any third-party reliance of this report other than The Trustee for T & L Bourchier Shares Trust. The report may not contain sufficient information for the purposes of other parties or for other uses. This report shall be presented in full and shall not be used to support any other objectives than those set out in Section 1.1 of this report, without written approval from Sustainable Project Management Pty Ltd.

This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters which might have a material effect on its contents, or which come to light after the date of the report. Sustainable Project Management Pty Ltd is not obliged to inform The Trustee for T & L Bourchier Shares Trust of such events, transaction or matters nor to update the report for anything that occurs, or of which Sustainable Project Management Pty Ltd becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, Sustainable Project Management Pty Ltd does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, to any person other than The Trustee for T & L Bourchier Shares Trust. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with Sustainable Project Management Pty Ltd, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report, or any related information or advice given by Sustainable Project Management Pty Ltd for any purpose whatsoever.

APPENDICES

APPENDIX A: EMAIL – QUENTIN COOKE

OFFICIAL

Hi Jacquelle

Thanks for submitting Permission Pathway Form regarding proposed lamb feedlot expansion in Gymbowen. The proposal is a prescribed B01a activity per Schedule 1 of the Environment Protection Regulations 2021 and requires application for Development Licence followed by application for B01a permit. For this proposal EPA can consider an application for Development Licence exemption followed by an application for B01a permit.

Kind regards

Quentin Cooke
Senior Pathway Assessor
Permissioning

EPA VICTORIA

E Quentin.Cooke@epa.vic.gov.au
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A 200 Victoria St, Carlton
epa.vic.gov.au

From: Jacquelle Gorski <jacquelle@spm.com.au>
Sent: Friday, September 22, 2023 4:34 PM
To: Wendy Tao <Wendy.Tao@epa.vic.gov.au>; Robina Weir <Robina.Weir@epa.vic.gov.au>; Permissions account <Permissions@epa.vic.gov.au>
Cc: Quentin Cooke <Quentin.Cooke@epa.vic.gov.au>
Subject: FW: Bourchier Lambs permission pathway

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Team

Please find a permission pathway form for a lamb feedlot proposed in Gymbowen. We consider an exemption is an appropriate pathway. There is no community interest, the feedlot has low environment and human health impacts and the facility will be constructed with BATT.
We look forward to hearing from you soon

Kind regards,

Jacquelle Gorski BSc. PhD
Principal Consultant | Managing Director

SPM | Unit 1 / 11 Cylinders Dve, Torquay VIC 3228 | jacquelle@spm.com.au | www.spm.com.au | 0411 551 833

From: Jacquelle Gorski
Sent: Monday, September 11, 2023 5:00 PM
To: Quentin Cooke <Quentin.Cooke@epa.vic.gov.au>
Subject: Bourchier Lambs permission pathway

Hi Quentin

I hope you are well. A couple of months about a development licence exemption for T&L Bourchier. I never followed up with an email to confirm our conversation that a DLX was an appropriate permission pathway. I have compiled this permission pathway form that outlines the activities of Bourchier Lambs. We anticipate the DLX will be submitted by the end of September.

I look forward to hearing from you soon once you review the attached pathway form.

Kind regards,

Jacquelle Gorski BSc. PhD
Principal Consultant | Managing Director

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APPENDIX B: FIT AND PROPER PERSON ASSESSMENT

Fit and proper person questionnaire

Environment Protection Act 2017

F1017

About this form

The *Environment Protection Act 2017* (the Act) requires that persons have been assessed as being fit and proper to conduct certain activities regulated by the Environment Protection Authority Victoria (EPA, the Authority).

This fit and proper person (F&PP) questionnaire sets out the principal factors that will be considered by EPA in assessing a person's status as a 'fit and proper person'. This form should be read in conjunction with the *Fit and proper person policy* (publication 1938).

Section 66 of the Act defines what EPA must consider when determining whether a person is a fit and proper person, including their:

- environmental compliance
- financial capacity to comply
- prescribed criteria
- status as a prohibited person (PP).

Note: EPA will consider an applicant's status as a PP when it makes its determination of a F&PP assessment. This form must also be accompanied by a completed PP questionnaire.

Who must complete this form

You are required to complete an individual copy of this form if you are **the person or persons directly responsible for the ownership, administration or management of the activity**. For example, this may include:

- you – as a natural person
- a body corporate
- executive officers, directors and secretaries – as a company or other body corporate
- partners or trustees – as a partnership or trustee
- the directors and company secretaries of the partner or trustee – as a partner or trustee of a body corporate
- equivalent responsible company employee or employees directly responsible for the overall activity management or premises – as appropriate.

In instances where multiple persons are responsible for the activity, they may be nominated in this form as an associate and each person will then be assessed. An individual's fit and proper person determination may be impacted by the conduct and history of their associates. EPA relies on the applicant to nominate and make all reasonable enquiries of relevant associates. However, we may conduct verification audits of the checks you have undertaken.

It is important any person completing the questionnaire has the authority to submit on behalf of the company.

Documents you must include with this form

Environment Protection Authority Victoria
GPO BOX 4395 Melbourne VIC 3001
1300 372 842 (1300 EPA VIC) www.epa.vic.gov.au

Fit and proper person questionnaire

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Each section of the questionnaire provides an outline of what you must provide. Any supporting information must be current, accurate and directly relevant to informing EPA's assessment. You may also be required to submit additional justification, documents or evidence to enable EPA to make its final determination.

More information

For more information about fit and proper persons, please refer to EPA's website (https://www.epa.vic.gov.au/for-business/fit-and-proper-person-and-the-new-laws) or contact EPA by email contact@epa.vic.gov.au or telephone **1300 372 842 (1300 EPA VIC)**.

Fit and proper person questionnaire

Environment Protection Act 2017

Details of person, company or other body corporate subject to fit and proper person determination

1. APPLICANT DETAILS Please provide your personal contact details.				
Family name	Click or tap here to enter text. Bourchier			
Given name/s	Click or tap here to enter text. Tom William			
Previous name/s *(Provide up to two most recent names you have been known by, if applicable)*	1. Click or tap here to enter text.			
	2. Click or tap here to enter text.			
Role title	Click or tap here to enter text. Owner			
Company/business name	Click or tap here to enter text. T & L Bourchier P/L			
ABN or ACN	**ABN** Click or tap here to enter text. 35 602 326 447		**ACN** Click or tap here to enter text. 602 326 447	
Company/business address (registered)	Click or tap here to enter text. ~~55~~ 90 Nhill-Harrow Rd, Gymbowen			
	State Click or tap here to enter text. VIC		**Post code**	Click here. 3401
Company/business address (postal)	Click or tap here to enter text. AS ABOVE			
	State Click or tap here to enter text.		**Post code**	Click here.
Contact telephone	Click or tap here to enter text. 0429 605 760			
Contact mobile	Click or tap here to enter text. "			
Contact email	Click or tap here to enter text. tlbourchier@gmail.com			
Application made as a	☐ Natural person ☐ Company ☐ Body corporate			

Fit and proper person questionnaire

Environment Protection Act 2017

Details of associates for fit and proper person determination

2. ASSOCIATES* **Please nominate any other parties involved in the activity that are an associate to you, the applicant (for example other executive officer, director, secretary, partner, trustee, manager).** *Note: This section does not need to be completed for accredited consigner applicants.	
ASSOCIATE 1	
Family name	Click or tap here to enter text.
Given name	Click or tap here to enter text.
Role title	Click or tap here to enter text.
ASSOCIATE 2	
Family name	Click or tap here to enter text.
Given name	Click or tap here to enter text.
Role title	Click or tap here to enter text.
ASSOCIATE 3	
Family name	Click or tap here to enter text.
Given name	Click or tap here to enter text.
Role title	Click or tap here to enter text.

Fit and proper person questionnaire

Environment Protection Act 2017

Environmental compliance

Please respond 'yes' or 'no' to the following questions numbered 3 to 7 and attach relevant information, as requested.
3. Have you (or an associate of yours) been found in breach of compliance with the *Environment Protection Act 2017*, *Environment Protection Act 1970*, the Regulations and environment protection legislation of the Commonwealth, another state or territory? **Important:** This includes any sanctions, orders, infringements, enforceable undertakings and/or prosecutions.
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** *What was the nature of the breach? When and where was the breach committed? What were the circumstances that led to the breach? When and how did the circumstances arise that led to the breach? What requirements or penalty was imposed due to the breach? What action did you undertake because of the breach?*
4. Are you (or an associate of yours) currently under investigation for a breach of compliance with the *Environment Protection Act 2017*, *Environment Protection Act 1970*, the Regulations and environment protection legislation of the Commonwealth, another state or territory? **Important:** This includes any open, continuing and/or unresolved investigations for a breach of compliance.
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** *What is the nature of the breach? When and where was the breach committed? What are the circumstances that led to the breach? When and how did those circumstances arise that led to the breach?*

5. Do you (or an associate of yours) currently have any matters relevant to environment protection legislation or Regulations, before any Court or Tribunal of Victoria, the Commonwealth, another state, or territory? **Important:** This includes any open, continuing and/or unresolved matters.

Fit and proper person questionnaire

Environment Protection Act 2017

Select your answer: **YES** **NO** X If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form.
6. Have you (or an associate of yours) ever been found not to be a fit and proper person under any equivalent environment protection legislation of Victoria, the Commonwealth, another state, or territory?
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** *When and where was the finding made? What was the basis for the finding? What were the implications, obligations, or requirements of the finding?*
7. Is there any matter or conduct relevant to your (or an associate of yours) professional history, professional reputation or professional character that would be relevant as a consideration during a fit and proper person assessment? **Important:** This matter or conduct would be considered relevant if it relates to your ability to exercise any rights and responsibilities in accordance with the Act's purpose, objectives, and principles.
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** *What are the circumstances that led to the situation? When did those circumstances arise?*

Fit and proper person questionnaire

Environment Protection Act 2017

Financial capacity

Please respond 'yes' or 'no' to the following questions and requests numbered 8 to 12. Attach relevant information, as requested.
8. Have you previously been involved with the management of a company that has been insolvent, bankrupt, under administration or receivership?
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form.
9. Are you currently involved with the management of a company that is insolvent, bankrupt, under administration or receivership?
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form.
10. Are you currently involved with the management of a company that has an outstanding debt or payment to the Commonwealth or any state or territory?
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form.
11. Provide a copy (or digital access to a copy) of a report detailing your company credit check or score from a relevant reporting agency. **Important:** Provide requested information to be considered by the Authority at the end of this form. Information that is commercially sensitive must be clearly identified or marked.
Check to confirm: **YES** ☐ By checking 'yes', I confirm that the required information is attached for consideration by the Authority.
12. Provide a forward projection of the estimated annual operating cost to perform the activity*. **Important:** Provide requested information to be considered by the Authority at the end of this form. Information that is commercially sensitive must be clearly identified or marked. *This question does not need to be completed by accredited consigner applicants.

Fit and proper person questionnaire

Environment Protection Act 2017

Check to confirm:

YES By checking 'yes', I confirm that the required information is attached for consideration by the Authority.

NOT APPLICABLE

Fit and proper person questionnaire

Environment Protection Act 2017

Prescribed matters

At the time of publishing this form, there are no prescribed matters that must be taken into consideration as part of EPA's fit and proper determination. This may be subject to change and EPA will request any details relevant to a prescribed matter when performing its F&PP assessment.

Prohibited person

The following questions are directly informed by the completion of the *Prohibited person questionnaire*. A complete PP questionnaire must accompany this form.

Please respond 'yes' or 'no' to the following questions numbered 13 and 14 and attach relevant information, as requested.
13. In completing the *Prohibited person questionnaire*, was a matter identified that may cause a person(s) to be considered prohibited, for the purposes of section 88 of the *Environment Protection Act 2017*? **Note:** Responding 'yes' to any question in the PP questionnaire indicates a relevant matter.
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** What criteria makes you a prohibited person under section 88 of the *Environment Protection Act 2017*? When were you considered a prohibited person?
14. Are you seeking the Authority assess whether, as a prohibited person, it is not contrary to the public interest that you may be found to be a fit and proper person and hold a permission for this activity?
Select your answer: **YES** ☐ **NO** ☒ If you answered 'yes', please provide any relevant information you believe should be considered by the Authority as an attachment at the end of this form. **For example:** *Why it is not contrary to the public interest to determine, as a prohibited person, you can be found to be a fit and proper person for this activity?*

Fit and proper person questionnaire

Environment Protection Act 2017

List all relevant information attached by you, the applicant, to be considered by the Authority

All documents/information must be attached, and each box checked.		
	Questions 1 & 2	Supporting information not requested
☐	Question 3	Attachment: <file/document name>
☐	Question 4	Attachment: <file/document name>
☐	Question 5	Attachment: <file/document name>
☐	Question 6	Attachment: <file/document name>
☐	Question 7	Attachment: <file/document name>
☐	Question 8	Attachment: <file/document name>
☐	Question 9	Attachment: <file/document name>
☐	Question 10	Attachment: <file/document name>
☒	Question 11	Attachment: <file/document name>
☒	Question 12	Attachment: <file/document name>
☐	Question 13	Attachment: <file/document name>
☐	Question 14	Attachment: <file/document name>

Fit and proper person questionnaire

Environment Protection Act 2017

Declaration

Important: Applicants should be aware that it is an offence under the Act to intentionally or negligently provide incorrect or misleading information to EPA, or to conceal information.

Before you sign the declaration, ensure that:

you have answered every question
you have attached any required supporting documentation
all the information you have given is true and correct to the best of your knowledge
you hold or been given the necessary authorisation to sign this declaration.

I declare to the best of my knowledge that the information provided in this form and any attachments are true and correct.			
Full Name	Tom Bourchier		
Company Position	Owner		
Signature		Declared at:	Cymbowen
		Date	7/7/25

The personal information on this form and any correspondence, notice or other document issued after processing of this information will be stored and used by EPA for the purpose of administering the *Environment Protection Act 2017* and the Environment Protection Regulations 2021 You may access this information by contacting the EPA Privacy Information Officer. This information may be disclosed to another Government organisation, tribunal or court, where required for administering or enforcing the above Act and Regulations or any other relevant laws.

You have the right to access this information by contacting the Environment Protection Authority at 200 Victoria Street, Carlton VIC 3053, or by email **contact@epa.vic.gov.au**, or telephone **1300 372 842 (1300 EPA VIC)**.

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COMPANY REPORT
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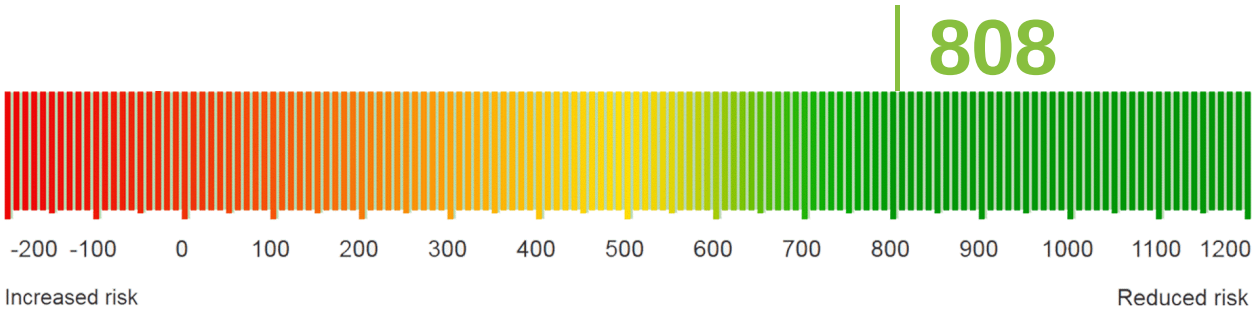

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Directors and Secretaries

Directors have a number of powers and duties under the Corporations Act 2001 and are subject to a number of restrictions. Directors are required to sign a consent to act as a director and to notify ASIC of their appointment within 28 days.

Current Directors

There are currently 2 directors of the company. A proprietary company must have at least 1 director.

Name	Date of birth	Appointment date
Lucinda Maree BOURCHIER	07 Oct 1991	10 Nov 2014
Tom William BOURCHIER	20 Aug 1988	14 Oct 2014

Current Secretaries

Name	Date of birth	Appointment date
Tom William BOURCHIER	20 Aug 1988	14 Oct 2014

Company Addresses

REGISTERED OFFICE	ORD
PRINCIPAL PLACE OF BUSINESS	ORD
ADDRESS FOR SERVICE OF DOCUMENTS	
PAID-UP CAPITAL	
NUMBER OF MEMBERS	
DOCUMENT NUMBER	

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APPENDIX C: PROHIBITED PERSON ASSESSMENT

Prohibited person questionnaire

Environment Protection Act 2017

F1018

About this form

The *Environment Protection Act 2017* (the Act) prohibits certain persons from engaging in particular activities regulated by the Environment Protection Authority (EPA, the Authority). EPA also considers an applicant's status as a prohibited person (PP) when it makes its determination of a fit and proper person (F&PP) assessment.

This questionnaire sets out the principal factors EPA considers to determine if a person is a prohibited person. EPA takes the definition of a prohibited person as having the same meaning as under Section 88 of the Act.

If a relevant matter is identified through this process, where one or more persons may be considered prohibited, it is strongly recommended that an applicant engages with EPA before formally submitting an application. Some of the benefits of early engagement include:

- it helps an identified prohibited person fully understand the application requirements
- avoids delays during the application assessment process
- avoids an application refusal due to insufficient evidence or information.

This form should be read in conjunction with the *Fit and proper person policy* (publication 1938).

Who must complete this form

You are required to complete an individual copy of this form if you are **the person(s) directly responsible for the ownership, administration or management of the activity**.

Applicants should be aware EPA may require additional members of a company to complete a separate PP questionnaire or provide additional information and evidence. In these instances, EPA will inform the applicant if further information or evidence is required.

EPA relies on the applicant to nominate and make all reasonable enquiries of relevant associates. However, we may conduct verification audits of the checks you have undertaken.

It is important any person completing the questionnaire has the authority to submit on behalf of the company.

Note: EPA will consider an applicant's status as a PP when it makes its determination of a fit and proper person assessment. This PP questionnaire must be completed and accompany the F&PP questionnaire.

Supporting information

You may wish to submit additional justification, documents or evidence prior to EPA making its determination. Any supporting information must be current, accurate and directly relevant to informing EPA's assessment. During the assessment, EPA may request additional information or evidence.

More information

For more information about prohibited persons and fit and proper persons, please refer to EPA's website (https://www.epa.vic.gov.au/for-business/fit-and-proper-person-and-the-new-laws) or contact EPA by email contact@epa.vic.gov.au or telephone **1300 372 842 (1300 EPA VIC)**.

Environment Protection Authority Victoria
GPO BOX 4395 Melbourne VIC 3001
1300 372 842 (1300 EPA VIC) **www.epa.vic.gov.au**

Prohibited person questionnaire

Environment Protection Act 2017

Details of person, company or other body corporate subject to the prohibited perons determination

1. APPLICANT DETAILS Please provide your details as the applicant.				
Family name	Click or tap here to enter text. Bourchier			
Given name/s	Click or tap here to enter text. Tam William			
Previous name/s *(Provide up to two most recent names you have been known by, if applicable)*	1. Click or tap here to enter text.			
	2. Click or tap here to enter text.			
Role title	Click or tap here to enter text. Owner			
Company/business name	Click or tap here to enter text. T+L Bourchier P/L			
ABN or ACN	**ABN**	Click or tap here to enter text. 35 602 326 447	**ACN**	Click or tap here to enter text. 602 326 447
Company/business address (registered)	Click or tap here to enter text. 5570 Nhill-Harrow Rd, Gymbowen			
	State	Click or tap here to enter text. VIC	**Post code**	Click here. 3401
Company/business address (postal)	Click or tap here to enter text. As above.			
	State	Click or tap here to enter text.	**Post code**	Click here.
Contact telephone	Click or tap here to enter text. —			
Contact mobile	Click or tap here to enter text. 0429605760			
Contact email	Click or tap here to enter text. tlbourchier@gmail.com			
Application made as a	☐ **Natural person** ☑ **Company** ☐ **Body corporate**			

EPA VICTORIA

Prohibited person questionnaire

Environment Protection Act 2017

Officer details for applications made by a company or body corporate

2. OFFICERS IN YOUR COMPANY **Please identify relevant officers* of your company.** ***Note: An officer has the meaning under section 9 or the *Corporations Act 2001 (Cth)*.** This section does not need to be completed for accredited consigner applicants.	
OFFICER 1	
Family name	Click or tap here to enter text. Bourchier
Given name	Click or tap here to enter text. Tom
Role title	Click or tap here to enter text. Owner
OFFICER 2	
Family name	Click or tap here to enter text.
Given name	Click or tap here to enter text.
Role title	Click or tap here to enter text.
OFFICER 3	
Family name	Click or tap here to enter text.
Given name	Click or tap here to enter text.
Role title	Click or tap here to enter text.

Prohibited person questionnaire

Environment Protection Act 2017

Prohibited person assessment

Important: If you answer 'yes' to any of the following questions, it may indicate you are considered a prohibited person by the Authority.

As a prohibited person, the Authority must not determine that you are a fit and proper person unless we are satisfied that it is not contrary to the public interest to do so.

An applicant who is a prohibited person can have the Authority assess whether, or not it is contrary to the public interest that they are determined a fit and proper person to hold the permission they are applying for. This process is performed as part of the fit and proper person assessment and must be identified on the F&PP questionnaire.

A complete PP questionnaire must always accompany the F&PP questionnaire, along with any relevant information that you believe should be considered by the Authority.

Please respond 'yes', 'no' or 'not applicable' to the following questions.
1. Within the preceding 10 years, have you or your company been convicted or found guilty of:
(a) an offence involving fraud, dishonesty or violence that was punishable by a term of imprisonment of three months or more at the time of the conviction or finding of guilt?
Select your answer: **YES** ☐ **NO** ☒
(b) an indictable offence against the *Environment Protection Act 2017* or the *Environment Protection Act 1970*?
Select your answer: **YES** ☐ **NO** ☒
(c) an offence that, if committed in Victoria, would constitute an offence referred to in question (1a) or (1b)?
Select your answer: **YES** ☐ **NO** ☒
(d) an indictable offence against the *Dangerous Goods Act 1985*, the *Equipment (Public Safety) Act 1994*, the *Occupational Health and Safety Act 2004* or the *Planning and Environment Act 1987*?
Select your answer: **YES** ☐ **NO** ☒
2. Has EPA Victoria revoked a permission held by you or your company under section 61(1) of the *Environment Protection Act 2017*?

Prohibited person questionnaire

Environment Protection Act 2017

Select your answer: **YES** **NO** ☒
3. Has a licence or permit issued to you or your company under a law of another state or territory, that the Authority would consider to be equivalent to a permission, been revoked on a ground equivalent to one or more of the grounds set out in section 61(1)?
Select your answer: **YES** ☐ **NO** ☒
4. Are you, or your company an insolvent under administration?
Select your answer: **YES** ☐ **NO** ☒
5. Is your company an externally administered company under the Corporations Act?
Select your answer: **NOT APPLICABLE** ☐ (for applicants as natural persons) **YES** ☐ **NO** ☒

Prohibited person questionnaire

Environment Protection Act 2017

Body corporates

Please answer Question 6 & 7 if the application is being made by a body corporate, or mark as 'not applicable'.
6. Would one or more officers* of your body corporate answer 'yes' to any of the Questions 1 to 4 of this form?
Select your answer: **NOT APPLICABLE** ☐ **YES** ☐ **NO** ☐
7. Is one or more officers* in your body corporate currently or have previously been an officer* of another body corporate that would answer 'yes' to any of the Questions 1 to 4 of this form?
Select your answer: **NOT APPLICABLE** ☐ **YES** ☐ **NO** ☐

*An officer has the meaning under section 9 or the *Corporations Act 2001 (Cth).*

Prohibited person questionnaire

Environment Protection Act 2017

Select your answer: **YES** **NO** ☒
3. Has a licence or permit issued to you or your company under a law of another state or territory, that the Authority would consider to be equivalent to a permission, been revoked on a ground equivalent to one or more of the grounds set out in section 61(1)?
Select your answer: **YES** ☐ **NO** ☒
4. Are you, or your company an insolvent under administration?
Select your answer: **YES** ☐ **NO** ☒
5. Is your company an externally administered company under the Corporations Act?
Select your answer: **NOT APPLICABLE** ☐ (for applicants as natural persons) **YES** ☐ **NO** ☒

Prohibited person questionnaire

Environment Protection Act 2017

Body corporates

Please answer Question 6 & 7 if the application is being made by a body corporate, or mark as 'not applicable'.
6. Would one or more officers* of your body corporate answer 'yes' to any of the Questions 1 to 4 of this form?
Select your answer: **NOT APPLICABLE** ☐ **YES** ☐ **NO** ☐
7. Is one or more officers* in your body corporate currently or have previously been an officer* of another body corporate that would answer 'yes' to any of the Questions 1 to 4 of this form?
Select your answer: **NOT APPLICABLE** ☐ **YES** ☐ **NO** ☐

*An officer has the meaning under section 9 or the *Corporations Act 2001 (Cth).*

Prohibited person questionnaire

Environment Protection Act 2017

Declaration

Important: Applicants should be aware that it is an offence under the Act to intentionally or negligently provide incorrect or misleading information to EPA, or to conceal information.

Before you sign the declaration, ensure that:

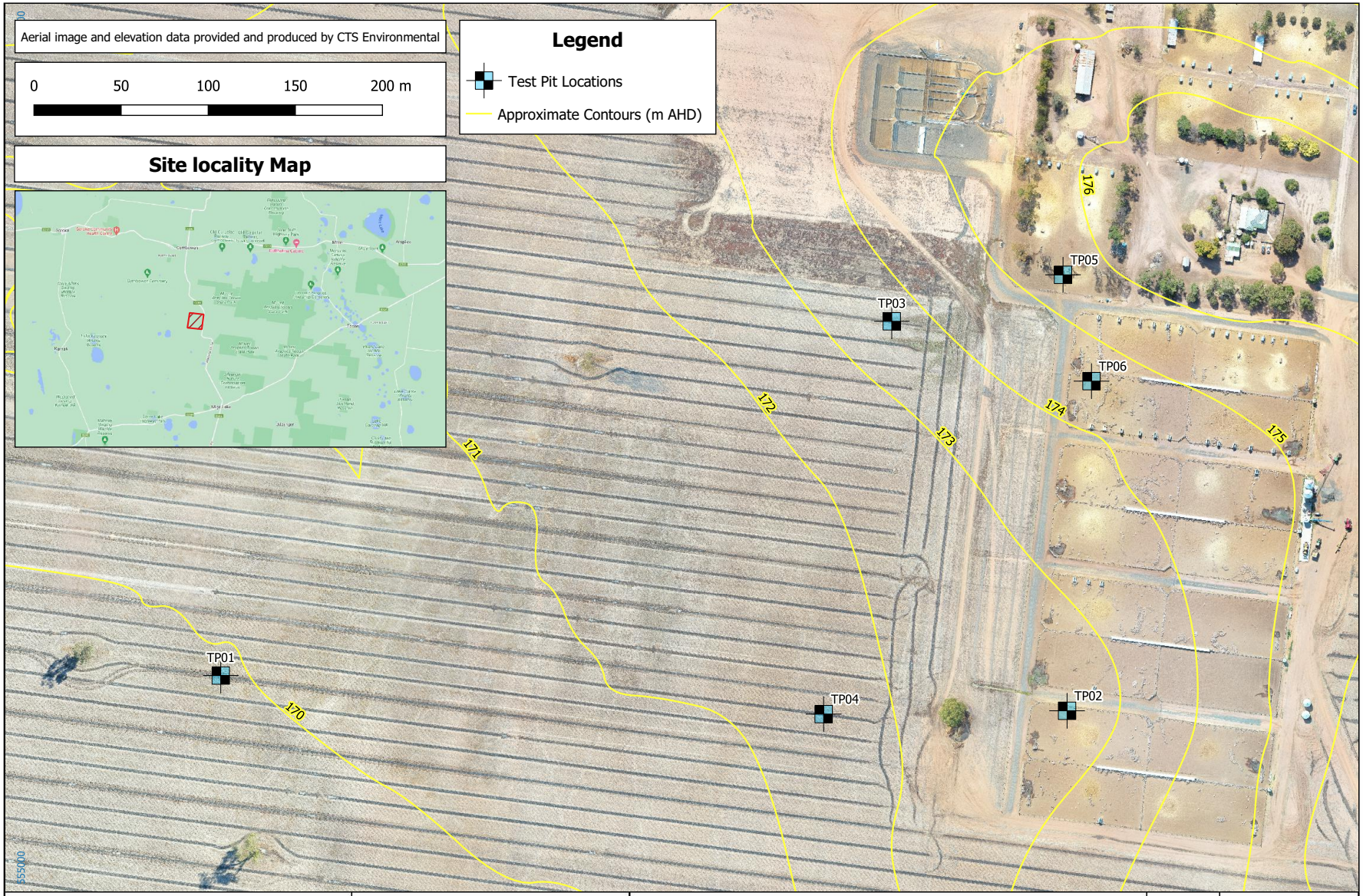
you have answered every question
you have attached any required supporting documentation
all the information you have given is true and correct to the best of your knowledge
you hold or been given the necessary authorisation to sign this declaration.

I declare to the best of my knowledge that the information provided in this form and any attachments are true and correct.			
Full Name	Tom Bourchier		
Company Position	Owner		
Signature		Declared at:	Cygnbowen VIC
		Date	7/7/25

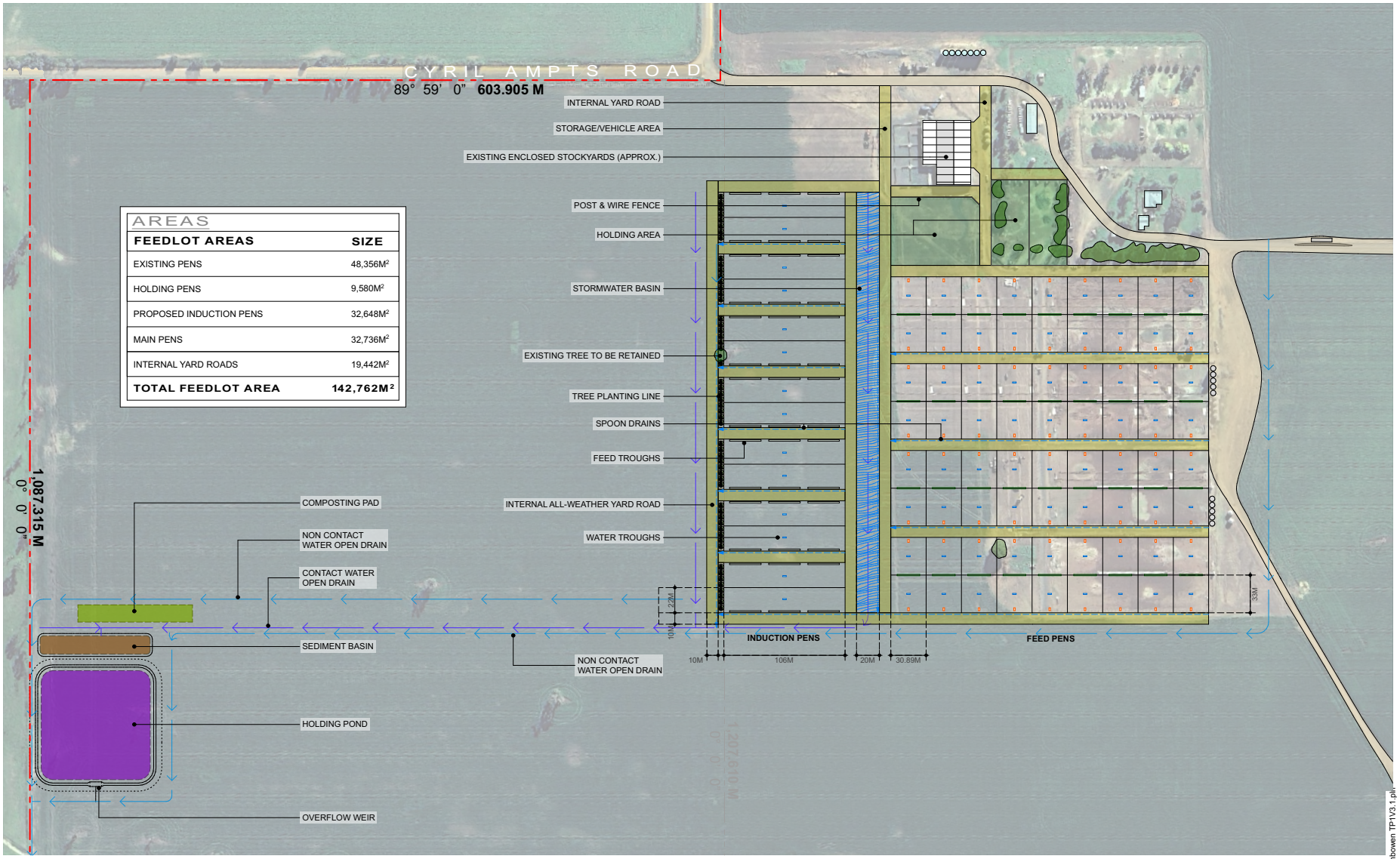
The personal information on this form and any correspondence, notice or other document issued after processing of this information will be stored and used by EPA for the purpose of administering the *Environment Protection Act 2017* and the Environment Protection Regulations 2021. You may access this information by contacting the EPA Privacy Information Officer. This information may be disclosed to another government organisation, tribunal or court, where required for administering or enforcing the above Act and Regulations or any other relevant laws.

You have the right to access this information by contacting Environment Protection Authority at 200 Victoria Street, Carlton VIC 3053, or by email **contact@epa.vic.gov.au**, or telephone **1300 372 842 (1300 EPA VIC)**.

APPENDIX D: TOWN PLANNING DESIGNS



Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: T&L Bourchier Share Trust	TITLE: **TEST PIT LOCATION PLAN** Retrospective Site Approval 5488 Nhill-Harrow Rd, Gymbowen, VIC 3401	PROJECT No: 221929.00
	OFFICE: Geelong DRAWN BY: MD		DRAWING No: 1
	SCALE: 1:2,000 (A3) DATE: 25 May 2023		REVISION: A



SITE PLAN - WEST 1:3000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© DP PLANNING 2025

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north: N

date: JUNE 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP1 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln



SITE PLAN - EAST 1:3000

DRIVEWAY / CROSSOVER 1:1000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© DP PLANNING 2025

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN- EAST (DRIVEWAY)

north: N

date: JUNE 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP2 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln

APPENDIX E: GEOTECHNICAL REPORT

Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Report on
Geotechnical Investigation

Retrospective Site Approval
5488 Nhill-Harrow Rd, Gymbowen

Prepared for
T&L Bourchier Shares Trust

Project 221929.00
December 2025



Douglas Partners
Geotechnics / Environment / Groundwater

Document History

Document details

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Report prepared for	T&L Bourchier Shares Trust		
File name	221929.00.R.001.Rev2.docx		

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Revision 2	1		Tom Bourchier, T&L Bourchier Shares Trust

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		10 December 2025
Reviewer	-	-

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Geotechnics / Environment / Groundwater

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Douglas Partners
Geotechnics / Environment / Groundwater

Report on Geotechnical Investigation
Retrospective Site Approval
5488 Nhill-Harrow Rd, Gymbowen

1. Introduction

This report presents the results of a geotechnical investigation undertaken for the retrospective site approval of a feedlot at 5488 Nhill-Harrow Rd, Gymbowen. The investigation was commissioned in an email dated 4 April 2023 by Jacquelle Gorski of Sustainable Project Management on behalf of Tom Bourchier of T&L Bourchier Shares Trust and was undertaken in accordance with Douglas Partners' proposal 221929.00.P.001.Rev0 dated 4 April 2023.

It is understood that the proposed development of the site includes the construction a hardstand area and effluent drainage and storage system for the feedlot area.

The aim of the geotechnical investigation was to log and sample six test pits excavated by the client, undertake laboratory tests on the samples and provide advice on permeability of the founding material and pavement design including access track design options.

The details of the field work are presented in this report, together with comments and recommendations on the items listed above. The report has been updated to include reference to the relevant Meat and Livestock Australia Limited guidelines and the latest design drawings.

Additional geotechnical investigation works including infiltrometer tests have been undertaken to assess the suitability of the subgrade for use beneath feedlot pens. The results of the additional investigation works will be reported separately.

2. Site Description

The site is surrounded by open farmland, currently used for sheep grazing in pens and crops. Typical site photographs are shown in Appendix B. There are existing sheds and buildings at the northern end of the site, connected to the main road via a gravel track that runs to the north and east. A row of trees separates the open farmland from the buildings on the site.

Stormwater currently flows in a south westerly direction away from the building area of the site to some small dams in the south west corner of the site.

Site levels range from typically RL 178 m AHD at the north-eastern edge of the site, falling to RL 169 m AHD at the south western corner of the site.

3. Published Data

3.1 Geology

Reference to the Geovic digital dataset (Higgins et al) indicates that the proposed investigation area is underlain by Tertiary age Loxton Sand. This typically comprises quartz sandstone. The Australian Stratigraphic Units Database (https://asud.ga.gov.au/search-stratigraphic-units/results/33864) indicates the Loxton Sand comprises unconsolidated to weakly cemented yellow-brown fine to coarse well-sorted quartz sand, sandstone with interstitial white kaolinitic or gibbsite clay matrix towards the top.

3.2 Hydrogeology

The Visualising Victoria's Groundwater website (https://www.vvg.org.au) indicates the depth to groundwater is at around 50 m below the existing ground level at the site.

4. Field Work

The client supplied a Kobelco SK020SR 2 tonne tracked mini-excavator for the test pit excavations. Details of the conditions encountered in the test pits are presented on the logs in Appendix C. These logs should be read in conjunction with the explanatory notes in Appendix A. The test pit locations are shown on Drawing 1.

The strata encountered in the tests are described in more detail below:

4.1 Unit 1: Silty / Clayey Sand

Silty / clayey sand was encountered in all of the test pits at the surface, to depths of between 0.1 m and 0.5 m. The material comprised grey to pale brown fine to medium sand.

Dynamic cone penetrometer (DCP) tests indicated the near surface materials to be typically loose and medium dense, however, dense soil was encountered at TP06 to 0.4 m depth.

A 0.3 m thick layer of silty gravel was encountered in TP04, beneath the sandy clay.

4.2 Unit 2: Silty Clay

Silty clay was encountered in all the test pits beneath Unit 1, to depths of between 0.8 m and 1.3 m. The material comprised low, intermediate and high plasticity clays, typically grey, occasionally mottled pale brown and red.

Dynamic cone penetrometer (DCP) and pocket penetrometer tests indicated the silty clay to be of typically very stiff consistency. However, in TP01 from 0.1 m to 0.7 m the silty clay was firm to stiff.

4.3 Groundwater

Groundwater was observed as a perched water seepage on the silty clay in TP04. Groundwater was not observed in any of the other test pit locations prior to backfilling.

It should be noted that groundwater levels will vary due to factors such as seasonal and climatic variations and anthropogenic changes. Furthermore, groundwater levels may not be the same at the time of construction, accordingly ongoing monitoring should be performed to assess long term groundwater level trends.
Surface water was found at many locations at the site, particularly the pens, following rainfall prior to DPs site visit

5. Laboratory Testing

The laboratory testing comprised:

- Atterberg Limit including field moisture content;
- Particle Size Distribution (PSD) (Sieve analysis);
- Shrink Swell Index test on U63 samples;
- Standard compaction test on bulk samples;
- Permeability test: Falling head method on U63 samples;
- Permeability test: Falling head method on remoulded samples;
- Lab soaked California Bearing Ratio (CBR) tests; and
- Emerson class number tests.

The tests were carried out in DP's NATA accredited Melbourne Laboratory.

The test results are summarised in Tables 1 and 2 and test certificates are presented in Appendix D.

Table 1 Laboratory Test Results - Atterberg Limits and Shrink-Swell Index Values

Location	Depth (m)	Sample type	Sample Description	W_F (%)	W_L (%)	W_P (%)	PI (%)	LS (%)	Iss (%)
TP01	0.1-0.5m	B	Silty CLAY	31.9	83	22	61	19.5	-
TP02	0.5-0.8m	U	Silty CLAY	24.7	62	24	38	14.5	2.4
TP03	0.0-0.4m	B	Silty SAND	11.0	12	9	3	0.5	-
TP03	0.4-0.8m	U	Silty CLAY	20.5	52	19	33	13	3.1
TP05	0.4-0.9m	B	Sandy silty CLAY	15.0	26	11	15	7.5	-
TP06	0.0-0.4m	B	Clayey SAND	7.9	21	11	10	4.5	-
TP06	0.4-0.75m	U	Silty CLAY	20.3	-	-	-	-	0.9

Notes: W_F - Field Moisture Content W_L- Liquid Limit PI – Plasticity Index
W_P - Plastic Limit LS – Linear Shrinkage Iss-Shrink-Swell Index Value

The Atterberg limit test results indicate the natural silty clays in test pits TP01, TP02 and TP03 are of high plasticity. The Atterberg limit results for sandy soils indicate they are of low plasticity. The field moisture content values are generally close to or higher than plastic limit, except for the sandy material encountered in TP06 which was drier than the plastic limit. The shrink-swell index values indicate results of between 0.9% and 3.1 %.

Table 2 Laboratory Test Results – Fines Percentage, CBR, Permeability and Standard Compaction

Location	Depth (m)	Sample type	Sample Description	PSD % Fines	CBR (%)	CBR Swell (%)	Permeability (m/s)**	Perm Test Type	Std Comp (t/m^3)
TP01	0.1-0.5	B	Silty CLAY	-	3	2.0	5 x10^{-11}	R	1.47
TP01	0.1-0.45	U	Silty CLAY	-	-	-	4 x10^{-11}	U	-
TP03	0.0-0.4	B	Silty SAND	33	17	0.0			2.07
TP04	0.2-0.4	B	Silty GRAVEL with sand	14	-	-	-	-	-
TP04	0.5-0.8		Silty CLAY	-	-	-	2 x10^{-10}	U	-
TP05	0.4-0.9	B	Sandy silty CLAY	-	12	0.0	1 x10^{-9}	R	1.79
TP05	0.4-0.75	U	Silty CLAY				2 x10^{-10}	U	
TP06	0.0-0.4m	B	Clayey SAND	32	-	-	1 x10^{-9}	R	1.93

Notes: **Tested using potable water
Permeability tests on bulk (B) samples were undertaken on remoulded material (R) compacted at 98% STD and 100 % Moisture Ratio.
Permeability tests on undisturbed (U) samples were tested on the material in its undisturbed state.

The particle size distribution tests indicate that the sandy materials contain up to 33% fines material, and the gravel in TP04 contains 14% fines.

The CBR test result on the clayey material is 3% with 2.0% swell. The CBR test results of the sandy materials indicate values of 12% and 17%, with CBR swells of 0%.

Both the remoulded and undisturbed permeability test results indicate values of 1 x10^{-9} m/s or lower, typical of low permeability clays. It should be noted that permeability can be influenced by fissures and cracks within the clay and higher permeabilities could exist in the field.

The Emerson Class numbers were 2 for TP01, 2 for TP02 and 3 for TP06, indicative of soils with dispersive tendencies.

6. Discussion

6.1 Proposed Development

Final details of the proposed feedlot areas and internal access roads are attached. The feed lots comprise keeping the existing surface sandy soils in place and providing drainage for contact water to flow away from the main operational area of the site.

6.2 Appreciation of Site Conditions

The site soils include a sandy surface layer over clays that are of low, medium and high plasticity. The higher plasticity clays will be prone to seasonal shrink-swell movements on changes in moisture content, which will mean that special attention will need to be paid to drainage, selection of footing systems and landscaping. Given the high plasticity of some of the site clays and based on DPs site observations following rainfall, the ground surface will soften readily when wet, leading to rutting and potential traffickability issues for plant use during construction.

6.3 In-situ Clay use as Impermeable Barrier and Dam Liner

Permeability testing on remoulded bulk samples and undisturbed samples of natural clays was undertaken in DPs Melbourne NATA accredited laboratory. The results indicate that the natural silty clay soil should experience minimal seepage losses when used to form an impermeable layer beneath the feedlot areas and as a dam lining material. MLA Publication June 2011 requires that the permeability of clay liners must not exceed $1x10^{-9}$ m/s. All of the undisturbed and remoulded samples met this requirement. The presence of fissuring in the in-situ soil which is not uncommon in a reactive clay subject to wetting and drying cycles, would increase the overall permeability. Re-compaction of these soils typically eliminates the fissures and reduces the permeability. Whilst this may initially result in meeting the permeability requirement, wetting and drying cycles may lead to increased permeability in the future unless the surface can be protected.

Erosion protection is required for water retaining features, as previous experience suggests the clays could be dispersive. Erosion protection is discussed further in Section 6.5 of this report.

Due to the likelihood of fissuring in the natural clays, it is suggested that any clays exposed be ripped and re-compacted for a depth of at least 450 mm in three 150 mm thick layers. It is recommended that the material should be recompacted to a minimum standard dry density ratio of 95% with placement moisture of between 95% and 115% of standard optimum moisture content.

The feedlots should be constructed with a fall of no flatter than 1V:100H to promote drainage, reduce the chance of ponding and the subsequent generation of soft spots.

6.4 Cut-off Requirements around Pipes

Backfilled pipe trenches are a common leakage pathway in water retention structures. High seepage losses will occur where granular backfilled trenches pass through, under or about the drainage channel. A combination of appropriately detailed concrete cut-off collars and or compacted clay plugs should be considered to reduce the risk of seepage loss around pipes.

6.5 Water Turbidity and Erosion

The turbidity of water flowing over the clay in any dams will be affected by the following:

- The turbidity of the water entering it;
- Level of turbulence within the channel due to stormwater inflows and the susceptibility of the channel floor materials to be suspended into solution because of turbulence. The natural site clays are dispersive based on DPs test results, and it is likely that direct contact of turbulent flow may cause the clays to be lifted into and remain in suspension;
- The composition and dispersivity of any erosion protection layers placed on the dam liner. Placement of a non-dispersive, non-erosive cover layer should mitigate water turbidity associated with any underlying clay liner material.

The need for erosion protection of a compacted hardstand or floor liner will depend on the hydraulic conditions. Erosion protection may not be required for low energy flows; however, clays exposed to turbulent flow without protective cover will be susceptible to erosion. Regardless, it is recommended that dam embankments be protected by a thick vegetative cover or rock beaching.

Consideration could also be given to reducing the dispersive tendency of the natural clay with the addition of lime ($CaOH_2$) or gypsum ($CaSO_4$) before the ripping, spreading and re-compaction operations, although the addition of lime may also result in adverse changes to permeability. For initial estimation of the lime stabilisation requirements, it is suggested that 3% lime might be sufficient, however, a specialist subcontractor would need to undertake trials and provide further advice.

6.6 Onsite Material Re-use

The onsite sands and clays are considered generally suitable for use for feedlot areas, beneath flexible pavements, embankments or similar. However, as discussed previously in this report, the clays are highly reactive and are susceptible to significant shrink swell movements on changes in moisture content, particularly when placed near to the surface. In addition, the compaction kneading removes natural soil shrinkage cracks during the fill placement process which results in larger surface movement in fill compared to the natural profile. For this reason, the use of the reactive clay as engineered fill beneath buildings or movement sensitive structures is generally avoided, unless strict control of moisture content is able to be maintained i.e. fill placed with moisture content not less (=drier) than optimum moisture content (OMC) and over compaction is avoided, to prevent excessive post construction swelling.

6.7 Foundations

Based on the findings of the investigation, the natural materials on the site are typically loose and medium dense sands over typically very stiff clays. A layer of firm to stiff clay was encountered in TP01 from 0.1 m to 0.7 m depth.

Based on the ground conditions encountered during this investigation, an allowable bearing pressure of 100 kPa is considered to be available within the natural firm to stiff or stronger materials. Footing design should make due allowance for the shrink-swell reactivity of natural materials based on the site classification as indicated in Section 6.8 below.

Should an engineered fill platform be created, then provided the fill is placed in accordance with the guidance above, an allowable bearing pressure of 100 kPa can be adopted for footings founded in the engineered fill. However, this should be verified in the fill areas prior to construction. Engineered fill should be constructed in accordance with Section 6.8.

Footings should not be founded in uncontrolled fill or where fill placement records are unavailable.

Further advice on settlement of specific footing types and piled foundation solutions can be provided if required.

6.8 Site Preparation and Engineered Fill Construction

The following subgrade preparation procedures are suggested for construction directly on the natural materials or prior to placing fill:

- Remove any topsoil, fill, water softened clays and any deleterious materials, and excavate to the desired levels;
- Proof roll the exposed subgrade using a smooth drum roller with a mass of not less than 12 tonne and a load intensity under either the front or rear drum of not less than 6 tonnes per metre width of drum and a minimum of 5 passes to observe the subgrade deflection and detect whether any soft spots exist.
- Soft spots detected should be tyned and allowed to dry before being compacted or removed and replaced by suitably compacted material. A geotechnical engineer should observe the proof rolling; and
- Seal the exposed surface using a smooth drum roller to minimise water ingress and possible deterioration.

The stumps and root systems of any trees removed will need to be grubbed out prior to any construction works commencing. Excavations should be backfilled with controlled fill of a similar nature to the surrounding ground.

Fill placement and compaction under 'Level 1' inspection and testing, as defined in Section 8 of AS 3798 – 2007 is required where structural loads are supported by fill.

6.9 Site Classification to AS 2870-2011

The Australian Standard AS 2870-2011 provides guidance with regard to ground movement patterns and magnitudes arising from seasonal soil moisture changes that must be considered in structural design. Site classification of soil reactivity in accordance with AS 2870-2011 generally applies to buildings residential houses up to two storeys and not to structures of different size, loading and flexibility. It is therefore expected that AS 2870-2011 will not be applicable to the building proposed at this site and the following is provided for information purposes only.

Shrink swell index testing on three samples of the natural silty clay returned shrink-swell index values of between 0.9 % and 3.1 % per ΔpF.

Based on the information presented in Figure D2 and Table 2.5 of AS 2870, the site has a depth of design suction change (H_s) of 3.0 m and a crack depth factor of 0.75.

Using the calculation methods outlined in Section 2 of AS 2870-2011, a characteristic surface movement (y_s) of up to about 55 mm has been estimated in areas clear of trees and therefore a site classification of Class H1-D should be adopted for design purposes. If the site is subject to any cut or fill, a higher classification could be expected.

Design, construction and maintenance should take into account the need to achieve and preserve an equilibrium soil moisture regime beneath and around buildings. Such measures include providing an outward fall to all paved areas around buildings. These and other measures are described in AS 2870:2011 and the CSIRO 2021 included in Appendix A.

Masonry walls should be articulated in accordance with TN61 (CCAA, 2008).

However, it should be noted that the actual site classification and assessment of characteristic surface movement values will depend on the founding depth, the thickness of the clays below footings/slabs and consideration of the effects of potentially placing any fill above existing site levels or cutting of the site profile to form subgrade / building platforms. Should such works be contemplated, DP should be requested to review the appropriate classification.

6.10 Earthquake Risk Classification

The site subsoil class accordance with Australian Standard AS 1170.4-2007 (Part 4), “Earthquake actions in Australia”, in the absence of deep boreholes is considered to correlate to Class Ce – shallow soil site. The hazard factor (Z) is based on geographic location and is 0.09 for the area.

6.11 Batter Slopes

Temporary excavations more than 1.5 m deep should be supported or battered back. Through the sandy and clayey layers, short term batters should be preferably formed at 1.5H:1V or flatter, and no steeper than 1H:1V if space is restricted, for excavations up to 2 m deep.

Permanent batters in these materials should be formed at 3H:1V or flatter to allow vegetation to grow, for stability and subsequent maintenance.

Excavations in rock if encountered will require inspection by a geotechnical engineer to check for potential loose blocks/wedges and areas of weathered rock.

Care will be needed as fissures in the clay orientated at angles which dip into the excavation may lead to instability even at the recommended batter angles. Excavation faces should be inspected by a geotechnical engineer to confirm if additional support or treatment is required prior to undertaking work in the excavations.

6.12 Excavation

Excavation of the existing natural sands and clays could be readily undertaken with conventional earthmoving equipment such as medium to large hydraulic excavators (20 tonnes or larger operating

mass). Most of the soils encountered were loose to medium dense sands and firm to stiff or stronger silty clay.

Whilst standing groundwater is not expected to occur in the excavations, localised flows associated with perched water layers are possible. Any flow emanating from these materials could be managed using sump pumping; however, this will require assessment at the time of construction.

6.13 Access Track Options

6.13.1 Granular Pavement Design

Estimated truck movements for the expanded site are currently not known, therefore a detailed pavement design has not been undertaken. However, the following are suggested as possible pavement design options for access tracks requiring minimal ongoing maintenance:

a) Crushed rock/recycled concrete only: 350 mm thick; or

b) Crushed rock/recycled concrete with single base geogrid reinforcement layer: 250 mm thick

A possible composition for Option a) is:

Optional surfacing of either a sprayed seal or thin asphalt
150 mm Size 20 mm Class 3 recycled crushed concrete
200 mm Size 20 mm Class 4 crushed rock or recycled crushed concrete

The base geogrid for Option b) should include a non-woven separation and filter layer to minimise movement of fines materials. The geogrid should be a biaxial polypropylene geogrid designed for base reinforcement, with longitudinal and transversal ultimate tensile strengths of ≥30 kN/m.

The surfacing could be adopted for Option a) or b) with the objective of increasing water shedding, reducing potholing and pavement deterioration and reducing vehicle maintenance.

An alternative thinner access track design option that may need ongoing maintenance particularly during periods of prolonged rainfall is as follows:

Refinement of these pavement profiles may be undertaken if details of likely traffic loading were to be provided. A concrete pavement could be considered if a durable surface for heavy loading is required. Further advice should be sought in this case.

6.13.2 General Pavement Construction Comments

In all cases prior to forming the access track(s), the existing site vegetation and any topsoil if present should be stripped and the subgrade proof rolled with a 12 tonne roller. Should the area fail a proof roll, then it will be necessary to either remove the weaker material(s) and replace with granular material, carry out further rolling with the aim of compacting the subgrade or placing a geogrid to bridge the weakened area.

The geogrid should be placed in accordance with the manufacturers guidelines and the pavement materials should be compacted using a minimum of five passes of a 12 tonne roller.

7. References

AS 1170.4. (2007). *Structural Design Actions, Part 4: Earthquake Actions in Australia.* Reconfirmed 2018. Incorporating Amendments 1 & 2: Standards Australia.

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AS 2870. (2011). *Residential Slabs and Footings.* Standards Australia.

AS 3798. (2007). *Guidelines on Earthworks for Commercial and Residential Developments.* Standards Australia.

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CCAA. (2008). *TN61, Articulated Walling.* Technical Note 61, 3rd Edition: Cement Concrete & Aggregates Australia.

MLA Victoria. (2011). *National procedures and guidelines for intensive sheep and lamb feeding systems.* Meat and Livestock Australia Limited.

WELCH, S. I., HIGGINS, D. V., & CALLAWAY, G. A. (2011). *Surface Geology of Victoria 1: 250 000.* Geological Survey of Victoria, Department of Primary Industries.

8. Limitations

Douglas Partners (DP) has prepared this report for this project at 5570 Nhill-Harrow Rd, Gymbowen in accordance with DP's proposal dated 4 April 2023 and acceptance received from Jacquelle Gorski of Sustainable Project Management on behalf of Tom Bourchier dated 4 April 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of T&L Bourchier Shares Trust for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About This Report
CSIRO 2021

About this Report

Douglas Partners

Introduction

This report has been prepared by Douglas Partners Pty Ltd for the purpose described in the report and in accordance with the proposal and any relevant contract between the client and Douglas Partners. The report relies upon data derived from work carried out by Douglas Partners at the locations indicated and under the conditions stated in the report. The work was undertaken in accordance with normal practice and standards and within the scope of the agreed budget and time frame. Douglas Partners accepts no responsibility for any use of or reliance on the report by any third party.

Copyright

This report is the property of Douglas Partners Pty Ltd. Copyright in the whole and every part of this report belongs to Douglas Partners Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in any media to any person other than by the client who commissioned the work, in accordance with the purpose described in the report and the proposal pursuant to which it was prepared, without the prior written permission of Douglas Partners Pty Ltd.

Borehole and Test Pit Logs

The borehole or test pit logs presented in this report are an engineering and/or environmental interpretation of the subsurface conditions and their reliability will depend to some extent on the adequacy of the supplied drilling or excavation information and the frequency of sampling. Where the logs are based on limited sampling and/or observations, they should be regarded as indicative only of the subsurface conditions at the time of the work. Douglas Partners accepts no responsibility for any variations in the subsurface conditions between the sampling or observation locations.

Groundwater

Where groundwater levels are recorded in boreholes, there are limitations in the methods used to measure groundwater levels and the observations may not reflect long term groundwater levels. Groundwater levels can vary with time due to many factors including rainfall, evaporation, seepage from or into nearby excavations, pumping from nearby bores for water supply or irrigation and tidal fluctuations.

- Additional groundwater observations should be made if groundwater is likely to be an issue.
- Any groundwater observations should be undertaken in accordance with the relevant Australian Standard.
- Any groundwater samples should be tested by a NATA registered laboratory for the contaminants of concern.

Reports

Douglas Partners reports are prepared for the particular purpose described in the report and in accordance with the proposal and any relevant contract between the client and Douglas Partners. The report relies upon data derived from work carried out by Douglas Partners at the locations indicated and under the conditions stated in the report. The work was undertaken in accordance with normal practice and standards and within the scope of the agreed budget and time frame. Douglas Partners accepts no responsibility for any use of or reliance on the report by any third party.

Ground conditions may change rapidly with time and the data and conclusions in this report may not be valid for other times or other developments. Douglas Partners accepts no responsibility for the performance of any engineering design or construction recommendations in this report which are based on ground conditions encountered at the investigation locations.

The scope of services for this report does not include any environmental or geotechnical assessment of building materials which may be present in existing structures on the site. Hazardous building materials may be present in the structures and special precautions may be required to protect site workers and occupants from exposure to hazardous materials. Douglas Partners accepts no responsibility for any unidentified building materials.

- Douglas Partners reports are prepared for the particular purpose described in the report and in accordance with the proposal and any relevant contract between the client and Douglas Partners. The report relies upon data derived from work carried out by Douglas Partners at the locations indicated and under the conditions stated in the report. The work was undertaken in accordance with normal practice and standards and within the scope of the agreed budget and time frame. Douglas Partners accepts no responsibility for any use of or reliance on the report by any third party.
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More detailed information about the above and other limitations of this report are available from Douglas Partners upon request. It is recommended that Douglas Partners be retained to provide services in relation to all of the above aspects to ensure that the interpretations and recommendations in this report are relevant to the project and that the risks of adverse outcomes are minimised.

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About this Report

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Sampling Methods

Douglas Partners

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Sampling Methods

Dynamic Cone Penetrometer Tests

Pertinent Sand Penetrometer Tests

Soil Descriptions

Douglas Partners

Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are generally based on Australian Standard AS1726:2017, Geotechnical Site Investigations. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	19 - 63
Medium gravel	6.7 - 19
Fine gravel	2.36 – 6.7
Coarse sand	0.6 - 2.36
Medium sand	0.21 - 0.6
Fine sand	0.075 - 0.21

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

The proportions of secondary constituents of soils are described as follows:

In fine grained soils (>35% fines)

Term	Proportion of sand or gravel	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	>30%	Sandy Clay
With	15 – 30%	Clay with sand
Trace	0 - 15%	Clay with trace sand

In coarse grained soils (>65% coarse)
- with clays or silts

Term	Proportion of fines	Example
And	Specify	Sand (70%) and Clay (30%)
Adjective	>12%	Clayey Sand
With	5 - 12%	Sand with clay
Trace	0 - 5%	Sand with trace clay

In coarse grained soils (>65% coarse)
- with coarser fraction

Term	Proportion of coarser fraction	Example
And	Specify	Sand (60%) and Gravel (40%)
Adjective	>30%	Gravelly Sand
With	15 - 30%	Sand with gravel
Trace	0 - 15%	Sand with trace gravel

The presence of cobbles and boulders shall be specifically noted by beginning the description with 'Mix of Soil and Cobbles/Boulders' with the word order indicating the dominant first and the proportion of cobbles and boulders described together.

May 2019

Soil Descriptions

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	VS	<12
Soft	S	12 - 25
Firm	F	25 - 50
Stiff	St	50 - 100
Very stiff	VSt	100 - 200
Hard	H	>200
Friable	Fr	-

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	Density Index (%)
Very loose	VL	<15
Loose	L	15-35
Medium dense	MD	35-65
Dense	D	65-85
Very dense	VD	>85

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Extremely weathered material – formed from in-situ weathering of geological formations. Has soil strength but retains the structure or fabric of the parent rock;
- Alluvial soil – deposited by streams and rivers;
- Estuarine soil – deposited in coastal estuaries;
- Marine soil – deposited in a marine environment;
- Lacustrine soil – deposited in freshwater lakes;
- Aeolian soil – carried and deposited by wind;
- Colluvial soil – soil and rock debris transported down slopes by gravity;
- Topsoil – mantle of surface soil, often with high levels of organic material.
- Fill – any material which has been moved by man.

Moisture Condition – Coarse Grained Soils

For coarse grained soils the moisture condition should be described by appearance and feel using the following terms:

- Dry (D) Non-cohesive and free-running.
- Moist (M) Soil feels cool, darkened in colour.
  Soil tends to stick together.
  Sand forms weak ball but breaks easily.
- Wet (W) Soil feels cool, darkened in colour.
  Soil tends to stick together, free water forms when handling.

Moisture Condition – Fine Grained Soils

For fine grained soils the assessment of moisture content is relative to their plastic limit or liquid limit, as follows:

- 'Moist, dry of plastic limit' or 'w <PL' (i.e. hard and friable or powdery).
- 'Moist, near plastic limit' or 'w ≈ PL (i.e. soil can be moulded at moisture content approximately equal to the plastic limit).
- 'Moist, wet of plastic limit' or 'w >PL' (i.e. soils usually weakened and free water forms on the hands when handling).
- 'Wet' or 'w ≈LL' (i.e. near the liquid limit).
- 'Wet' or 'w >LL' (i.e. wet of the liquid limit).

May 2019

Symbols & Abbreviations

Douglas Partners

Introduction

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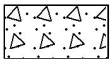

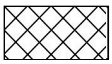

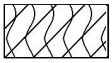



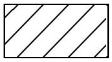

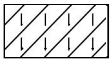

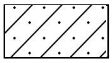



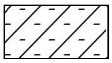

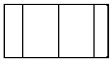

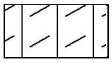

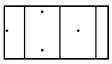

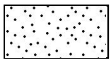

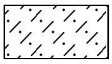

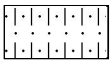





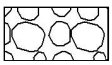

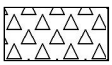







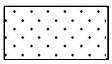

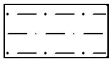

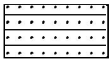

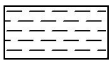



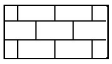

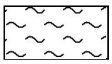

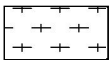

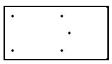

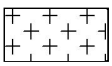

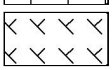

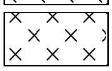

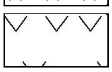



Symbols & Abbreviations

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BUILDING | TECHNOLOGY | RESOURCES

FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

Understanding and preventing soil-related building movement

This Building Technology Resource is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking.

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the home owner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

SOIL TYPES

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. Table 1 below is a reproduction of Table 2.1 from Australian Standard AS 2870-2011, Residential slabs and footings.

CAUSES OF MOVEMENT

SETTLEMENT DUE TO CONSTRUCTION

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction but has been known to take many years in exceptional cases.

These problems may be the province of the builder and should be taken into consideration as part of the preparation of the site for construction.

EROSION

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

SATURATION

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume, particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

SEASONAL SWELLING AND SHRINKAGE OF SOIL

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below, from AS 2870). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

SHEAR FAILURE

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.

In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

TREE ROOT GROWTH

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.

TABLE 1. GENERAL DEFINITIONS OF SITE CLASSES.

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes
F	Extremely reactive sites, which may experience extreme ground movement from moisture changes

Source: Reproduced with the permission of Standards Australia Limited © 2011. Copyright in AS 2870-2011 Residential slabs and footings vests in Standards Australia Limited.

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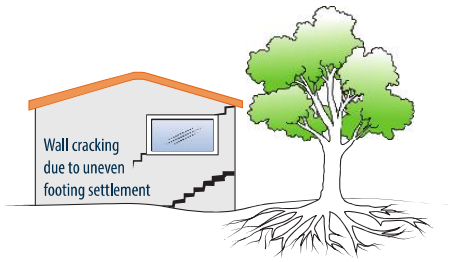

FIGURE 1 Trees can cause shrinkage and damage.

- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

UNEVENNESS OF MOVEMENT

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior through absorption. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Shrinkage usually begins on the side of the building where the sun's heat is greatest.

EFFECTS OF UNEVEN SOIL MOVEMENT ON STRUCTURES

EROSION AND SATURATION

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

SEASONAL SWELLING/SHRINKAGE IN CLAY

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated, and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry, and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

MOVEMENT CAUSED BY TREE ROOTS

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

COMPLICATIONS CAUSED BY THE STRUCTURE ITSELF

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

EFFECTS ON FULL MASONRY STRUCTURES

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also

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exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

EFFECTS ON FRAMED STRUCTURES

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation causes a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

EFFECTS ON BRICK VENEER STRUCTURES

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

WATER SERVICE AND DRAINAGE

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem. Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

SERIOUSNESS OF CRACKING

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. Table 2 below is a reproduction of Table C1 of AS 2870-2011.

AS 2870-2011 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

PREVENTION AND CURE

PLUMBING

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

GROUND DRAINAGE

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject may be regarded as an area for an expert consultant.

PROTECTION OF THE BUILDING PERIMETER

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill.

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

CONDENSATION

In buildings with a subfloor void, such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

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TABLE 2. CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS.

Description of typical damage and required repair	Approximate crack width limit	Damage category
Hairline cracks	<0.1 mm	0 – Negligible
Fine cracks which do not need repair	<1 mm	1 – Very Slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	<5 mm	2 – Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired.	5–15 mm (or a number of cracks 3 mm or more in one group)	3 – Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15–25 mm but also depends on number of cracks	4 – Severe

Source: Reproduced with the permission of Standards Australia Limited © 2011. Copyright in AS 2870-2011 Residential slabs and footings vests in Standards Australia Limited.

Warning: Although this Building Technology Resource deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders, and mould.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

THE GARDEN

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

EXISTING TREES

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

INFORMATION ON TREES, PLANTS AND SHRUBS

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information.

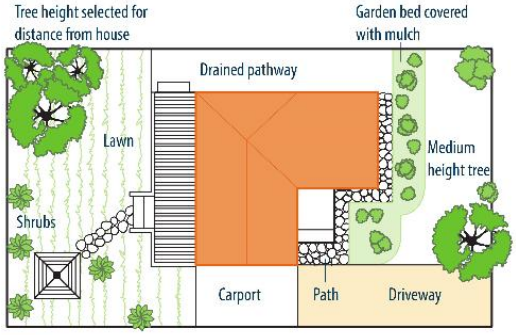

FIGURE 2 Gardens for a reactive site.

EXCAVATION

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

REMEDIATION

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the home owner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

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Appendix B

Site Photographs
Drawings



Photograph 1 – Test pit TP06 during excavation, view to the south-west (13/04/2023)



Photograph 2 – Test pit TP02 during excavation, view to the north (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**SITE PHOTOGRAPHS** **Retrospective Site Approval** **5488 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 1 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 3 – Test pit TP04 during excavation, view to the north-east (13/04/2023)



Photograph 4 – Test pit TP03 during excavation, view to the south-east (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**SITE PHOTOGRAPHS** **Retrospective Site Approval** **5488 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 2 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 5 – Test pit TP01 profile (13/04/2023)



Photograph 6 – Test pit TP01 after re-instatement and view to the north (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Retrospective Site Approval** **5488 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 3 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 7 – Test pit TP02 profile (13/04/2023)



Photograph 8 – Test pit TP02 spoil (13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Retrospective Site Approval** **5488 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 4 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 9 – Test pit TP03 profile (13/04/2023)



Photograph 10 – Test pit TP03 spoil 13/04/2023)

Douglas Partners Geotechnics / Environment / Groundwater	**TEST PIT PHOTOGRAPHS** **Retrospective Site Approval** **5488 Nhill-Harrow Rd, Gymbowen**	PROJECT: 221929.00 PLATE No: 5 REV: 0
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 11 – Test pit TP04 profile (13/04/2023).



Photograph 12 – Test pit TP04 spoil (13/04/2023).

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	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 13 – Test pit TP05 profile (13/04/2023).



Photograph 14 – Test pit TP05 spoil (13/04/2023).

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	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Photograph 15 – Test pit TP06 profile (13/04/2023).



Photograph 16 – Test pit TP06 spoil (13/04/2023).

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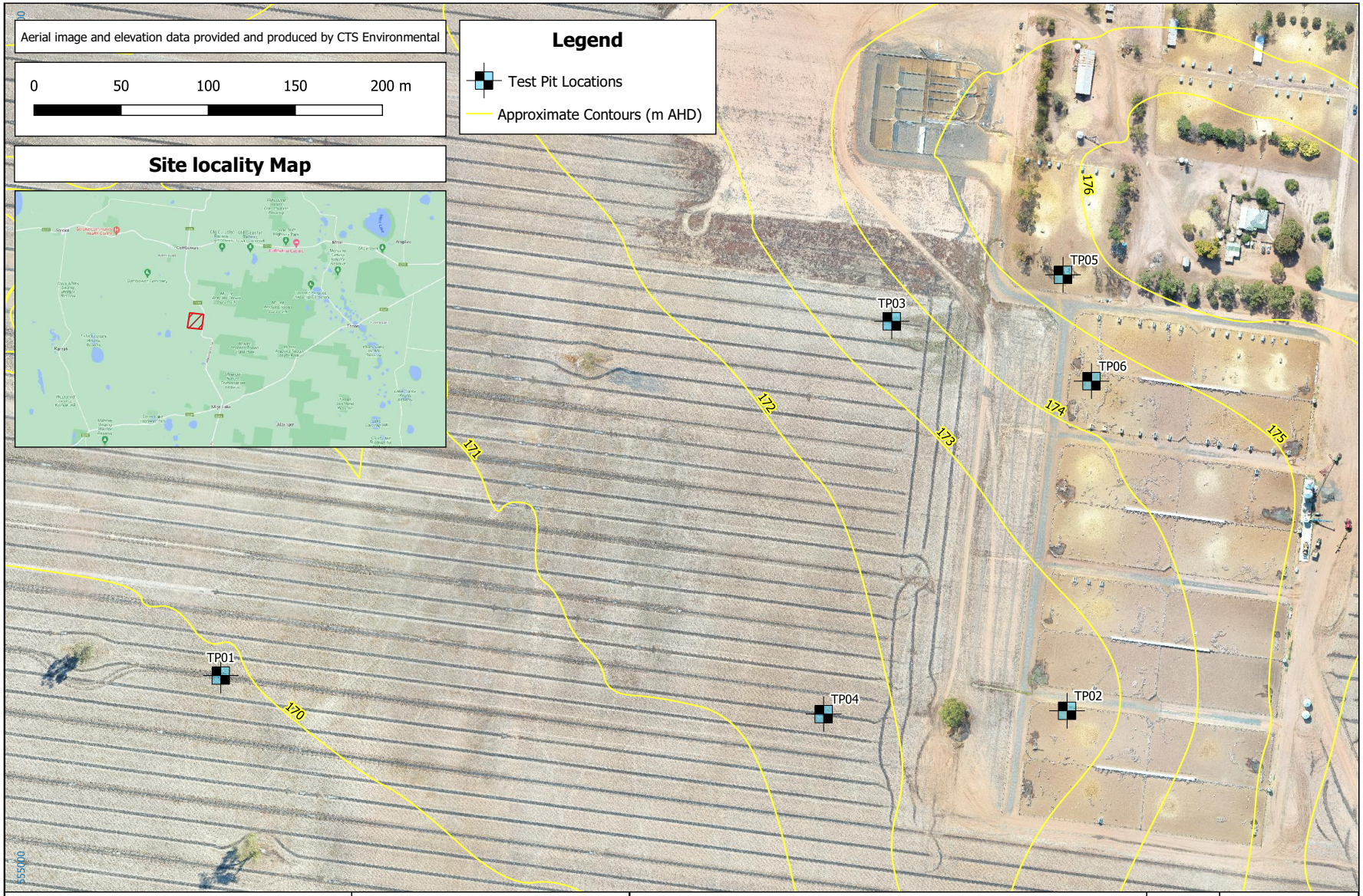
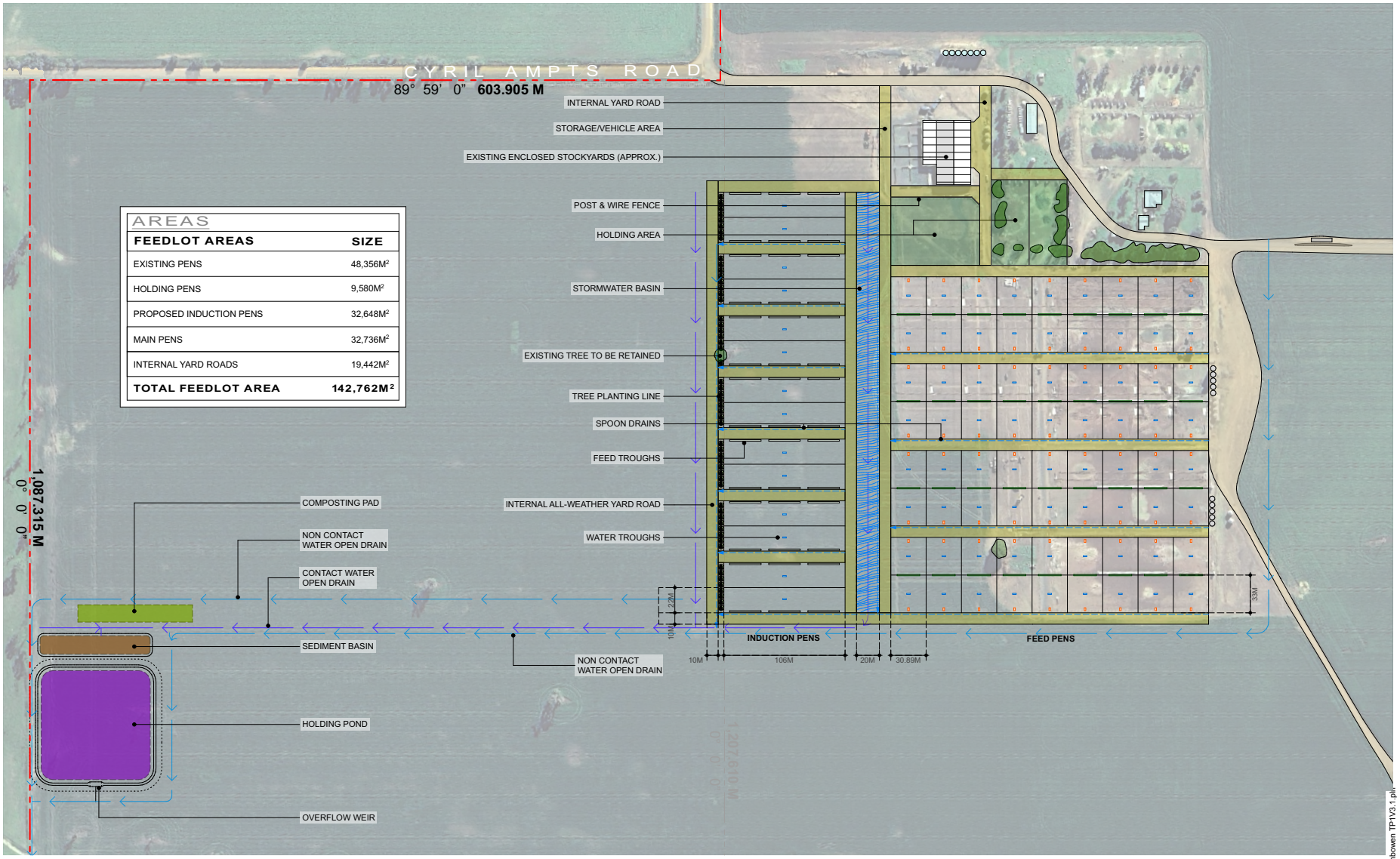
	CLIENT: T&L Bourchier Shares Trust	DATE: 24-May-23



Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: T&L Bourchier Share Trust	TITLE: **TEST PIT LOCATION PLAN** Retrospective Site Approval 5488 Nhill-Harrow Rd, Gymbowen, VIC 3401	PROJECT No: 221929.00
	OFFICE: Geelong DRAWN BY: MD		DRAWING No: 1
	SCALE: 1:2,000 (A3) DATE: 25 May 2023		REVISION: A



SITE PLAN - WEST 1:3000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north: N

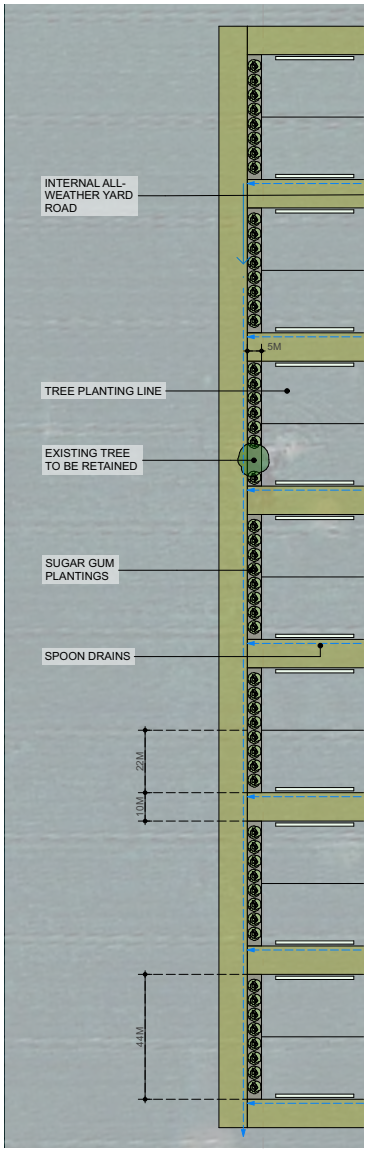
date: JUNE 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP1 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln



SITE PLAN - EAST 1:3000

ROAD WIDENING
6M TO ROAD CENTRE
SEALED ENTRY TO PROPERTY
INTERNAL ACCESS ROAD
SPLAYED ENTRY WALL
NHILL - HARROW ROAD
41 M
55 M
16 M
22M
15M
7.5M
7.2M
7.2M
7.2



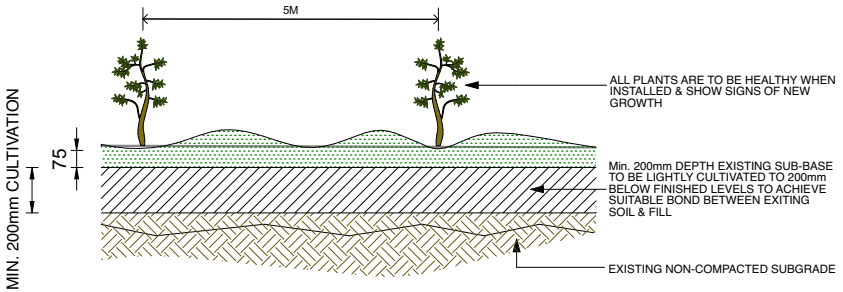
LANDSCAPE PLAN

1:1600

-
TP3

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	ABBREVIATION	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	QTY
TREE						
EUCALYPTUS CLADOCALYX	SUGAR GUM	–	<35m	<15m	250mm pot	55



Notes:

- SOIL CONDITIONS TO MEET AUSTRALIAN STANDARDS FOR LANDSCAPING & GARDEN USE.
- REMOVE & DISPOSE OFF-SITE ANY DEBRIS OR PARTICLE LARGER THAN 50mm. THIS INCLUDES ROCKS, PAVING MATERIAL, TREE ROOTS, DISUSED INFRASTRUCTURE OR WEEDS. DISPOSE OF ANY WASTE MATERIAL TO AN APPROVED WASTE SITE.
- IF PARTICLES ARE > 50mm, CONTRACTOR IS TI SIEVE OUT PARTICLES PRIOR TO USE.
- PROVIDE SPADE EDGE AT TRANSITION FROM LAWN TO GARDEN BED.
- MULCH SHALL BE 75mm CONSOLIDATED DEPTH EUCA-MULCH.

GARDEN BED PREPARATION

1:20

-
TP2

dp PLANNING

revision:	description:	date:
-	-	-

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project: LAMB FEED LOT AT
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project: T & L BOURCHIER SHARES TRUST

drawing title: LANDSCAPE PLAN

north: N

date: JUNE 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP3 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.1.pln

Appendix C

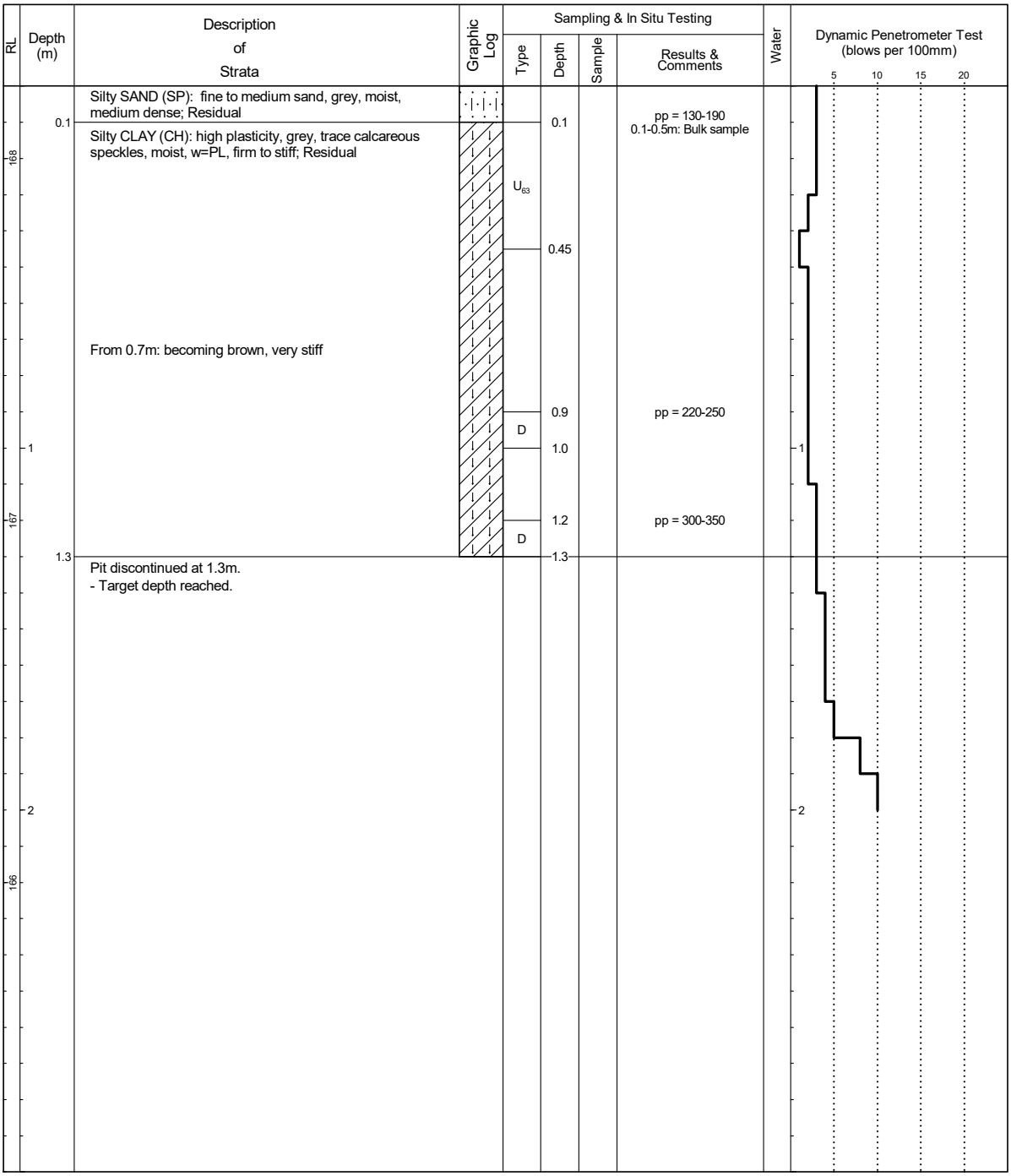
Test Pit Logs

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□ □□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 168.2 mAHD
EASTING: 555114.7
NORTHING: 5927353.7

PIT No: TP 01
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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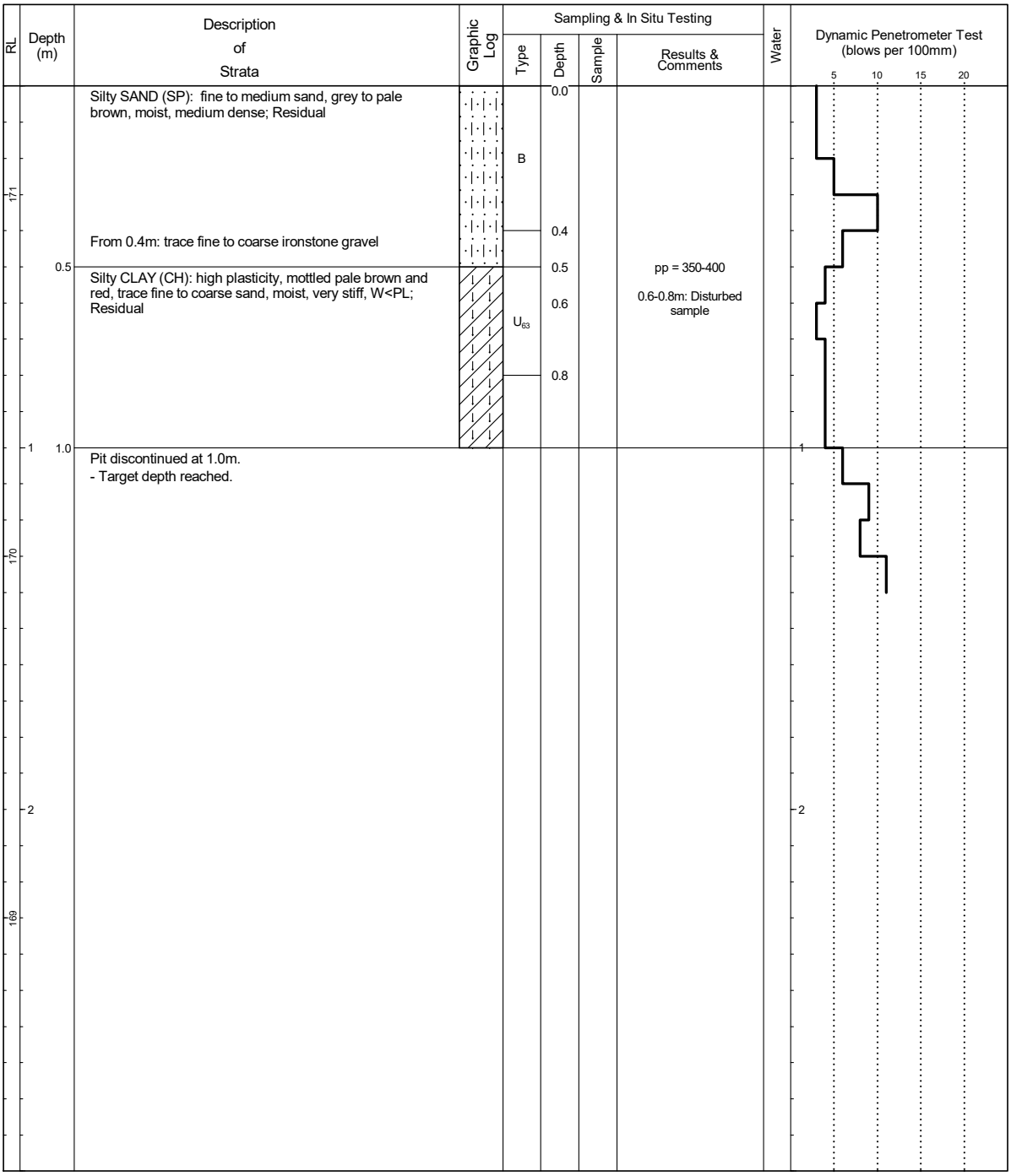
TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□ □□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 171.3 mAHD
EASTING: 555600.3
NORTHING: 5927333.5

PIT No: TP 02
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

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C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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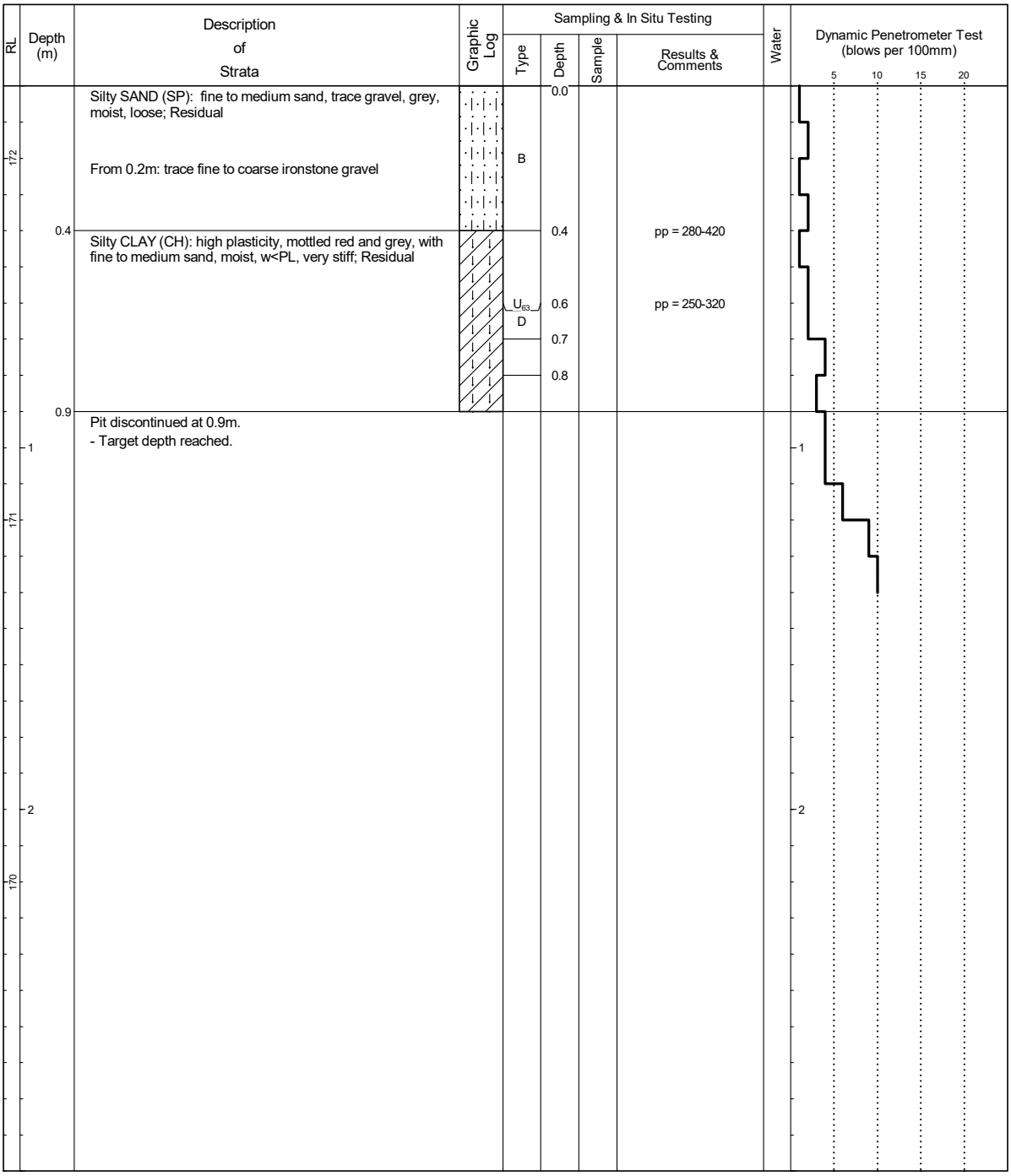
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□ □□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 172.2 mAHD
EASTING: 555499.7
NORTHING: 5927557.1

PIT No: TP 03
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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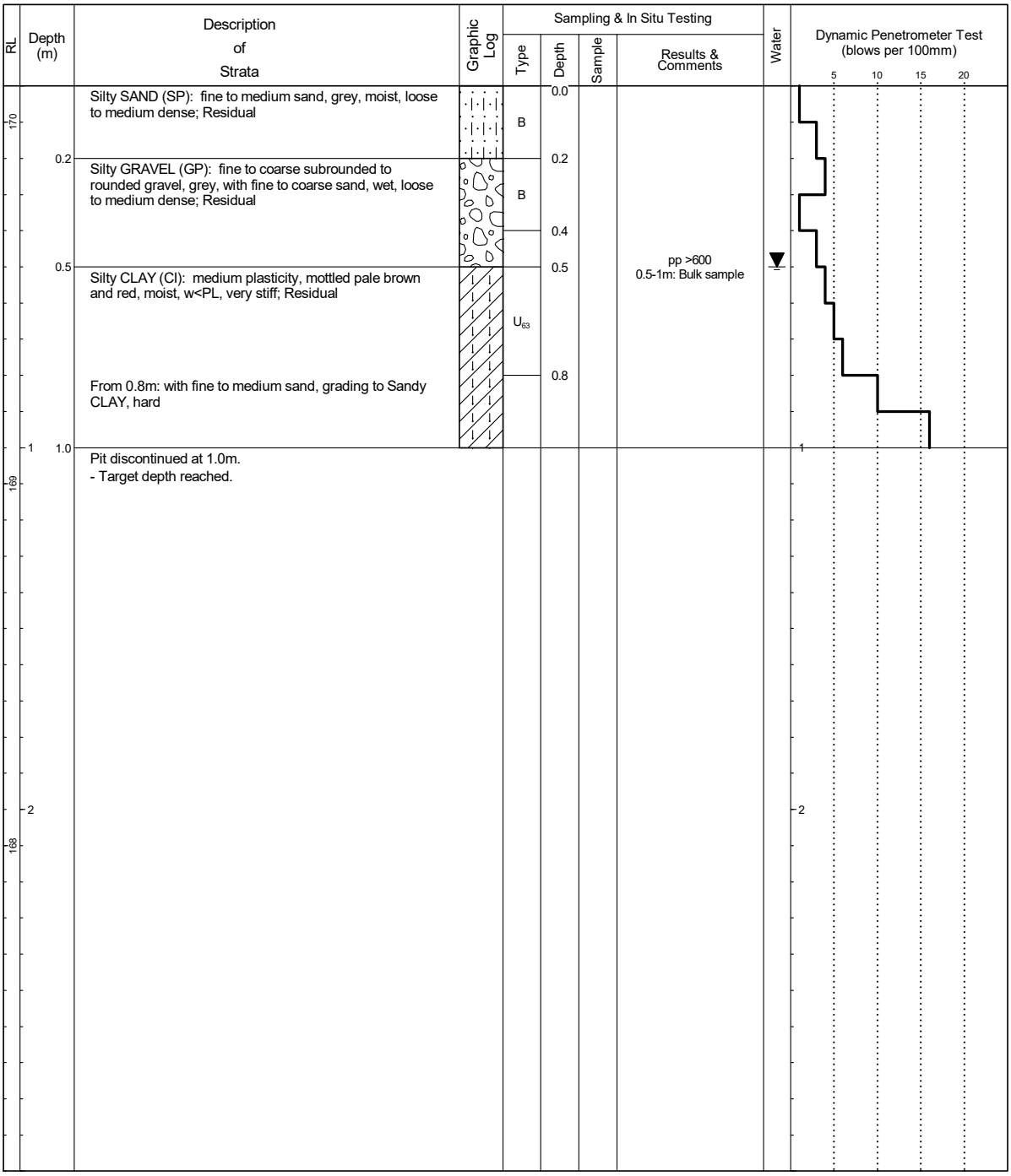
TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□ □□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 170.1 mAHD
EASTING: 555460.6
NORTHING: 5927331.6

PIT No: TP 04
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR

LOGGED: MD

SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: Perched water seepage at 0.5m

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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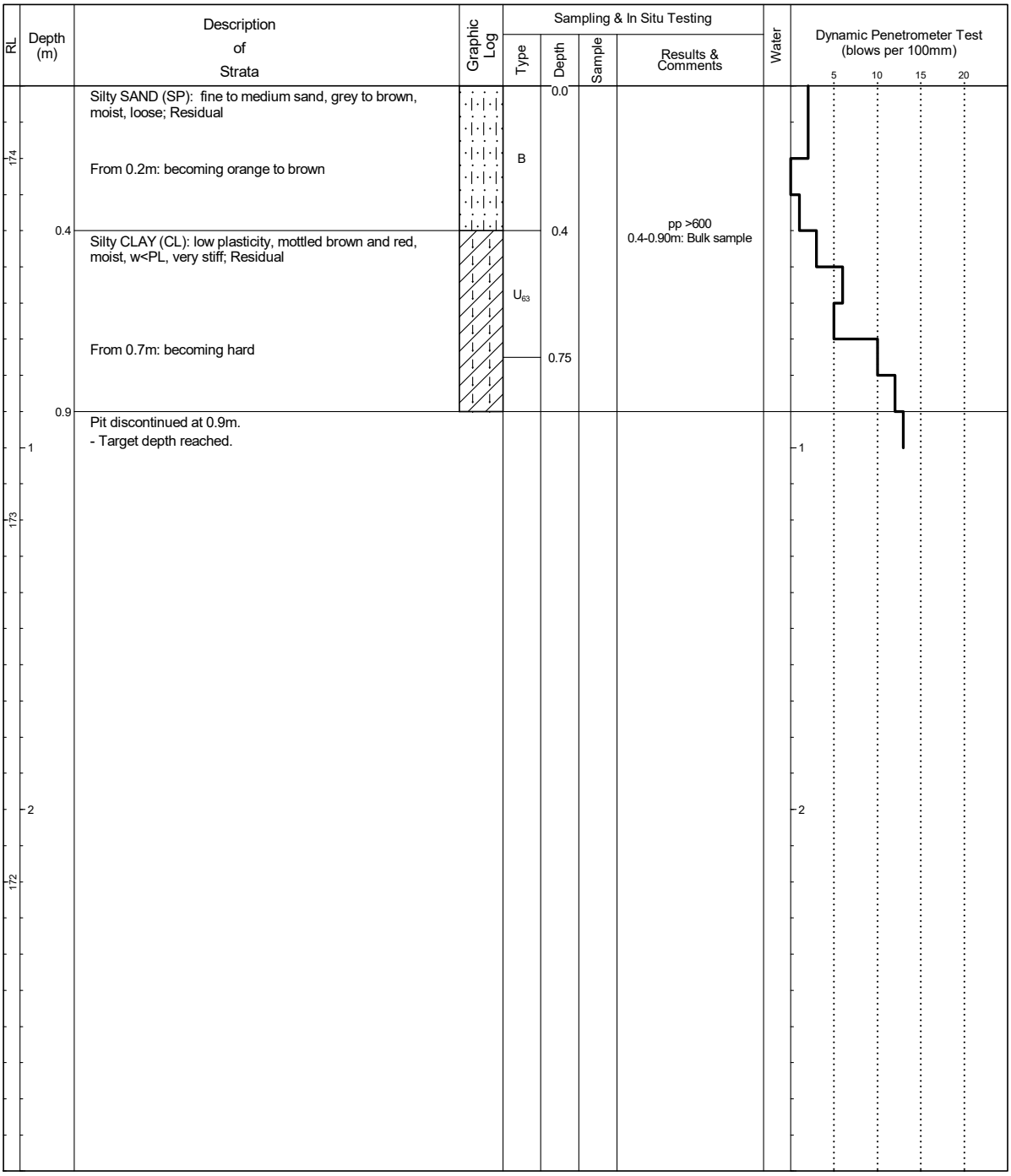
Geotechnics / Environment / Groundwater

TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 174.2 mAHD
EASTING: 555598
NORTHING: 5927583.8

PIT No: TP 05
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR
LOGGED: MD
SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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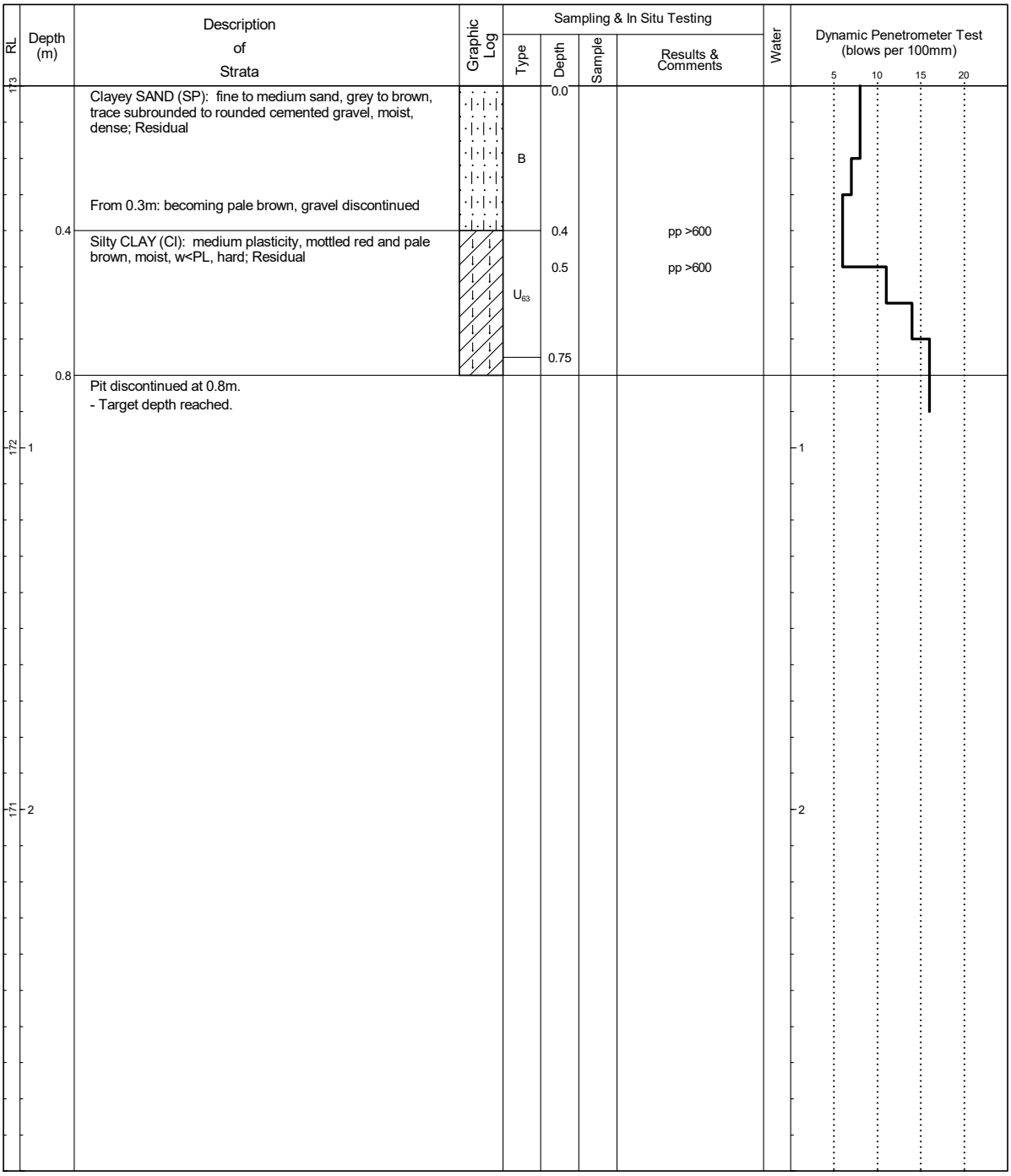
TEST PIT LOG

CLIENT: T&L Bourchier Shares Trust
PROJECT: R□□ro□p□□□v□□□ □□□Approval
LOCATION: 5□□□ Nhill-Harrow Road, Gymbowen

SURFACE LEVEL: 173.0 mAHD
EASTING: 555614.3
NORTHING: 5927522.7

PIT No: TP 06
PROJECT No: 221929.00
DATE: 13/4/2023
SHEET 1 OF 1



RIG: Kobelco SK-20SR

LOGGED: MD

SURVEY DATUM: MGA94 Zone 54 H

WATER OBSERVATIONS: No free groundwater observed

REMARKS:

☐ Sand Penetrometer AS1289.6.3.3
☒ Cone Penetrometer AS1289.6.3.2

SAMPLING & IN SITU TESTING LEGEND

A	Auger sample	G	Gas sample	PID	Photo ionisation detector (ppm)
B	Bulk sample	P	Piston sample	PL(A)	Point load axial test Is(50) (MPa)
BLK	Block sample	U_x	Tube sample (x mm dia.)	PL(D)	Point load diametral test Is(50) (MPa)
C	Core drilling	W	Water sample	pp	Pocket penetrometer (kPa)
D	Disturbed sample	▷	Water seep	S	Standard penetration test
E	Environmental sample	▼	Water level	V	Shear vane (kPa)

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Appendix D

Laboratory Test Results

Material Test Report

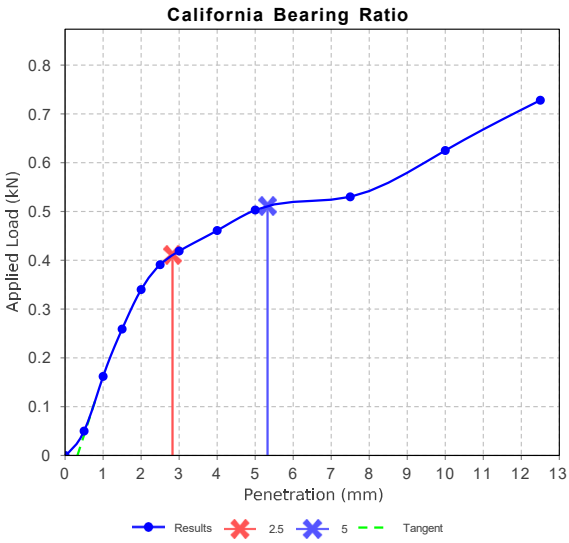
Douglas Partners
Geotechnics | Environment | Groundwater
Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382B
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 12/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP01, Depth: 0.1-0.5m**
Material: Silty CLAY

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	2.5 mm		
CBR %	**3.0**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	1.47		
Optimum Moisture Content (%)	28.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	99.5		
Dry Density after Soaking (t/m^3)	1.41		
Field Moisture Content (%)	31.9		
Moisture Content at Placement (%)	28.6		
Moisture Content Top 30mm (%)	33.2		
Moisture Content Rest of Sample (%)	30.1		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	147.6		
Swell (%)	2.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		



Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY		
Nature of Water	Distilled		
Temperature of Water (°C)	22		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	83		
Plastic Limit (%)	22		
Plasticity Index (%)	**61**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**19.5**		
Cracking Crumbling Curling	Curling		

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Material Test Report

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Laboratory Manager
Laboratory Accreditation Number: 828

Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382C
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 05/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP02, Depth: 0.5-0.8m**
Material: Siltv CLAY

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	62		
Plastic Limit (%)	24		
Plasticity Index (%)	**38**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**14.5**		
Cracking Crumbling Curling	None		

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**2.4**
Visual Description	Silty CLAY
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**3.9**
Estimated % by volume of significant inert inclusions	0
Cracking	Slightly Cracked
Crumbling	No
Moisture Content (%)	23.9

Swell Test	
Initial Pocket Penetrometer (kPa)	
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	24.7
Final Moisture Content (%)	25.1
Swell (%)	**0.9**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY		
Nature of Water	Distilled		
Temperature of Water (°C)	22		

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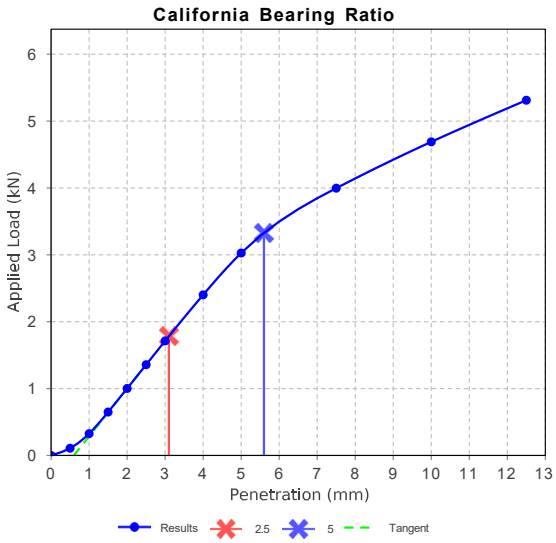
Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382D
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 08/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.0-0.4m**
Material: Silty SAND trace gravel

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	**17**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	2.07		
Optimum Moisture Content (%)	8.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	101.0		
Dry Density after Soaking (t/m^3)	2.03		
Field Moisture Content (%)	11.0		
Moisture Content at Placement (%)	8.8		
Moisture Content Top 30mm (%)	10.1		
Moisture Content Rest of Sample (%)	9.7		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	165.8		
Swell (%)	0.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	12		
Plastic Limit (%)	9		
Plasticity Index (%)	**3**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**0.5**		
Cracking Crumbling Curling	Cracking		



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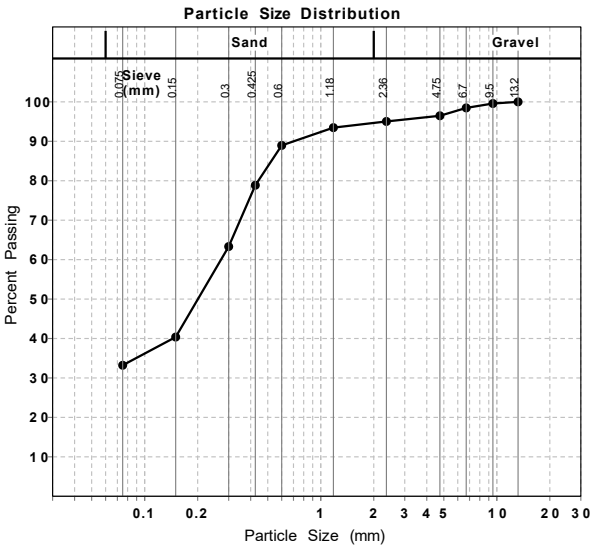
Laboratory Manager
Laboratory Accreditation Number: 828

Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382D
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 19/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.0-0.4m**
Material: Silty SAND trace gravel

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**98**			1		
4.75 mm	**96**			2		
2.36 mm	**95**			1		
1.18 mm	**93**			2		
0.6 mm	**89**			5		
0.425 mm	**79**			10		
0.3 mm	**63**			16		
0.15 mm	**40**			23		
0.075 mm	**33**			7		



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Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382E
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 04/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP03, Depth: 0.4-0.8m**
Material: Silty CLAY

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	52		
Plastic Limit (%)	19		
Plasticity Index (%)	**33**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**13.0**		
Cracking Crumbling Curling	Curling		

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**3.1**
Visual Description	As Above
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**5.2**
Estimated % by volume of significant inert inclusions	2
Cracking	Slightly Cracked
Crumbling	No
Moisture Content (%)	20.5

Swell Test	
Initial Pocket Penetrometer (kPa)	230
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	21.8
Final Moisture Content (%)	24.8
Swell (%)	**0.7**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

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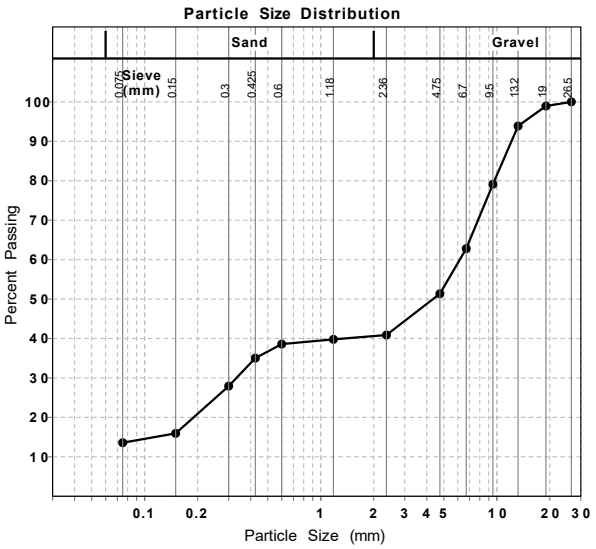
Laboratory Manager
Laboratory Accreditation Number: 828

Report Number: **221929.00-1**
Issue Number: 1
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382F
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 15/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP04, Depth: 0.2-0.4m**
Material: Silty GRAVEL with sand

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
26.5 mm	**100**			0		
19 mm	**99**			1		
13.2 mm	**94**			5		
9.5 mm	**79**			15		
6.7 mm	**63**			16		
4.75 mm	**51**			11		
2.36 mm	**41**			10		
1.18 mm	**40**			1		
0.6 mm	**39**			1		
0.425 mm	**35**			4		
0.3 mm	**28**			7		
0.15 mm	**16**			12		
0.075 mm	**14**			2		



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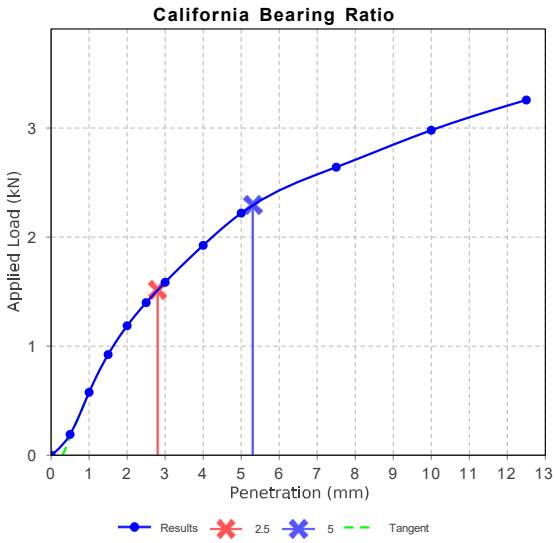
Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382H
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 12/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP05, Depth: 0.4-0.9m**
Material: Sandy silty CLAY trace gravel

California Bearing Ratio (AS 1289 6.1.1 & 2.1.1)		Min	Max
CBR taken at	5 mm		
CBR %	**12**		
Method of Compactive Effort	Standard		
Method used to Determine MDD	AS 1289 5.1.1 & 2.1.1		
Method used to Determine Plasticity	Visual Assessment		
Maximum Dry Density (t/m^3)	1.79		
Optimum Moisture Content (%)	15.5		
Laboratory Density Ratio (%)	98.0		
Laboratory Moisture Ratio (%)	101.0		
Dry Density after Soaking (t/m^3)	1.75		
Field Moisture Content (%)	15.0		
Moisture Content at Placement (%)	15.8		
Moisture Content Top 30mm (%)	18.1		
Moisture Content Rest of Sample (%)	17.5		
Mass Surcharge (kg)	4.5		
Soaking Period (days)	4		
Curing Hours	146.9		
Swell (%)	0.0		
Oversize Material (mm)	19		
Oversize Material Included	Excluded		
Oversize Material (%)	0.0		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	26		
Plastic Limit (%)	11		
Plasticity Index (%)	**15**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**7.5**		
Cracking Crumbling Curling	None		



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Date Issued: 22/05/2023
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number: 221929.00
Project Name: Retrospective Site Approval
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 5382
Sample Number: ME-5382J
Date Sampled: 13/04/2023
Dates Tested: 19/04/2023 - 22/05/2023
Sampling Method: Sampled by Engineering Department
The results apply to the sample as received
Sample Location: **TP06 , Depth: 0.0-0.4m**
Material: Clayey SAND trace gravel

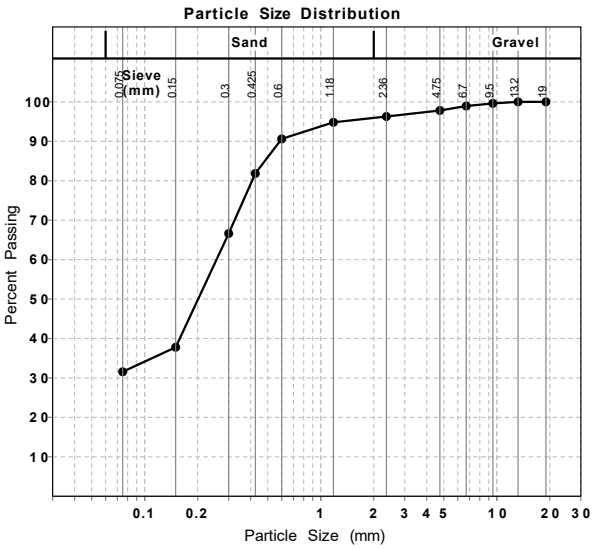
Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
19 mm	**100**			0		
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**99**			1		
4.75 mm	**98**			1		
2.36 mm	**96**			2		
1.18 mm	**95**			1		
0.6 mm	**91**			4		
0.425 mm	**82**			9		
0.3 mm	**67**			15		
0.15 mm	**38**			29		
0.075 mm	**32**			6		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**3**		
Soil Description	As above		
Nature of Water	Distilled		
Temperature of Water (°C)	22		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	21		
Plastic Limit (%)	11		
Plasticity Index (%)	**10**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**4.5**		
Cracking Crumbling Curling	None		

Moisture Content (AS 1289 2.1.1)		Min	Max
Moisture Content (%)	7.9		



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Material Test Report

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Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Report Number:	**221929.00-1**
Issue Number:	1
Date Issued:	22/05/2023
Client:	T&L Bourchier Shares Trust
	5488 Nhill-Harrow Rd, Gymbowen VIC 3401
Project Number:	221929.00
Project Name:	Retrospective Site Approval
Project Location:	5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request:	5382
Sample Number:	ME-5382K
Date Sampled:	13/04/2023
Dates Tested:	19/04/2023 - 27/04/2023
Sampling Method:	Sampled by Engineering Department
	The results apply to the sample as received
Sample Location:	**TP06, Depth: 0.4-0.75m**
Material:	Silty CLAY

Shrink Swell Index (AS 1289 7.1.1 & 2.1.1)	
Iss (%)	**0.9**
Visual Description	As above
* Shrink Swell Index (Iss) reported as the percentage vertical strain per pF change in suction.	

Core Shrinkage Test	
Shrinkage Strain - Oven Dried (%)	**1.2**
Estimated % by volume of significant inert inclusions	0
Cracking	Moderately Cracked
Crumbling	No
Moisture Content (%)	20.3

Swell Test	
Initial Pocket Penetrometer (kPa)	>600
Final Pocket Penetrometer (kPa)	
Initial Moisture Content (%)	22.8
Final Moisture Content (%)	26.1
Swell (%)	**0.7**
* NATA Accreditation does not cover the performance of pocket penetrometer readings.	

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-2
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP01	
Depth / Layer:	0.1-0.45m	
Sample Description:	Silty CLAY with sand	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	70	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	34.3	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**4×10^{-11}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382A

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Tested: SB/TH
Checked: SB

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-6
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	12 May 2023
		Page:	1 of 1

Sample No:	TP01	
Depth / Layer:	0.1-0.5m	
Sample Description:	Silty CLAY	
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 168 Hrs	
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)	
Averaged Sample Length:	66	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.0 :1	
Moisture Content After Test:	31.9	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**5×10^{-11}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382B

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Tested:
Checked: SB

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Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-3
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP04	
Depth / Layer:	0.5-0.8m	
Sample Description:	Silty CLAY	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	79	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.2 :1	
Moisture Content After Test:	30.3	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**2×10^{-10}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382G

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-5
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	21 Apr 2023
		Page:	1 of 1

Sample No:	TP05	
Depth / Layer:	0.4-0.75m	
Sample Description:	Silty CLAY	
Sample Preparation:	Undisturbed	
Oversized Material Retained:	Undisturbed sample - Not Applicable	
Averaged Sample Length:	72	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	25.1	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**2×10^{-10}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382I

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-4
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	05 May 2023
		Page:	1 of 1

Sample No:	TP05	
Depth / Layer:	0.4-0.9m	
Sample Description:	Sandy silty CLAY trace gravel	
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 72 Hrs	
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)	
Averaged Sample Length:	66	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.0 :1	
Moisture Content After Test:	20.8	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**1 x 10 $^{-9}$**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382H

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Tested: TH
Checked: SB

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Laboratory Manager

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.00
		Report No. :	221929.00-7
Project :	Retrospective Site Approval	**Report Date :**	22 May 2023
		Date Samped:	13 Apr 2023
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Date of Test:**	05 May 2023
		Page:	1 of 1

Sample No:	TP06	
Depth / Layer:	0.0-0.4m	
Sample Description:	Clayey SAND trace gravel	
Sample Preparation:	Compacted at 98% STD and 100 % Moisture Content Ratio, Cured for 168 Hrs	
Oversized Material Retained:	NIL% on 6.7mm Sieve (Excluded)	
Averaged Sample Length:	66	mm
Averaged Sample Diameter:	63	mm
Length-to-Diameter Ratio	1.0 :1	
Moisture Content After Test:	15.5	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**1×10^{-9}**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by DP Engineering. Test results apply to sample as received.

Remarks: Geotester Ref: ME-5382J

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Laboratory Manager

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Material Test Report

Report Number: **221929.01-1**
Issue Number: 1
Date Issued: 14/04/2025
Client: T&L Bourchier Shares Trust
5488 Nhill-Harrow Rd, Gymbowen VIC
Project Number: 221929.01
Project Name: Retrospective Site Assessment
Project Location: 5488 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 7609
Sample Number: ME-7609A
Date Sampled: 20/02/2025
Dates Tested: 26/03/2025 - 08/04/2025
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **Sample 1, Depth: 1.5m**
Material: Silty CLAY with sand

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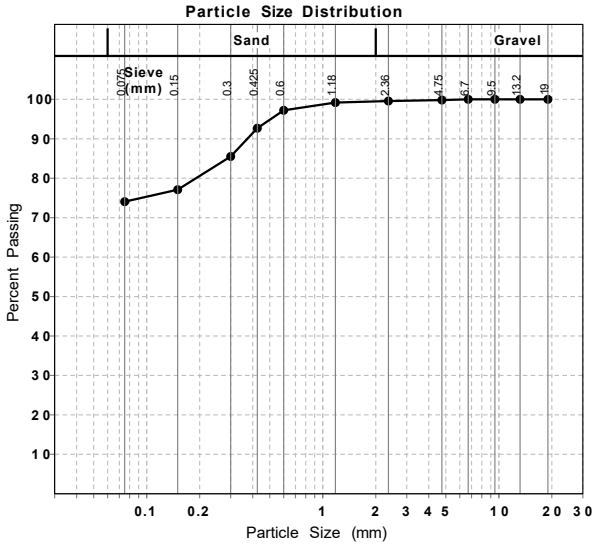
Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
19 mm	**100**			0		
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**100**			0		
4.75 mm	**100**			0		
2.36 mm	**100**			0		
1.18 mm	**99**			0		
0.6 mm	**97**			2		
0.425 mm	**93**			5		
0.3 mm	**86**			7		
0.15 mm	**77**			8		
0.075 mm	**74**			3		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	78		
Plastic Limit (%)	21		
Plasticity Index (%)	**57**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**18.5**		
Cracking Crumbling Curling	Crumbling & Curling		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY with sand		
Nature of Water	Distilled		
Temperature of Water (°C)	22		



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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.01
		Report No. :	221929.01-2
Project :	Retrospective Site Approval	**Report Date :**	14 Apr 2025
		Date Sampled:	20 Feb 2025
Location :	5488 Nhill-Harrow Rd, Gymbowen VIC	**Dates of Test:**	07/04/2025-10/04/2025
Page : 1 of 1		**Geotester Ref:**	ME-7609A

Location:	Sample 1	
Depth / Layer:	1.5m	
Sample Description:	Silty CLAY with sand	
Sample Preparation:	Remoulded	
Density Ratio:	98.6	%
Moisture Ratio:	97.7	%
Compactive Effort:	STD	
Oversized Material Retained:	0% on 4.75mm Sieve (Excluded)	
Averaged Sample Length:	55	mm
Averaged Sample Diameter:	51	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	34.6	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**3 x 10 $^{-11}$**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by Client. Test results apply to sample as received.

Remarks:

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Scott Benbow
Laboratory Manager

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APPENDIX F: BIOSECURITY RESPONSE PLAN



BIOSECURITY RESPONSE PLAN

T & L BOURCHIER PTY LTD
LAMB FEEDLOT
NHILL-HARROW RD, GYMBOWEN
MAY 2023

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List of Acronyms

AHA	Animal Health Australia
AHS	Animal Health Statement
AUSVETPLAN	Australian Veterinary Emergency Plan
EAD	Emergency Animal Disease
IPA	Invasive Pest and Animals
LBN	Livestock Biosecurity Network
LPA	Livestock Production Assurance
MLA	Meat and Livestock Australia
NLIS	National Livestock Identification Scheme
NVD	National Vendor Declaration
OJD	Ovine Johne's Disease
PIC	Property Identification Code
QA	Quality Assurance
RAM	Restricted Animal Matter

1. Introduction

The feedlot subject site is located in a Farming Zone at 5488 Nhill-Harrow Road, Gymbowen, Victoria, approximately 63 kilometres west of the town of Horsham, 3 kilometres south-east of the Mount Arapiles-Tooan State Park, and 1 kilometre northwest of the Kalingur State Forest.

The site accommodates up to 28,000 head of lamb between September and May, with two turnovers per year. Lambs are introduced at 4 to 9 months old and maintained in pens on site for a duration of 8 to 10 weeks, before being dispatched off site to abattoirs for processing.

Feedlot lambs are constantly closely monitored for signs of illness or disease. They are typically vaccinated upon arrival and may receive additional treatments as needed. Regular health checks are conducted to ensure that any issues are identified and addressed promptly. The success of a feedlot is dependent on maintaining the health and weight of lambs.

1.1. Company details

Table 1 Company and Director Details

Company name	[illegible]
ACN	[illegible]
ABN	[illegible]
Registered Address	[illegible]
Director	[illegible]
Phone	[illegible]
Email	[illegible]

1.2. Location

The subject site is located at 5488 Nhill-Harrow Road, Gymbowen, Victoria, approximately 63 kilometres west of the township of Horsham (Figure 1).

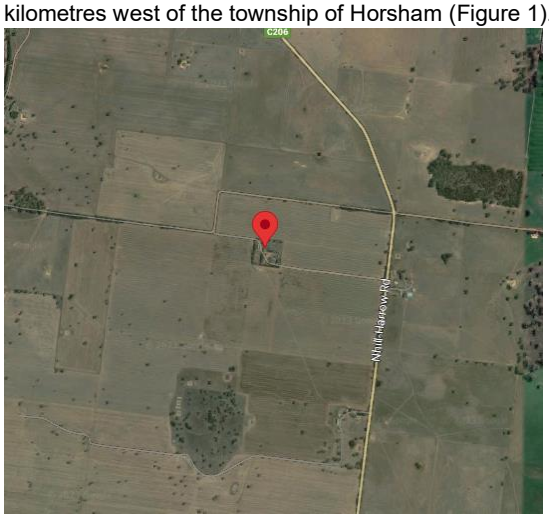


Figure 1 5488 Nhill-Harrow Rd, Gymbowen VIC 3413

1.3. Property Map/Diagram

Figure 2 displays a map of the property boundary. Figure 3 displays a diagram of the feedlot design.

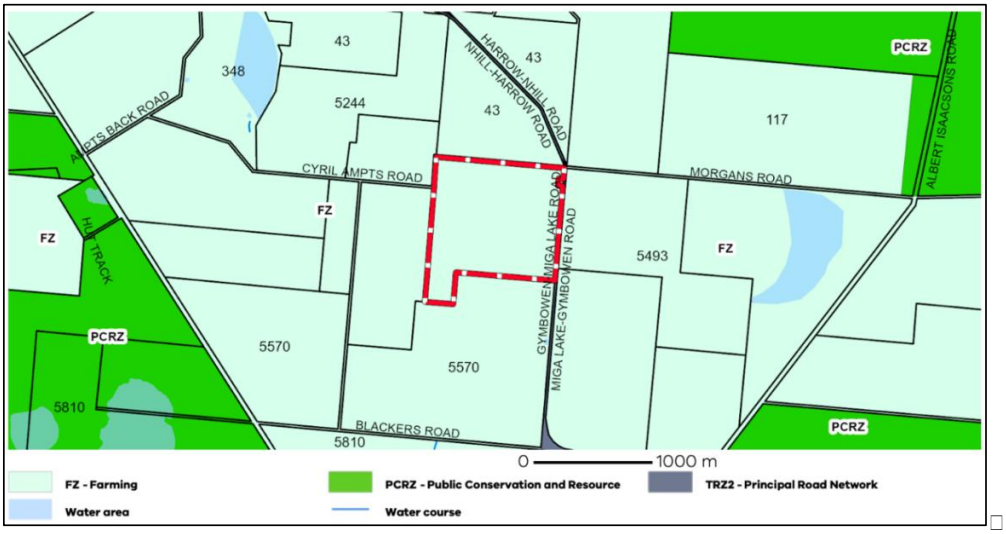
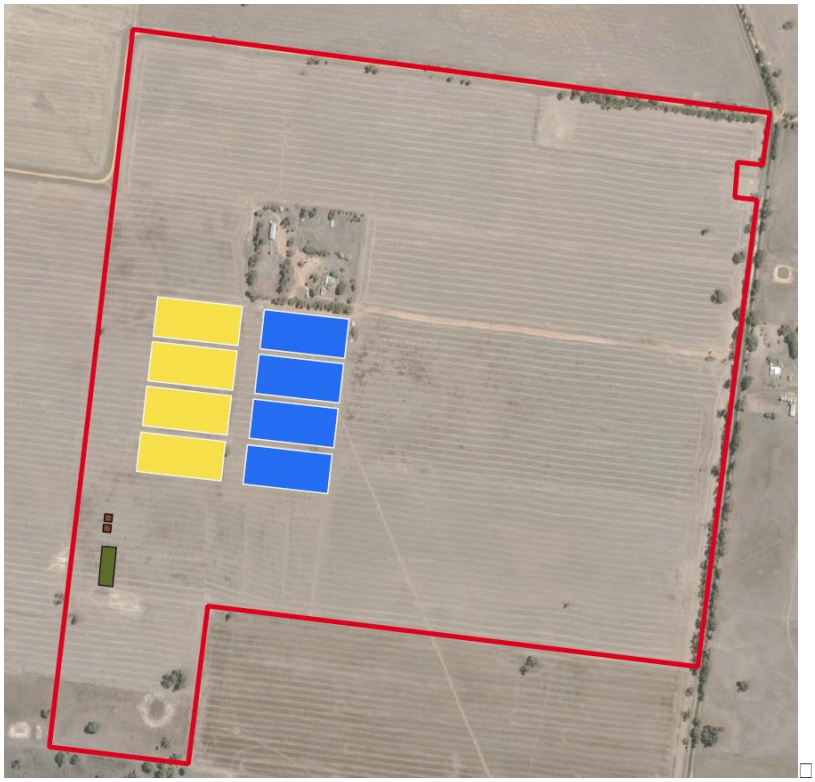


Figure 2 Site area – 5488 Nhill-Harrow Rd, Gymbowen VIC 3401



□i□□re □ □eedlot La□o□t □□l□e is e□isti□□ pe□s a□d □ello□ proposed□□□

2. Biosecurity on the Feedlot

Biosecurity on the feedlot relates to the measures implemented to protect livestock, specifically lambs in this instance, against exposure to endemic and emergency diseases. It also aims to limit the spread of these diseases within livestock and, in the case of zoonotic diseases, human populations. Infectious diseases, whether they cause clinical (obvious) or subclinical (hidden) disease, significantly reduce the productivity, profitability and long-term financial viability of a feedlot.

Biosecurity on the feedlot also includes preventing the spread of diseases, pests and weeds to or from other primary industries.

2.1. Objectives

This biosecurity plan outlines elements of best management practice that will be followed wherever possible and practicable by T & L Bourchier Pty Ltd to achieve the following objectives:

- To protect feedlot operations against the likelihood of disease entering and spreading through their lamb population and being passed to other livestock operations.
- To minimise the incidence and spread of microorganisms of public health significance.

2.2. Diseases of concern

Notifiable diseases are animal diseases that when suspected by owners, vets or laboratories must be reported to Agriculture Victoria. The Australian Department of Agriculture, Fisheries and Forestry identifies the following list of notifiable sheep diseases:

- Agalactia (clinical disease)
- Brucella melitenisis
- Chlamydophila abortus (enzootic abortion of ewes, ovine chlamydiosis)
- Mycoplasma capricolum subsp. capripneumoniae (contagious caprine pleuropneumonia)
- Nairobi sheep disease virus
- Peste des petits ruminants virus
- Psoroptes ovis (sheep scab)
- Salmonella abortus-ovis (salmonellosis)
- Sheep pox virus or goat pox virus
- Wesselbron virus
- Maedi-visna
- Pulmonary adenomatosis (Jaagsiekte)

Agriculture Victoria identifies the following pests and diseases that must be managed at sheep farms:

- Dichelobacter nodosus (Footrot)
- Sheep lice
- Ovine Johne's disease
- Coxiella burnetii (Q-fever)
- Coccidiosis

2.3. Biosecurity self-audit checklist for continuous improvement.

A biosecurity self-audit checklist sample for continuous improvement is attached at Appendix 1. Considerations in the checklist include:

- the size of the operation

- the location and layout of property and feedlot
- sources of water supply and feed
- the disease status of the district
- proximity to other feedlots or production sites with sheep or other livestock presence and type of wildlife
- customer/supplier interactions (pickups, service, trades, industry personnel, contractors, deliveries of livestock and feed, etc.)
- customer requirements
- any other operational management considerations

2.4. Definitions

In this document, the feedlot includes the confined yard areas (lamb pens) with watering and feeding facilities where livestock are hand or mechanically fed for the purposes of production. It also includes the areas used for feed storage and handling and the area immediately surrounding the pens, including load-out areas.

The property is the land on which the feedlot is located and includes other farmland used for livestock grazing or cultivation.

- Pens refer to those areas capable of and used for holding livestock securely within their perimeter for mechanical feeding. Paddock or grazing area are references to fenced pastures that are, or at times are, accessed by livestock for grazing.

3. Disease Transmission

Disease transmission can occur through the following pathways:

Lambs and other animals

- transfer of livestock from one production area to another
- dead livestock disposal
- wild birds
- feral and domestic animals including other livestock, predators and pets
- insects
- rodents e.g. rats and mice
- domestic birds e.g. poultry

People

- farm personnel and family members living on site
- contractors, maintenance personnel, neighbours, service personnel and visitors
- disease transmitted by hands, boots, clothing, dirty hair

Vehicles and equipment

- Utes, bikes, front loaders, trucks
- veterinary equipment
- spray packs
- boots and clothing

Air

- as aerosol or dust particles

Feed and water supply

- faeces from avian or other animal species
- raw materials used for the production of feed mix
- post-production contamination or spoilage during transport and storage
- exposure to rodents and birds on the property
- bacteria and mould in poor quality or damaged feed
- restricted animal material (RAM)

4. Biosecurity Procedures

Routine biosecurity procedures will be implemented and followed on a daily basis. They give a high degree of assurance that diseases and pathogens will not be carried into the feedlot and will reduce the risk of transmission between production areas. These are the minimum requirements.

In accordance with the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020), the following procedures outlined in Table 2 will be implemented:

Ta□le □ Ro□ti□e □iosec□rit□ proced□res□

Manage inputs – stock, water, feed, bedding	
Livestock *Objective*: To manage the introduction and movement of livestock in a way that minimises the risk of introducing or spreading diseases and pests.	• Where practicable, purchase feeder stock from preferred suppliers who maintain a quality assurance program that includes a biosecurity component. • Inspect all livestock on arrival at the feedlot to assess their animal health status; ensure that a record of inspection is maintained. • Ensure that the vendor provides a fully completed National Vendor Declaration (NVD) and where possible a National Cattle Health Statement for the consigned livestock. • Ensure all livestock are National Livestock Identification System (NLIS) identified and transferred to the feedlot's property identification code (PIC) for tracing purposes. • Where possible, minimise the mixing of newly arrived or returning livestock with other stock.
Water *Objective*: To ensure that drinking water used in the feedlot for livestock is of a suitable quality standard.	• The use of a suitable water supply is important for good biosecurity. In general, water with a high level of organic matter is unsuitable. It may be necessary to seek expert advice to ensure a safe water supply. • Drinking water for livestock should meet appropriate standards as recommended by the *National procedures and guidelines for intensive sheep and lamb feeding systems*, produced by Meat Livestock Australia (2020). • Seek expert advice on water treatment options if water testing shows the available water to be of unsuitable quality. • If water treatment is used, the method should be regularly monitored for effectiveness. • The treated water supply should be kept in a closed system from the point of treatment to the point of drinking.
Feed *Objective*: To manage the introduction and movement of manufactured feed and feed	• Where practicable, purchase feed commodities from preferred suppliers who maintain a quality assurance program that includes a biosecurity component. • Ensure that the ban on feeding of animal products (ruminant feed ban) to livestock is complied with. Restricted animal

ingredients in a way that minimises the risk of introducing or spreading disease, pests and weeds.	material (RAM) must not be fed to livestock (or any other ruminants), especially any material that may contain or may have been in contact with RAM. There are specific regulations in each state prohibiting the feeding of RAM. • Store livestock feed in a manner that reduces contamination by livestock, vermin, insects, wildlife, feral and domestic animals, and other feed types. • Ensure feed commodities are fit for purpose. All purchased feed must be accompanied by a commodity/by-product vendor declaration stating that it is free from chemical residues/contaminants and fit for the purpose of feeding to livestock. • Feed spills should be cleaned up as soon as practicable. Spilled and spoiling feed attracts pests and vermin to the feedlot.
Bedding *Objective*: To manage the introduction and movement of bedding in a way that minimises the risk of introducing or spreading pests and disease.	• Ensure bedding material is fit for purpose. • Areas where bedding is stored should be kept as dry and vermin free as is practically possible
Manage the movement of people, vehicles and equipment	
Employees and family *Objective*: To minimise the risk of introduction and spread of disease or contaminants by feedlot employees or family.	• Feedlot personnel should wear laundered clean clothes each day at the commencement of their work. • Do not take boots that are worn at the feedlot outside the feedlot unless cleaned, as they are the most likely method of diseases being spread by personnel. • Protective clothing and footwear must be worn in the feedlot hospital pens area at all times and removed prior to exiting. Hands must also be sanitised on leaving the feedlot hospital pens.
Visitors, contractors, suppliers and other service personnel *Objective*: To minimise the risk of introduction and spread of disease or contaminants by contractors, suppliers, service personnel and visitors.	• Be aware of the potential for the introduction and transmission of an emergency disease by visitors. • Wherever possible, control the access of visitors/suppliers to the designated feedlot area. • Ensure that all visitors entering the feedlot are directed to a designated meeting place away from the main feedlot area, preferably the office, before access is allowed to the main feedlot area. • Maintain a register of visitors and vehicles (including contractors) to the feedlot (Appendix 3) which includes a record of: – date – time in – name(s), company, and contact number – motor vehicle registration number – signature

	– biosecurity risk assessment – time out • Assess all visitors (including contractors) entering the feedlot for their biosecurity risk prior to being granted access to the feedlot complex and surrounds. The risk assessment must consider the potential for visitors to have been previously exposed to a disease and the subsequent potential for them to introduce a disease into the feedlot (Appendix 4).
Equipment *Objective*: To prevent the introduction of disease agents and contaminants into the feedlot through the movement of equipment.	• Employees and contractors can use their own tools and personal equipment (e.g. laptops, cameras or phones), noting the equipment must be cleaned, ensuring it is free of organic matter. • Be aware of the potential for introduction and transmission of an emergency disease by borrowed/hired equipment. • Wherever possible, do not use the same equipment for handling feed and manure. If you must use equipment for multiple purposes, then wash and disinfect it between uses to ensure that manure does not contaminate feed commodities.
Vehicles	• Be aware of the potential for introduction and transmission of an emergency disease by visiting vehicles and machinery. • Limit the entry of non-feedlot vehicles, machinery and equipment into areas of the feedlot beyond the specified delivery areas. • There must be a designated parking area for vehicles not entering the production area. • All visitors should park their vehicles outside the production area unless it is essential that the vehicle be taken on site, for example, some maintenance contractors. Ensure that all vehicles, machinery, and equipment entering the feedlot area are directed to specified locations and delivery areas within the feedlot. • If any vehicle is taken into the production area/s, it needs to be assessed as to its risk and washed and disinfected prior to entry and exit as required.
Manage production practices	

Livestock monitoring	• Undertake routine monitoring of livestock in the feedlot for signs of illness/injury and maintain records as part of a health management program. • Report cases of unusual illness or death in the feedlot to the consulting veterinarian or the local government veterinary officer. NFAS-accredited feedlots should refer to their EAD Action Plan. • All livestock mortalities and cases of disease should be recorded to assist monitoring for any unusual animal health problems potentially indicating a biosecurity breach. • A record of livestock movements in and out of the feedlot must be maintained to facilitate tracing in the event of an animal health/disease or food safety concern.
Manure and effluent management	• Be aware that manure and effluent pose a potential biosecurity risk. • Record movements of manure and/or compost removed from the feedlot site. • Record dates, areas of manure and effluent application and application rates in accordance with the requirements of the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020). • Be aware that for some emergency disease outbreaks there may be a requirement under AUSVETPLAN for the mass de-contamination and disposal of manure and effluent.
Dead stock management	• Dispose of dead stock in accordance with documented procedures that satisfy the *National procedures and guidelines for intensive sheep and lamb feeding systems* (MLA 2020), taking into account environmental and public considerations. • Cover dead stock placed in a pit as soon as possible to eliminate potential problems with feral animal activity. • The AUSVETPLAN Disposal and Feedlot Enterprise Manuals provide relevant information for mass death events.
Maintenance *Objective*: To hinder the introduction of disease agents and contaminants into livestock pens and enclosures and reduce the attraction of rodents and birds to production areas.	• Grass on and around the feedlot site should be kept cut; long grass attracts rodents and favours the survival of viruses and bacteria. • As much as possible, maintenance should be conducted between feeding groups. Ensure that all hardware is removed in the clean-up. • Ensure feedlot internal fences are adequately maintained to minimise accidental mixing of livestock within the feedlot. • Ensure perimeter fences are adequately maintained to minimise exposure of livestock in the feedlot to stock in adjoining areas.

Identification *Objective*: To implement a stock identification system that enables maintenance of appropriate management records, traceability of stock on the feedlot and stock dispatched from the feedlot.	• Introduced livestock must be identified within seven (7) days of arrival onto the feedlot. • Ensure that dual identification of individual livestock is conducted to enhance traceability. • Check the National Livestock Identification System (NLIS) database to ensure all livestock to be fed are fit for purpose. • Feedlot records regarding livestock entry, identification and exit must be kept. • Adhere to the NLIS legislation of Victoria at all times.
Manage feral animals, pests and vermin	
Pests and vermin *Objective*: To minimise the potential for introducing infectious agents and pathogens by pests and vermin through their presence in the production area.	• Implement and maintain a pest and vermin control program. • Bait stations should be checked weekly and fresh baits set as required. • Records should be kept of each inspection and activity noted (see Appendix 5). • Bait stations should be placed away from access by livestock and designed to minimise the opportunity for other animals and birds to access the bait.
Feral animals and wildlife	• Be aware of the potential for introduction and transmission of an emergency disease by feral animals and wildlife. • Where possible, minimise the potential for introduction and transmission of an emergency disease by feral animals and/or wildlife through control mechanisms.
Manage outgoing products	
Exporting lambs from feedlot	Only animals that are in a condition fit for travel must be selected to minimise. potential disease and/or contamination spread through transport. See Meat & Livestock Australia's *Is it fit to load?* (2012) guide for relevant information.
Training and Documentation	

Training *Objective*: □ □ To ensure awareness by and training of all feedlot employees in all relevant biosecurity requirements.	• □ Ensure that all employees involved in the daily monitoring and handling of stock are aware of the importance of early detection of diseases and know what to do if they suspect an animal may be exhibiting symptoms of disease. □ • □ All employees involved in the daily monitoring and handling of stock should be aware of the presence of best practice guidelines for specific diseases (e.g. anthrax). □ • □ All employees involved in the usage and application of farm disinfectants and herbicides must be competent to do so. Refer to Agchem and Vetchem training. □
Documentation & record keeping *Objective*: □ □ To assist in the early detection of animal health issues and the response to any biosecurity breach.	• □ A sketch or map of the layout of the property, showing the production area, sheds, paddocks, access roads and gates should be created and maintained up to date. □ • □ Maintain records and documentation in line with previous sections of this manual.□

□
□

4.1. Level 2 – High risk biosecurity procedures

In the event of an outbreak of an EAD (exotic or serious endemic disease), high risk biosecurity procedures will be implemented under the guidance of the state government department responsible for agriculture, in accordance with other relevant documents (e.g. AUSVETPLAN and standard operating procedures). □ □

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APPENDIX 1 - Biosecurity self-audit checklist for continuous improvement

1. Manage Inputs – stock, water, feed, bedding				
Reference	1.1 Livestock	Yes	No	Comments
1.1.1	Where practicable, is feeder stock purchased from preferred suppliers who maintain a quality assurance program that includes a biosecurity component?			
1.1.2	Are all livestock inspected on arrival at the feedlot to assess their animal health status? Is a record of inspection maintained?			
1.1.3	Do all vendors provide a fully completed National Vendor Declaration (NVD) and where possible, provide a National Cattle Health Statement for the consigned livestock?			
1.1.4	Are all livestock NLIS identified and transferred to the feedlot's property identification code (PIC) for trace purposes?			
1.1.5	Where possible, is the mixing of newly arrived or returning livestock with other stock minimised?			
Reference	1.2 Water	Yes	No	Comments
1.2.1	Is a suitable water supply used? (In general, water with a high level of organic matter is unsuitable.) Has expert advice been sought to ensure a safe water supply?			
1.2.2	Does the drinking water for livestock meet appropriate standards as recommended by *National procedures and guidelines for intensive sheep and lamb feeding systems*?			
1.2.3	Is expert advice sought on water treatment options when water testing shows the available water to be of unsuitable quality?			
1.2.4	If water treatment is used, is the method regularly monitored for effectiveness?			
1.2.5	Is the treated water supply kept in a closed system from the point of treatment to the point of drinking?			
Reference	1.3 Feed	Yes	No	Comments
1.3.1	Where practicable, are feed commodities purchased from preferred suppliers who maintain a quality assurance program that includes a biosecurity component?			
1.3.2	Is the ban on feeding of animal products (ruminant feed ban) to livestock complied with? Is restricted animal material (RAM) not fed to livestock (or any			

	other ruminants), including any material that may contain or may have been in contact with RAM?			
1.3.3	Is feed stored in a manner that reduces contamination by livestock, vermin, insects, wildlife, feral and domestic animals and other feed types?			
1.3.4	Are feed commodities fit for purpose? Is all purchased feed accompanied by a commodity/by-product vendor declaration stating that it is free from chemical residues/contaminants and fit for the purpose of feeding to livestock?			
1.3.5	Are feed spills cleaned up as soon as practicable? (Spilled and spoiling feed attracts pests and vermin to the feedlot.)			
Reference	1.4 Bedding	Yes	No	Comments
1.4.1	Is bedding material fit for purpose?			
1.4.2	Are areas where bedding is stored kept dry and vermin free as practically as possible?			
2.	**Manage the movement of people, vehicles and equipment**			
Reference	2.1 Feedlot employees and family	Yes	No	Comments
2.1.1	Do all feedlot personnel wear laundered clean clothes each day at the commencement of their work?			
2.1.2	Are boots worn at the feedlot not worn or taken outside the feedlot unless clean? (This is the most likely method of diseases being spread by personnel.)			
2.1.3	Are protective clothing and footwear worn in the feedlot hospital pens area at all times and removed prior to exiting?			
2.1.4	Are hands sanitised on leaving the feedlot hospital pens?			
Reference	2.2 Visitors, contractors, suppliers and other service personnel	Yes	No	Comments
2.2.1	Is there an awareness of the potential for the introduction and transmission of an emergency disease by visitors?			
2.2.2	Wherever possible, is there control over the access of visitors/suppliers to the designated feedlot area?			
2.2.3	Are all visitors entering the feedlot directed to a designated meeting place away from the main feedlot area, preferably the office, before access is allowed to the main feedlot area?			
2.2.4	Is a register of visitors and vehicles (including contractors) to the feedlot maintained? The record (Appendix 3) should include: • date • time in • name(s) • company • contact number • motor vehicle registration number			

	• signature • biosecurity risk assessment • time out			
2.2.5	Are all visitors (including contractors) who enter the feedlot assessed for their biosecurity risk prior to being granted access to the feedlot complex and surrounds? Does the risk assessment consider the potential for visitors who have been previously exposed to a disease and the subsequent potential for them to introduce a disease into the feedlot? (Appendix 4)			
Reference	2.3 Equipment	Yes	No	Comments
2.3.1	Employees and contractors can use their own tools and personal equipment (e.g. laptops, cameras or phones), but do they note that the equipment must be cleaned, ensuring it is free of organic matter?			
2.3.2	Is there awareness of the potential for introduction and transmission of an emergency disease by borrowed/hired equipment?			
2.3.3	Wherever possible, is different equipment used for handling feed and manure? If the same equipment must be used for multiple purposes, are hands washed and disinfected between uses to ensure that manure does not contaminate feed commodities?			
Reference	2.4 Vehicles	Yes	No	Comments
2.4.1	Is there an awareness of the potential for introduction and transmission of an emergency disease by visiting vehicles, machinery, and equipment?			
2.4.2	Are non-feedlot vehicles, machinery and equipment restricted from entering areas of the feedlot beyond the specified delivery areas?			
2.4.3	Is there a designated parking area for vehicles not entering the production area?			
2.4.4	Do all visitors park their vehicles outside the production area, unless it is essential that the vehicle be taken on site, for example, some maintenance contractors? Are all vehicles, machinery and equipment entering the feedlot area directed to specified locations and delivery areas within the feedlot?			
2.4.5	If any vehicle is taken into the production area/s, is it assessed as to its risk and washed and disinfected prior to entry as required?			
3. Manage production practices				
Reference	3.1 Livestock monitoring	Yes	No	Comments
3.1.1	Does routine monitoring occur of livestock in the feedlot for signs of illness/injury and are records maintained as part of a health management program?			

3.1.2	Are cases of unusual illness or death in the feedlot reported to the consulting veterinarian or the local government veterinary officer?			
3.1.3	Are all livestock mortalities and cases of disease recorded to assist monitoring for any unusual animal health problems potentially indicating a biosecurity breach?			
3.1.4	Is a record of livestock movements in and out of the feedlot maintained to facilitate tracing in the event of an animal health/disease or food safety concern?			
Reference	3.2 Manure and effluent management	Yes	No	Comments
3.2.1	Is there awareness that manure and effluent pose a potential biosecurity risk?			
3.2.2	Are movements of manure and/or compost removed from the feedlot site recorded?			
3.2.3	Are dates, areas of manure and effluent application and application rates recorded in accordance with the requirements of Meat & Livestock Australia (January 2020) - *National procedures and guidelines for intensive sheep and lamb feeding systems (change to reference section of DLEA)*			
3.2.4	Is there awareness that for some emergency disease outbreaks there may be a requirement under AUSVETPLAN for the mass de-contamination and disposal of manure and effluent? Has a management plan for such an event been developed?			
Reference	3.3 Dead stock management	Yes	No	Comments
3.3.1	Has dead stock been disposed of in accordance with documented procedures that satisfy Meat & Livestock Australia (January 2020) - *National procedures and guidelines for intensive sheep and lamb feeding systems (change to reference section of DLEA)*?			
3.3.2	Has dead stock been covered and placed in a pit as soon as possible to eliminate potential problems with feral animal activity?			
3.3.3	Has a management plan for the mass disposal of dead stock been developed? (The AUSVETPLAN Disposal and Feedlot Enterprise Manuals provide relevant information in this regard.)			
Reference	3.4 Maintenance	Yes	No	Comments
3.4.1	Is grass on and around the feedlot site kept cut? (Long grass attracts rodents and favours the survival of viruses and bacteria.)			
3.4.2	As much as possible, is maintenance conducted between feeding groups? Is all hardware removed in the clean-up?			

3.4.3	Are feedlot internal fences adequately maintained to minimise accidental mixing of livestock within the feedlot?			
3.4.4	Are perimeter fences adequately maintained to minimise exposure of livestock in the feedlot to stock in adjoining areas?			
Reference	3.5 Identification	Yes	No	Comments
3.5.1	Are introduced livestock identified within seven (7) days of arrival onto the feedlot?			
3.5.2	Is dual identification of individual livestock conducted to enhance traceability?			
3.5.3	Is the National Livestock Identification System (NLIS) database checked to ensure all livestock to be fed are fit for purpose?			
3.5.4	Are feedlot records regarding livestock entry, identification and exit kept?			
3.5.5	Does the feedlot adhere to the State NLIS legislation at all times?			
4. Manage feral animals, pests and vermin				
Reference	4.1 Pests and vermin	Yes	No	Comments
4.1.1	Is a pest and vermin control program implemented and maintained?			
4.1.2	Are bait stations checked weekly and fresh baits set as required?			
4.1.3	Are records kept of each inspection and activity noted? (see Appendix 5)			
4.1.4	Are bait stations placed away from livestock access and designed to minimise the opportunity for other animals and birds to access the bait?			
Reference	4.2 Feral animals and wildlife	Yes	No	Comments
4.2.1	Is there awareness of the potential for introduction and transmission of an emergency disease by feral animals and wildlife?			
4.2.2	Where possible, is the potential for introduction and transmission of an emergency disease by feral animals and/or wildlife minimised?			
5. Manage outgoing products				
Reference	5.0 Manage outgoing products	Yes	No	Comments
5.0.1	Are only those animals that are in a condition fit for travel selected, to minimise potential disease and/or contamination spread through transport? (See Meat & Livestock Australia's *Is it fit to load?* guide for relevant information.)			
6. Train – plan – record				
Reference	6.1 Training	Yes	No	Comments

6.1.1	Are all employees involved in the daily monitoring and handling of stock aware of the importance of early detection of diseases and know what to do if they suspect an animal may be exhibiting symptoms of disease?			
6.1.2	Are all employees involved in the daily monitoring and handling of stock aware of the presence of best practice guidelines for specific diseases (e.g. anthrax)?			
6.1.3	Are all employees involved in the usage and application of farm disinfectants and herbicides competent to do so? (Refer to Agchem and Vetchem training.)			
Reference	6.2 Documentation and record keeping	Yes	No	Comments
6.2.1	Is there a sketch or map of the layout of the property, showing the production area, sheds, paddocks, access roads and gates and is it maintained up to date?			
6.2.2	Are records and documentation maintained?			

EMERGENCY ANIMAL DISEASE WATCH HOTLINE: 1800 675 888

APPENDIX 2: EAD Action Plan

Emergency Animal Disease (EAD) Action Plan

This document details the actions (and responsibilities) that are to be undertaken in the event that an emergency disease outbreak is suspected on-farm.

[A] Important Contact Details

	Name	Contact Number
Property name or PIC number		
Manager		
Person responsible for the EAD Action Plan		
Consultant veterinarian		
District veterinary officer		
Emergency Animal Disease Watch Hotline		1800 675 888

[B] Management Commitment

Management undertakes that unfamiliar signs of disease be investigated, and the following actions undertaken, without delay, if an emergency disease is suspected.

[C] Action Plan

Develop an action plan allocating responsibilities to relevant personnel.

1. Contact the relevant authority through the district veterinary officer or the Emergency Animal Disease Watch Hotline 1800 675 888.
   Person Responsible: _____
2. Follow all instructions as directed by the relevant authority.
   Person Responsible: _____
3. Do not dispatch any livestock from the farm until authorised by the relevant authority.
   Person Responsible: _____
4. Ensure suspect livestock are isolated within the farm.
   Person Responsible: _____
5. Ensure companion animals of the suspect livestock are segregated from other livestock.
   Person Responsible: _____
6. Ensure movement of all other livestock within the farm, and surrounds, is restricted.
   Person Responsible: _____
7. Delay or halt the shipment of livestock onto the farm.
   Person Responsible: _____
8. Delay or halt the delivery of all non-essential commodities.
   Person Responsible: _____

9. Secure the farm perimeter, limiting access to the farm and ensuring all vehicles and visitors only enter the farm under controlled conditions.
   Person Responsible: _____
10. Remove unnecessary personnel and machinery from livestock feeding and holding areas.
    Person Responsible: _____
11. 11. Ensure that any personnel, equipment or machinery do not leave the farm until authorised by the relevant authority.
    Person Responsible: _____
12. Compile a list of all livestock (number of head, identification and location), personnel and machinery movements over the past seven days. Prepare a site plan that details current allocations of livestock.
    Person Responsible: _____
13. Ensure all staff are made aware of the actions being taken and their individual responsibilities towards the action plan.
    Person Responsible: _____
14. Ensure that customers are advised if they are immediately affected by the delay in the supply of livestock.
    Person Responsible: _____
15. If an emergency disease is identified, the farm will follow the requirements of the AUSVETPLAN, and directions from the relevant authority.
    Person Responsible: _____

APPENDIX 3: Visitor Register

In the interest of biosecurity all visitors are required to fill in this visitor register.

Date	Name	Company	Signature	Contact Number	Risk Asset*	Time In	Time Out

*Office use only - person signing in the visitor to use the Visitor Assessment Criteria and record the visitors risk.

If you see anything unusual on your property call the Emergency Animal Disease Watch Hotline on 1800 675 888 or the Exotic Plant Pest Hotline on 1800 084 881.

APPENDIX 4: Biosecurity Risk Assessment for Visitors & Staff

1.	Have you travelled outside of Australia in the past 30 days?	Yes No
	Or are you visiting from an oversees country?	Yes No
	If so, what country/s did you travel to?	
	Or, what country are you travelling from?	
2.	Did you visit any livestock premises (including farms) or abattoirs during your travels?	Yes No
	Have you visited any farms, abattoirs or livestock premises *in Australia during the past 7 days?*	Yes No
	Did you have any contact with livestock during your visit?	Yes No
3.	Has your vehicle or equipment been in contact with livestock or manure in the past 7 days?	Yes No

Name:	
Company:	
Contact Number:	
Signature:	
Date:	
Visiting:	
Time In:	
Time Out:	

Administration

Please refer any visitors or staff to site management if they have answered YES to any of the above questions. Visitors are to report directly to the administration building.

If you see anything unusual on your property call the Emergency Animal Disease Watch Hotline on 1800 675 888 or the Exotic Plant Pest Hotline on 1800 084 881.

APPENDIX 5: Rodent Control Record

RODENT CONTROL RECORD

Bait Type: _____

Date	Time	Bait Station Number	Activity Level*	Corrective Action	Name or Initials
			□0 □1 □2 □3		
			□0 □1 □2 □3		
			□0 □1 □2 □3		
			□0 □1 □2 □3		
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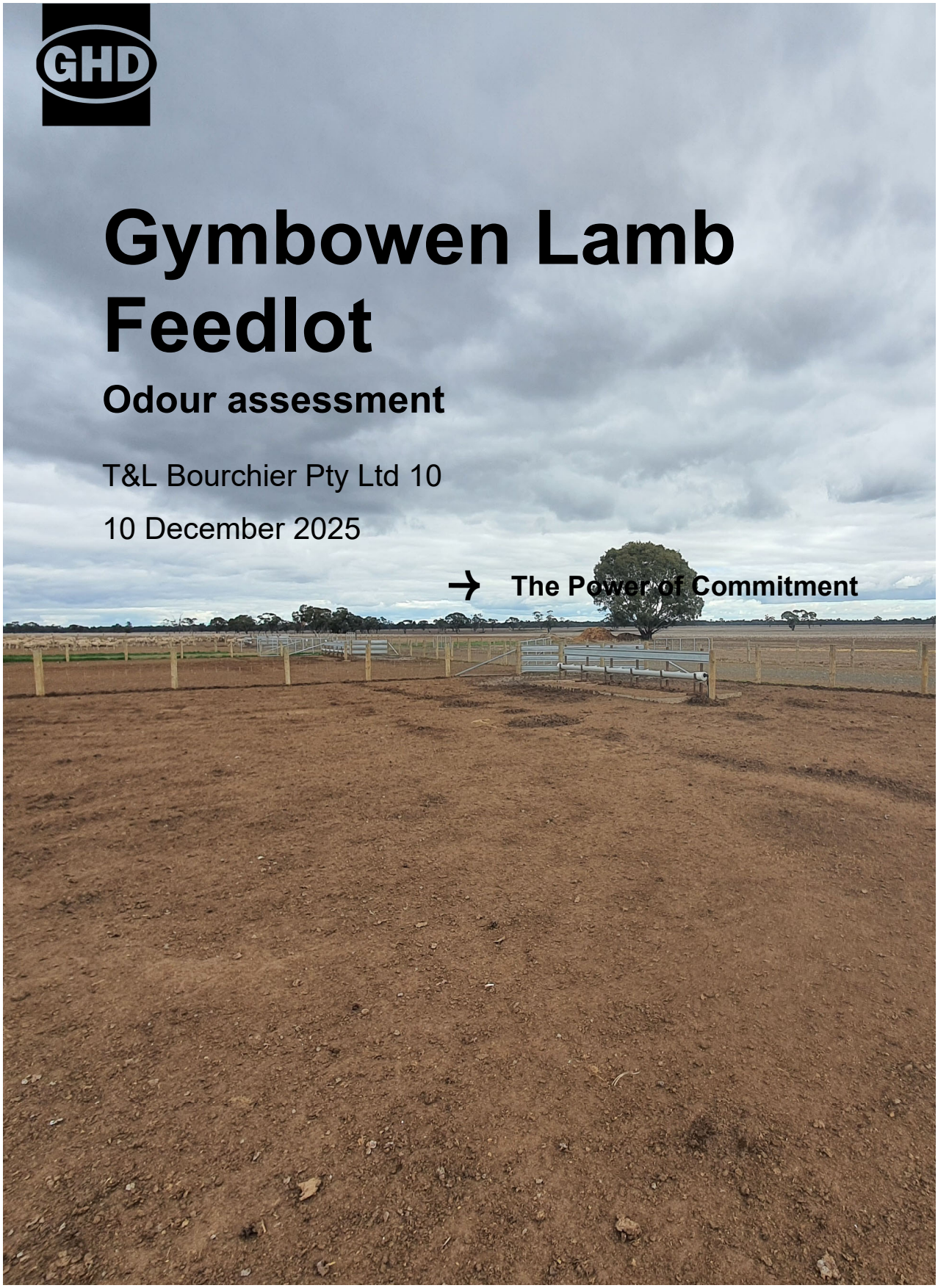
			□0 □1 □2 □3		

***Activity levels:** level 0 = no activity. 1 = slight activity. 2 = half baits consumed. 3 = all baits consumed.

APPENDIX G: ODOUR ASSESSMENT



Gymbowen Lamb Feedlot

Odour assessment

T&L Bourchier Pty Ltd 10

10 December 2025

→ The Power of Commitment

Project name		Lamb feedlot 5488 Nhill Harrow Road Gymbowen - Odour Assessment					
Document title		Gymbowen Lamb Feedlot | Odour assessment					
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File name		Gymbowen Lamb Feedlot Odour Assessment report					
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1. Introduction

GHD Pty Ltd (GHD) was engaged by Sustainable Project Management (SPM), acting for T&L Bourchier Pty Ltd (T&L), to conduct a Level 3 odour assessment in accordance with EPA Publication 1883 – *Guidance for assessing odour* (EPA, 2022) for a lamb feedlot located at 5488 Nhill-Harrow Road, Gymbowen, 3401, Victoria (the site).

GHD understands that T&L currently operates a feedlot and is seeking approval for the site to accommodate 28,000 lambs between September and May each year. It is understood that T&L has engaged SPM to prepare and submit a development licence application to the Environment Protection Agency (EPA) Victoria for the proposed increase in capacity and an odour risk assessment is required to support this application.

1.1 Purpose of this report

The purpose of this report is to assess the potential risk of odour impacts from the proposed increase in lamb capacity at the site on the surrounding land. The findings, conclusions and recommendations of this assessment should be read in conjunction with the limitations presented in Section 1.3.

1.2 Scope of works

The scope of works for this report included the following:

- A meeting with SPM at the commencement of the project.
- Review the current and proposed odour controls.
- A conceptual site model (CSM) that identifies all sources and activities that have the potential to generate odour during the operations.
- Assess the level of risk from odour source using source-pathway-receiving environment tool which includes odour source hazard potential, odour exposure pathway effectiveness and receiving environment sensitivity.
- Historical complaint data analysis within the Gymbowen area closest to the site.
- Undertake an assessment of local meteorology from the Bureau of Meteorology (BoM) station located at Edenhope Airport.
- Characterise the meteorology at the site by means of wind roses and stability roses. This enables directions of good and poor dispersion to be developed.
- Derive a site-specific separation distance for the site.
- Undertake air dispersion modelling.
- Report detailing the findings of the above tasks including level of risk (or zone of risk) surrounding the site in the context of sensitive receptor impacts.

1.3 Limitations

This report has been prepared by GHD for T&L Bourchier Pty Ltd and may only be used and relied on by T&L Bourchier Pty Ltd for the purpose agreed between GHD and T&L Bourchier Pty Ltd as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than T&L Bourchier Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by T&L Bourchier Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

1.4 Assumptions

The following assumptions were utilized in the preparation of this report:

- Odour is the primary emission of concern from the lamb feedlot.
- Odour generated from the lamb feedlot is linearly proportional to the throughput of the facility.
- It is to GHD's knowledge that there is no known odour emission inventory available specifically for lamb feedlot. GHD relied on information from a study published by Meat and Livestock Australia Ltd in 2003[1] to undertake air dispersion modelling. Further, GHD also relied on the odour emission rates used in an odour assessment report prepared by ERM in June 2015[2].
- T&L has considered the Fixed Separation Distances for the site as recommended in the *National procedures and guidelines for intensive sheep and lamb feeding systems (2011)*.
- All information provided is correct and representative of the proposed operations at the site.
- Data obtained from the Bureau of Meteorology (BoM) for the Edenhope Automatic Weather Station (AWS) is deemed to be representative of the meteorology at the site.

[1] "Investigation into reducing odour emissions from partly loaded sheep vessels whilst in port", prepared for Meat & Livestock Australia and Livecorp in 2003 by Michael McCarthy from Professional Agricultural Services Pty Ltd.
[2] "Central Victoria Livestock Exchange Odour Impact Assessment", Planning Panels Victoria Reference Number C185, prepared by ERM for RLX Investment Company in June 2015

2. Relevant legislation and guidelines

2.1 Environment Protection Act 2018 (amendment to Environment Protection Act 2017)

EPA Victoria released a new legal framework on 1 July 2021, with the intention for this framework to drive environmental improvements in industrial operations. The cornerstone of the Environment Protection Act 2017 (the EP Act) is the general environmental duty (GED), which requires Victorians to understand and minimise their risks of harm to human health and the environment, from pollution and waste.

Complying with the GED is about taking reasonable proactive steps and employing good environmental work practices. Compliance with the GED can be through following responsibilities under Occupational Health and Safety (OHS) laws, meeting industry standards, adopting industry better management practices, and following other relevant legislation related to the environment. In effect, the GED makes it clear that it is the individual businesses' responsibility to reduce risk to the environment and to protect it.

2.2 Environment Reference Standard

The EP Act's environment protection framework includes the Environment Reference Standard (ERS). This identifies environmental values, air indicators and objectives that set the benchmark for the quality of the air environment needed to protect environmental values. The environmental values identified include:

- Life, health and wellbeing of humans
- Life, health and well-being of other forms of life, including the protection of ecosystems and biodiversity
- Local amenity and aesthetic enjoyment
- Visibility
- The useful life and aesthetic appearance of buildings, structures, property and materials
- Climate systems that are consistent with human development, the life, health and well-being of humans, and the protection of ecosystems and biodiversity

The ERS is a reference standard, not a 'compliance standard' for businesses i.e. it relates to ambient air and not any individual facility. The ERS replaces SEPP (AQM) and generally adopts the objectives in the National Environment Protection Measure (Ambient Air Quality) (NEPM AAQ) with some modifications.

The following air quality indicators, and respective objectives, relevant to this assessment are outlined below:

- ***Odour***

  An air environment that is free from offensive odours from commercial, industrial, trade and domestic activities

As such, the 5 Odour Unit (OU) level is generally taken as the level that if the odour is offensive, it may lead to nuisance and resultant complaint. Hence, GHD has utilised the 5 OU level to assess the 99.9th percentile 3-minute average odour impact from the site.

2.3 EPA Draft Publication 1949 Separation Distance Guideline

The EPA Victoria odour and dust risk assessment framework requires industries in the first instance to be assessed through EPA Draft Publication 1949 *Separation Distance Guideline*, which provides a methodology for assessing applicability and suitability of separation distances.

EPA Publication 1949 was released in December 2022 as a draft guideline, expected to replace EPA Publication 1518. The guideline provides advice on recommended separation distances between industries and sensitive land uses when impacted by odour or dust.

The purpose of this guideline is to:

– Protect the community from human health and amenity risks associated with unintended offsite odour and dust impacts generated by industry.
– Protect industry from inappropriate land use and development nearby that may constrain operations.

2.3.1 Project application

As recommended in the Draft EPA Publication 1949, the separation distance for industries that fall under the category of Intensive sheep feeding system[3] should be determined using the *National procedures and guidelines for intensive sheep and lamb feeding systems (2011)*.

This guideline is originally published in June 2011 and is later revised in January 2020. The purpose of this guideline is to provide the intensive feeding sector of the sheep and lamb industry with recommended procedures for management that align with current environmental, animal welfare and community expectations as well as guidelines for current best practice.

Table in Section 6 of the guideline details the procedure for calculating the recommended separation distance between intensive feeding system and sensitive areas to address community amenity. The separation distance refers to the distance from the closest point of the intensive feeding system's boundary to the receptor. The intensive feeding system includes pens, handling facilities, sedimentation systems, holding ponds and manure stockpile and composting areas.

It should be noted that the guideline recommends the consideration of separation distances in two contexts:

1. Fixed separation distances – these separation distances are not dependent on individual site information and will be the same for all sites. Examples of fixed separation distances are distance to public road, major watercourse, property boundary, etc. Example details can be found in Table 6-1 of the guideline.
2. Variable separation distances – are based on the dispersion of odours from their source. They are used to determine allowable sheep numbers and management practices necessary to satisfy adopted air quality objectives for individual sites.

For the purpose of this assessment, GHD assesses only the variable separation distance. It is assumed that T&L has considered the Fixed Separation Distances during the design phase of the proposed feedlot.

The derivation of variable separation distance for the intensive feeding system is presented below:

$$Separation\ Distance = \sqrt{\frac{N}{7.3}} \times (S1 \times S2 \times S3 \times S4)$$

Where:

– Separation distance: In metres between the closest points of the feedlot, including the pens, manure storage areas, effluent system and loading and unloading facilities and the most sensitive receptor or impact location.
– N: Maximum number of standard sheep units at any one time[4].
– Composite factor S: Multiplication of S1, S2, S3, and S4
– S1: Stocking density factor which considers the class of feedlot and area available per standard sheep unit held in the pen.
– S2: Receptor factor which considers the type of receptors around the feedlot.
– S3: Terrain factor which considers the flow paths as a result of topographical features of the site at night time (the katabatic wind effect), or the impact of low level night time temperature inversions.
– S4: Vegetation and surface roughness factor which considers the vegetation density and intervening topography between the intensive feeding systems and the receptor.

[3] Industry activity definition: Where sheep are confined indoors or at high density for agricultural production
[4] A standard sheep unit is defined as a sheep of 60 kilograms live weight. More details are presented in Table 6-2 of the guideline.

2.4 EPA Publication 1883 Guidance for assessing odour

EPA Publication 1883 provides guidance on how to assess the risk posed by odour emission sources and to understand the receiving environment where effects might occur. The guideline is to be utilised once an assessment of the separation distance has been undertaken to assess for any potential constraints. This is to evaluate the risk of harm in accordance with ERS objective for odour.

EPA Publication 1883 focuses on the assessment of odour under the provisions of the EP Act, including the GED, which requires all Victorians to take precautionary and reasonable actions to avoid hazards causing harm. The guideline is primarily intended for government, the planning sector, practitioners and specialists, who need to understand offensive odours that are associated with a development proposal, investigation or study where an odour assessment is required. The publication provides a framework for three levels of risk assessment, according to the odour impact potential of an industry or site. The three levels of assessment include:

– Level 1 – Gateway assessment of emissions duration, wind direction and cumulative odour sources
– Level 2 – Source-Pathway-Receptor assessment
– Level 3 – Detailed risk assessment that could include:
  - Comparisons with similar operations or case studies
  - Risk assessment using field odour surveillance data
  - Complaint assessment
  - Community odour surveys/questionnaires and odour diaries
  - The use of dispersion modelling

2.4.1 Project application

This assessment includes a Level 2 assessment and selected Level 3 tools to help provide further evidence to assess the overall odour risk from the lamb feedlot. The tasks associated with Level 2 and 3 assessments undertaken for this site are presented below:

Level 2 assessment

– Step 1: Odour source hazard potential
– Step 2: Exposure pathway effectiveness
– Step 3: Receiving environment sensitivity
– Step 4: Overall risk of odour impacts (combining steps 1 to 3)

The publication allocates a quantitative value to the outcome of each assessment step, to obtain an overall level of risk encompassing each aspect. The allocations are selected for several components contributing to the risk factor in each step, using the examples given by EPA.

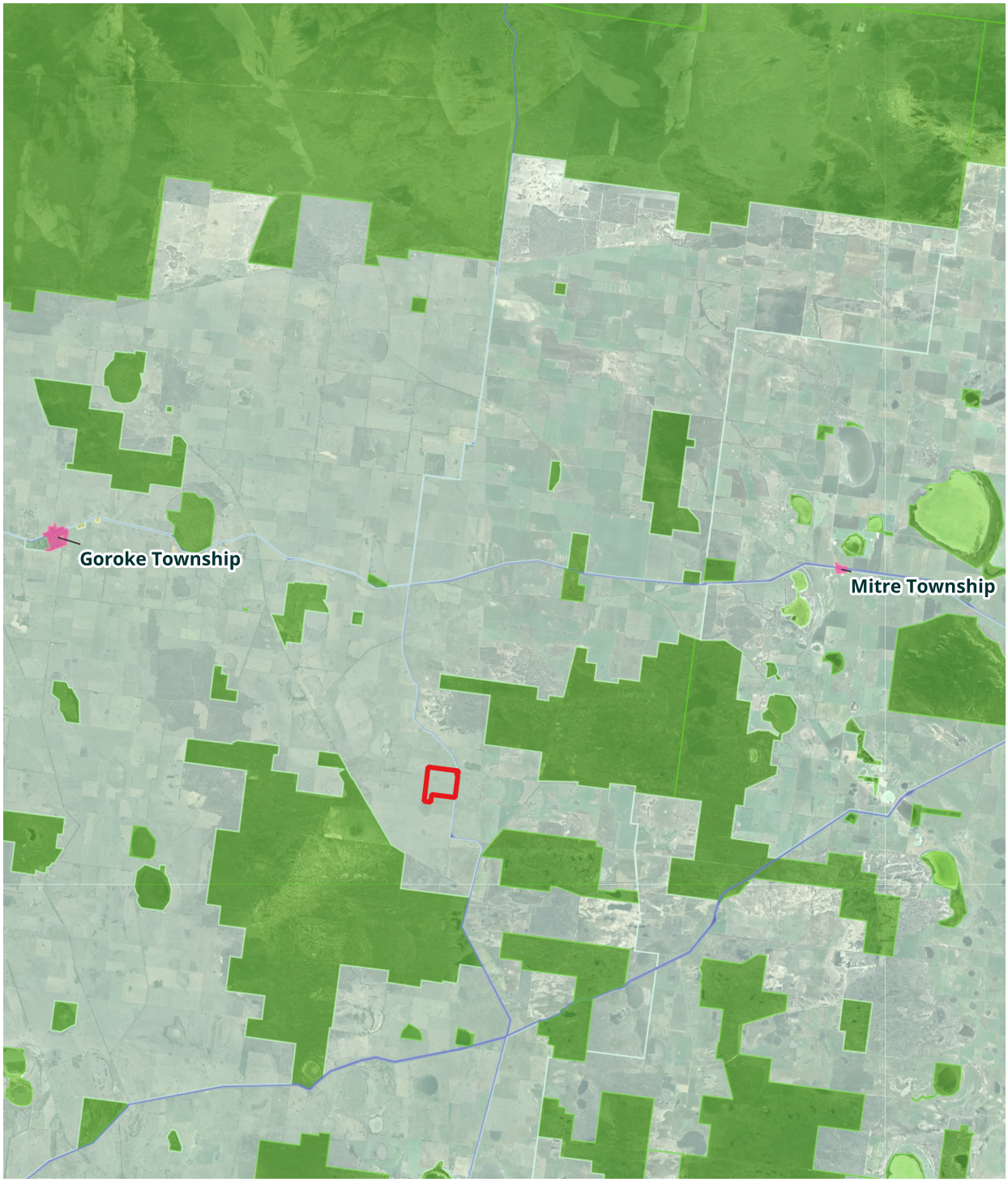
Selected Level 3 assessment

– Complaint assessment
– Odour dispersion modelling

3. Site overview

3.1 Location, land zoning and surrounding land use

The site is located at 5488 Nhill-Harrow Road, Gymbowen, within the West Wimmera Shire Council. The site is currently zoned as Farming Zone and the surrounding area is currently zoned as Farming Zone and Public Conservation and Resource Zone under the West Wimmera planning scheme. The site is located approximately 14 km southeast of the Goroke Township and approximately 15 km southwest of the Mitre Township. An aerial image of the site relative to the townships and land zonings are shown in Figure 1.



Legend

- Site boundary
- Townships
- Farming Zone
- Public Conservation and Resource Zone

Paper Size ISO A4
0 2 4 km

Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

GHD

T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Site Location

Project No. **12613737**
Revision No. **-**
Date. **05/07/2023**

FIGURE 1.0

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Print Date: 05/07/2023

Data Source: Google Earth Imagery 2023.
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3.2 Sensitive receptors

The definition of a sensitive receptor or sensitive land use is defined by EPA[5] as:

'Any land use that requires a focus on protecting human health and wellbeing, local amenity and aesthetic enjoyment." Examples of such sensitive land uses include but not limited to, '*dwellings, hospitals, aged care facilities, education centres, childcare centres, places of worship, corrective institutions'*.

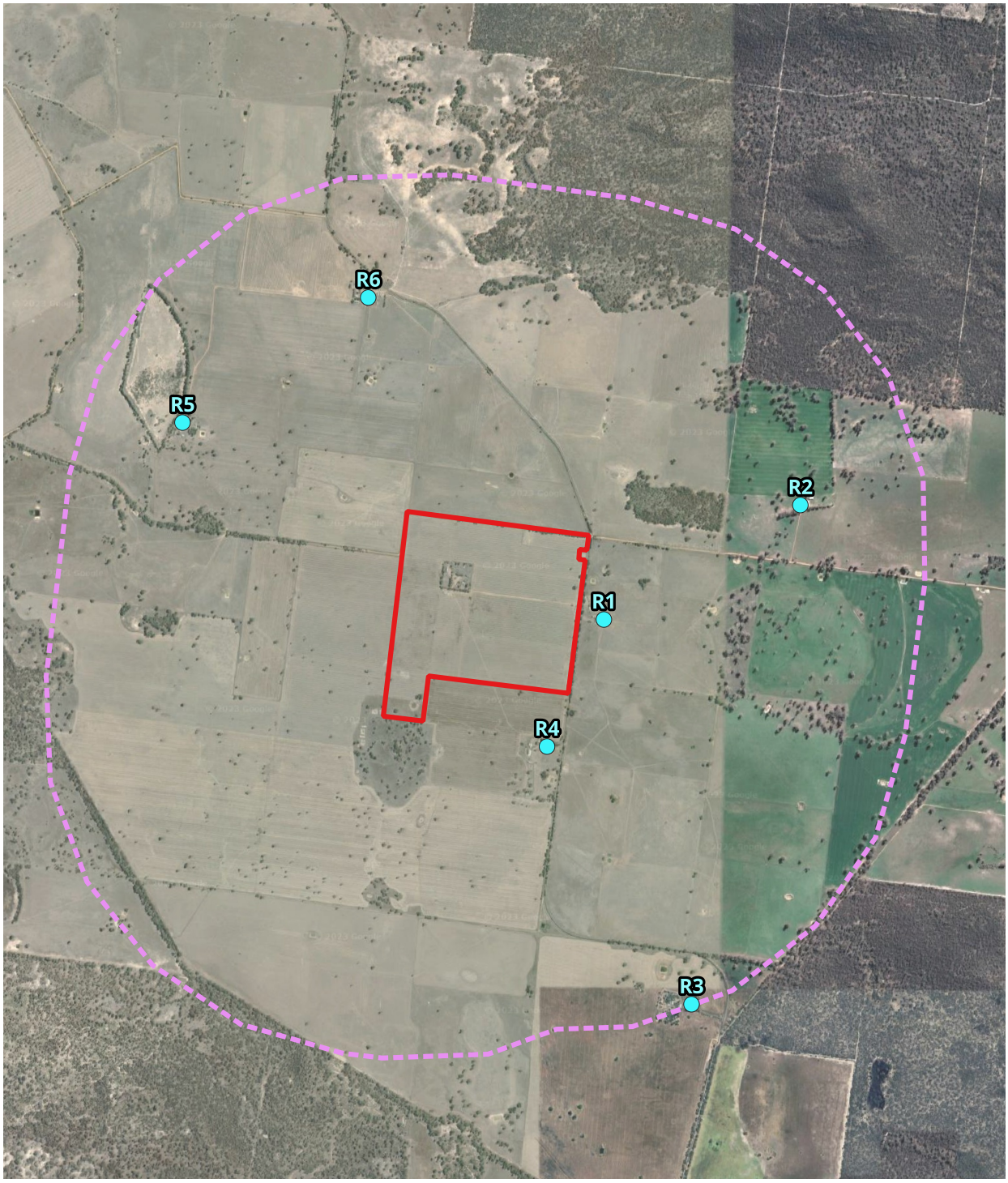
Based on the above, sensitive receptors were identified within 2 km of radius from the site as this is generally considered the distance at which sensitive receptors are likely to experience odour nuisance from an odour source. All sensitive receptors identified are rural farm houses located on lands zoned as Farming Zone, and are presented in Table 1 and graphed in Figure 2. The nearest existing sensitive receptor (R1) is currently located 156 m east of the site boundary. Note that receptor R4 is a property owned by T&L.

It should be noted that the sensitive receptors are identified based on publicly available aerial imagery provided in Google Earth and Google Maps at the time this assessment is undertaken. The receptor addresses are verified using VicPlan[6].

Table 1 Sensitive receptors identified within approximately 2 km radius from the site boundary

Receptor	Address	UTM 54 x (m)	UTM 54 y (m)	Distance from site boundary (m)	Direction relative to the site boundary
R1	5493 Nhill-Harrow Road	556532.9	5927387.8	156	E
R2	117 Morgans Road	557688.5	5928073.3	1,259	ENE
R3	5810 Nhill-Harrow Road	557047.2	5925132.7	1,971	SSE
R4	5570 Nhill-Harrow Road (Property of T&L)	556196.0	5926650.7	329	S
R5	5244 Nhill-Harrow Road (within the same property parcel lot as R6)	554048.2	5928559.4	1,424	WNW
R6	5244 Nhill-Harrow Road (within the same property parcel lot as R5)	555142.4	5929295.9	1,281	NNW

[5] EPA Publication 1949, Separation distance guideline (2022)
[6] https://mapshare.vic.gov.au/vicplan/ - Last access July 2023



Legend

Site boundary
2 km radius from boundary
Sensitive receptors

Paper Size ISO A4
0 0.5 1 km
Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

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T&L Bourchier Pty Ltd
5488 Nhill-Harrow Road lamb feedlot

Sensitive receptors

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FIGURE 2.0

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4. Site overview

4.1 Proposed process

The site proposes to have two turnovers of 28,000 lambs between September and May (nine months) each year, and no lambs are proposed to be kept onsite between June and August. The main activity undertaken at the site during feed lotting seasons are listed below:

Arrival and Weighing

Upon arrival at the feedlot, lambs are weighed and identified with a unique tag. The average weight at arrival is 40 kg. The lambs are then sorted into groups based on weight and age.

Housing

The lambs are housed in pens or feedlot bays, which are designed to provide adequate space, ventilation, and drainage. The pens are bedded with straw or other materials to provide a source of rough age. At the end of the season, the pen floors are cleaned to remove manure that has collected over the season. The pens are designed with an elevated with a midpoint that drains outward to swoon drains for collection.

Feeding

Lambs in the feedlot are fed a diet consisting of a corn (30%), beans (40%), almond husk (10%) and malted barley (20%). The feed is formulated to provide the necessary nutrients and energy for growth and weight gain. The roughage, such as hay or silage, is provided to promote rumen health and aid in digestion.

Watering

Groundwater is pumped and provided to the lambs at all times. Automatic watering systems are used to ensure a constant supply of water. Watering troughs are constructed on elevated concrete pads.

Health Management

Feedlot lambs are closely monitored for signs of illness or disease. They are vaccinated upon arrival and receive additional treatments as needed. Regular health checks are conducted to ensure that any issues are identified and addressed promptly.

Growth and Weight Monitoring

Lambs are regularly weighed to monitor their growth and weight gain. The feed ration is adjusted based on their weight gain and other factors. Lambs are fed until they reach 60 kg of liveweight. This indicates that at the end of each cycle, the proposed site is expected to hold a maximum of 28,000 Standard Sheep Unit (SSU)[7].

Transport

After the lambs have reached the desired liveweight of 60 kg, they are transported off site for processing.

4.2 Proposed operational hours

During operational phase, the site proposes to have two turnovers of 28,000 lambs between September and May (nine months) each year. The main tasks which will occur at the site during these nine months, and their proposed operating hours are listed below:

– Monday – Sunday, 06:00 and 18:00
  Feed preparation and distribution, livestock handling, induction and dispatch, pen cleaning and manure management.

  Monday – Sunday, outside normal working hours
  Some heavy vehicle movements are likely to occur, (for example in summer), it is desirable to transport livestock either at night or in the early hours of the morning for animal welfare reasons.

[7] One SSU refers to a sheep or lamb with a liveweight of 60 kg.

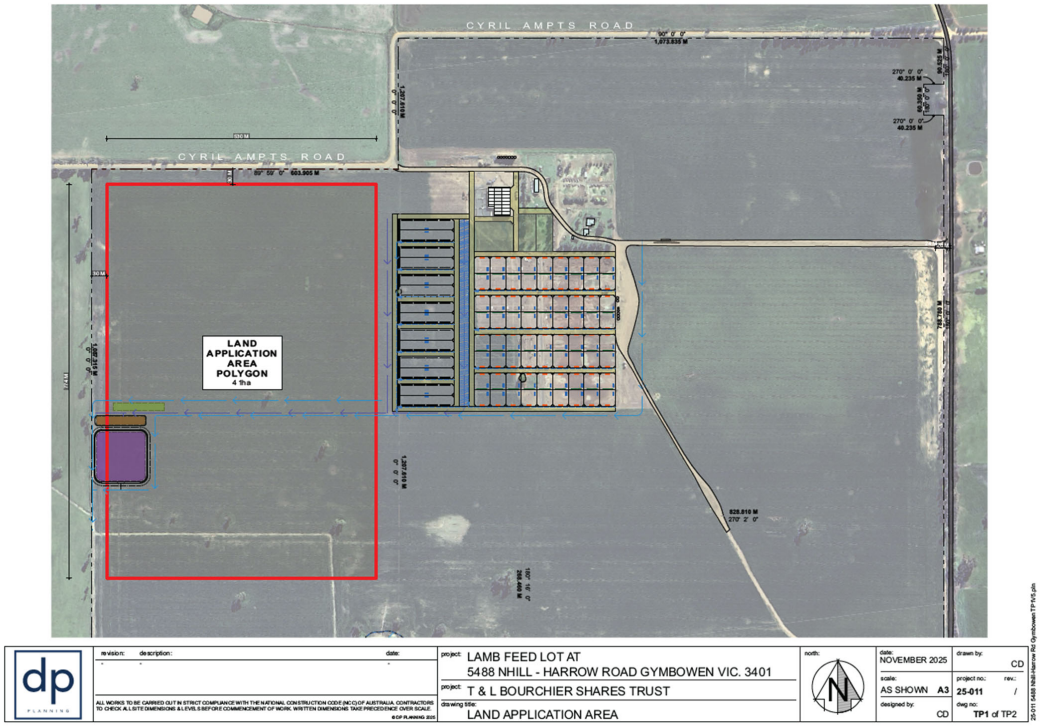
Monday – Friday, 06:00 and 18:00
The Feedlot would be active. Weekend operation would occur between similar hours for feeding.

Monday – Friday, 07:00 and 17:00, with only minor exceptions for weekends during local harvest times
Grain deliveries and feed movements onsite.

4.3 Proposed site layout

Based on the information provided by SPM on 7 November 2025, there will be seven (7) induction pens and seventy-two (72) open-air feed pens constructed south of the existing buildings on the site. The 72 feed pens each has an area of 1,019.37 m^2 (33 m X 30.89 m). It is proposed that there will be a holding pond which collects runoffs of lamb effluents via the spoon drains. At the end of each cycle, the pens are cleaned out to produce approximately 100 m^3 of manure which will be moved to the composting pad.

The proposed site layout showing the proposed feed pens, induction pens, irrigation area, holding pond and composting pad where manure and mortality stockpiles are placed are shown in Figure 3.


CYRIL AMPTS ROAD
CYRIL AMPTS ROAD
LAND APPLICATION AREA POLYGON
4 Ha
826.810 M
270° 0' 0"
dp
PLANNING
revision:
description:
date:
project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401
project: T & L BOURCHIER SHARES TRUST
drawing title: LAND APPLICATION AREA
north:
date: NOVEMBER 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no.: TP1 of TP2

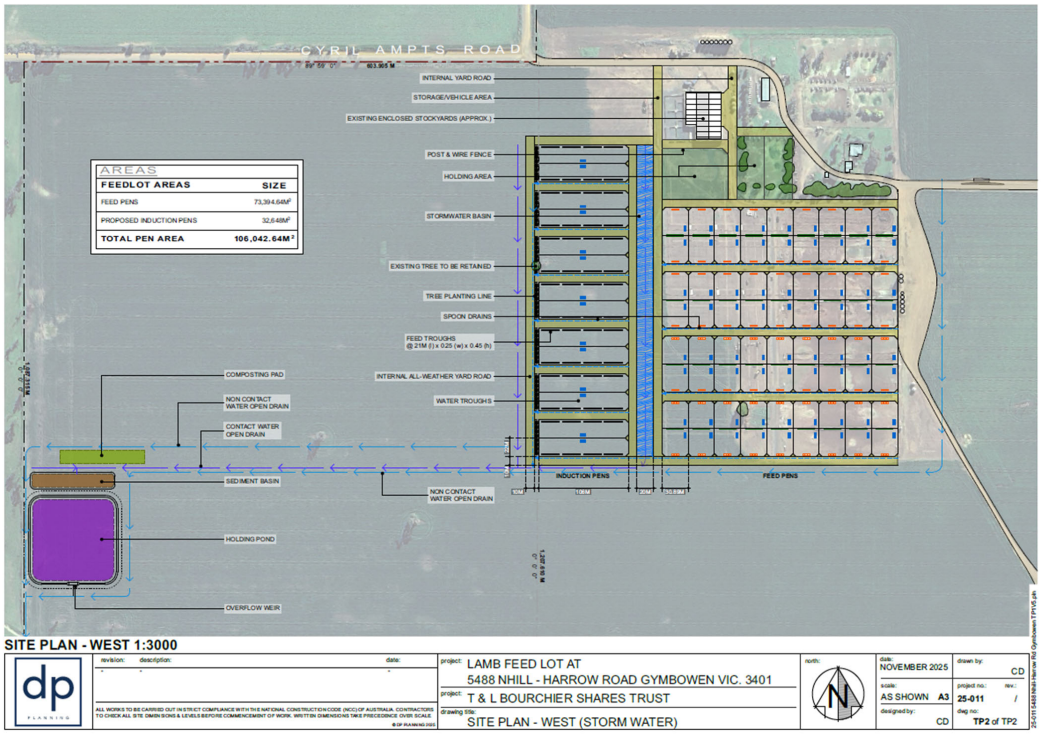


Figure 3 ***Proposed site layout plan showing the locations of feed pens relative to other features on at the site (provided by SPM in November 2025)***

4.4 Sources of odour

The main sources of odour are as follows:

- Feed pens
- Holding pond
- Lambs themselves
- Effluent – the pens are sloped either side of the bay to allow runoff to be collected by swoon drains and diverted to the holding pond
- Manure composting – pens are cleaned out at the end of the season to produce 100 m^3 of manure that will be moved to the composting area
- Carcass disposal

Induction pens are not considered as one of the main sources of odour as these pens are holding areas for newly arrive lambs before eventually transitioning into feed pens. The time lambs spent in the induction pens are relatively short as compared to the time spent in feed pens.

Individual mortality disposal will occur through on-site composting. Low mortality rates are expected to occur at the feedlot as a result of the high standard of feedlot management and regular checking of lambs including veterinary observation where required. Based on current operations, the mortality rate for the site is expected to be less than 2%. A rate of 2% equates to 560 head per cycle at full capacity. The material generated by the lamb composting process will be incorporated in the routine manure disposal program. An area of the manure stockpile/carcass compost area will be required for this purpose. Some manure and straw will be used to ensure there is sufficient carbon for the carcasses to effectively compost. Composting carcasses will be kept separate from the stockpiled manure to ensure they can be effectively monitored and managed during the active composting phase. In order to break down carcasses, multiple heat cycles are needed. Initially, the pile is left undisturbed until all flesh is no longer visible and only large bones remain. This takes around three months for lamb carcasses. For the second cycle, material is turned to facilitate further breakdown and the moisture content checked and adjusted as necessary. The second heat cycle typically lasts around four weeks. Any large bones that remain after this cycle become brittle and are crushed or added to the next pile for composting. Since effective composting of mortalities is a low odour process, the mortalities composting area is not expected to be a significant odour source.

5. Separation distance – National guideline for intensive sheep and lamb feeding systems

5.1 Derivation of S1 – S4

This sub-section presents the derivation of the composite factor S for the calculation of separation distance of the site from sensitive receptors. The derivation of S1 – S4 is based on the guidance provided in the National procedures and guideline for intensive sheep and lamb feeding systems (National guideline 2011).

5.1.1 S1 – stocking density factor

The stocking density factor S1 is derived from Table 6-3 of the National guideline 2011 based on the following:

– Class of the feedlot (Table 6-8 of the National guideline 2011)

– Stocking density (the number of lambs in a given unit of area at any point in time)

Table 2 below summarises the derivation of S1.

Table 2 Derivation of S1

Factor determining S1	Factor applicable to the site
Class of feedlot	The proposed activity is considered as Class 2 intensive feeding system based on the following: - The permitted stock number is limited by separation distances and environmental impacts - The design standard is high and site is removed from impact locations - Pen floor construction is graded and compacted hard pen floor - Proposed to operate between September and May
Stocking density	Based on information provided by SPM, the size of a pen is 33 m X 30.89 m, and there are 72 feed pens for the proposed feedlot. $Stocking\ density = \frac{(33\ \times 30.89)\ m^2}{(28000/72)} = 2.6\ m^2\ per\ head$
S1 factor based on Class 2 feedlot and stocking density of 2.6 m^2 per head	**51.84**

5.1.2 S2 – Receptor factor

As presented in Section 3.1 and 3.2 of this report, the site and surrounding area are zoned as Farming. It is located at least 14 km from the nearest townships and the nearby receptors are rural farming residences.

Based on Table 6-4 of the National guideline 2011, the receptor type is regarded as rural farm residence or rural school. The receptor factor applicable to this assessment is 0.3.

5.1.3 S3 – Terrain factor

The site elevation is at approximately 170 m above mean sea level. The surrounding area within a radius of 2 km from the site boundary has elevations ranging between 168 m and 180 m. The nearest highest terrain feature is Mount Arapiles, located at least 3 km northeast of the site. The terrain surrounding the site is considered to be flat and the terrain factor applicable to the site is 1.0.

5.1.4 S4 – Vegetation and surface roughness factor

Trees are present along Nhill-Harrow Road, between the proposed activity and the nearest receptor to the east. Further, it is proposed that trees would be planted along the eastern end of the feeding pens as shade trees. These trees can act as a vegetative environmental buffer (VEB). A VEB is generally described as a dense, multiple-row planting of trees, shrubs and grasses positioned downwind of livestock industries to filter, intercept and adsorb particulates (dust) and aerosols (odour) from odour sources resulting in reduced odour impacts.

Based on Table 6-6 of the National guideline 2011, the vegetation and surface roughness factor applicable to this assessment is 0.93 (undulating landscape).

5.2 Separation distance for the proposed lamb feedlot

The site is proposed to accept a maximum of 28,000 lambs at live weight of 40 kg between September and May, and it will transport the lambs offsite once an average weight of 60 kg is reached. For the purpose of this assessment, the maximum number of standard sheep units at any one time is therefore the total number of lambs proposed to be accepted at the site, which is 28,000 lambs. Using the S1, S2, S3 and S4 values derived in sub-sections 6.1.1 – 6.1.4, the separation distance results in the following calculation:

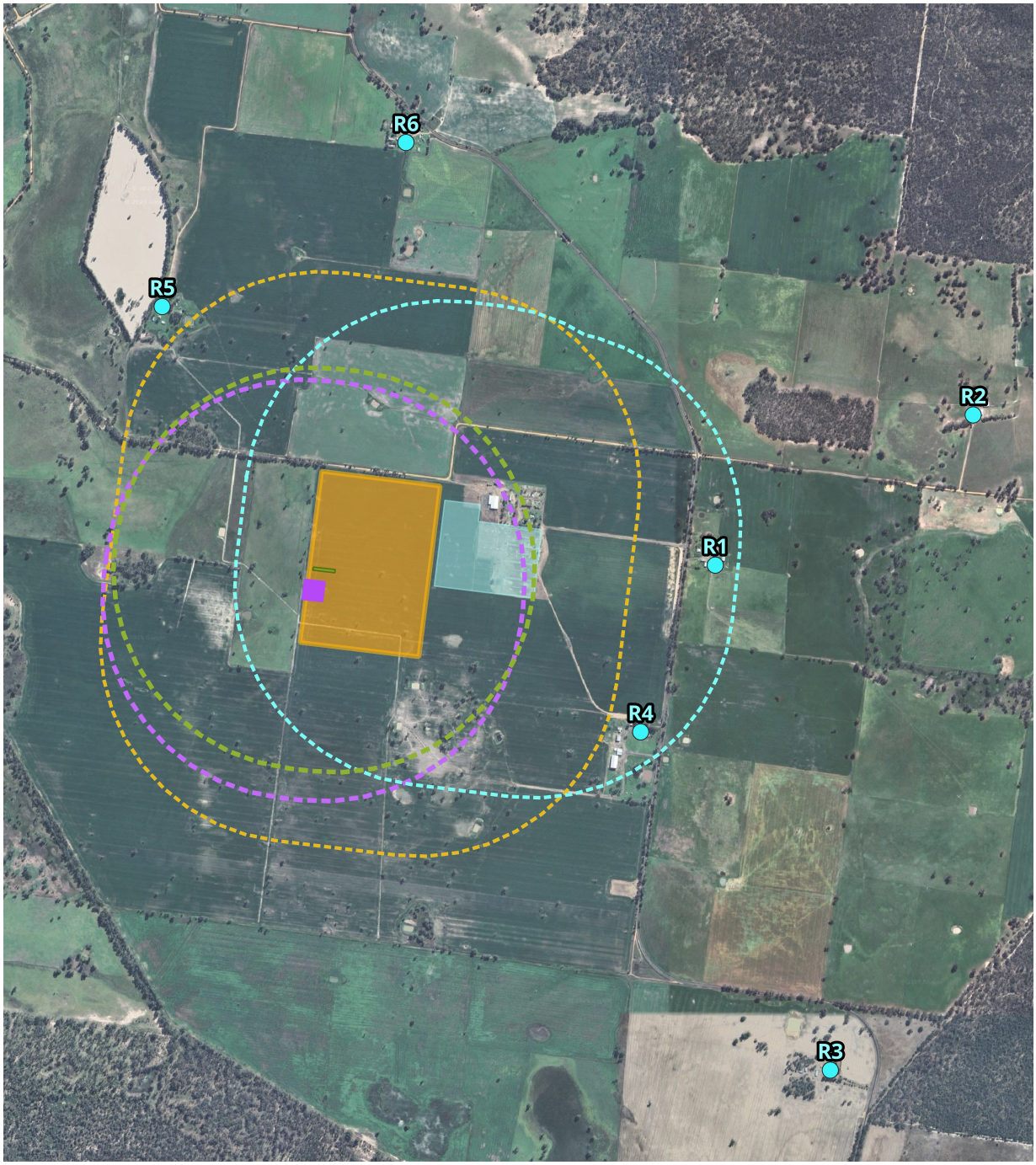
Separation Distance= $\sqrt{(N/7.3)} \times (S1 \times S2 \times S3 \times S4)$

Separation Distance= $\sqrt{(28000/7.3)} \times (51.84 \times 0.3 \times 1.0 \times 0.93) = 896$ **m**

5.3 Implication for the site

The separation distance of 896 m is applied to each facility within the proposed feedlot complex which includes the proposed holding pond, composting pad, irrigation area, induction pen and feed pens. The proposed feedlot activity and the separation distances applied are presented in Figure 4.

Based on Figure 4, the separation distance for the proposed induction and feed pens encompass receptors R1 and R4 (Property of T&L) identified in Section 3.2. No other receptors are within the calculated separation distance.



Legend

- SensitiveReceptors
- **Proposed feedlot activity**
  - Composting pad
  - Induction and feed pens
  - Holding pond
  - Irrigation area
- **Seperation distance (896 m)**
  - Composting pad
  - Induction and feed pens
  - Holding pond
  - Irrigation area

Paper Size ISO A4
0 0.5 1 km
N

Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

GHD

T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Separation distance for the proposed feedlot activity

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FIGURE 4.0

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Print Date: 11/11/2025

Data Source: Google Earth Imagery 2025.
Created By: csim

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6. Level 2 Odour risk assessment

Given one receptor (R1) not owned by T&L is within the calculated separation distance, further assessment has been undertaken to assess the odour risk. EPA Publication 1883 offers three levels of risk assessment to examine the potential for odour impacts to occur from industries. The level 2 assessment uses a source/pathway/receiving environment tool to assess the level of risk from the odour source. This is a qualitative method; however, the outcome of the assessment is quantified with the use of scores determined by the EPA. The scoring of the assessment outcome is based on three attributes:

– Hazard potential of the source (odour source score – OSS)
– Exposure pathway between the source and sensitive locations (odour pathway score – OPS)
– Sensitivity of the receiving environment (odour receiving environment score – ORS)

GHD has applied the steps and tools in the level 2 assessment as outlined in the following subsections.

6.1 Odour Source Score (OSS)

To determine the odour potential of the source, the nature and size of site along with the type of odour emissions are required to be categorised. Table 3 summarises the derivation of OSS for the site.

Table 3 Derivation of scores for OSS

Category applicable to the lamb feedlot	Score
The applicable categories for a lamb feedlot in Appendix A of EPA Publication 1883 are the "intensive farming category for pigs, sheep and chickens" and "feedlots", both categories are regarded to have very high odour potential and hence it has a score of 4.	4
The site is an open-air operation and there are odour mitigation measures in place such as design of the pens being sloped either side of the bay to allow runoff to be collected by swoon drains and diverted to the holding pond. There are also management techniques requiring human intervention. It is proposed that the pen floors are cleaned at the end of the season to remove manure that has collected over the season.	0
Total OSS	**4**

6.2 Odour Pathway Score (OPS)

To determine the effectiveness of the transmission of odour from the potential source to receiving environment, the following categories are considered:

– Distance of receiving environment to the source
– Meteorology of receiving environment to the source
– Terrain and built form within the area
– Hours of operation of odour generating activities

Table 4 summarises the derivation of OPS for the site. The total OPS score is the highest score of all the scores determined in the above categories. **Based on Table 4, the ORS score is 3.**

Table 4 Derivation of scores for OPS

Category type	Selected Category	Score
Distance	Long distance – The receiving environment is kilometres or hundreds of metres from the source	1
Meteorology	Favourable – The winds from West which will place the nearest receptors (R1) downwind of the site have frequency of occurrence of 1.5%.	1
Terrain	Neutral – The site has moderate vegetation surrounding the site and it is on the same altitude as the receiving environment.	2
Hours of operation	High frequency – The odour sources from the site are continuous as the lambs are proposed to be in the open-air pens throughout each cycle.	3
	OPS score (Taken as the maximum score of all the categories)	**3**

6.3 Odour Receiving Environment Score (ORS)

The sensitivity of the receiving environment has two aspects: the overall land use in the receiving environment and the compliance history, social or historical context experienced by people in the receiving environment (where +1 is added to the odour receiving environment score (ORS)).

Land use is based on the land use terms and nesting diagrams in the Victoria Planning Provisions (VPP) groups, which are grouped into three categories. The dwellings surrounding the site boundary are single, isolated dwellings located in a Farming Zone so it can be assumed the receiving environment falls within the agriculture VPP land use term. The receiving environment is therefore classified as low sensitivity, which has a score of 1.

Applying the above rating, the ORS score is 1.

6.4 Final score

A level 2 source pathway receiving environment score (SPR) is achieved by adding the ORS, OSS and OPS scores together. Therefore, based on the above:

– OSS = 5
– OPS = 3
– ORS = 1

The overall Level 2 assessment score = 8, meaning activity is medium risk. A medium risk is categorised as a "borderline case" where one element may influence the risk to be categorised as a low or high score. A level 3 assessment is recommended to fully understand risk.

7. Level 3 Odour risk assessment

A level 3 assessment is defined by EPA in Draft Publication 1883 as "*a detailed risk assessment for issues that are complex or where the other levels of assessment have been exhausted because there is not enough evidence to establish what the odour risk is".* Given the level 2 assessment undertaken by GHD resulted in medium risk, a level 3 assessment has been undertaken to fully understand risk.

EPA recommends that an assessment includes multiple tools in the risk assessment for applications or proposals for new developments where there may be potentially significant odour impacts. This should include the use of site-specific data where possible. The level of detail provided in the detailed assessment should be commensurate with the potential for odour impacts. Table 5 of EPA Publication 1883 provides an overview of the level 3 assessment tools and their applicable scenarios.

GHD notes that currently no operations are undertaken on the site between the months of May and September. Therefor no odour surveillance has been able to be undertaken to inform the level 3 assessment. To inform the past performance odour complaint history is provided.

GHD has provided the following in the following sections below:

– Complaints data analysis
– Meteorology analysis
– Dispersion modelling

7.1 Complaint analysis

T&L has indicated that the site has not received any odour complaints. GHD has also requested odour complaint history from the EPA, however at the time of this report the data has not yet been provided.

7.2 Meteorology

The local meteorology largely determines the pattern of off-site odour impacts. The characterisation of local wind patterns requires accurate site-representative hourly recordings of wind speed and direction over a period of at least 12 months (one year).

The meteorological data used was from the nearest weather station operated by Bureau of Meteorology (BoM) is Edenhope Airport automatic weather station (AWS), located approximately 40 km southwest of the site. The second nearest weather BoM station is Horsham Aerodrome AWS, located approximately 51 km east northeast of the site. GHD considers the meteorology observed at Edenhope Airport AWS to be representative of the site. Further discussion on the selection of representative meteorological station is presented in Appendix A.

GHD has access to meteorological data (five years at 30-minute intervals, between 2018 and 2022) from the Edenhope Airport AWS. However, no cloud data is available from the Edenhope Airport AWS. GHD utilised the cloud data for the same period (at 30-minute intervals) from the Horsham Aerodrome AWS. The surface station data was input into the AERMET configuration.

7.2.1 Long term pattern in wind

The effect of wind on dispersion patterns can be examined using the general wind climate and atmospheric stability class distributions. The general wind climate at a site is most readily displayed by means of wind rose plots, giving the incidence of winds from different directions for various wind speed ranges.

The feature of particular interest in this assessment are the prevailing wind directions and the relative incidence of more stable light wind conditions.

The average wind rose for the data period is shown in Figure 5 and it shows the following features:

- The predominant annual average wind direction is from the west comprising 8.4% of all incident winds, followed by winds from the south (8.1%) and the west southwest (7.5%)
- The average wind speed measured was 3.3 m/s
- The observed wind speed distribution indicates that the largest proportion of light winds (< 2 m/s) are from the south, comprising 2.1% of all incident winds

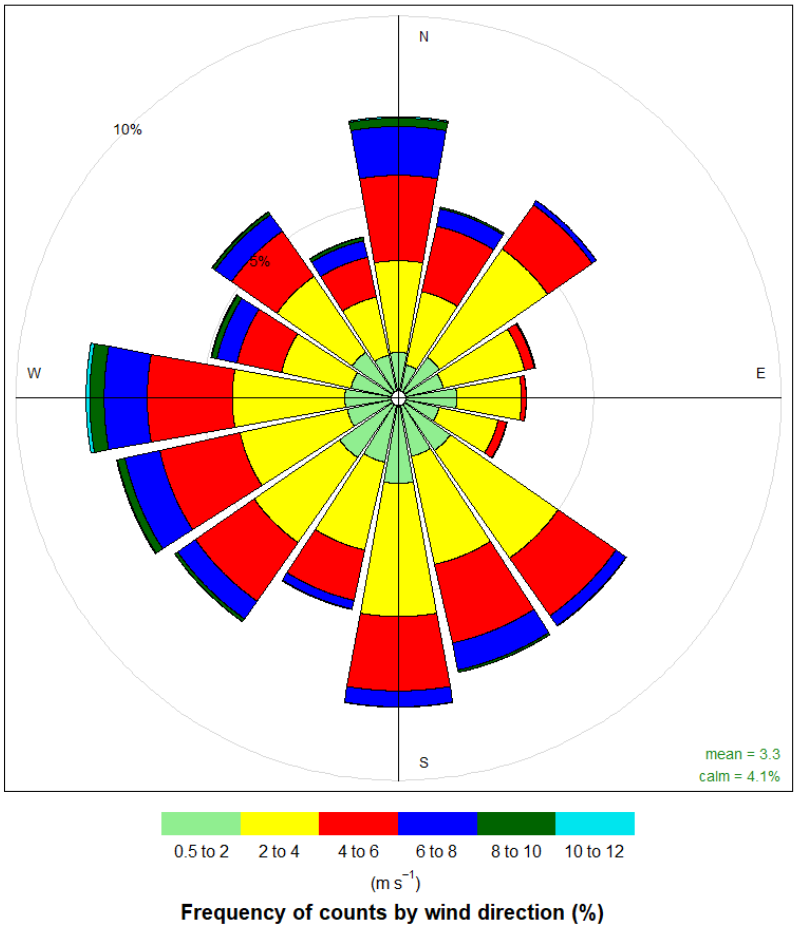


Figure 5 *Wind rose (2018 – 2022) for Edenhope Airport*

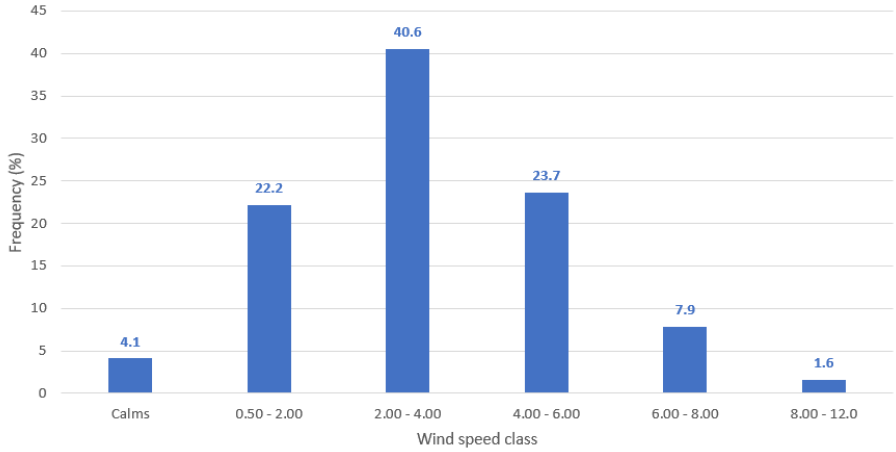


Figure 6 ***Wind class frequency distribution***

7.2.2 Seasonal wind pattern

The seasonal wind roses for the same period (2018 – 2022) are presented in Figure 7 and show that:

- During the summer the predominant wind direction is from the south. Winds from the south comprise of approximately 13% of the total winds.
- During winter, north winds are the most dominant due to pre-frontal northerlies. Northerly winds comprise ~14% of all incident winds.
- Autumn and spring are transitional periods. During these months both summer and winter patterns are observed. Autumn wind patterns are characteristically similar to winter, generally consisting of northerly winds with some southeast components. Spring wind patterns has some similarities to summer wind patterns with an influence from the west. Autumn wind rose has relatively strong south-easterly component while spring wind rose shows strong westerly component.
- The seasonal incidence of light (0.5 m/s – 2 m/s) wind speeds is greatest in winter, comprising approximately 5.1% of wind speeds. The seasonal incidences of light wind speeds for spring, summer and autumn are 3.6 %, 2.5% and 4.9%, respectively.
- As with the annual wind rose, there is a lack of easterly sector winds in all observed seasons.

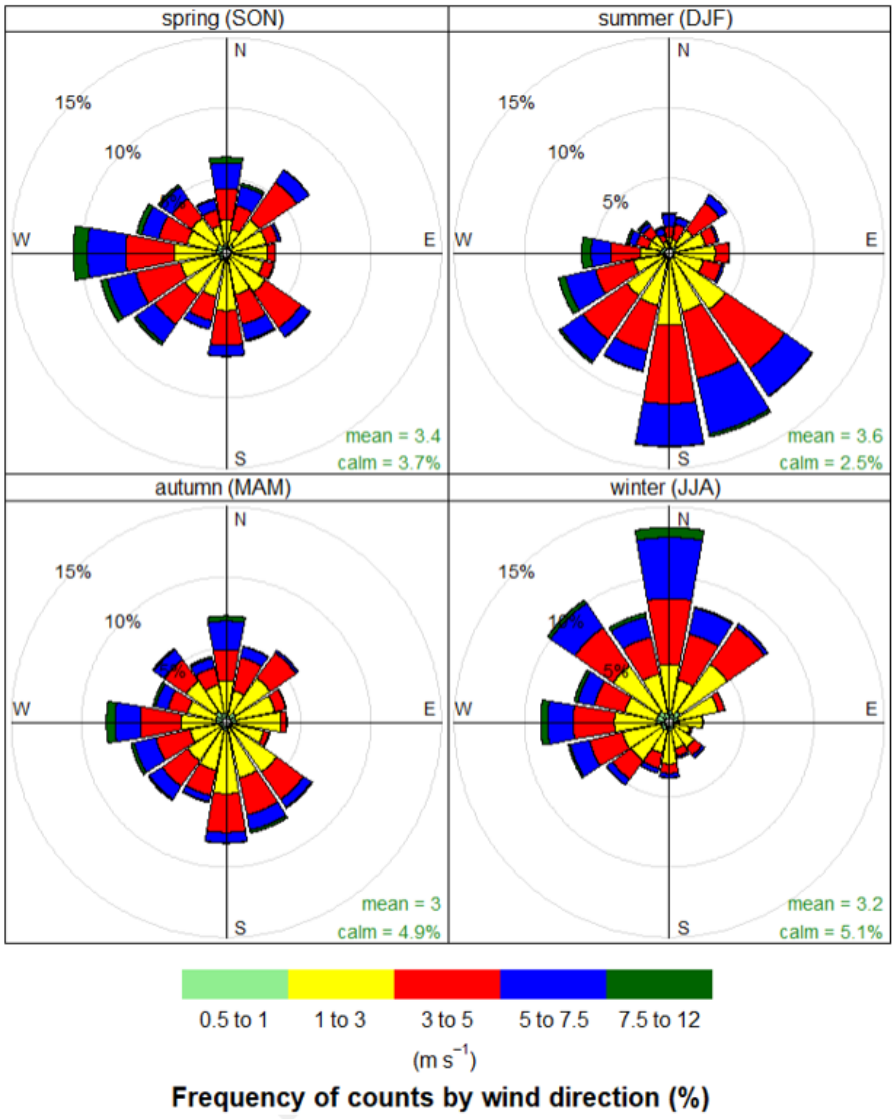


Figure 7 *Seasonal wind roses at Edenhope Airport*

7.2.3 Implications for the site

For odour it is the lighter wind speeds (0.5 m/s – 2 m/s) that are most of interest which result in greatest offsite odour impacts. The greatest incidence of light winds occurs from the south followed by south west and west. Light westerlies would place the nearest receptor to the east of site most at risk. Throughout the five-year period, approximately 1.5% of light westerly winds would place the nearest receptor downwind of the proposed site. Between September and May when the feedlot is proposed to operate, occurrence of light westerly winds is the

highest during autumn (1.6%) and spring (1.6%). The prominent light winds during the proposed operational period are the southerly winds, with occurrence frequency ranging between 2% and 2.6%.

Based on meteorology, it can be concluded that the risk of light winds resulting in odour impacts to the nearby receptors to be low.

7.3 Odour dispersion modelling

As recommended in the EPA Publication 1883, dispersion modelling is one of the Level 3 detailed risk assessment tools which can be used to support the evidence of odour risks of an activity and predict the likelihood of complaint. The purpose of odour dispersion modelling for this assessment is to provide an indication on the potential emission dispersion pattern from the proposed feedlot and the likelihood of odour exposure for the nearby receptors. Modelling can also show the expected change in emissions for a proposed change or upgrade to a premises (relative modelling to determine how impacts from the existing use will change with the upgraded use).

For this assessment, odour dispersion modelling was undertaken using AERMOD, a Gaussian type plume dispersion model developed by the United States Environmental Protection Agency (US EPA) and it is recognised by EPA Victoria as the regulatory model. This section summarises the dispersion model configuration and odour emission rates used for this assessment.

7.3.1 Model configuration

7.3.1.1 AERMET

GHD constructed an AERMOD compatible meteorological data file (metfile) using AERMET based on the meteorological data from BoM stations. AERMET was used in “on-site” observation mode and the regulatory default option of “Adjust Surface Friction Velocity (ADJ_U*) was applied. This is consistent with EPA approved use of the LOWWIND3 option in AERMOD to better resolve the dispersion associated with light wind conditions, in line with the current US EPA AERMOD user guidance advice.

The surrounding directional land use to the site was assessed as being effectively uniform for the determination of atmospheric turbulence values in the dispersion modelling. These are summarised in Table 5.

Table 5 Applied land use categories

Wind sector (degrees)	Land category (EPA Publication 1550)	Season (Average year)	Albedo	Bowen ratio	Surface roughness
0 – 360	Grasslands (95%) Mixed forest (5%)	Summer (Dec, Jan, Feb)	0.18	0.8	0.1
		Autumn (Mar, Apr, May)	0.18	1.0	0.1
		Winter (Jun, Jul, Aug)	0.2	1.0	0.1
		Spring (Sep, Oct, Nov)	0.18	0.4	0.1

7.3.1.2 AERMOD

The key components of the model configuration are summarised below:

– Meteorology and topography:
  - A five year (2018 – 2022) meteorological data file was developed using data from BoM operated AWS at Edenhope Airport and Horsham Aerodrome. The data was processed through AERMET – the meteorological pre-processor for AERMOD.

- Site topography and three-dimensional terrain has been used in the model with 30 m resolution.

– Receptors:
  - A 5 km x 5 km square receptor grid was centred over the site, using a grid resolution of 50 m.
– Source type:
  - GHD has modelled the feed pen and sheep as eight volume sources. All remaining sources (holding pond, manure composting stockpile and mortality composting stockpile) are also modelled as volume sources.
– Modelled hours
  - All sources were modelled for all hours for nine months, between September and May.

    This is a conservative approach when modelling composting pad with manure and mortality composting stockpiles as the stockpiles are unlikely to be present at the site for nine months.

7.3.2 Modelled odour emission rates

7.3.2.1 Odour sources

In a livestock feedlot, the main source of odour is the manure as a result of biological decomposition of the organic matter and the animals themselves. The following are locations are the main odour sources at a livestock feedlot:

– The surface of the feed pen
– Livestock, especially wet livestock
– Holding pond
– Manure composting stockpile
– Mortality composting stockpile

The key factors affecting odour emissions from the feedlot are:

– Stocking density which influences the mass of manure per unit pen area
– Moisture of the pen floor, high moisture content in the manure accelerates anaerobic decomposition or the organic matter
– Temperature, higher temperature can increase the rate of decomposition and result in greater odour production

7.3.2.2 Determination of odour emission rates

As there are no publicly available odour emission testing data for a lamb feedlot, site specific odour emission rates for lamb feedlot are not used in the odour dispersion modelling. The specific odour emission rates (SOER) used in this assessment for lamb feedlot are referenced from the following publicly available literature and odour assessment reports:

– “Investigation into reducing odour emissions from partly loaded sheep vessels whilst in port”, prepared by Professional Agricultural Services Pty Ltd and Published by Meat and Livestock Australia Ltd in 2006 (MLA,2006)
– “Central Victoria Livestock Exchange Odour Impact Assessment”, Planning Panels Victoria Reference Number C185, prepared by ERM for RLX Investment Company in June 2015 (CVLX report,2015).

The referenced SOERs used in this assessment are summarised in Table 6.

Table 6 Referenced SOERs used in this assessment

Source description	SOER	Reference
Pen floor (wet)	0.5 OU.$m^3/m^2/s$	As moist pen floors are more odorous than dry pens, GHD has referenced the SOER for wet, outdoor sheep stockyard from the CVLX report (2015) to account for worst-case odour emission. This is conservative as the outdoor areas will not be wet at all times.
Livestock	1.1 OU.m^3/sheep/s	The livestock itself can be odorous. In MLA (2006) it referenced and verified the actual measurements of odour emissions undertaken by VIPAC (2000)[8] from a freshly loaded and fully enclosed sheep carrier to have a maximum of 1.1 OU.m^3/sheep/s. As the measurements were undertaken at a freshly loaded vessel, the sheep pads were still fresh and were considered less odorous. Hence GHD utilises this value as a conservative SOER to represent odour emission from the livestock only.
Holding pond	0.06 OU.$m^3/m^2/s$	Value referenced from CVLX report (2015) for Facultative ponds. The value adopted was the maximum measured odour emission rate at the Facultative ponds to account for worst-case scenario.
Composting pad	0.5 OU.$m^3/m^2/s$	Composting pad which holds both manure and mortality composting. Value referenced from CVLX report (2015) for sheep waste pile. The value adopted in this assessment was the maximum measured odour emission rate from the waste pile to account for worst-case scenario.

7.3.2.3 Odour emission inventory

The odour emission rates (OER) used in odour dispersion modelling for the site are derived based on the referenced SOERs presented in Table 6. The OERs for this assessment are summarised in Table 7.

[8] "Odour Impact Assessment – Live Export Sheep Ships" Report No. 611176 – Rev 2, prepared by VIPAC Engineers and Scientists in December 2000.

Table 7 Modelled emissions used in dispersion model

Source description	Source type	Source ID	Area (m^2)	Release height (m)	Initial vertical dimension (m)	SOER	OER (OU/s)
Feed pen floor and livestock	Volume	VOL 1 – VOL 16	Each volume source has an area of 4752.7 m^2, with 1750 sheep	0.05	0.1	0.5 $OU.m^3/m^2/s$ and 1.1 $OU.m^3/sheep/s$	Each volume source = 4301.4
Holding pond	Volume	VOL17	8408.7	0.05	0.1	0.06 $OU.m^3/m^2/s$	504.5
Composting pad	Volume	VOL18	1423.5[A]	1	2	0.5 $OU.m^3/m^2/s$	711.8

Note:
A: Composting pad which holds manure and mortality composting.

7.3.3 Modelling results

This section presents the odour dispersion modelling results for this assessment.

The five odour unit (OU) 99.9th percentile 3-minute average of odour modelling results is generally used to assess the predicted downwind odour concentrations during short time worst-case, poor dispersive meteorological conditions. This 99.9th percentile is generally taken as the level that if the odour is obvious and has an offensive character, it may lead to nuisance and resultant complaint.

Table 8 presents the odour impact predicted at the six receptors identified within 2 km radius from the proposed feedlot, showing both the 99.9th percentile and 99.5th percentile 3-minute average odour concentrations. Table 8 also presented the predicted odour impact from the current feedlot at 10,000 lambs and the estimated increase in odour impact as a result of lamb number increase. Figure 8 shows the contour plot for the modelled 99.9th percentile 3-minute average odour concentrations from the proposed feedlot, over five years of modelled meteorology.

Based on the modelling results presented in Table 8 and Figure 8, the following features are observed:

– From the proposed feedlot, the 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at receptors R1, R2, R4 (owned by T&L), R5 and R6.
– From the proposed feedlot, the 99.5th percentile 3-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors.
– The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L).
– Receptors R6 and R3 are least likely to be affected by the odour from the proposed feedlot.

As the 99.9th percentile odour concentrations at R1, R2, R4 (owned by T&L), R5 and R6 are predicted to be above 5 OU, it is important to consider the likelihood of adverse odour impact at the receptors. GHD has undertaken a risk assessment on the identified receptors, presented in Section 7.3.4.

Table 8 Predicted odour impact at nearby receptor

Receptor	Odour impact from 28,000 lamb		Odour impact from 10,000 lamb	Increase in odour impact as a result of lamb number increase (OU)
	99.9th percentile, 3-min average (OU)	99.5th percentile, 3-min average (OU)	99.9th percentile, 3-min average (OU)	
R1	11.9	6.7	4.5	7.4
R2	6.3	2.8	1.9	4.4
R3	4.6	2.2	1.3	3.3
R4 (owned by T&L)	11.5	7.1	5.3	6.2
R5	5.8	3.0	2.0	3.8
R6	5.9	3.4	3.2	2.7

The German standard VDI 3882/1 ‘Determination of Odour Intensity’ is given below in Table 9. The table shows the link between odour level and perceived intensity (a subjective measure) for poultry odour (as reference for livestock). Note that the Weber Fechner Law has been used to find the line of best fit of the individual presentations.

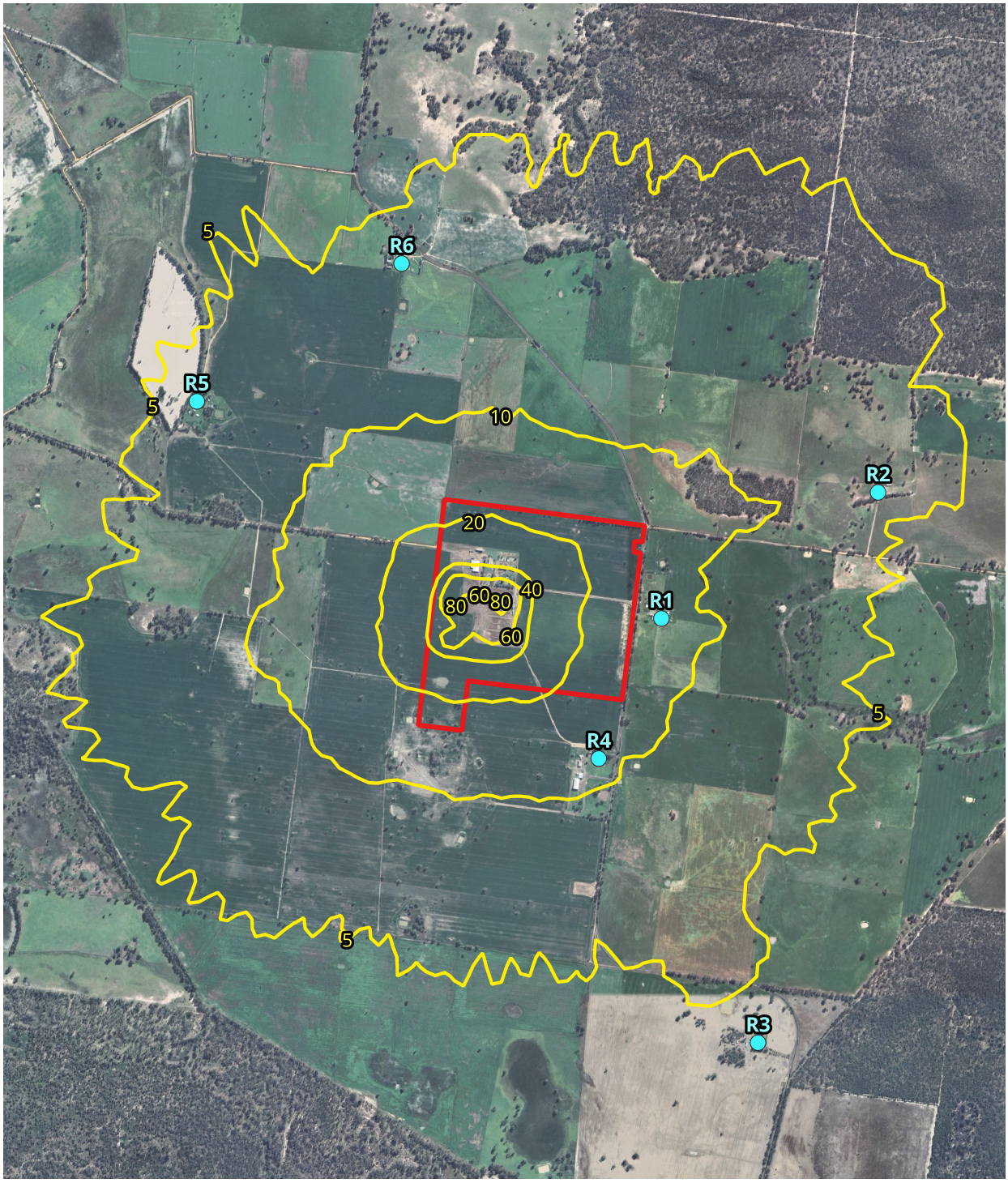
Table 9 Perceived Intensity vs Odour Level – Poultry Odour[1]

Odour Strength	Intensity Level	Concentration[1] OU	Ratio between Intensity levels
Extremely Strong	6	144	2.7:1
Very Strong	5	52	
Strong	4	19	
Distinct	3	7.0	
Weak	2	2.5	
Very weak	1	0.92	
Not Perceptible	0	0.34	

[1] WA DEP 2002, "Odour Methodology Guideline", Table 3 Department of Environmental Protection Perth March 2002

Table 9 shows that for poultry odour, the odour level needs to almost treble before an increase in perceived intensity is registered. This comparatively gradual response to increased odour level is a relevant factor when assessing predicted peak odour levels. Hence this suggests that the increase at all receptors including the largest increase of 7.4 OU at R1 will not be perceived as the factor of increase is below 2.7.

[1] WA DEP 2002, "Odour Methodology Guideline", Table 3 Department of Environmental Protection Perth March 2002



Legend

- Existing site boundary
- Sensitive receptors
- 99.9th %ile 3-min average odour

Paper Size ISO A4
0 0.5 1 km
Map Projection: Transverse Mercator
Horizontal Datum: GDA94
Grid: GDA94 MGA Zone 54

N

GHD

T&L Bourchier Pty Ltd

5488 Nhill-Harrow Road lamb feedlot

Predicted offsite odour impact for proposed feedlot (28,000 lambs)

Project No. **12613737**
Revision No. **-**
Date. **11/11/2025**

FIGURE 8.0

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7.3.4 Risk assessment

As shown in Section 7.3.3, the predicted 99.9th percentile concentrations at R1, R2, R4, R5 and R6 are predicted to be above 5 OU. GHD has undertaken a risk assessment to assess the likelihood of adverse impact from the proposed feedlot of 28,000 lambs on the identified receptors.

At the time this assessment was undertaken, there are no established risk assessment for assessing odour impact using predicted results from odour dispersion model. GHD has therefore adopted the assessment for risk of odour exposure presented in Section 6.3 of EPA Publication 1883 – *Risk of Offensive Odour using Area Surveillance Method* to assess the likelihood of the identified receptors in experiencing offensive odour from the feedlot.

7.3.4.1 Method

The risk of offensive odour (area surveillance method) assessment outlined in EPA 1883 involves four steps when assessing the likelihood of the receiving environment in experiencing offensive odour. The description of each step, the method used and its application to this assessment are summarised in Table 10.

Table 10 Summary of recommended methods used when undertaking risk of offensive odour assessment

As described in EPA Publication 1883			Application to this assessment
Step	**Description**	**Method**	
1	Determining when source odours have been confirmed	This step is to determine if an odour was recognized, there are single or multiple odours and if the odours were obvious or subtle. The odour character is determined using Appendix B of EPA Publication 1883.	As discussed in Section 9 of this report, the main odour source is sheep urine and manure and livestock. The odour character from the feedlot is categorised to have an "Unwelcome character". GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile 3-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU.
2	Determining the frequency at which source odours were confirmed for each odour character and its associated offensiveness potential	In EPA Publication 1883, the frequency of odour occurrence is determined from odour surveillance.	As there were no odour surveillance undertaken at the current site, GHD determines the frequency of odour occurrence based on the number of hours the 99.9th percentile 3-minute average maximum odour concentration has exceeded the 5 OU 99.9th percentile at all identified receptors.
3	Combining odour frequency with odour character and intensity to determine the likelihood of odour exposure at a given point or series of points (for example in a suburb or a block)	This step involves determining the risk of odour exposure by combining odour character, intensity and frequency using Table 11, Table 12 and Table 13 from EPA Publication 1883. These tables are presented in this report as Figure 9, Figure 10, Figure 11, respectively.	As described in method.

As described in EPA Publication 1883			Application to this assessment
Step	**Description**	**Method**	
4	Combining the likelihood of odour exposure with the sensitivity of the receiving environment to determine the overall risk that there will be offensive odour impacts.	This step assesses the land use of the site where odour is observed and the associated beneficial uses. The overall risk of offensive odour is determined using Table 14 and Table 15 from EPA Publication 1883, based on the surrounding land use and the risk of odour exposure outcome determined in Step 3. Table 14 and Table 15 from EPA Publication 1883 are presented here as Figure 12 and Figure 13, respectively as a reference.	Land use is based on the land use terms and nesting diagrams in the Victoria Planning Provisions (VPP) groups, which are grouped into three categories. The dwellings surrounding the site boundary are single, isolated dwellings located in a Farming Zone so it can be assumed the receiving environment falls within the agriculture VPP land use term. The receiving environment is therefore classified as low sensitivity.

	Negligible exposure	Almost no chance of odour exposure
	Low exposure	Odour exposure unlikely
	Moderate exposure	Likely chance of odour exposure
	High exposure	Highly likely to have odour exposure
	Very high exposure	Odour exposure near certain

Figure 9 *Risk of odour exposure potential – colour key. This is Table 11 from EPA Publication 1883.*

Frequency	Hours per year (indicative)	Obvious odour character		
		unsafe	unwelcome	innocuous
0.5 - 2.0%	< 200			
2.1% - 6.0%	200 to 525.			
6.1% - 10%	526 to 875			
> 10%	(> 875 hrs/yr.)			

Figure 10 *Risk of odour based on character, obvious odour intensity and frequency of predicted odour. This is Table 12 from EPA Publication 1883.*

Frequency	Hours per year (indicative)	Subtle odour character (Obvious odour is < 2%)		
		unsafe	unwelcome	innocuous
0 - 2.0%	< 200			
2.1% - 6.0%	200 to 525.			
6.1% - 10%	526 to 875			
> 10%	(> 875 hrs/yr.)			

Figure 11 Risk of odour based on character, subtle odour intensity and frequency of predicted odour. This is Table 13 from EPA Publication 1883.

Rating	Likelihood of offensive odour
Very high	Almost certain
High	Highly likely
Moderate	Likely
Low	Unlikely but still possible

Figure 12 Risk of offensive odour key. This is Table 14 from EPA Publication 1883.

	Receiving environment sensitivity		
Risk of odour exposure	High	Medium	Low
Very high exposure	Very high	High	Moderate
High exposure	High	High	Moderate
Moderate exposure	High	Moderate	Low
Low exposure	Moderate	Moderate	Low
Negligible exposure	Low	Low	Low

Figure 13 Risk of offensive odour. This is Table 15 from EPA Publication 1883.

7.3.4.2 Risk assessment outcome

The overall risk of offensive odour impact at the identified receptors are derived using the method described in Section 7.3.4.1 and summarised in Table 11. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the locations are unlikely to experience offensive odour.

Table 11 Risk of offensive odour

Receptor	Land use sensitivity	99.9th percentile	Odour intensity[1]	Number of 5 OU exceedance over five years	Frequency (%)	Risk odour exposure potential	Risk of offensive odour
R1	Low	11.9	Obvious	301	0.7	Moderate	Low
R2	Low	6.3	Obvious	105	0.2	Low	Low
R3	Low	4.6	Subtle	34	0.1	Negligible	Low
R4	Low	11.5	Obvious	344	0.8	Moderate	Low
R5	Low	5.8	Obvious	89	0.2	Low	Low
R6	Low	5.9	Obvious	96	0.2	Low	Low

Note:
1. GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile 3-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU.

7.3.5 Summary

The odour modelling results show the following features:

– The 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at receptors R1, R2, R4, R5 and R6.
– The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L). However, the modelled increases are unlikely to be perceived as the odour level needs to almost treble before an increase in perceived intensity is registered.
– The 99.5th percentile three-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors. Receptors R6 and R3 are least likely to be affected by the odour from the proposed feedlot.

Using the odour dispersion modelling results, GHD has undertaken a risk of offensive odour assessment to assess the likelihood of the identified receptors in experiencing offensive odour from the proposed feedlot. GHD has categorised the intensity of odour experienced at each receptor based on the maximum 99.9th percentile three-minute average odour concentration predicted at the receptor. Obvious odours are odour concentrations predicted to be above 5 OU. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the receptors are unlikely to experience offensive odour.

It should be noted that as there are no site-specific odour emission rates available, conservative odour emission rates from publicly available literature and assessment report were used to simulate worst-case scenario. This includes using wet area sheep stockyard emissions even though the outdoor areas will not be wet at all times. The livestock emissions are also considered conservative as they would also include some manure odour within the measurements taken at a freshly loaded vessel. Further, all sources were modelled for all hours for nine months, between September and May. This is a conservative approach particularly when modelling the composting pad with manure and mortality composting stockpiles as the stockpiles are unlikely to be present at the site continuously for nine months. It is considered that the odour emission rates and modelled hours are conservative and that the odour concentrations experienced at the receptor locations are likely to be lower than predicted.

8. Conclusions and recommendations

8.1 Conclusions

GHD Pty Ltd (GHD) has been engaged by Sustainable Project Management (SPM), acting for T&L Bourchier Pty Ltd (T&L), to conduct an odour assessment in accordance with EPA Publication 1883 – *Guidance for assessing odour* (EPA, 2022) for a lamb feedlot located at 5488 Nhill-Harrow Road, Gymbowen, 3401, Victoria (the site).

GHD understands that T&L currently owns a feedlot with the capacity of 28,000 lambs, between September and May each year. The average liveweight of sheep accepted into the feedlot is proposed to be 40 kg and the sheep will be transported offsite once the sheep reach 60 kg of liveweight.

Separation distance

Applying the S-factor method provided in the National procedures and guideline for intensive sheep and lamb feeding systems (2011), GHD has determined a separation distance of 896 m for the proposed feedlot. This calculated separation distance encompassed two sensitive receptors R1 and R4 (owned by T&L) identified within 2 km radius from the proposed feedlot.

Level 2 odour risk assessment

The overall Level 2 assessment scores a total of 8, meaning the proposed feedlot activity is medium risk. A medium risk is categorised as a “borderline case” where one element may influence the risk to be categorised as a low or high score. A level 3 assessment is recommended to fully understand risk.

Level 3 odour risk assessment

T&L have indicated that the site has not been the subject of odour complaints in the past. This suggests that the site has not caused odour issues historically.

The odour impact from the proposed feedlot on the surrounding environment was assessed using AERMOD model. The 99.9th percentile three-minute average off-site odour concentrations over five years of modelled meteorology. The 99.9th percentile offsite concentrations are predicted to be above the 5 OU 99.9th percentile at three nearest receptors, namely R1, R2, R4 (T&L owned property), R5 and R6. The increase in odour impact, as a result of increase in lamb numbers, is most prominent at R1, followed by R4 (owned by T&L) . However, the modelled increases are unlikely to be perceived as the odour level needs to almost treble before an increase in perceived intensity is registered.

The 99.5th percentile three-minute average odour concentrations at the receptors show that R1 and R4 are more likely to experience subtle to obvious odour from the proposed feedlot than other receptors. Receptors R2 and R3 are least likely to be affected by the odour from the proposed feedlot.

Based on the conservative odour modelling results, a risk of offensive odour assessment (taken as 5 OU) was undertaken to assess the likelihood of the identified receptors in experiencing offensive odour from the proposed feedlot. The risk assessment results indicate that the risk of offensive odour is low at the identified receptor locations, meaning the locations are unlikely to experience offensive odour.

Conclusion

Based on the conservative odour modelling results, odour from the proposed feedlot is more likely to affect the nearest receptors R1 and R4 (T&L owned property). The risk of offensive odour assessment shows that the likelihood of the nearby receptors to experience offensive odour is low.

8.2 Recommendations

GHD recommends a field odour surveillance program upon commissioning of the expanded site to 'ground truth' the odour risk at the receptors from the lamb feedlot at 28,000 lambs. The odour surveillance would also provide evidence on the effectiveness of the existing vegetation surrounding the site and along Nhill-Harrow Road.

The surveillance campaign should involve two trained consultants (in accordance with AS4323.3) assessing whether odour is detected by 'sniff' surveying the area during a range of wind conditions. The program should be conducted in accordance with the EPA Victoria's methodology outlined in EPA Publication 1881 Guidance for field odour surveillance. During the field odour surveys, odour intensity ratings would be recorded to provide an understanding of the time varying intensity at a survey location. The developed methodology is designed to investigate the extent, intensity, character, and frequency of odours, and is an effective forensic tool in understanding the ambient odour environment and the subsequent odour risk to the surrounding area.

Appendices

Appendix A

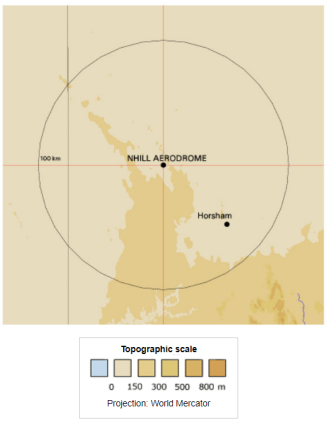
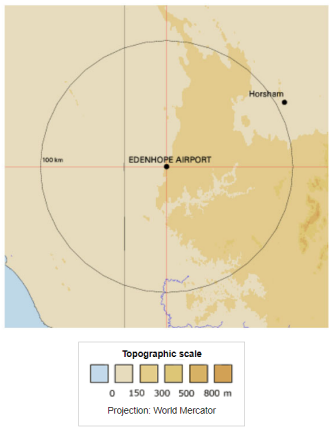
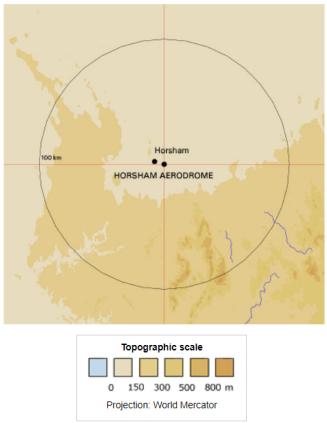
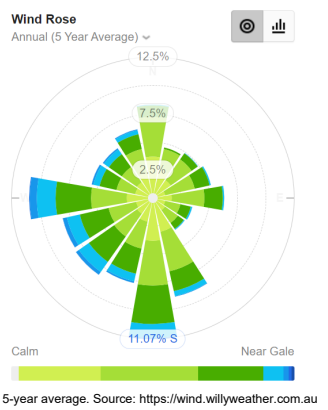
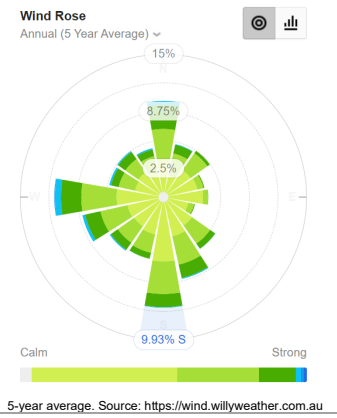
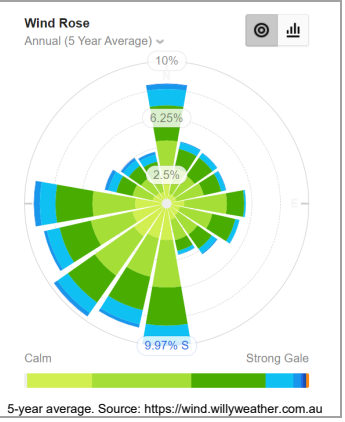
Selection of meteorological station

A-1 Selection of representative meteorological station

5488 Nhill-Harrow Road (the site) is located at an elevation of 174 m, at the Wimmera rolling plains. Nhill Aerodrome and Edenhope Airport meteorological stations are both located on the rolling plains while Horsham Aerodrome is located outside of the rolling plains, on the flat plain landform.

GHD considers the meteorology observed at Edenhope Airport AWS to be more representative of the site due to the similarity in topography and elevation and its distance to the site being the shortest. The elevations, topographies and their respective five-year annual windroses at Nhill Aerodrome AWS, Edenhope Airport AWS and Horsham Aerodrome AWS are summarised in Table A.1 for comparison. From Table A.1, the five-year windroses from Nhill Aerodrome and Edenhope Airport AWS have similar long term wind patterns, indicating that the site (located in between the two stations) would experience similar meteorology. Further, higher frequencies of calm winds were observed at Edenhope Airport AWS than those at Nhill Aerodrome, indicating that the use of Edenhope Airport AWS provides a more conservative assessment when assessing the occurrence of poor dispersive environment for the site.

Table A.1 ***Comparison of elevation, topography and 5-year annual windrose between Nhill Aerodrome AWS, Edenhope Airport AWS and Horsham Aerodrome AWS***

Nhill Aerodrome (Station ID: 078015)	**Edenhope Airport (Station ID: 079099)**	**Horsham Aerodrome (Station ID: 079100)**
55 km SW of the site	40 km SW of the site	51 km ENE of the site
-36.3093, 141.6486	-37.0222, 141.2657	-36.6699, 142.1733
Elevation: 139 m	Elevation: 155 m	Elevation: 134 m
 Source: Bureau of Meteorology	 Source: Bureau of Meteorology	 Source: Bureau of Meteorology
 5-year average. Source: https://wind.willyweather.com.au	 5-year average. Source: https://wind.willyweather.com.au	 5-year average. Source: https://wind.willyweather.com.au

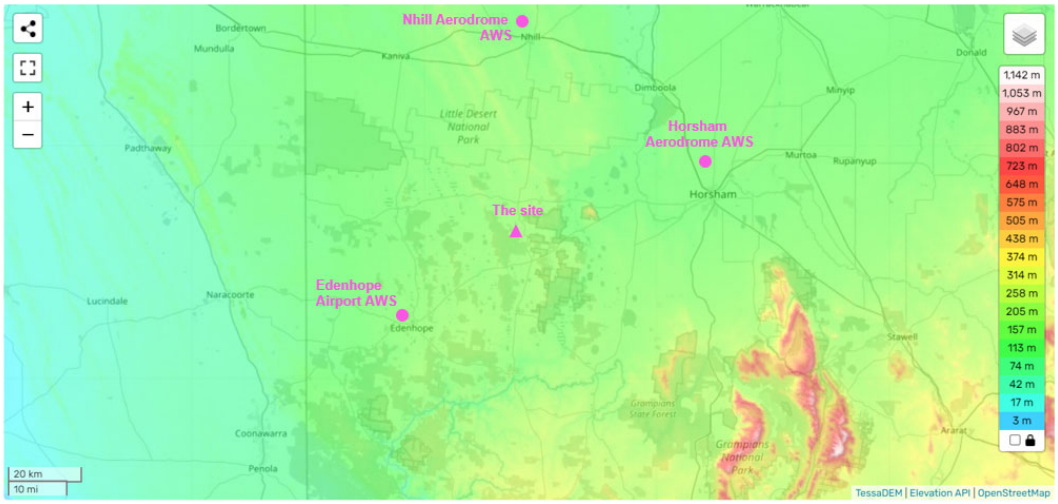
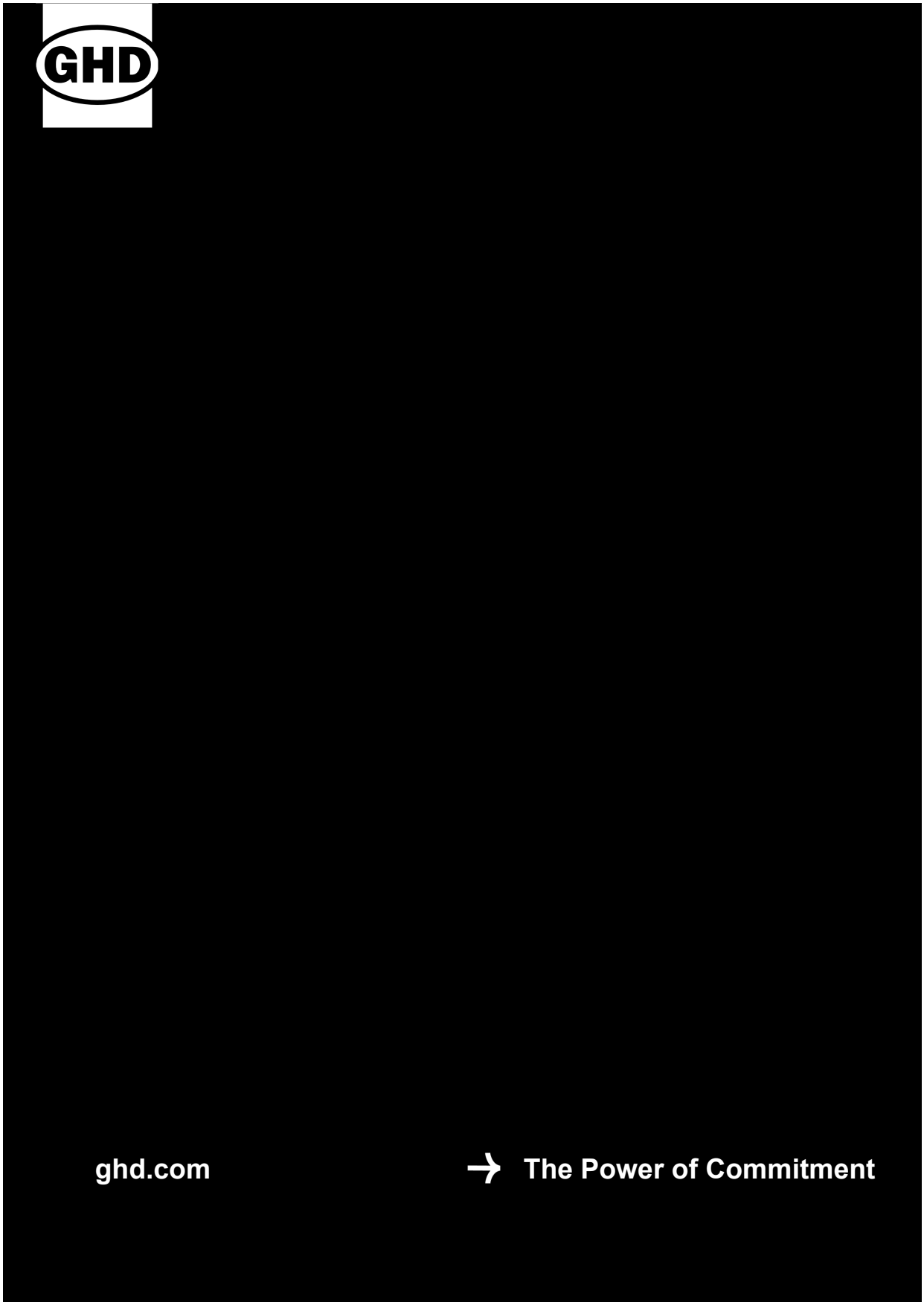


Figure A.1 *West Wimmera topographic map. Source: topographic-map.com*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APPENDIX H: SOIL SAMPLE TESTING REPORT (DOUGLAS PARTNERS)

Douglas PARTNERS | GROUNDED EXPERTISE

T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd
Gymbowen, VIC 3401

Attention: Tom Bourchier
Email: tlbourchier@gmail.com

Project 221929.01
6 May 2025
R.001.Rev0
SS/AR

Report on Additional Soil Sample Testing
Feedlot Expansion
5570 Nhill-Harrow Rd, Gymbowen VIC

1. Introduction

This report prepared by Douglas Partners Pty Ltd (Douglas), presents the results of additional soil sample testing undertaken for the feedlot expansion project at 5570 Nhill-Harrow Rd, Gymbowen VIC. The investigation was commissioned by email instruction to proceed dated 25 March 2025 from Tom Bourchier of T&L Bourchier Shares Trust and was undertaken in accordance with Douglas' proposal 221929.01.P.001 dated 6 March 2024.

Douglas previously undertook an investigation at the site, reference 221929.01.R.001.Rev1 dated July 2023. Reference should be made to the previous report for information on the proposed development, site description, ground conditions, and geotechnical advice.

It is understood a new location for a dam is proposed at the site, in an area that was not previously tested by Douglas. Three additional soil samples were collected by the client and submitted to Douglas for laboratory testing and comparison of the findings to MLA Victoria design requirements for feedlot subgrades. Douglas did not visit the site or undertake any excavations or boreholes at the proposed dam location.

2. Analytical results

The results of the laboratory tests performed on the soil sample are given on the report certificates attached to this report.

The laboratory testing comprised:

- Atterberg Limits;
- Particle Size Distribution (PSD) (Sieve Analyses);
- Permeability test; and
- Emerson Class Number

The tests were carried out in Douglas's NATA accredited Melbourne Laboratory.

The test results are summarised in Tables 1 and 2.

Table 1 Laboratory Test Results – Atterberg Limits

Location	Depth (m)	Sample type	Sample Description	WL (%)	WP (%)	PI (%)	LS (%)
Sample 1	1.5m	B	Silty CLAY with sand	78	21	57	18.5

Notes: W_L - Liquid Limit PI - Plasticity Index WP - Plastic Limit
LS - Linear Shrinkage

Table 2 Laboratory Test Results – Fines Percentage, Permeability, and Emerson Class

Location	Depth (m)	Sample type	Sample Description	PSD % Fines	Permeability (m/s)**	Perm Test Type	Emerson Class
Sample 1	1.5m	B	Silty CLAY with sand	74	3×10^{-11}	R	2

Notes: **Tested using potable water

Permeability tests on bulk (B) samples were undertaken on remoulded material (R) compacted at 98% STD and 98 % Moisture Ratio.

The Atterberg limit test results indicate that the silty clay is of high plasticity.

The particle size distribution test indicates that the soil contains up to 74% fine material.

The remoulded permeability test indicates a value of 3×10^{-11} m/s, i.e. low permeability.

The Emerson Class number is 2, which indicates that the soil has dispersive tendencies.

3. Comments

The laboratory test results of the material in the proposed dam location meet the MLA Victoria design requirement of 1×10^{-9} m/s permeability for liner material and impermeable layers beneath feedlots.

It should be noted that permeability can be influenced by fissures and cracks within the clay, and higher permeabilities could exist in the field. Reference should be made to the previous Douglas report on the site for discussion on erosion protection measurements and other related design advice.

4. References

MLA Victoria. (2011). *National procedures and guidelines for intensive sheep and lamb feeding systems*. Meat and Livestock Australia Limited.

5. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 5570 Nhill-Harrow Rd, Gymbowen VIC in line with Douglas' proposal dated 221929.01.P.001 dated 6 March 2025 and acceptance received from Tom Bourchier of T&L Bourchier Shares Trust dated 25 March 2025. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of T&L Bourchier Shares Trust for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd

Siddhita Soni
Geotechnical Engineer

Reviewed by

Arthur Rowling
Principal

Attachments: About this Report
Laboratory Test Results

About this Report

October 2024

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Engagement Terms for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Material Test Report

Report Number: **221929.01-1**
Issue Number: 1
Date Issued: 14/04/2025
Client: T&L Bourchier Shares Trust
5570 Nhill-Harrow Rd, Gymbowen VIC
Project Number: 221929.01
Project Name: Feedlot Expansion
Project Location: 5570 Nhill-Harrow Rd, Gymbowen VIC
Work Request: 7609
Sample Number: ME-7609A
Date Sampled: 20/02/2025
Dates Tested: 26/03/2025 - 08/04/2025
Sampling Method: Sampled by Client
The results apply to the sample as received
Sample Location: **Sample 1, Depth: 1.5m**
Material: Silty CLAY with sand

Douglas Partners Pty Ltd
Melbourne Laboratory
231 Normanby Road South Melbourne Vic 3205
Phone: (03) 9673 3500
Email: scott.benbow@douglaspartners.com.au

Accredited for compliance with ISO/IEC 17025 - Testing

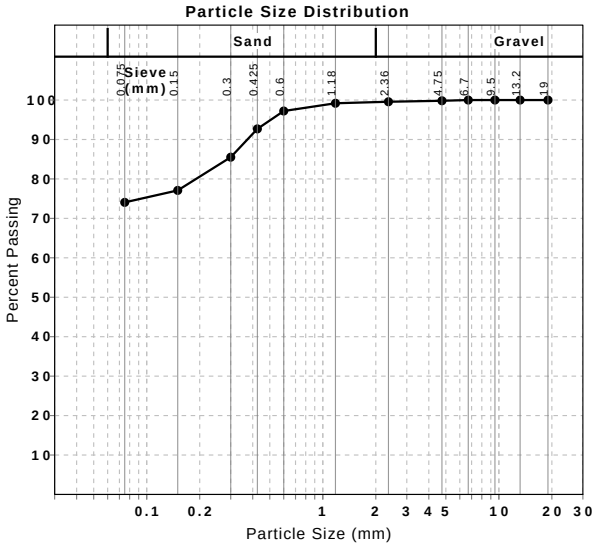
Approved Signatory: Scott Benbow
Laboratory Manager
Laboratory Accreditation Number: 828

Particle Size Distribution (AS1289 3.6.1)						
Sieve	Passed %	Passing Limits		Retained %	Retained Limits	
19 mm	**100**			0		
13.2 mm	**100**			0		
9.5 mm	**100**			0		
6.7 mm	**100**			0		
4.75 mm	**100**			0		
2.36 mm	**100**			0		
1.18 mm	**99**			0		
0.6 mm	**97**			2		
0.425 mm	**93**			5		
0.3 mm	**86**			7		
0.15 mm	**77**			8		
0.075 mm	**74**			3		

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	78		
Plastic Limit (%)	21		
Plasticity Index (%)	**57**		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	**18.5**		
Cracking Crumbling Curling	Crumbling & Curling		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	**2**		
Soil Description	Silty CLAY with sand		
Nature of Water	Distilled		
Temperature of Water (^{o}C)	22		



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Results relate only to the items tested/sampled.

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Results of Constant Head Permeability Test using a Flexible Wall Permeameter

Client :	T&L Bourchier Shares Trust	**Project No. :**	221929.01
		Report No. :	221929.01-2
Project :	Feedlot Expansion	**Report Date :**	14 Apr 2025
		Date Sampled:	20 Feb 2025
Location :	5570 Nhill-Harrow Rd, Gymbowen VIC	**Dates of Test:**	07/04/2025-10/04/2025
Page :	1 of 1	**Geotester Ref:**	ME-7609A

Location:	Sample 1	
Depth / Layer:	1.5m	
Sample Description:	Silty CLAY with sand	
Sample Preparation:	Remoulded	
Density Ratio:	98.6	%
Moisture Ratio:	97.7	%
Compactive Effort:	STD	
Oversized Material Retained:	0% on 4.75mm Sieve (Excluded)	
Averaged Sample Length:	55	mm
Averaged Sample Diameter:	51	mm
Length-to-Diameter Ratio	1.1 :1	
Moisture Content After Test:	34.6	%
Permeant Used:	Potable Water	
Mean Effective Stress:	50	kPa
Coefficient of Permeability:	**3 x 10 $^{-11}$**	m/s

Test Method(s): AS1289.6.7.3, AS 1289.2.1.1

Sampling Method(s): Sampled by Client. Test results apply to sample as received.

Remarks:

NATA Accredited Laboratory No 828
Accredited for compliance with ISO/IEC 17025 - Testing

Tested: TH
Checked: SB

Scott Benbow
Laboratory Manager

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APPENDIX I: LAND CAPABILITY ASSESMENT AND MANAGEMENT PLAN

LAND CAPABILITY ASSESSMENT SERVICES

LAND CAPABILITY ASSESSMENT AND MANAGEMENT PLAN

PERMEABILITY TESTING
(*TALSMA-HALLAM METHOD*)
AND SOIL PROPERTIES

FOR A PROPOSED 28,000 LAMB FEEDLOT
AT 5488 NHILL-HARROW ROAD GYMBOWEN VIC 3401

(Project. 23039)
Revision 4 – October 2025

LAND CAPABILITY ASSESSMENT SERVICES Pty Ltd as trustee for LCAS Family Trust
ABN NUMBER: 35 571 272 608 ACN: 655 498 392
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LAND CAPABILITY ASSESSMENT FOR ONSITE EFFLUENT REUSE/DISPOSAL

FOR A PROPOSED 28,000 LAMB FEEDLOT AT 5488 NHILL-HARROW ROAD GYMBOWEN VIC 3401

This document is and shall remain the property of LCA Services. The document may only be used for the purposes for which it was commissioned. Unauthorised use of this document in any form whatsoever is prohibited.

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(i) Assessor's Academic & Professional Qualifications

Assessor

Neil Van Der Geest - Managing Director of Land Capability Assessment Services.
Completed approved assessments since 2011.

Qualifications

- The University of Melbourne - Diploma of Agriculture (Dairy – 2002)
  - * Land Capability Assessments for On-site Wastewater Management (12th – 14th November 2024)
  - * Sand Mounds for On-Site Wastewater Treatment Day-course (10th October 2024)
  - * Introduction to the new WWM Guidelines NSW (18th July 2025)
  - * Delivered by cet - Centre for Environmental Training 197 Main Road, Cardiff NSW 2285

Completed approved assessments for the following Councils

Victoria

Alpine Shire Council	Bass Coast Shire Council	Benalla Rural City Council
Cardina Shire Council	Corangamite Shire Council	East Gippsland Shire Council
Gannawarra Shire Council	Greater Bendigo City Council	Hepburn Shire Council
Hume City Council	Greater Shepparton City Council	Indigo Shire Council
Latrobe City Council	Macedon Ranges Shire Council	Mansfield Shire Council
Melton City Council	Mornington Peninsula Shire Council	Manningham Shire Council
Mitchel Shire Council	Mount Alexander Shire Council	Moira Shire Council
Murrindindi Shire Council	South Gippsland Shire Council	Nillumbik Shire Council
Strathbogie Shire Council	Towong Shire Council	Wangaratta Rural City Council
Warrnambool City Council	Wellington Shire Council	West Wimmera Shire Council
Wodonga City Council	Yarra Ranges Shire Council	

NSW

Albury City Shire Council	Berrigan Shire Council	Federation Shire Council
Greater Hume Shire Council	Lockhart Shire Council	Murray River Shire Council
Murrumbidgee Shire Council	Snowy Valleys Shire Council	Tumbarumba Shire Council
Griffith City Council		

(ii) Assessors Professional Indemnity Insurance

Policy Number:	PI-001013-2024
Period of Cover:	01/12/2024 TO 01/12/2025
Geographical coverage:	Worldwide (Excluding USA and Canada)
Limit of indemnity:	$2 million Plus one (1) reinstatement of the limit of liability during the insurance period.
Underwriting company:	Professional Risk Underwriting Pty Limited Trading as ProRisk For and on behalf of Swiss Re International SE Australia Branch (ABN 38 138 873 211)

(iii) Executive Summary

The proposed Land Application Area at the proposed 28,000 Lamb Feedlot, 5488 Nhill-Harrow Road Gymbowen VIC 3401, is suitable for sustainable on-site effluent disposal. The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

Table 1
Description of Development

Parameter	Site specific element
Standard Parcel Identifier	1\TP340499 & 1\TP174540
Property Address	5488 Nhill-Harrow Road Gymbowen VIC 3401
Owner	T & L Bourchier Pty Ltd
Contact	Jacquelle Gorski 0411 551 833 jacquelle@sustainablepm.com.au
Local Government Area	West Wimmera
Zoning and Overlays	Farming Zone (FZ), Environmental Significance Overlay (ESO) and falls within a Bushfire Prone Area
Area	**375ha** combined total
Usable Lot Area	At least **41ha** within the proposed allotment
Soil Texture	**Type 5 (light clay)**
Soil Depth	1.5m+
Soil Structure	Well structured
Soil Constraints	Low K_{sat}
Permeability / DLR / DIR	**DIR 3.1mm/day** with irrigation - after renovation
Slope	Restricted to areas with slope less than 10% grade
Distance to Surface Waters	30m upslope to any stock dam and or any drainage line / waterway
Water Supply	Mains equivalent (assumed for design purposes)
Designated Water Supply Catchment	No
Wastewater Load	375kl/day – proposed Lamb Feedlot
Availability of Sewer	Not available

Our field testing, which included soil profile logging, sampling, and in-situ hydraulic conductivity testing, a differential level survey, laboratory testing, and subsequent reporting, including a water and nutrient balance modelling, has revealed that on-site effluent disposal is rational and sustainable. The capability assessment has shown that the generated waste from the proposed Lamb Feedlot to be discharged to evaporation ponds and disposal via above ground irrigation is possible.

Regarding the cumulative risk of the proposed development, the assessment has considered risk associated with subsurface and surface flows. The site has constraints for onsite waste disposal, although it can be mitigated against by placing the Land Application Area (LAA) a minimum of **30m** to any waterway and or a stock storage dam. The site risk is summarised within **Appendix D** Risk Assessment.

The proposed land application area is 30m up slope to any stock storage dam, the proposed disposal area can achieve the full required buffers (i.e., normal to the contours) by the *E.P.A. Publications 1910.2 & 1911.2, March, 2021 E.P.A. Publication 1992 June, 2021* and *E.P.A. Publication 1994 June, 2021*.

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Provided the recommendations of this report are implemented, all requirements of the *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard* **and** *E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework,* can be met. For the proposed 28,000 Lamb Feedlot, the available area is not limiting, with ample available area for expansion of the effluent areas should this be required.

The area in red text equals the minimum required area. There is available area for a full reserve if required.

EFFLUENT	**SYSTEM**	FOR AN APPLICATION OF 375kl PER DAY AND A DIR OF **3.1mm**
FROM PROPOSED SHEEP FEEDLOT	PROPOSED PONDAGE SYSTEM WITH DISPOSAL VIA ABOVE GROUND IRRIGATION	**39ha**

Litres relate to volume of effluent per day as per *AS/NZS 1547:2012* and clients' estimates.

1. Site Investigation

1.1 Introduction

On instruction from the owner, an investigation was undertaken to assess the lands' capability to assimilate the application of wastewater generated by a 28,000 Lamb Feedlot, 5488 Nhill-Harrow Road Gymbowen VIC 3401, as shown in **Appendix E** (Site Plans).

The site falls within Farming Zone land (FZ), is restricted by the Environmental Significance Overlay (ESO) and falls within a Designated Bushfire Area. It lies within the Millicent Coast basin and under the control of the Wimmera Catchment Management Authority and Grampians, Wimmera and Mallee Rural Water Authority. It **does not fall** within a catchment which is a Domestic Water Supply Catchment as proclaimed under the *Soil Conservation and Land Utilization Act* and in conjunction with the *Land Conservation Act*. It is assumed water supply is mains water, for design purposes and there are no plans for connection to sewer in the foreseeable future.

The Land Application Areas (LAAs) have been identified to be **30m** up slope to any stock water storage dam and or drainage lines / depressions. The land application areas avoid both the Floodway Overlay along with the Land Subject to Inundation Overlay (LSIO). The proposed allotment is west of Nhill-Harrow Road and is approximately **129ha** in size which forms part of a significantly larger farm holding **(376ha)** used to grow cereal crops.

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

1.2 Investigation Method

The site investigation was carried out in accordance with the requirements of the West Wimmera Shire Council and guidelines outlined in *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard* **and** *E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework*.

Guidance has been obtained from *Guidelines for Wastewater Irrigation, E.P.A. Publication 168.3, 2022, AS 2223, AS 1726, AS 1289, AS 2870, Australian Laboratory Handbook of Soil and Water Chemical Methods* and *The Mikhail System – Understanding And Achieving Optimum Soil Balance.*

Our capability assessment involved the mapping of unique land-soil unit(s) which were defined in terms of significant attributes including climate, slope, aspect, vegetation, soil profile characteristics (including soil reaction trend and electrical conductivity), depth to rock, proximity to water courses and escarpments, transient soil moisture characteristics and hydraulic conductivity.

Exploratory auger drilling was undertaken and samples were taken for subsequent testing at a laboratory. The results of the testing are given in Section **1.3.9** Soil Permeability, below, and in **Appendix A**.

Representative samples of soil material were taken for the laboratory determination of pH, EC, free swell, Emerson Class (using SAR 5 water) and dispersion Index. Phosphorus Sorption Index was obtained from the literature (adopting the lowest typical value for Australian residual clays). The results of the testing are given in Section **1.3.6** Subsurface Profile, below, and in **Appendix B**.

Water and nutrient balance analyses were based on the 90th decile wet year rainfall data for **Goroke (Post Office)** and mean evaporation data for **Longerenong** and were undertaken in accordance with *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, VIC E.P.A. Publication 168, April 1991 (Part)* **and** *AS/NZS 1547:2012*. The rainfall and evaporation data were obtained from the National Climate Centre, Bureau of Meteorology. The data was subsequently analysed and applied to our water and nutrient balance analyses.

The results of the water and nutrient balance analyses are given in **Appendix C**, to this report.

1.3 Capability Assessment

We have used the attributes determined by the investigation to define one (1) land-soil units as follows:

1.3.1 Land-Soil Unit

The land-soil unit, where the proposed effluent fields are located, consists of a linear planar slope like formation, as shown in as shown in **Appendix E** (Site Plans) and **Appendix F** (Site Photos) which was confirmed by **Figure 1. *Resources – GeoVic – Explore Victoria Online*** and online web sites. The proposed lot in question is west of Nhill-Harrow Road.

The salient land soil attributes and constraints are summarised in **Appendix D**.

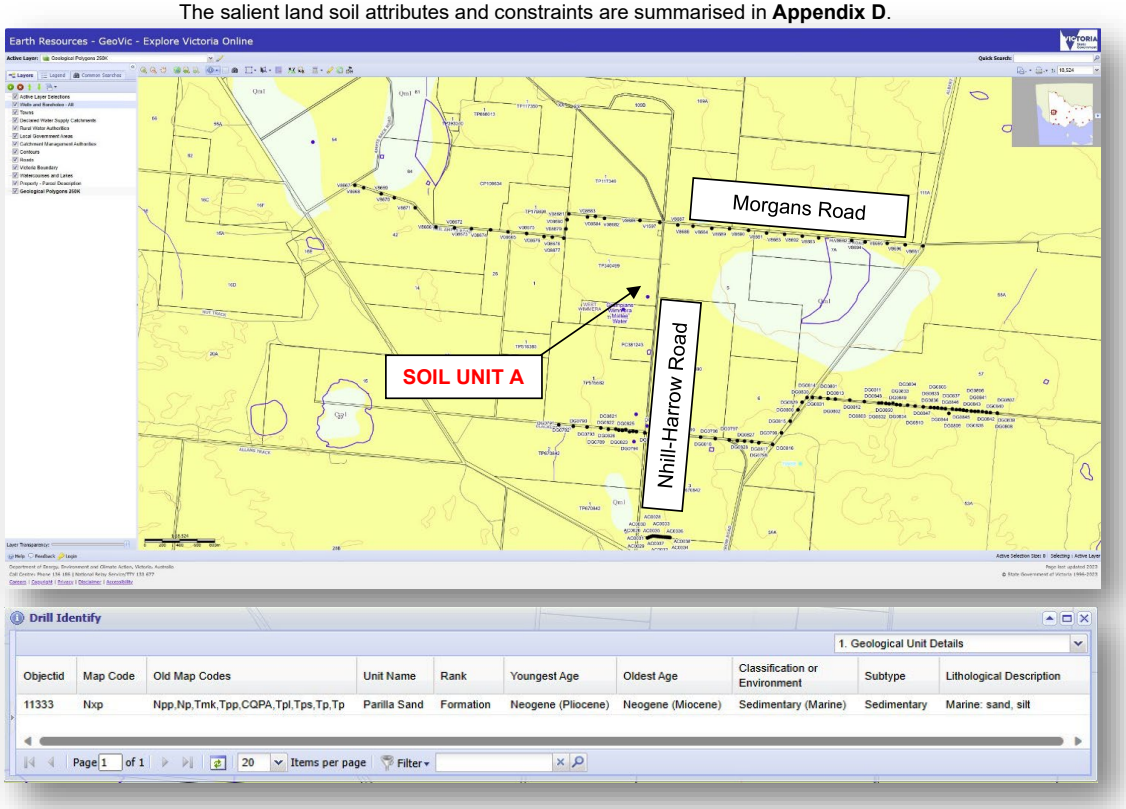

Figure 2 – *Resources – Geicov – Explore Victoria Online*

1.3.2 Climate

The general area receives a mean annual rainfall of 513.3mm, 90th decile annual rainfall of 646.5mm and a mean annual evaporation of 1581.1mm. Mean monthly evaporation exceed the mean monthly rainfall from September through to May.

Rainfall and evaporation data are presented in **Appendix C**, to this report.

1.3.3 Slope and Aspect of all LAAs

The unit occupies a linear planar slope like formation area. The effluent disposal fields slope approximately 1 degree (2%) and in a westerly direction. Contours were sourced from online and were confirmed via site assessment

The unit is exposed to the prevailing winds and is exposed to partial sun, as shown in Site Plan (**Appendix E**).

1.3.4 Vegetation and Land Use – of all LAAs

The unit is densely vegetated with cereal crops.

For use in the water and nutrient balance we have used water, nitrogen and phosphorus uptake estimates representative of dense grass equivalent to a rye/clover mix.

1.3.5 Slope Stability and Erosion Potential

For the encountered subsurface conditions, slope degree and geometry and for the proposed range of hydraulic loadings, the stability of the natural ground slopes is unlikely to be compromised.

No instances of soil degradation were observed within this land-soil unit and for normal development, construction, and operation, none is expected to manifest.

1.3.6 Subsurface Profile

The following interpretation of the general subsurface profile assumes conditions like those encountered in the boreholes are typical of the investigation area.

Note: If subsurface conditions substantially different from those encountered in the investigation are encountered during effluent distribution system excavations, all work should cease, and this office notified immediately. The unit is underlain by marine silt and sand of Neogene (Pliocene) age. The general subsurface profile consists of: -

LABORATORY RESULTS – SUMMARY

DEPTH (cm)	0 - 19	17 - 35	30 - 70	65 - 138
HORIZON	A1	A2	B1	B2
NET SOIL MOISTURE CONTENT (%)	4.3 to 6.9%	5.9 to 6.7%	16.5 to 17.8%	14.1 to 23.1%
FREE SWELL (%) **[1.]**	0% to 20%	20%	65% to 110%	70% to 110%
pH **[2.]**	6.1 to 6.3pH	6.1 to 6.5pH	6.8pH	6.2 to 7pH
EC_{EC} **[3.]**	0.36 to 0.99dS/m	0.66 to 1.02dS/m	0.468 to 0.72dS/m	0.477 to 1.386dS/m
SALINITY RATING	MEDIUM TO A HIGH RATING	MEDIUM TO A HIGH RATING	MEDIUM RATING	MEDIUM TO A HIGH RATING
DISPERSION INDEX	0	0	10 to 11	10 to 12
EMERSON'S CLASS **[4.]**	CLASS 8 to CLASS 3 - 6 (3,3)	CLASS 3 - 6 (3,2) to CLASS 3 - 6 (3,3)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	LOAM to CLAY LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	4a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	1.5 - 3.0	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)

[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe

[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).

[4.] Emerson Aggregate Test – Amended 1

[5.] After renovation including gypsum application. Estimated by visual tactile methods, AS/NZS 1547 and my data base of similar soils.

1.3.7 Colloid Stability

The results of the Emerson Crumb and Dispersion Index tests and observations of any discolouration of water in the boreholes suggest that the materials are **dispersive**.

The residual materials have an Emerson Class of 8 to Class 2 and a Dispersion Index of 0 to 12.

The residual soils show a rapid slaking potential and have a **high** shrink-swell potential.

The salting potential has been assessed by inspection of the ground surface for salt tolerant and/or salt affected vegetation and the electrical conductivity determined for the A and B horizons using a 1:5 soil/water extract and converted to EC (saturation extract).

The determined electrical conductivity (EC_{SE}) ranged from 0.36dS/m (topsoils) to 1.386dS/m (B-horizon) for all materials.

Assuming design, construction, operation and maintenance of the on-site effluent systems are in accordance with the recommendations contained in this report, we can conclude that there is a low salting potential.

1.3.8 AS1547:2012 Soil Classification

In accordance with *AS/NZS1547:2012* the materials can be classified as **Type 5** soils (**light clays**) that are **dispersive**, requiring renovation.

1.3.9 Soil Permeability

The in-situ permeability tests were attempted on 5th May 2023. The occurrence of transient near-surface return flow and seasonally occurring free water in the limiting clays and/or the dispersive nature of the soil prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity. Note: the relatively high soil moisture content at the time of testing was due to residual seepage from the slope wash into the test holes and high moisture content from recent heavy and persistent rainfalls. This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for sustainable onsite attenuation of wastewater – See *AS/NZS 1547:2012, APPENDIX G*. A conservative estimate of permeability has been deduced as follows:-

- Profile analysis in accordance with AS/NZS 1547:2012 and our laboratory determined swell potential shows the clay B-horizon soils to be light clays with saturated hydraulic conductivities in the range of **0.12** to **0.5m/day**,
- Site profile analysis included site exposure, colour, texture, structure and soil dispersion in accordance with AS/NZS 1547:2012,
- I have adopted a conservative DIR of 3.1mm for treatment of effluent via pondage network using the AS/NZS 1547:2012 tactile method along with using data collected of similar soil type during a 14-year period.

1.3.10 Surface Drainage

The proposed effluent area occupies a linear planar slope like formation area. The effluent disposal field ground slopes approximately 1 degree (2%) and in a westerly direction, as shown in **Appendix E** (Site Plans).

1.3.11 Groundwater

No seepage was encountered in any of the boreholes and any seasonally occurring perched groundwater is not expected to be significant. Based on site observations, the groundwater level is expected to be well below the surface.

There are two bores (potable or non-potable) within a 500m radius (source: *BUREAU OF METEOROLOGY)*. The proposed effluent field is placed at least **40m** (**2** times the required buffer) to the any bore.

On-site effluent disposal systems designed, constructed, operated, and maintained in accordance with the following recommendations cannot adversely impact on the beneficial use of surface waters and groundwater in the area.

1.3.12 Nutrient Attenuation

Clayey soils (as found on this site) can fix large amounts of phosphorous. Effluent seeping through these soils will lose most of its phosphorous within a few metres. Laboratory test results (See **Appendix H**) show that the proposed LAAs are coping with phosphorous inputs.

Nitrogen, contained in organic compounds and ammonia, forms nitrate-N and nitrite-N when processed by bacteria. Several processes affect nitrogen levels within soil after irrigation. Alternate periods of wetting and drying, with the presence of organic matter promotes reduction in the groundwater (reported to nitrogen gas (denitrification). Plant roots absorb nitrates at varying rates depending on the plant species, however nitrate is highly mobile, readily leached, and can enter groundwater via deep seepage and surface waters via overland flow and near-surface lateral flow.

Without considering further expected denitrification below the root zone and in the groundwater (reported to be in the vicinity of 80%), denitrification in the lateral flow external to the irrigation areas but within the curtilage of the allotment and plant uptake in the lateral flow the irrigation area would need to be;

- For daily flows of **375k**l (**375,000l**) an area of **39Ha** (**390,000m^2**) would need to be,
- For a tonne of compost;
    - Nitrogen balance for a crop of Canola/Wheat, **2Ha** at application rate of **0.5t/Ha**,
    - Phosphorus balance for a crop of Canola/Wheat, **10Ha** at application rate of **0.1t/Ha**.

1.4 Risk Management & Mitigation

E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING, E.P.A. PUBLICATION 1992 JUNE, 2021 GUIDE TO THE ENVIRONMENT REFERENCE STANDARD & E.P.A. PUBLICATION 1994 JUNE, 2021 USING SEPPS AND WMPS IN THE NEW ENVIRONMENT PROTECTION FRAMEWORK and West Wimmera Shire Council requires that the proposal be assessed on a risk-weighted basis and cumulative effects[1] be considered. Insertion of properly designed, constructed and (reasonably) maintained[2] treatment ponds, cannot measurably increase the risk to the integrity of surface water quality or groundwater quality, in accordance with the risk assessment analysis contained in **Appendix D**, to this report.

A multiple barrier approach is used in assessing this development, with components listed below;

[1] We would contend that there can be no significant cumulative effect if the provisions of *E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING, E.P.A. PUBLICATION 1992 JUNE, 2021 GUIDE TO THE ENVIRONMENT REFERENCE STANDARD & E.P.A. PUBLICATION 1994 JUNE, 2021 USING SEPPS AND WMPS IN THE NEW ENVIRONMENT PROTECTION FRAMEWORK* are met (i.e., all wastes contained onsite).

[2] For individual systems, and except for gross negligence, rudimentary maintenance would ensure that “failure” would be restricted to transient reductions in quality of effluent which would continue to be transferred to the subsoil. Potentially “dangerous” contaminated surface flow cannot occur while amelioration of contaminants will continue over the extraordinarily large flow paths and travel times controlled by the regional/local hydraulic gradients (see 1.4.9, below).

1.4.1 Water Usage

With respect to daily effluent production, the system is overdesigned. Current best practice allows for a (continuous) peak daily waste flows of;

- For a 28,000 Lamb Feedlot – **375,000** litres/day.

1.4.2 Treatment

For this site, effluent / runoff from the proposed 28,000 Lamb Feedlot will be discharged to evaporation pondage network with volumes of the water from the ponds used to surface irrigate nearby paddocks.

1.4.3 Block Size

Many under-performing effluent fields are placed on blocks where area is limited. Limited area can lead to inadequately sized or inappropriately placed effluent fields and a lack of options should the daily effluent volumes increase. In the subject site, size **is not** a constraining factor with ample area for disposal and for an extension if required.

1.4.4 Flood / Inundation

For this site, the proposed land application area can avoid the Floodway Overlay and the Land Subject to Inundation Overlay. In the subject site, inundation is **not** a constraining factor.

1.4.5 Management

Historically, inadequate maintenance has played a major part in the failure of onsite effluent disposal systems. There is a management plan within this LCA (**Section 2.5 Inspections / Management**). It gives guidance on the implementation of mandatory operation, maintenance, and inspection procedures.

1.4.6 Oversized Effluent Areas

Design effluent areas are oversized and are based on conservative estimates of renovation and complete attenuation of nitrogen. The peak deep seepage rate is lower than the hydraulic conductivity of the limiting layer and it is highly unlikely that the proposed development, will generate;

- For a 28,000 Lamb Feedlot – 375,000 litres/day waste each and every day.

1.4.7 Reserve Areas

Reserve areas are stipulated in the recommendations and constitute an additional barrier of safety. The reserve area is a spare effluent field, left undeveloped, but can be commissioned in the case of an increase in daily effluent production due to contingencies through the change of ownership and/or thanks to additional volumes. There is available area for a full reserve.

1.4.8 Buffer Distances

Buffer distances are set out in the *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling* to allow for attenuation of pathogens and nutrients, should an effluent surcharge occur, either overland or subsurface.

The nearest surface water on site is a stock dam, a minimum **30m** down slope. Surface runoff of the proposed application area flows in a westerly direction.

The time taken for groundwater to reach the nearest surface waters can be estimated by using the Darcy equation (which states that velocity is the product of the hydraulic conductivity and the hydraulic gradient).

From the literature, the regional gradient is less than 0.001. Flow times can be estimated for groundwater to flow the **30m** (minimum) to the nearest surface waters at this site (as the bird fly's).

For a conservative basement hydraulic conductivity of 3m/day[3] with a hydraulic gradient of 0.001, the time taken for groundwater to flow a minimum distance of **30m** is about **27** years approximately.

[3] This is a conservatively figure to demonstrate maximum possible flow rates. A conservatively low figure was used for calculation of effluent application rates (see recommendations) to demonstrate irrigation sustainability.

The stipulated buffer distances can meet the requirements of the *E.P.A. PUBLICATIONS 1910.2 & 1911.2, MARCH, 2021*.

1.4.9 System Failure

A properly designed and constructed onsite effluent system consisting of the treatment plant, storage and distribution to the irrigation field/trenches can suffer degrees of failure.

Failure can take the form of mechanical (plant), accidental damaged lines, operational (power outage, overloading) and maintenance (failure to check filters, failure to participate in maintenance programme).

1.4.10 Accidents

Accidentally damaged irrigation areas could allow localised surface surcharge of treated effluent. Therefore, minimum buffers to surface waters have been maintained.

1.4.11 Operational Breakdown

Operational failures including power outages and transient hydraulic overloading are accommodated by the plant capacities.

1.4.12 Feedlot Waste / Compost

The waste breakdown of Feedlot Waste / Compost (see **Appendix G** SWEP lab results) along with Nutrient Balance (**Appendix B**) demonstrates that nutrients N, P and K are low risk to this site. There are no significant source of pathogens and pathogen risk is negligible. There is no significant source of hydrocarbons from the feedlot and the requirements set out in *E.P.A. PUBLICATION 168.3* and 1910.2 can be met.

1.4.13 Risk Summary

Regarding the cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

Regarding subsurface flows, provided the on-site system is adequately designed, constructed, operated, and maintained (see items **1.4.1** through to **1.4.13**), the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

The necessary items **1.4.1** through to **1.4.13** will require a high standard of quality assurance through all stages of system development (design, construction, operation, maintenance, and monitoring).

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Cumulative risk from the proposed development is also extremely low. The risk of serious or irreversible damage is extremely low.

2. Recommendations

2.1 Application

The following recommendations are based on the results of our assessment, and are made in accordance with the *E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING,* and *AS/NZS 1547:2012*, (as required by the West Wimmera Shire Council).

They are based on the mean saturated hydraulic conductivity of the limiting clay materials and are designed to demonstrate the viability of on-site effluent disposal for the development and a daily effluent production of;

- For a 28,000 Lamb Feedlot – 375,000 litres each and every day, considered being conservative.

Our recommendations can be used by a person approved by the relevant authority as a guide to the design and siting of rational on-site effluent disposal systems for land-soil unit as described below.

2.2 General

2.2.1 Disposal Strategy

Based on the results of the water balance and nutrient balance analyses and considering the prevailing surficial and subsurface conditions including soil profile thickness and slope and on condition that adequate site drainage is provided (as described in Section **2.4.4 Cut-off Drains**, below), on-site systems using evaporation pondage system with above ground irrigation, is appropriate for effluent disposal for the land-soil unit found on site.

2.2.2 Effluent / Waste

Effluent will be generated from the proposed development and will include run off from the proposed 28,000 Lamb Feedlot.

2.2.3 Effluent Quantity

The daily effluent volume has been estimated from the *Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, July, 2016 Table 4 Typical Domestic Wastewater Design Flow Allowances*, *AS/NZS 1547:2012*, similar/like developments and client estimates.
Proposed development flow rates;

Month	l/day	kl/day
January	339000	339kl
February	375000	375kl
March	242000	242kl
April	175000	175kl
May	97000	97kl
June	75000	75kl
July	121000	121kl
August	145000	145kl
September	150000	150kl
October	194000	194kl
November	225000	225kl
December	339000	339kl

Therefore, conservatively design volume is 375000 litres each day.

2.3 Application Rates and Disposal Area Treatment - A Pondage Network

The land application area and application rate has been determined from the results of the water and nutrient balance analyses and *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard & E.P.A. Publication 1994 June, 2021 Using SEPPs* **and** *WMPs In The New Environment Protection Framework* and *AS/NZS 1547:2012* (see **Appendix C**. Water & Nutrient Balance Analysis).

2.3.1 Hydraulic Loading

To satisfy the requirement for no surface (rainwater) flows in the 90th decile annual wet year, a daily effluent flow of;

- **375000**l/day for a 28,000 Lamb Feedlot an area of **39000m^2** would be required with an application rate of 1.1mm.

2.3.2 Nitrogen Loading

The requirements of *E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard & E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework* would be satisfied with a daily effluent flow of;

- **375000**l/day for a 28,000 Lamb Feedlot an area of **164250m²** would be required with an application rate of 2.3mm.

2.4 Associated Infrastructure

The following items are an integral part of the onsite effluent system.

2.4.1 Treatment – A Pondage Network

The Pondage Network should be monitored at least once a year (or as recommended in the Certificate of Approval) and the effluent should be sampled and analysed as required by the EPA requirements. The local authority is to ensure compliance.

2.4.2 Distribution System

The Lamb Feedlot Waste is to be treated via a pondage network and the treated effluent is to be applied to LAA via trickle/spray irrigation.

2.4.3 Vegetation

The system design for on-site disposal includes the planting and maintenance of suitable vegetation, as specified within this document in document. Specifically, this irrigation area has been sized (in part) utilising crop factors and annual nitrogen uptake for a rye/clover rye/clover and or Canola/Wheat. The grass/crops need to be periodically harvested.

A study[4] by Dr Nick O'Brien (Melbourne University) regarding impacts of 20/30 standard irrigation on remnant *Eucalyptus* Forest at Ringwood North has shown that trees would not be adversely affected by subsurface 20/30 standard irrigation provided the distribution slots did not exceed about 150mm in depth.

2.4.4 Cut Off Drains

Cut-off drains are designed to prevent surface and near-surface water flows from entering the effluent area. They should be constructed and placed upslope of the effluent/waste disposal area.

Our recommendations for on-site effluent disposal have allowed for incident rainfall (not surface flow or lateral subsurface flow) and are conditional on the installation of a cut-off drain, which should be placed upslope of the disposal area. Care should be taken to ensure that the intercepted and diverted waters and any perched groundwater is discharged well away and down slope of the disposal field.

This diverted water should also be discharged in a manner to avoid scouring and/or erosion. It may be appropriate to discharge the water onto a stone/rubble dissipation area. The owner should also ensure that any upslope land-soil unit works do not divert and/or concentrate surface water flows onto the disposal area.

2.4.5 Fencing

The disposal area is to be a dedicated area. Adequate 'fencing' must be provided to prevent stock, excessive pedestrian movements, and vehicular movements over the area.

Fencing may take any of the traditional forms or can be incorporated into landscape features such as dense plantings.

2.4.6 Buffer Plantings

All down slope (Title inclusive) buffers may be required to filter and renovate occasional surface discharges. Hence, they are to be maintained with existing or equivalent groundcover vegetation.

[4] *Dr Nick O'Brien (Research Fellow, School of Botany, University of Melbourne, 2000: Comment on the irrigation of remnant native vegetation with municipal effluent associated with the proposed subdivision at the rear of 111 Hall Road, North Ringwood.*

2.5 Inspections / Management of the LAAs

We recommend that the mandatory testing and reporting as required in the 'system specific' with *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling*, include an annual report (post spring) as well as reporting as required post periods of heavy and/or prolonged rainfall. The report shall address the function and integrity of the distribution system and the function and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

2.6 Soil Renovation

To maintain water-stable peds (under irrigation with saline effluent) soil renovation is required. To improve the subsoil permeability and to maintain stable soil peds, the exchangeable Calcium needs to be increased while the exchangeable Magnesium, Hydrogen and Sodium need to be decreased. To achieve a suitable balance, gypsum is need to be added to the soil, at a rate of 6t/Ha.

2.7 Reserve Areas

Due to construction and maintenance vagaries and possible waste/effluent volume increases through the chain of ownership, there is available area for extension of the effluent areas if required, as shown in **Appendix E E01**.

2.8 Buffer Distances

The water balance analysis has shown that potential surcharges from the effluent area would be restricted to episodic events.

Our analysis and evaluation have shown that the default setback distances given in *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling*, are conservative and can be applied.

2.9 Summary of Recommendations

Our capability assessment has shown that at least one rational and sustainable on-site effluent disposal method {Pondage network with disposed via irrigation} is appropriate for the proposed development, subject to specific design criteria, described in this report.

The area in red text equals the minimum required area. There is available area for a full reserve if required.

EFFLUENT	**SYSTEM**	FOR AN APPLICATION OF 375kl PER DAY AND A DIR OF **3.1mm**
FROM PROPOSED SHEEP FEEDLOT	PROPOSED PONDAGE SYSTEM WITH DISPOSAL VIA ABOVE GROUND IRRIGATION	**39ha**

Litres relate to volume of effluent per day as per clients' estimates.

(A spare effluent field (reserve area) which is left undeveloped but can be commissioned in case of increase in daily effluent production due to contingences through the chain of ownership.) The area in red text equals the minimum required area. There is sufficient area for a full reserve if required. Litres relate to volume of Feedlot Waste per day as per clients' estimates.

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APPENDIX A.

HYDRAULIC CONDUCTIVITY TEST RESULTS

The in situ permeability tests were attempted on 5th of May 2023. The occurrence of transient near-surface return flow and seasonally occurring free water in the limiting clays and/or the dispersive nature of the soil prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity. Note: the relatively high soil moisture content at the time of testing was due to residual seepage from the slope wash into the test holes and high moisture content from recent heavy and persistent rainfalls. This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for sustainable onsite attenuation of wastewater – See *AS/NZS 1547:2012, APPENDIX G*. A conservative estimate of permeability has been deduced as follows:-

- Profile analysis in accordance with *AS/NZS 1547:2012* and our laboratory determined swell potential shows the clay B-horizon soils to be **loams over light clays** with saturated hydraulic conductivities in the range of **0.12 to 0.5m/day**.

- I have adopted a conservative daily peak water balance seepage rate of **3.1mm** for effluent from sheep feed lot / run off.

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APPENDIX B. 1_2 SOIL LOG

LAND SOIL UNIT A - TEST PIT 1

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT

Client: TOM BOURCHIER

DATE: 28/10/2025

22 DEMPSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

Depth (cm)	Graphic Log	Soil Description
0 – 20		Grey / brown sandy loam
20 – 30		Light brown / brown loam
30 – 70		Orange / brown plastic light clay
70 – 140		Orange / light brown light clay
140 – 160		



- Nearby road cuttings / dam wall / creek wall provided detail of required 2m depth profile.

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APPENDIX B. 2_2 LABORATORY RESULTS

LAND SOIL UNIT A - TEST PIT 1

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN
VIC 3401
EPA PERMISSION APPLICATION
LAMB FEED LOT
DATE: 28/10/2025

Client: TOM BOURCHIER

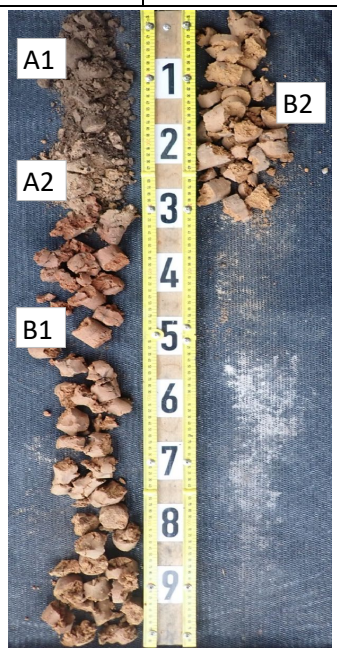
22 DEMSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

DEPTH (cm)	0 - 19	19 - 30	30 - 70	70 - 138
HORIZON	A1	A2	B1	B2
DESCRIPTION	Grey / brown sandy loam	Light brown / brown loam	Orange / brown plastic light clay	Orange / light brown light clay
NET SOIL MOISTURE CONTENT (%)	4.3%	5.9%	16.5%	14.1%
FREE SWELL (%) **[1.]**	0%	20%	110%	100%
pH **[2.]**	6.1pH	6.1pH	6.8pH	6.2pH
ELECTRICAL CONDUCTIVITY $_{1:5}$ **[3.]**	24	68	80	152
EC_{EC}	0.36dS/m	1.02dS/m	0.72dS/m	1.386dS/m
SALINITY RATING	LOW	HIGH	MEDIUM	HIGH
DISPERSION INDEX	0	0	10	10
DID IT SLAKE?	NO	YES	YES	YES
EMERSON'S CLASS **[4.]**	CLASS 8	CLASS 3 - 6 (3,2)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	3a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	0.0031 **[6.]**	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)
[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe
[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).
[4.] Emerson Aggregate Test - Amended
[5.] After renovation including gypsum application. Estimated by visual tacile methods, AS/NZS 1547 and data base
[6.] Refer to site test results Appendix A



pH Guide		
	< 4.5	Extremely acid
	4.5 to 4.9	Very strongly acid
	5.0 to 5.5	Strongly acid
	5.6 to 6.0	Moderately acid
	6.1 to 6.9	Slightly acid
	7	Neutral
	7.1 to 7.9	Slightly alkaline
	8.0 to 8.5	Moderately alkaline
	8.6 to 9.0	Strongly alkaline
	9.1 to 9.5	Very strongly alkaline
	> 9.5	Extremely alkaline

Understanding the Dispersion Index	
0 - 1	Very stable soil. No action needs to be taken.
2 - 8	Soils could be compacted and could be dispersed if cultivated wet.
9 - 14	Possible need for gypsum
15 - 16	Soil is strongly dispersive. Gypsum needs to be applied

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APPENDIX B. 1_2 SOIL LOG

LAND SOIL UNIT A - TEST PIT 2

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401 - EPA PERMISSION APPLICATION - LAMB FEED LOT

Client: TOM BOURCHIER

DATE: 28/10/2025

22 DEMPSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

Depth (cm)	Graphic Log	Soil Description
0 – 20		Brown loam
20 – 40		Light brown / brown loam to clay loam
40 – 65		Red / orange / brown plastic light clay
65 – 135		Orange / light brown well structured light clay
135 – 160		



- Nearby road cuttings / dam wall / creek wall provided detail of required 2m depth profile.

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APPENDIX B. 2_2 LABORATORY RESULTS

LAND SOIL UNIT A - TEST PIT 2

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401 - EPA PERMISSION APPLICATION - LAMB FEED LOT

DATE: 28/10/2025

Client: TOM BOURCHIER

22 DEMSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

DEPTH (cm)	0 - 17	17 - 35	35 - 65	65 - 138
HORIZON	A1	A2	B1	B2
DESCRIPTION	Brown loam	Light brown / brown loam to clay loam	Red / orange / brown plastic light clay	Orange / light brown well structured light clay
NET SOIL MOISTURE CONTENT (%)	6.9%	6.7%	17.8%	23.1%
FREE SWELL (%) **[1.]**	20%	20%	65%	70%
pH **[2.]**	6.3pH	6.5pH	6.8pH	7pH
ELECTRICAL CONDUCTIVITY $_{1:5}$ **[3.]**	66	44	52	53
EC_{EC}	0.99dS/m	0.66dS/m	0.468dS/m	0.477dS/m
SALINITY RATING	HIGH	MEDIUM	MEDIUM	MEDIUM
DISPERSION INDEX	0	0	11	12
DID IT SLAKE?	PARTIALLY	YES	YES	YES
EMERSON'S CLASS **[4.]**	CLASS 3 - 6 (3,1)	CLASS 3 - 6 (3,3)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	CLAY LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	4a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	0.0031 **[6.]**	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)

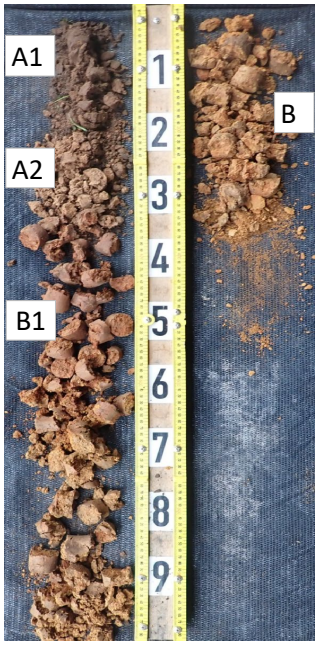
[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe

[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).

[4.] Emerson Aggregate Test - Amended

[5.] After renovation including gypsum application. Estimated by visual tacile methods, AS/NZS 1547 and data base

[6.] Refer to site test results Appendix A



pH Guide		
	< 4.5	Extremely acid
	4.5 to 4.9	Very strongly acid
	5.0 to 5.5	Strongly acid
	5.6 to 6.0	Moderately acid
	6.1 to 6.9	Slightly acid
	7	Neutral
	7.1 to 7.9	Slightly alkaline
	8.0 to 8.5	Moderately alkaline
	8.6 to 9.0	Strongly alkaline
	9.1 to 9.5	Very strongly alkaline
	> 9.5	Extremely alkaline

Understanding the Dispersion Index	
0 - 1	Very stable soil. No action needs to be taken.
2 - 8	Soils could be compacted and could be dispersed if cultivated wet.
9 - 14	Possible need for gypsum
15 - 16	Soil is strongly dispersive. Gypsum needs to be applied

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APPENDIX C 1_2 - RAINFALL DATA & EVAPORATION DATA

REDISTRIBUTION OF RAINFALL

Rainfall to be redistributed (9th decile) =	**646.5**	mm/yr
Minimum mean rainfall =	**23.2**	mm
9th decile (annual) - mean rainfall (annual) =	**141.5**	mm

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)	23	23	24	36	51	58	62	61	56	48	35	28	505
Deviation from minimum mean (mm)	0	0	0	13	28	34	39	38	32	25	12	5	227
Redistributed rainfall (mm) (1)	**23**	**23**	**24**	**44**	**68**	**79**	**87**	**85**	**76**	**64**	**43**	**31**	**647**

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	23.3	23.2	23.5	36.2	50.9	57.5	62.3	61.3	55.5	48.2	35.4	27.7	513.3
Lowest	0	0	0	0	1.9	4.5	12.2	5.3	6.8	1.8	0	0	262.6
5th %ile	0	0	1.6	2.3	12.9	11.2	25.9	20.1	16.1	7.2	6.5	2	340.7
10th %ile	2.2	0.7	3.5	5.5	17	18.6	29.3	24.7	21	11.4	9.7	3.6	374.8
Median	15.8	15.8	17.8	28.2	45.7	55.6	62.1	61.5	54	43.4	31.2	19.2	504.4
90th %ile	52.7	51.7	47.1	71	91.4	98.7	93.5	99.2	97.1	86.2	70.4	64.1	646.5
95th %ile	83.6	72.2	64.3	96.4	98.2	115.4	102.8	109.5	105.3	95.6	85.7	74.5	690.5
Highest	124.4	128.2	129.7	140.8	144.8	149.6	162.1	162.6	130	156.4	118.1	107.6	765.1

Station: GOROKE (POST OFFICE)
Station Number: 79017

Latitude:	36.72° S
Longitude:	141.47° E
Elevation:	162m
Commenced:	1886
Operational Status:	Open

EVAPORATION DATA

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean daily evaporation (mm)	8.4	7.9	5.7	3.5	1.9	1.2	1.3	1.8	2.8	4.2	5.9	7.6	4.4
Mean monthly evaporation (mm)	260.4	221.2	176.7	105	58.9	36	40.3	55.8	84	130.2	177	235.6	1581.1

Months in which the monthly mean evaporation exceeds monthly rainfall totals
Months in which the monthly mean rainfall exceeds monthly evaporation totals

Station: LONGERENONG
Station Number: 79028

Latitude:	36.67° S
Longitude:	142.30° E
Elevation:	133m
Commenced:	1860
Operational Status:	Open

APPENDIX C 2_2 - WATER BALANCE EPA PERMISSION APPLICATION

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WATER/NITROGEN BALANCE (disposal via trickle &/or subsurface irrigation):

With no wet month storage.

RAINFALL STATION: GOROKE (POST OFFICE)

EVAPORATION STATION: LONGERENONG

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401

EPA PERMISSION APPLICATION - SHEEP FEED LOT

DATE: 28/10/2025

Client: TOM BOURCHIER

ITEM		UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:			D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (mean)		mm	A	**260**	**221**	**177**	**105**	**59**	**36**	**40**	**56**	**84**	**130**	**177**	**236**	**1581**
Rainfall (90th decile)		mm	B1	**23**	**23**	**24**	**44**	**68**	**79**	**87**	**85**	**76**	**64**	**43**	**31**	**647**
Effective rainfall		mm	B2	22	22	23	42	65	75	82	81	72	61	41	29	614
Peak seepage Loss[1]		mm	B3	96	87	96	93	96	93	96	96	93	96	93	96	1132
Evapotranspiration(IXA)		mm	C1	182	155	124	63	29	16	16	25	46	85	124	165	1030
Waste Loading(C1+B3-B2)		mm	C2	256	220	197	114	61	34	30	40	67	120	176	232	1548
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))		L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater		L	E	11625000	10500000	11625000	11250000	11625000	11250000	11625000	11625000	11250000	11625000	11250000	11625000	136875000
Total Irrigation Water(E-NL)/G		mm	F	30	27	30	29	30	29	30	30	29	30	29	30	351
Irrigation Area(E/C2)annual.		m^2	G													**390000**
Surcharge		mm	H	-226	-193	-167	-85	-31	-5	**0**	-11	-38	-90	-147	-202	0
Actual seepage loss		mm	J	-130	-106	-71	8	65	88	96	86	55	6	-54	-106	403
Direct Crop Coefficient:			I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Woodlot:
Rainfall Retained:	95	%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: **3.1mm (<10% ksat after renovation)**												
Lagoon Area:	0	ha	L	**CROP FACTOR**												
Wastewater(Irrigation):	375000	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	3.1	mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area(No storage):	**390000**	m^2	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Fescue:
Application Rate:	**1.0**	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	**NITROGEN UPTAKE:**												
Denitrification Rate:	20	%	S	**Species:**	**Kg/ha.yr**	**pH**	**Species:**	**Kg/ha.yr**	**pH**	**Species:**	**Kg/ha.yr**	**pH**				
Plant Uptake:	200	kg/ha/yr	T	Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9				
Average daily seepage:	**1.1**	mm	U	Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9				
Annual N load:	3285.00	kg/yr	V	Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9				
Area for N uptake:	**164250**	m^2	W	Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9				
Application Rate:	2.3	mm	X	Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5				
LAA (for slope <10%):	**390000**	mm	Ø	LAA (hydraulic) x 1.0												
Design Application Rate:	**1.0**	mm	Ø1													

Table 1. Compost analysis and application plan - Nitrogen balance. **1t of compost**

Paddock Reference	Application Area (Ha)	Application (t/Ha)	N (mg/kg)	P (mg/kg)	Total N (Kg/Year)	P (Kg/Year)	Sodium (Kg/Year)	Crop Type	N demand (Kg/ha)	N Demand (Kg/Year)	P Demand (Kg/ha)	P Demand (Kg/Year)
Canola crop 2.8t/ha	2.0	0.5	447	365	447	365	1,744	2.8t/ha Canola	224	448	36	72
Wheat Crop 5t/ha	2.0	0.5	447	365	447	365	1,744	5t/ha Wheat	200	400	30	60

Table 2. Compost analysis and application plan - Phosphorus balance. **1t of compost**

Paddock Reference	Application Area (Ha)	Application (t/Ha)	N (mg/kg)	P (mg/kg)	Total N (Kg/Year)	P (Kg/Year)	Sodium (Kg/Year)	Crop Type	N demand (Kg/ha)	N Demand (Kg/Year)	P Demand (Kg/ha)	P Demand (Kg/Year)
Canola crop 2.8t/ha	10.0	0.1	447	365	447	365	8,720	2.8t/ha Canola	224	2,240	36	360
Wheat Crop 5t/ha	10.0	0.1	447	365	447	365	8,720	5t/ha Wheat	200	2,000	30	300

6t/ha of gypsum is required to offset sodium additions. This will need to be monitored quarterly then annually.

Deep soil nitrogen (0-60cm) tests should be conducted annually at crop establishment.

Phosphorus additions are very high and will need to be monitored annually.

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ALBURY NSW

LCAS_23039_5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT_REV 4

APPENDIX D. 1 of 2

LAND CAPABILITY ASSESSMENT TABLE

LAND FEATURE	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA					
Treatment via Pondage Network	Exceeds LAA and duplicate of LAA requirements	Meets LAA and duplicate of LAA requirements	Meets LAA and partial duplicate of LAA requirements	Insufficient LAA area	Non-limiting:- Exceeds LAA and full duplicate of LAA requirements
Aspect	North, north-east and north-west	East, west, south-east, south-west	South	South, full shade	Westerly aspect - design by water balance
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full sun - design by water balance.
Slope form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Well drained, however finished LAA surface requires smoothing and redistribution of topsoil & cutoff drains placed upslope of effluent field.
Slope gradient:					
Above ground irrigation / trench and bed network	<10%	10% to 20%	20% to 30%	>30%	1 degree (3%): Low risk for trickle and or subsurface irrigation
Site drainage:	No visible signs or likelihood of dampness	Some signs or likelihood of dampness	Moisture-loving plants & water ponding on surface	Cut-off drain not possible	Cut-off drain required upslope of effluent field.
Runoff/run-on:	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on	Cut-off drain not possible	Cut-off drain required upslope of effluent field.
Landslip [1]	Nil	Moderate	High	Existing	All slopes stabilised by vegetation.
Erosion potential	Low	Moderate	High	Severe	Low grades but all runoff to be dispersed without concentrating flows.
Rock outcrops (% of surface)	<10%	10% to 20%	>20%	Severe	No visible rock outcrops - good soil profile.
Flood/Inundation					
Treatment to Class C Standard with trickle and or subsurface irrigation	Never			Falls within Land Subject to Inundation Overlay	LAAs is placed well above the localised flood level.
Distance to surface waters (m)					
Treatment via Pondage Network with trickle and or above ground irrigation	Buffer distance complies		Buffer distance does not comply	Reduce buffer distance not acceptable	LAA is a minimum of 30m to intermittent waterway and or stock dam {the proposed disposal area placement can not meet the required buffers - norminal to the contours}
Distance to groundwater bores (m)	No bores on site or within a significant distance	Buffer distances comply	Buffer distances do not comply	No suitable treatment method	LAA is a minimum 60m from any ground water bore.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Dense grasses suitable for LAA..
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	Surface	Water table deeper than 3m.
Depth to water table (seasonal perched)(m)	>1.5	<0.5	0.5 to 1.5	Surface	Perching possible (Install cut-off drain)
Rainfall [2] (mean annual rainfall) (mm)					
Treatment via Pondage Network with trickle and or above ground irrigation	<550	550-850	850-1150	>1150	513.3mm - Design by water balance.
Pan evaporation (mean) (mm)	>1400	1400 to 1100	1100 to 800	<800	1581.1mm - Design by water balance.

LCAS_23039_5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT_REV 4

APPENDIX D. 2 of 2

SOIL PROFILE CHARACTERISTICS	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Structure, (pedality)	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Improve structure by gypsum application
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	Any existing fill to be removed during regrading.
Thickness: (m)					
Trenches and beds	>1.4		<1.4	<1	1.5m thick profile: Non-limiting, low for trenches and beds
Subsurface irrigation	1.5+	1.0 to 1.5	0.75 to 1.0	<0.75	1.5m thick profile: Non-limiting for irrigation
Permeability [3] (limiting horizon) (m/day)	0.15-0.3	0.03-0.15	0.01-0.03	>3.0	Design by water balance
		0.3-0.6	0.6-3.0	<0.03	
Permeability [4] (buffer evaluation) (m/day)	2b 3a 3b 4a	4b 4c 5a	1 2a 5b 5c 6		Design by water balance
Stoniness (%)	<10	10 to 20	>20		Unremarkable
Emerson number	7, 8	3, 4, 5, 6	1, 2		Dispersive soils. Apply gypsum to maintain stable peds under saline irrigation.
Dispersion Index	0	1 to 8	9 to 14	15 to 16	Dispersive soils. Apply gypsum to maintain stable peds under saline irrigation.
Reaction trend (pH) favoured range for plants	5.5 - 8 is the optimum range for a wide range of plants; 4.5 - 5.5 suitable for many acid-loving plants		<4.5 & >8		Improve pH by gypsum application
E.C. (dS/m)	<0.8	0.8 to 2	>2	>2.0	Non-restrictive.
Sodicity (ESP) (%)	<6	6 to 8	>8	>14	Non-sodic (Inf. from Em, DI, FS, pH & EC) – Apply gypsum. (at least 0.2-0.5kg/m²)
Free swell (%)	<30	30-80	80-120	>120	Swelling clays

[1] Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

[2] 90th decile rainfall totals used in water balance a analyses.

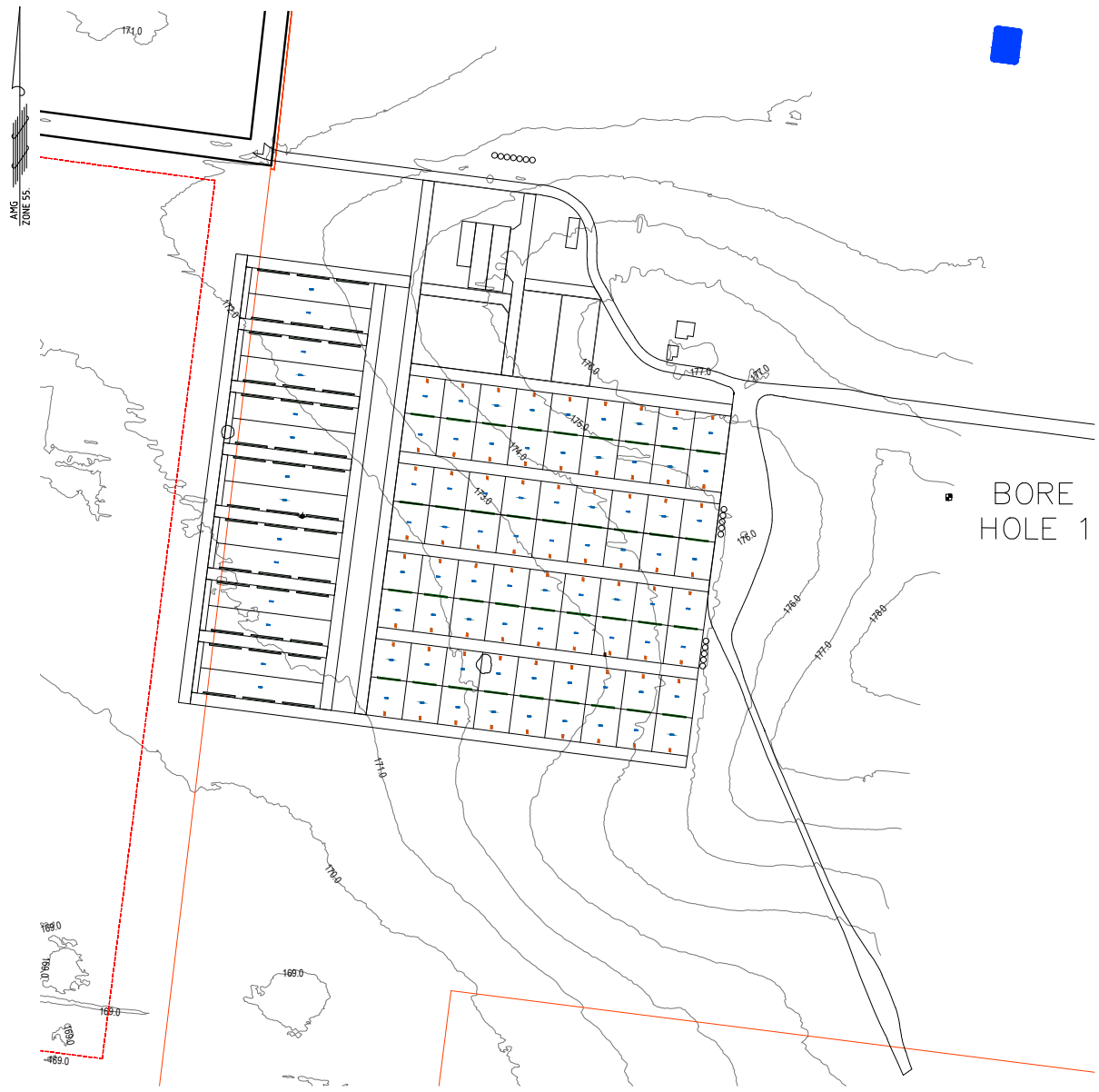
[3] Saturated hydraulic conductivity estimated from in-situ testing & data base.

[4] Saturated hydraulic conductivity estimated from *AS/NZS1547:2012*.

NOTES

1. Estimated, tested or measured values lie within the ranges highlighted/coloured.
2. This Appendix is applicable to disposal of waste treated via a pondage network.
3. There are no limiting risk factors for waste treated via a pondage network
4. Possible perched groundwater can be managed by installation of cut-off drains.
5. Evaluation of buffer distances via Darcy's Law shows EPA default buffer distances to be adequate.
6. Hence, in terms of the definitions provided in E.P.A. Publication 1910.2 & 1911.2, March, 2021,
   the design, engineering and management inputs required for sustainable on-site effluent disposal are rational and
   and easily achieved without significant impost on the landowner.

LCAS_23039_REV 4_APPENDIX E



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FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE - ONSITE WASTEWATER MANAGEMENT, JULY 2016)' A RESERVE AREA FOR TREATMENT TO SEPTIC STANDARD (PRIMARY STANDARD) IS REQUIRED & NOT FOR TREATMENT TO 20/30 STANDARD WITH DISPOSAL VIA SUBSURFACE IRRIGATION. DUE TO THE VAGARIES OF CLIMATE, OPERATION AND MAINTENANCE, RELATIVELY LARGE VOLUMES AND INHERENT UNCERTAINTY IN PREDICTIVE MODELLING, THERE IS AVAILABLE AREA FOR A FULL RESERVE.

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C	UPDATE FEEDLOT LAYOUT	07/08/25	NWV
B	COMMENTS	12/10/23	NWV
A	PRELIMINARY DESIGN	27/09/23	NWV

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PROJECT REFERENCE: 23039

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SPM UNIT 1/11 CYLINDERS DRIVE
TORQUAY VIC 3228

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EPA APPROVAL - LAMB FEEDLOT
5570 NHILL-HARROW ROAD
GYMBOWEN VIC 3401

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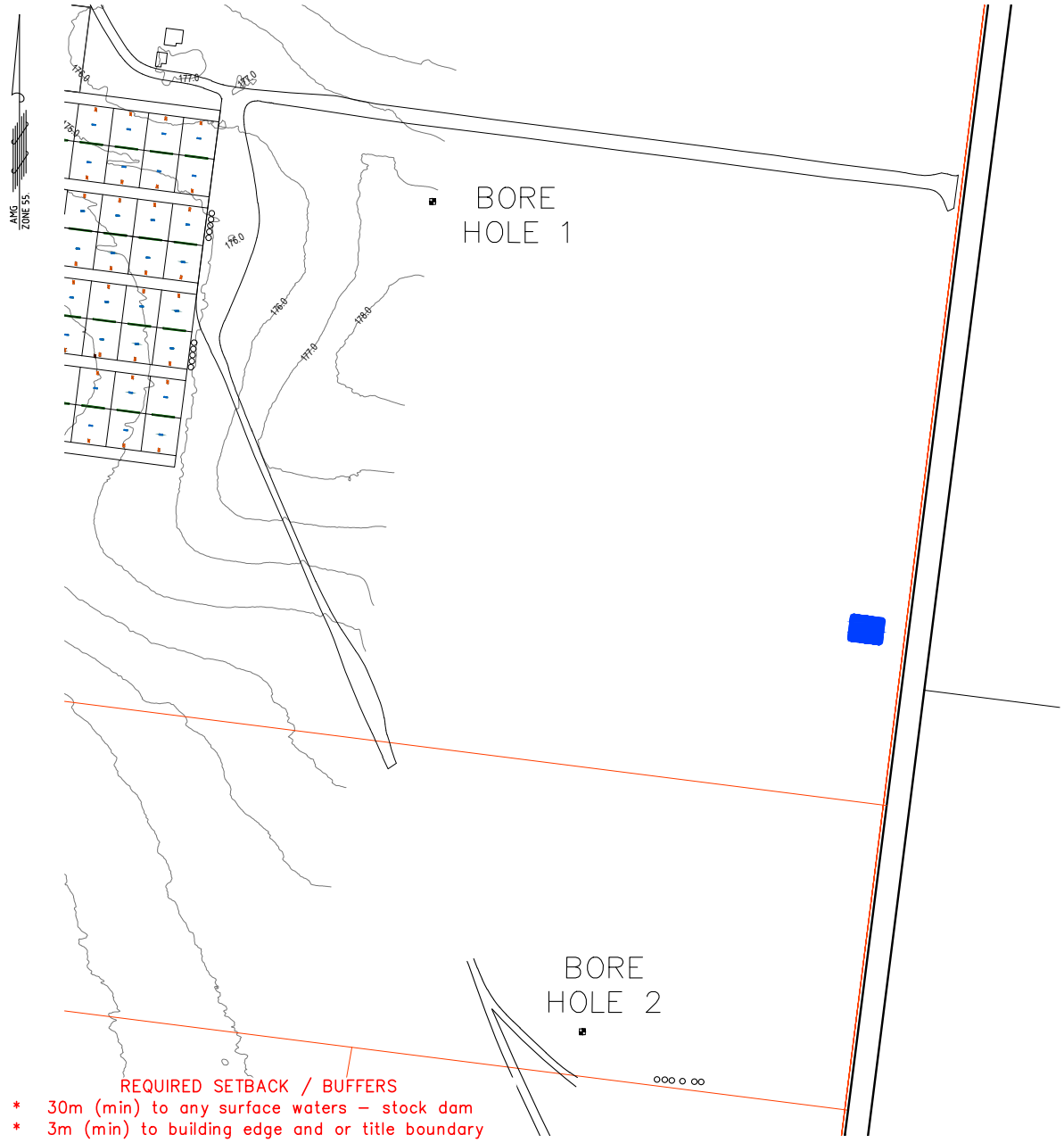

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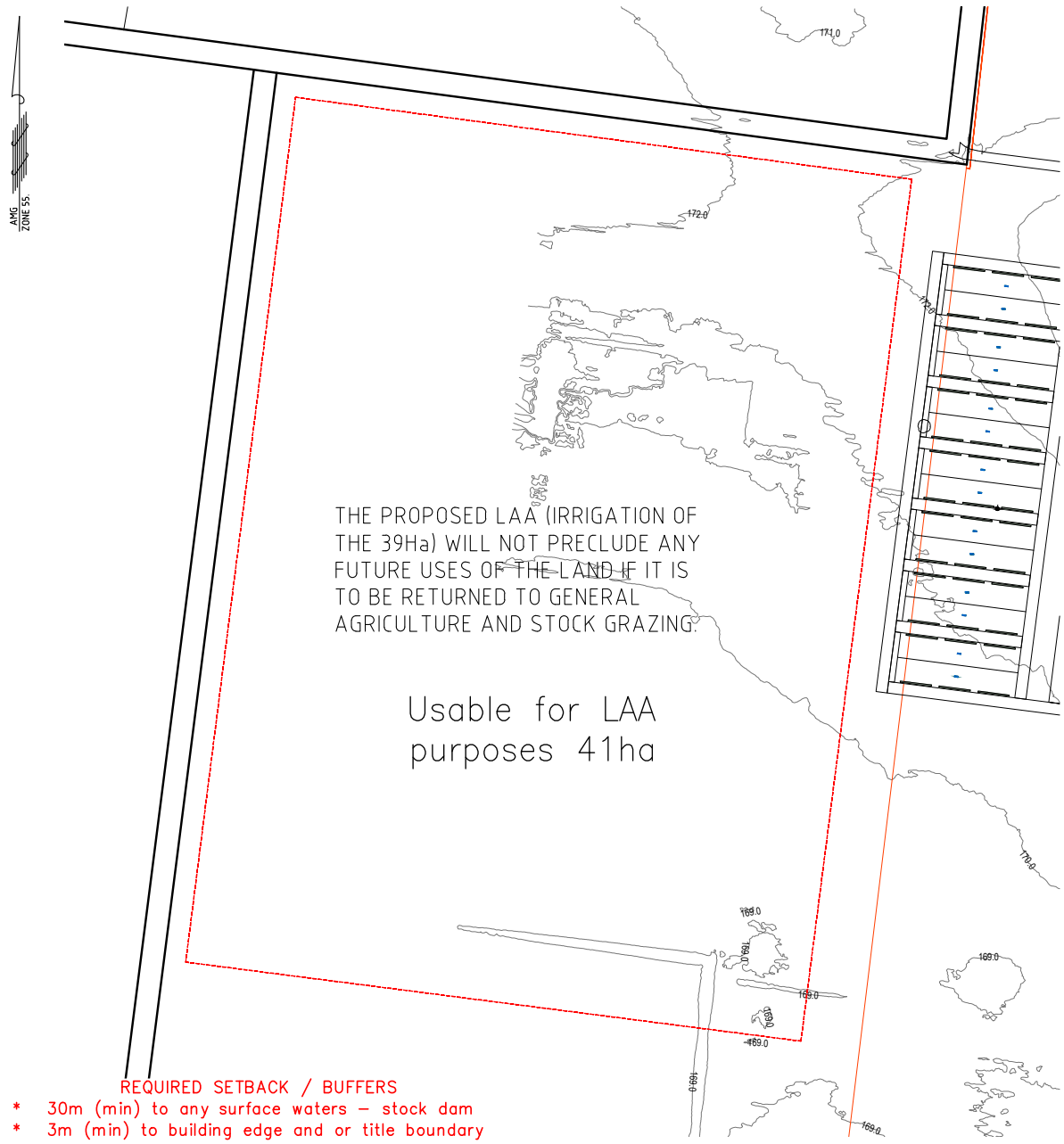

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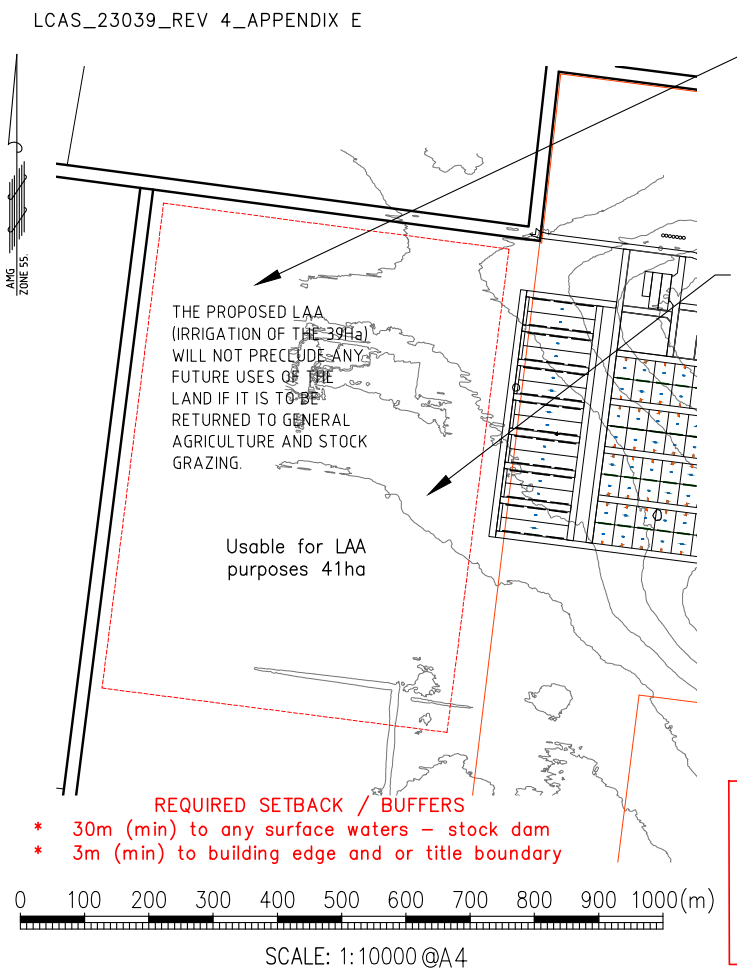

MINIMUM REQUIRED EFFLUENT AREA FOR 375kl/day OF WASTE FROM THE SHEEP FEEDLOT & RUNOFF WITH DISPOSAL VIA ABOVE GROUND IRRIGATION. SEE TABLE 1. MINIMUM REQUIREMENTS. THE DIMENSIONS OF THE LAND APPLICATION AREA MAY BE MODIFIED TO CLIENT'S NEEDS PROVIDED THE TOTAL AREA AND SETBACKS ARE ADHERED TO.

THE PROPOSED LAA (IRRIGATION OF THE 39Ha) WILL NOT PRECLUDE ANY FUTURE USES OF THE LAND IF IT IS TO BE RETURNED TO GENERAL AGRICULTURE AND STOCK GRAZING.

BEWARE OF UNDERGROUND SERVICES. THE LOCATIONS, TYPE AND DEPTH OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON AUTHORITY RECORDS. THE EXACT POSITION OF THESE SERVICES IS TO BE PROVEN ON SITE AND SITE LOCATIONS OBTAINED FROM THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS. NO GUARANTEE IS GIVEN THAT ALL EXISTING UNDERGROUND SERVICES ARE SHOWN

TABLE 1 – MINIMUM REQUIRED AREA REQUIRED

EFFLUENT	SYSTEM	REQUIRED AREA FOR FLOWS OF 375kl/DAY OF TREATED WASTE FROM SHEET FEEDLOT
RUN OFF & EFFLUENT FROM SHEEP FEEDLOT	PROPOSED TWO POND SYSTEM WITH DISPOSAL VIA TRICKLE AND OR SUBSURFACE IRRIGATION	39ha minimum required area

FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE - ONSITE WASTEWATER MANAGEMENT, JULY 2016)' A RESERVE AREA FOR TREATMENT TO SEPTIC STANDARD (PRIMARY STANDARD) IS REQUIRED & NOT FOR TREATMENT TO 20/30 STANDARD WITH DISPOSAL VIA SUBSURFACE IRRIGATION. DUE TO THE VAGARIES OF CLIMATE, OPERATION AND MAINTENANCE, RELATIVELY LARGE VOLUMES AND INHERENT UNCERTAINTY IN PREDICTIVE MODELLING, THERE IS AVAILABLE AREA FOR A FULL RESERVE.

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LEGEND

EXISTING

APPROX. BOUNDARY

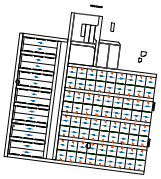
CONTOUR (1m INTERVALS)

DEEP SOIL PROFILE AUGUR LOCATION

STOCK DAM / TREATMENT STORAGE DAM

PROPOSED

REQUIRED SETBACK (in metres)



EXISTING DWELLING & SHED FOOTPRINT

PROPOSED FEED LOT LAYOUT

ALL SERVICES AND BOUNDARIES ARE APPROXIMATE ONLY. REFER TO PLAN OF SUBDIVISION.

NOTES ON SETBACK DISTANCES

FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE – ONSITE WASTEWATER MANAGEMENT, JULY 2016) UNLESS OTHERWISE STATED IN THE RELEVANT EPA PUBLICATION (OR IN THE ACCOMPANYING REPORT), THE PROPOSED EFFLUENT DISPOSAL AREA MUST BE PLACED WITHIN THE AREA SHOWN ON THE DETAILED PLAN - TO THE LEFT, WITH THE FOLLOWING MINIMUM SETBACKS APPLIED:

BUILDINGS:- 6m DOWN-SLOPE BUILDINGS & 3m TO UP-SLOPE BUILDINGS
ALLOTMENT BOUNDARY - 6m TO DOWN-SLOPE & 3m TO UP-SLOPE
WATER SUPPLY OR GAS PIPE - 3m
UNDERGROUND WATER TANK OR CUTTING/ESCARPMENT - 15m
IN-GROUND SWIMMING POOL OR STORMWATER DRAIN - 6m
POTABLE WATER SUPPLY DAM/RESERVOIR - 300m
POTABLE WATERWAY - 100m
NON POTABLE WATERWAY, WETLANDS & STOCK DAMS - 60m
STREAM, RIVER, WATERWAY WITHIN A POTABLE WATER SUPPLY CATCHMENTS BUFFERS MAY BE REDUCED BY UP TO A MAXIMUM OF 50% CONDITIONAL ON THE THE FOLLOWING:

- EFFLUENT IS SECONDARY TREATED TO 20/30 STANDARD AS A MINIMUM
- A MAINTENANCE AND SERVICE CONTRACT, WITH A SERVICE TECHNICIAN ACCREDITED BY THE MANUFACTURER, IS IN PLACE TO ENSURE THE SYSTEM IS REGULARLY SERVICED IN ACCORDANCE WITH COUNCIL SEPTIC TANK PERMIT CONDITIONS &
- COUNCIL IS SATISFIED THE REDUCTION IN SET-BACK DISTANCE IS NECESSARY TO PERMIT THE APPROPRIATE DEVELOPMENT OF THE SITE AND THAT RISKS TO PUBLIC HEALTH AND THE ENVIRONMENT ARE MINIMISED.

STREAMS OR CHANNELS (CONTINUOUS OR EPHEMERAL), NOT IN A POTABLE SUPPLY CATCHMENT - 60m DAMS FOR STOCK AND NON-POTABLE USE (NOT ABOVE GROUND) - 60m SETBACKS. DISTANCE IS MEASURED IN A HORIZONTAL DIRECTION ALONG THE ACTUAL FLOW-PATH. WATERCOURSES OUTSIDE CATCHMENT AREA NOT SHOWN.

GENERAL NOTES

- DETAILED BOUNDARY SURVEY NOT UNDERTAKEN. FENCE LINE ASSUMED IN CORRECT POSITION ALONG TITLE BOUNDARY.
- PROPOSED EFFLUENT AREA HAS BEEN ASSESSED AS ALL WITHIN ONE LAND SOIL UNIT, UNLESS OTHERWISE NOTED.
- TO MAINTAIN WATER-STABLE PEDS (UNDER IRRIGATION WITH SALINE EFFLUENT) SOIL RENOVATION IS REQUIRED. DEEP RIPPING OF THE DISPOSAL AREA ALONG WITH GYPSUM APPLICATION IS DESIRABLE 6 TO 12 MONTHS PRIOR TO INSTALLATION. GYPSUM SHALL BE BROADCAST OVER THE RIPPED/WORKED EFFLUENT AREA AT THE RATE OF 0.2-0.5kg/m^2. THE GROUND SURFACE IS TO BE SMOOTHED BY REDISTRIBUTION OF TOPSOIL.
- AS A MINIMUM, AT THE TIME OF INSTALLATION GYPSUM SHOULD BE BROADCAST TO THE TRENCH BOTTOM AREA AND OR LLA AT A RATE OF 0.2-0.5kg/m^2 AND CAN BE REAPPLIED FROM TIME-TO-TIME (GENERALLY EVERY 3 YEARS AT THE RATE OF 0.2-0.5kg/m^2).
- THE REQUIRED LLA DIMENSIONS MAY BE MODIFIED TO CLIENT'S NEEDS PROVIDED THE TOTAL AREA IS ADHERED TO. LLA IS SUBJECTED TO FOOTPRINT & LOCATION OF PROPOSED DWELLING/DEVELOPMENT. BUILDING BUFFERS; 12m UP-SLOPE & 6m DOWN-SLOPE FOR PRIMARY (SEPTIC) STANDARD AND 6m UP-SLOPE & 3m DOWN-SLOPE FOR SECONDARY (20/30) STANDARD.
- FOR A TRENCH NETWORK, IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 1547:2012 FIGURE L1 CONVENTIONAL PIPED TRENCH, FIGURE L2 SELF-SUPPORTING ARCH TRENCH WITH A DISTRIBUTION BOX TO EVENLY DOSE ALL TRENCHES AS IN FIGURE M3 SHALLOW SUBSURFACE LPED IRRIGATION - EXAMPLE SYSTEM.

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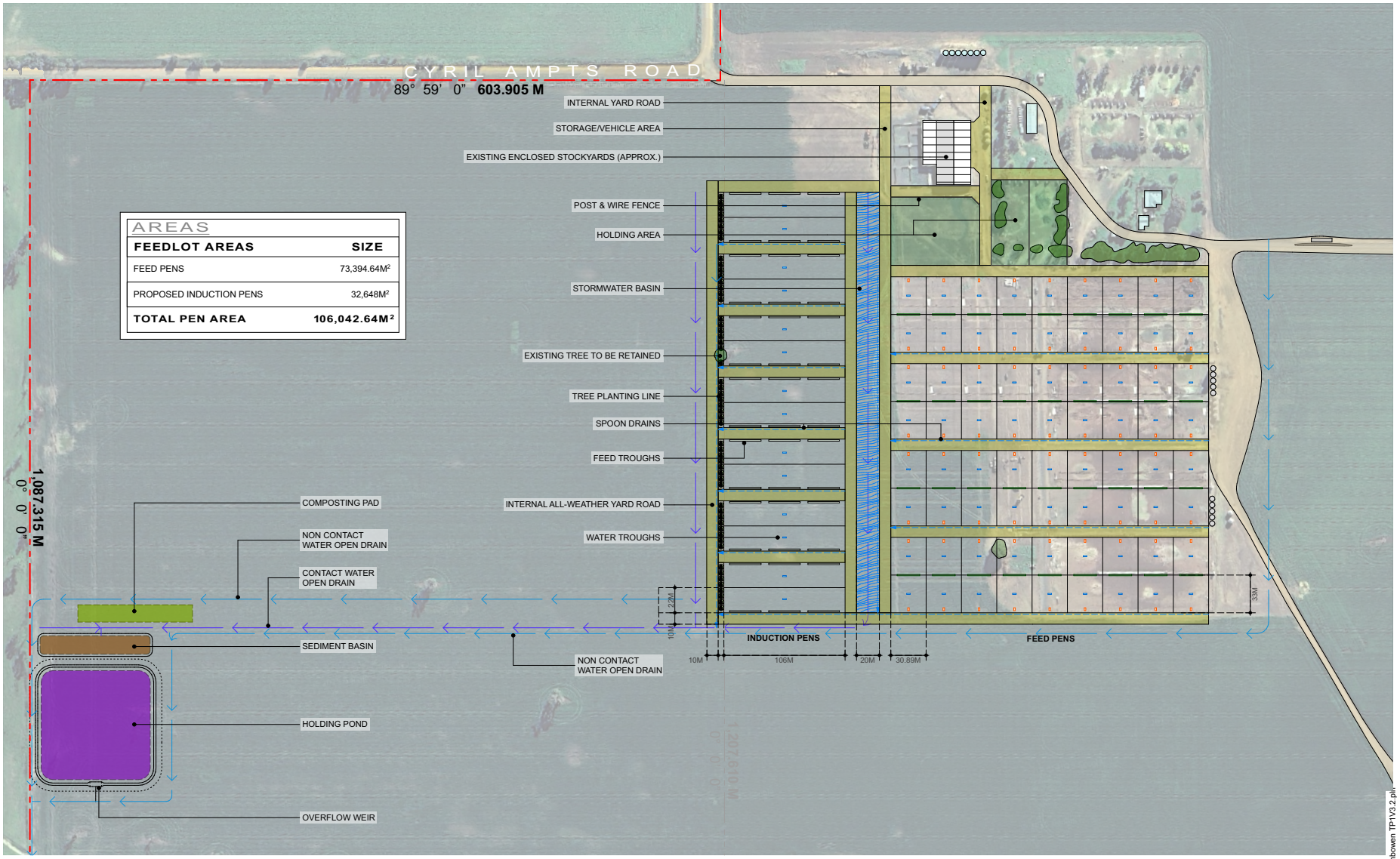

SITE PLAN - WEST 1:3000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north: N

date: OCTOBER 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP1 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln



SITE PLAN - EAST 1:3000

DRIVEWAY / CROSSOVER 1:1000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

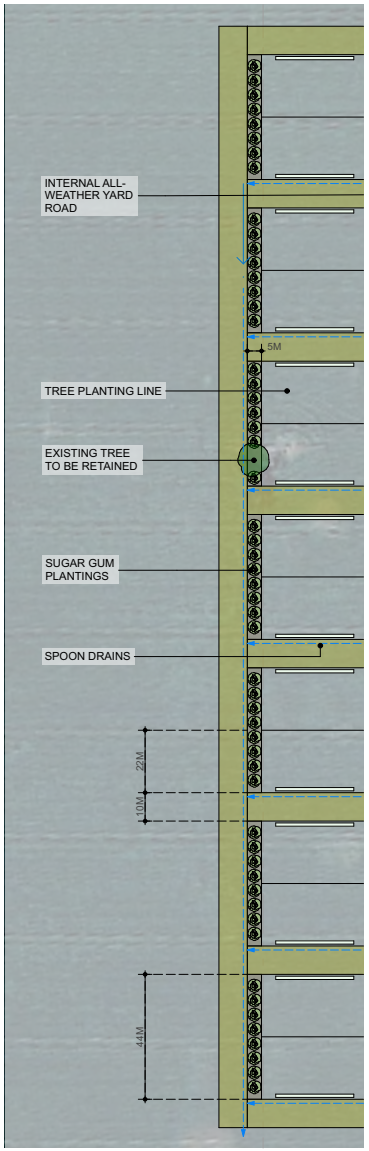
project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN- EAST (DRIVEWAY)

north: N

date: OCTOBER 2025
drawn by: CD
scale: AS SHOWN A3
project no.: 25-011
rev.: /
designed by: CD
dwg no: TP2 of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln



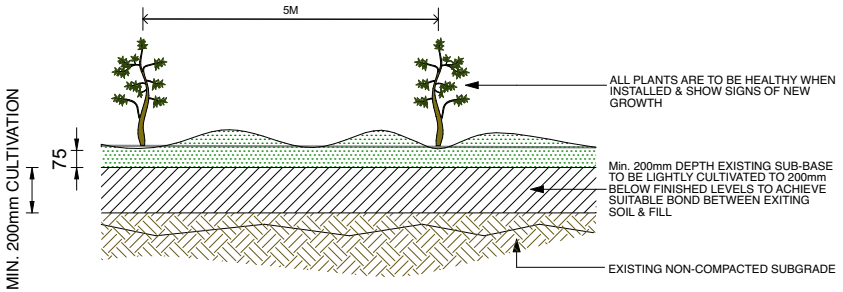
LANDSCAPE PLAN

1:1600

-
TP3

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	ABBREVIATION	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	QTY
TREE						
EUCALYPTUS CLADOCALYX	SUGAR GUM	–	<35m	<15m	250mm pot	55



Notes:

- SOIL CONDITIONS TO MEET AUSTRALIAN STANDARDS FOR LANDSCAPING & GARDEN USE.
- REMOVE & DISPOSE OFF-SITE ANY DEBRIS OR PARTICLE LARGER THAN 50mm. THIS INCLUDES ROCKS, PAVING MATERIAL, TREE ROOTS, DISUSED INFRASTRUCTURE OR WEEDS. DISPOSE OF ANY WASTE MATERIAL TO AN APPROVED WASTE SITE.
- IF PARTICLES ARE > 50mm, CONTRACTOR IS TI SIEVE OUT PARTICLES PRIOR TO USE.
- PROVIDE SPADE EDGE AT TRANSITION FROM LAWN TO GARDEN BED.
- MULCH SHALL BE 75mm CONSOLIDATED DEPTH EUCA-MULCH.

GARDEN BED PREPARATION

1:20

-
TP2

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

© DP PLANNING 2025

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: LANDSCAPE PLAN

north: N

date: OCTOBER 2025
drawn by: CD
scale: AS SHOWN **A3**
project no.: **25-011**
rev.: /
designed by: CD
dwg no: **TP3** of TP2

25-011.5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln

Appendix F. Site Photos





SWEP PTY. LTD. ANALYTICAL LABORATORIES
Tel: (03) 9701 6007
Fax: (03) 9701 5712

ASPAC
A member of the Australasian Soil and Plant Analysis Council

REPORT ON SAMPLE OF SOIL

FILE NO : 2305177393 **DATE ISSUED :** 19/05/2023

LCA SERVICES
ATT: NEIL VAN DER GEEST
22 DEMPSTER PLACE
LENEVA, VIC 3961
E-mail: neil@lcas.com.au

CLIENT ID : LCA002
PHONE : 0438 891 275
FAX :
REFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 12/05/2023
ANALYSIS REQUIRED : Full (ST-1)

SAMPLE ID : JOB 23039 - GYMBOWEN (40HA)
DEPTH OF SAMPLE (cm): 0 to 15
LAND USE : WHEAT (DRY Target Yield: 5.0 t/ha)

ITEMS			RESULTS	DESIRABLE LEVEL
pH(1:5 Water)†			5.78	6.0-8.0
pH(1:5 0.01M $CaCl_2$)†			5.28	
Electrical Conductivity†	EC	µS/cm	113	< 625
TOTAL SOLUBLE SALT	TSS	ppm	372.9	< 2063
AVAILABLE CALCIUM†	Ca	ppm	896	935
AVAILABLE MAGNESIUM†	Mg	ppm	57.24	155
AVAILABLE SODIUM†	Na	ppm	33.12	< 98.8
AVAILABLE NITROGEN	N	ppm	34.7	39
AVAILABLE PHOSPHORUS†	P	ppm	19	30
AVAILABLE POTASSIUM†	K	ppm	82.29	111
AVAILABLE SULPHUR†	S	ppm	25.4	7 - 10
AVAILABLE COPPER†	Cu	ppm	0.67	3
AVAILABLE ZINC†	Zn	ppm	2.08	4 - 6
AVAILABLE IRON†	Fe	ppm	109	> 30
AVAILABLE MANGANESE†	Mn	ppm	3	> 20
AVAILABLE COBALT	Co	ppm	0.24	0.5-0.7
AVAILABLE MOLYBDENUM	Mo	ppm	0.22	0.1-0.2
AVAILABLE BORON†	B	ppm	0.33	0.6-1.0
TOTAL ORGANIC MATTER†	OM	%	3.44	3 - 4
TOTAL ORGANIC CARBON†	OC	%	1.72	1.5 - 2
TOTAL PHOSPHORUS†	TP	ppm	Not Required	
EXTRACTABLE ALUMINIUM†	Al	ppm	Not Required	
TOTAL NITROGEN†	N	%	Not Required	
TOTAL CALCIUM	Ca	ppm	Not Required	
TOTAL MAGNESIUM	Mg	ppm	Not Required	
CHLORIDE	Cl	ppm	Not Required	

†This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australiasian Soil and Plant Analysis Council (ASPAC). Test for which proficiency has been demonstrated are highlighted in this report.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha)

ITEMS			RESULTS	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	meq/100g of soil	3.83	3.96
EXCHANGEABLE MAGNESIUM	Mg	meq/100g of soil	0.408	0.915
EXCHANGEABLE SODIUM	Na	meq/100g of soil	0.123	< 0.305
EXCHANGEABLE POTASSIUM	K	meq/100g of soil	0.18	0.305
EXCHANGEABLE HYDROGEN	H	meq/100g of soil	3.28	
ADJ. EXCHANG. HYDROGEN	H	meq/100g of soil	1.56	< 0.915
CATION EXCHANGE CAPACITY	CEC		7.82	
ADJUSTED CEC	Adj.CEC		6.1	
EXCH. SODIUM PERCENTAGE	ESP		1.57	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg		9.39	4-4.7
BASE SATURATION PERCENTAGE	BSP		62	

ITEMS		PERCENTAGE OF ADJUSTED CEC	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	62.8	65-70%
EXCHANGEABLE MAGNESIUM	Mg	6.7	12-15%
EXCHANGEABLE SODIUM	Na	2	0.5-5%
EXCHANGEABLE POTASSIUM	K	3	3-5%
EXCHANGEABLE HYDROGEN	H	25.6	<20%

PREVIOUS APPLICATIONS (IF APPLICABLE)		DATE OF APPLICATION
GYPSUM APPLIED	t/ha	
LIME APPLIED	t/ha	
DOLOMITE APPLIED	t/ha	
Magnesium Sulphate	kg/ha	

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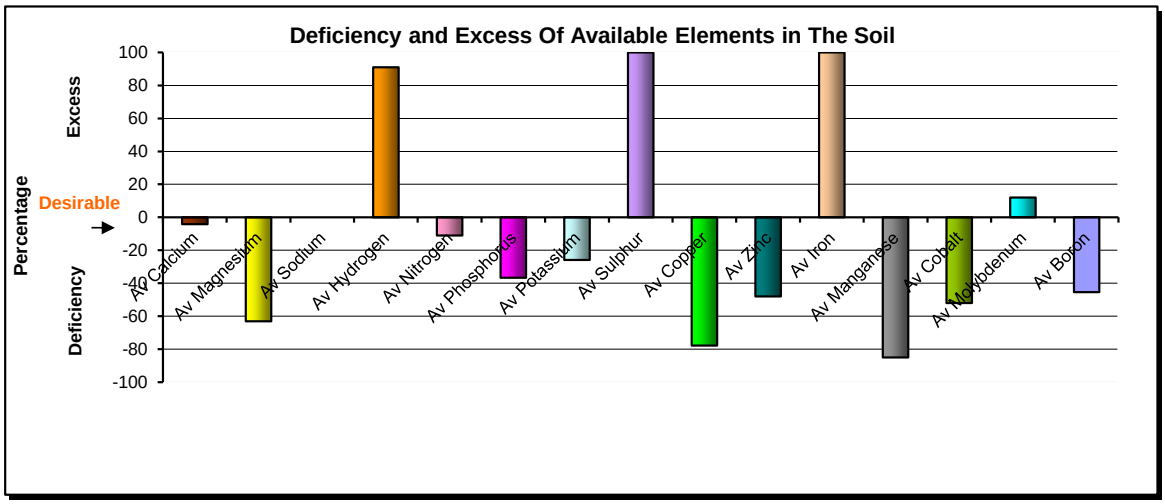
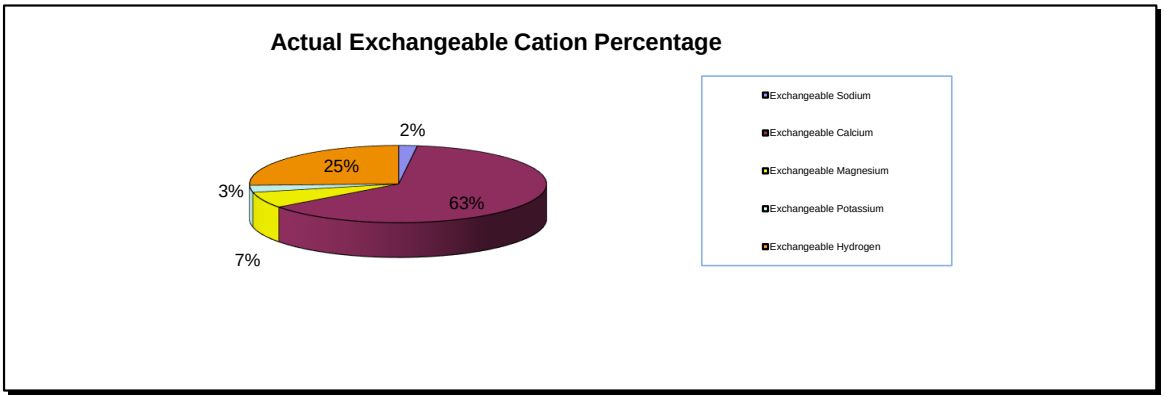
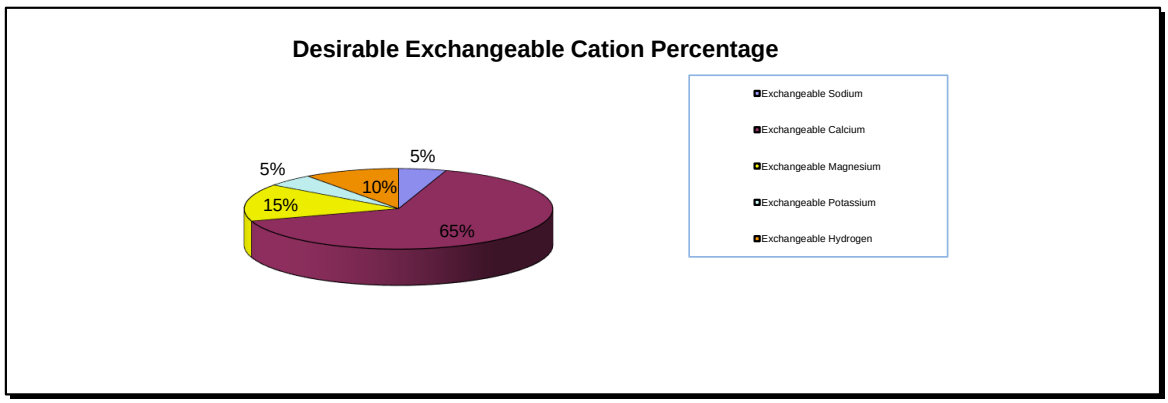
FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 3



- Phosphorus fixation effects if Iron is more than 300 ppm
- Manganese will be at toxicity level if it reaches 500 ppm





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Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 4

RECOMMENDATION

209 kg of Calcium is needed to raise Exchangeable Calcium to 65%.
92 kg of Magnesium is needed to raise Exchangeable Magnesium to 15%.

GYPSUM REQUIREMENT	**0**	t/ha
LIME REQUIREMENT	**0**	t/ha
DOLOMITE REQUIREMENT	**0.83**	t/ha

TOTAL FERTILISER REQUIREMENT (kg/ha)	N	P	K	S	Ca
	44	**11**	**29**	**0**	**0**

with Trace Elements:

COPPER	**1.13**	kg/ha
ZINC	**4.5**	kg/ha
COBALT	**0.03**	kg/ha
MOLYBDENUM	**0**	kg/ha
IRON	**0**	kg/ha
MANGANESE	**3.5**	kg/ha
BORON	**0.45**	kg/ha

For this soil the CEC is less than 10meq/100g of soil, therefore we advice the TOTAL FERTILISER REQUIREMENT, including Trace Elements, be applied on three separate applications over the season.

- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advice that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.

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Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

Desirable levels for Exchangeable Cations (Ca, Mg, Na, K and H) is directly related to the constant desirable level percentages (see pie graph page 3) and the soil's Adjusted CEC. The other elements vary in relation to the soil's CEC, landuse, leaching requirement and yield.

If soil pH (water) is below 5.7, trace elements should not be applied until Lime and/or Dolomite applications have had time to raise the pH to this level. For soils with pH (water) of 8.0 or more, apply trace elements as foliar spray only.

The recommendations for Gypsum/Lime/Dolomite/$MgSO_4$ on page 4 are essential to the process of achieving optimum soil balance. All other recommendations in this report (NPKS & trace elements) have been formulated on the assumption that the Gypsum/Lime/Dolomite/$MgSO_4$ have been applied and given sufficient time for their effects to develop. In most cases, six months will be required between application of cation balance correction and fertilisers, however, more time may be required in lower rainfall zones or dry seasons. In areas with shallow saline watertables and NO subsurface drainage, no Gypsum should be applied (even if recommended here) until adequate drainage can be provided. It should also be noted that the amounts recommended depend, in part, on the stated sample depth.

For all required materials - Gypsum/Lime/Dolomite/Magnesium Sulphate/Magnesium Oxide (where surface application is necessary and irrigation is not available), the total application should be limited to roughly 2.5 t/ha per year. This limitation does not apply where materials can be cultivated or irrigated into the soil.

Important note: For all reports that have landuse as "Pasture". If molybdenum is needed to be applied, then copper needs to be applied as well even if available copper is high. Copper and molybdenum are antagonistic to each other so if molybdenum is applied without copper, molybdenum will deplete copper leading to copper deficiency in animals. The main problem occurs when animals graze treated pasture soon after application. For this reason, if you are worried about applying copper when there is enough in your soil, you can apply molybdenum alone BUT you MUST keep animals off the pasture for at least 6 weeks (longer if there has been little or no rain).

SWEP does not recommend or promote specific products, so all recommendations are given in kg/ha of actual nutrient. These must be converted into applications of fertiliser. For assistance in doing this, consult your local supplier.

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl2)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium, Magnesium, Sodium, Potassium	15D3 or 15A1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Available Copper, Zinc, & Cobalt	EDTA, 12B1
Available Molybdenum	Ammonium Oxalate-Oxalic acid-di-iso propyl ether
Available Iron & Manganese	method of E.H. Mikhail (1981)
Available Boron	12C2
Total Organic Matter	modified Walkley & Black, 6A1
Total Phosphorus, Calcium, Magnesium	Acid digestion
Extractable Aluminium	15G1
Total Nitrogen	Dumas method, 7A5
Chloride	5A1
Available Silica	Dithionite-Citrate method**

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the stand ard EDTA method to produce erroneously high results.

For numbered test methods:
Rayment, G.E. & Lyons, D.J. (2011). Soil Chemical Methods - Australasia. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). Soil Science Society American Procedures, A critical studyof the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

** Ross, G.J. & Wang, C. (1993). Soil Sampling and Methods of Analysis, CRC Press, Boca Raton, Florida, USA.

AQIS Approved Quarantine Site.
Victorian DPI acccreditation to receive samples from PIZ and PCN infested zones.

Disclaimer: All results and/or recommendations in this report are made in good faith and are based on past and ongoing research by SWEP Pty Ltd. However, limitations such as the vagaries of climatic conditions mean that we cannot guarantee production of any crop by the use of this test and associated recommendations, and cannot be held responsible for any results obtained.

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Appendix I. LCAS General Disclaimer

This report provides advice and recommendations in accordance with the scope of services.

The conclusions and recommendations made are based upon data derived from examination of records in the public domain, interviews with officers of various Authorities and site conditions observed at the time of writing this report and are considered to comply with the relevant requirements at the time of publication.

LCAS has relied upon available information to form its recommendations and conclusions, however, time and impacts of future events may require further examination and data analysis and may change the conclusions in this report.

No liability or responsibility can be accepted by LCAS if this Report is relied upon by any third party for any purpose other than as identified in this report. If any data, analysis, recommendations, or conclusions are unclear, LCAS should be consulted for clarification.

APPENDIX J: Stormwater Management Plan

LAND CAPABILITY ASSESSMENT SERVICES

LAND CAPABILITY ASSESSMENT AND MANAGEMENT PLAN

PERMEABILITY TESTING
(*TALSMA-HALLAM METHOD*)
AND SOIL PROPERTIES

FOR A PROPOSED 28,000 LAMB FEEDLOT
AT 5488 NHILL-HARROW ROAD GYMBOWEN VIC 3401

(Project. 23039)
Revision 4 – October 2025

LAND CAPABILITY ASSESSMENT SERVICES Pty Ltd as trustee for LCAS Family Trust
ABN NUMBER: 35 571 272 608 ACN: 655 498 392
22 Dempster Place Leneva VIC 3691 neil@lcas.com.au www.lcas.com.au

LAND CAPABILITY ASSESSMENT FOR ONSITE EFFLUENT REUSE/DISPOSAL

FOR A PROPOSED 28,000 LAMB FEEDLOT AT 5488 NHILL-HARROW ROAD GYMBOWEN VIC 3401

This document is and shall remain the property of LCA Services. The document may only be used for the purposes for which it was commissioned. Unauthorised use of this document in any form whatsoever is prohibited.

Neil Van Der Geest

Digitally signed by Neil Van Der Geest
Location: LCA Services 22 Dempster Place
Leneva VIC 3691 neil@lcas.com.au
Date: 2025.10.28 09:53:34 +11'00'

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(i) Assessor's Academic & Professional Qualifications

Assessor

Neil Van Der Geest - Managing Director of Land Capability Assessment Services.
Completed approved assessments since 2011.

Qualifications

- The University of Melbourne - Diploma of Agriculture (Dairy – 2002)
  - * Land Capability Assessments for On-site Wastewater Management (12th – 14th November 2024)
  - * Sand Mounds for On-Site Wastewater Treatment Day-course (10th October 2024)
  - * Introduction to the new WWM Guidelines NSW (18th July 2025)
  - * Delivered by cet - Centre for Environmental Training 197 Main Road, Cardiff NSW 2285

Completed approved assessments for the following Councils

Victoria

Alpine Shire Council	Bass Coast Shire Council	Benalla Rural City Council
Cardina Shire Council	Corangamite Shire Council	East Gippsland Shire Council
Gannawarra Shire Council	Greater Bendigo City Council	Hepburn Shire Council
Hume City Council	Greater Shepparton City Council	Indigo Shire Council
Latrobe City Council	Macedon Ranges Shire Council	Mansfield Shire Council
Melton City Council	Mornington Peninsula Shire Council	Manningham Shire Council
Mitchel Shire Council	Mount Alexander Shire Council	Moira Shire Council
Murrindindi Shire Council	South Gippsland Shire Council	Nillumbik Shire Council
Strathbogie Shire Council	Towong Shire Council	Wangaratta Rural City Council
Warrnambool City Council	Wellington Shire Council	West Wimmera Shire Council
Wodonga City Council	Yarra Ranges Shire Council	

NSW

Albury City Shire Council	Berrigan Shire Council	Federation Shire Council
Greater Hume Shire Council	Lockhart Shire Council	Murray River Shire Council
Murrumbidgee Shire Council	Snowy Valleys Shire Council	Tumbarumba Shire Council
Griffith City Council		

(ii) Assessors Professional Indemnity Insurance

Policy Number:	PI-001013-2024
Period of Cover:	01/12/2024 TO 01/12/2025
Geographical coverage:	Worldwide (Excluding USA and Canada)
Limit of indemnity:	$2 million Plus one (1) reinstatement of the limit of liability during the insurance period.
Underwriting company:	Professional Risk Underwriting Pty Limited Trading as ProRisk For and on behalf of Swiss Re International SE Australia Branch (ABN 38 138 873 211)

(iii) Executive Summary

The proposed Land Application Area at the proposed 28,000 Lamb Feedlot, 5488 Nhill-Harrow Road Gymbowen VIC 3401, is suitable for sustainable on-site effluent disposal. The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

Table 1
Description of Development

Parameter	Site specific element
Standard Parcel Identifier	1\TP340499 & 1\TP174540
Property Address	5488 Nhill-Harrow Road Gymbowen VIC 3401
Owner	T & L Bourchier Pty Ltd
Contact	Jacquelle Gorski 0411 551 833 jacquelle@sustainablepm.com.au
Local Government Area	West Wimmera
Zoning and Overlays	Farming Zone (FZ), Environmental Significance Overlay (ESO) and falls within a Bushfire Prone Area
Area	**375ha** combined total
Usable Lot Area	At least **41ha** within the proposed allotment
Soil Texture	**Type 5 (light clay)**
Soil Depth	1.5m+
Soil Structure	Well structured
Soil Constraints	Low K_{sat}
Permeability / DLR / DIR	**DIR 3.1mm/day** with irrigation - after renovation
Slope	Restricted to areas with slope less than 10% grade
Distance to Surface Waters	30m upslope to any stock dam and or any drainage line / waterway
Water Supply	Mains equivalent (assumed for design purposes)
Designated Water Supply Catchment	No
Wastewater Load	375kl/day – proposed Lamb Feedlot
Availability of Sewer	Not available

Our field testing, which included soil profile logging, sampling, and in-situ hydraulic conductivity testing, a differential level survey, laboratory testing, and subsequent reporting, including a water and nutrient balance modelling, has revealed that on-site effluent disposal is rational and sustainable. The capability assessment has shown that the generated waste from the proposed Lamb Feedlot to be discharged to evaporation ponds and disposal via above ground irrigation is possible.

Regarding the cumulative risk of the proposed development, the assessment has considered risk associated with subsurface and surface flows. The site has constraints for onsite waste disposal, although it can be mitigated against by placing the Land Application Area (LAA) a minimum of **30m** to any waterway and or a stock storage dam. The site risk is summarised within **Appendix D** Risk Assessment.

The proposed land application area is 30m up slope to any stock storage dam, the proposed disposal area can achieve the full required buffers (i.e., normal to the contours) by the *E.P.A. Publications 1910.2 & 1911.2, March, 2021 E.P.A. Publication 1992 June, 2021* and *E.P.A. Publication 1994 June, 2021*.

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Provided the recommendations of this report are implemented, all requirements of the *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard* **and** *E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework,* can be met. For the proposed 28,000 Lamb Feedlot, the available area is not limiting, with ample available area for expansion of the effluent areas should this be required.

The area in red text equals the minimum required area. There is available area for a full reserve if required.

EFFLUENT	**SYSTEM**	FOR AN APPLICATION OF 375kl PER DAY AND A DIR OF **3.1mm**
FROM PROPOSED SHEEP FEEDLOT	PROPOSED PONDAGE SYSTEM WITH DISPOSAL VIA ABOVE GROUND IRRIGATION	**39ha**

Litres relate to volume of effluent per day as per *AS/NZS 1547:2012* and clients' estimates.

1. Site Investigation

1.1 Introduction

On instruction from the owner, an investigation was undertaken to assess the lands' capability to assimilate the application of wastewater generated by a 28,000 Lamb Feedlot, 5488 Nhill-Harrow Road Gymbowen VIC 3401, as shown in **Appendix E** (Site Plans).

The site falls within Farming Zone land (FZ), is restricted by the Environmental Significance Overlay (ESO) and falls within a Designated Bushfire Area. It lies within the Millicent Coast basin and under the control of the Wimmera Catchment Management Authority and Grampians, Wimmera and Mallee Rural Water Authority. It **does not fall** within a catchment which is a Domestic Water Supply Catchment as proclaimed under the *Soil Conservation and Land Utilization Act* and in conjunction with the *Land Conservation Act*. It is assumed water supply is mains water, for design purposes and there are no plans for connection to sewer in the foreseeable future.

The Land Application Areas (LAAs) have been identified to be **30m** up slope to any stock water storage dam and or drainage lines / depressions. The land application areas avoid both the Floodway Overlay along with the Land Subject to Inundation Overlay (LSIO). The proposed allotment is west of Nhill-Harrow Road and is approximately **129ha** in size which forms part of a significantly larger farm holding **(376ha)** used to grow cereal crops.

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

1.2 Investigation Method

The site investigation was carried out in accordance with the requirements of the West Wimmera Shire Council and guidelines outlined in *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard* **and** *E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework*.

Guidance has been obtained from *Guidelines for Wastewater Irrigation, E.P.A. Publication 168.3, 2022, AS 2223, AS 1726, AS 1289, AS 2870, Australian Laboratory Handbook of Soil and Water Chemical Methods* and *The Mikhail System – Understanding And Achieving Optimum Soil Balance.*

Our capability assessment involved the mapping of unique land-soil unit(s) which were defined in terms of significant attributes including climate, slope, aspect, vegetation, soil profile characteristics (including soil reaction trend and electrical conductivity), depth to rock, proximity to water courses and escarpments, transient soil moisture characteristics and hydraulic conductivity.

Exploratory auger drilling was undertaken and samples were taken for subsequent testing at a laboratory. The results of the testing are given in Section **1.3.9** Soil Permeability, below, and in **Appendix A**.

Representative samples of soil material were taken for the laboratory determination of pH, EC, free swell, Emerson Class (using SAR 5 water) and dispersion Index. Phosphorus Sorption Index was obtained from the literature (adopting the lowest typical value for Australian residual clays). The results of the testing are given in Section **1.3.6** Subsurface Profile, below, and in **Appendix B**.

Water and nutrient balance analyses were based on the 90th decile wet year rainfall data for **Goroke (Post Office)** and mean evaporation data for **Longerenong** and were undertaken in accordance with *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, VIC E.P.A. Publication 168, April 1991 (Part)* **and** *AS/NZS 1547:2012*. The rainfall and evaporation data were obtained from the National Climate Centre, Bureau of Meteorology. The data was subsequently analysed and applied to our water and nutrient balance analyses.

The results of the water and nutrient balance analyses are given in **Appendix C**, to this report.

1.3 Capability Assessment

We have used the attributes determined by the investigation to define one (1) land-soil units as follows:

1.3.1 Land-Soil Unit

The land-soil unit, where the proposed effluent fields are located, consists of a linear planar slope like formation, as shown in as shown in **Appendix E** (Site Plans) and **Appendix F** (Site Photos) which was confirmed by **Figure 1. *Resources – GeoVic – Explore Victoria Online*** and online web sites. The proposed lot in question is west of Nhill-Harrow Road.

The salient land soil attributes and constraints are summarised in **Appendix D**.

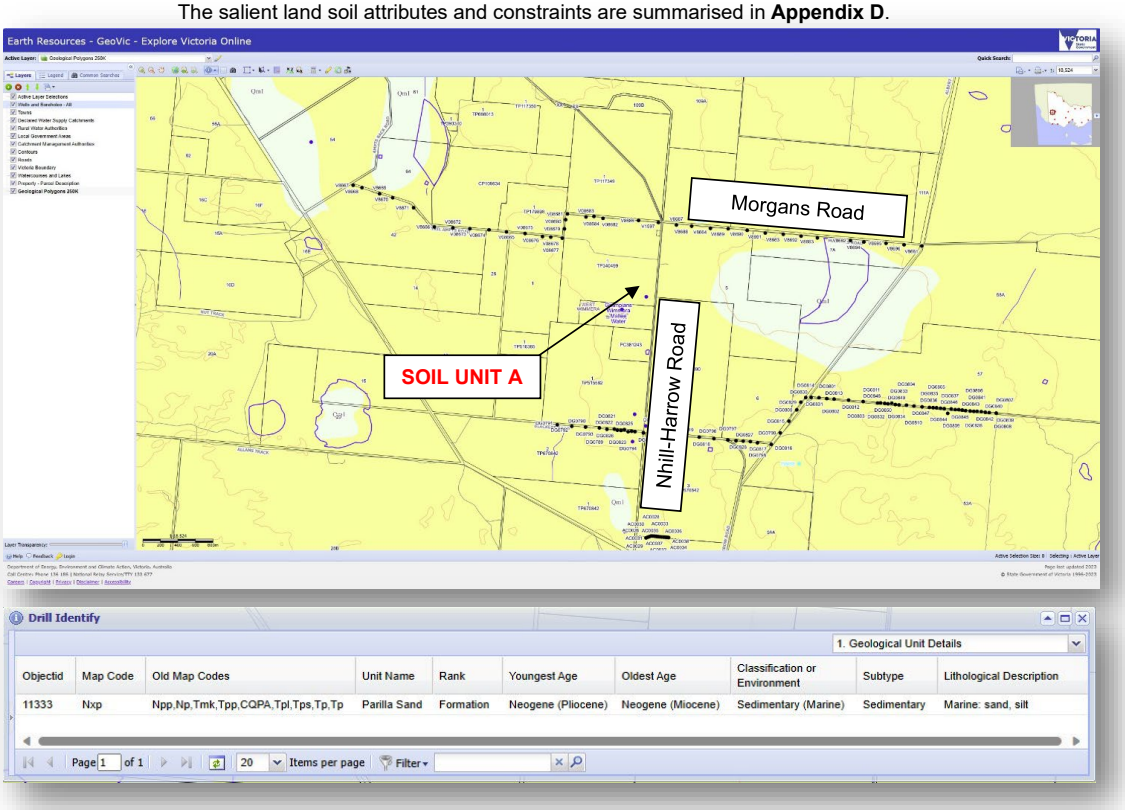

Figure 2 – *Resources – Geicov – Explore Victoria Online*

1.3.2 Climate

The general area receives a mean annual rainfall of 513.3mm, 90th decile annual rainfall of 646.5mm and a mean annual evaporation of 1581.1mm. Mean monthly evaporation exceed the mean monthly rainfall from September through to May.

Rainfall and evaporation data are presented in **Appendix C**, to this report.

1.3.3 Slope and Aspect of all LAAs

The unit occupies a linear planar slope like formation area. The effluent disposal fields slope approximately 1 degree (2%) and in a westerly direction. Contours were sourced from online and were confirmed via site assessment

The unit is exposed to the prevailing winds and is exposed to partial sun, as shown in Site Plan (**Appendix E**).

1.3.4 Vegetation and Land Use – of all LAAs

The unit is densely vegetated with cereal crops.

For use in the water and nutrient balance we have used water, nitrogen and phosphorus uptake estimates representative of dense grass equivalent to a rye/clover mix.

1.3.5 Slope Stability and Erosion Potential

For the encountered subsurface conditions, slope degree and geometry and for the proposed range of hydraulic loadings, the stability of the natural ground slopes is unlikely to be compromised.

No instances of soil degradation were observed within this land-soil unit and for normal development, construction, and operation, none is expected to manifest.

1.3.6 Subsurface Profile

The following interpretation of the general subsurface profile assumes conditions like those encountered in the boreholes are typical of the investigation area.

Note: If subsurface conditions substantially different from those encountered in the investigation are encountered during effluent distribution system excavations, all work should cease, and this office notified immediately. The unit is underlain by marine silt and sand of Neogene (Pliocene) age. The general subsurface profile consists of: -

LABORATORY RESULTS – SUMMARY

DEPTH (cm)	0 - 19	17 - 35	30 - 70	65 - 138
HORIZON	A1	A2	B1	B2
NET SOIL MOISTURE CONTENT (%)	4.3 to 6.9%	5.9 to 6.7%	16.5 to 17.8%	14.1 to 23.1%
FREE SWELL (%) **[1.]**	0% to 20%	20%	65% to 110%	70% to 110%
pH **[2.]**	6.1 to 6.3pH	6.1 to 6.5pH	6.8pH	6.2 to 7pH
EC_{EC} **[3.]**	0.36 to 0.99dS/m	0.66 to 1.02dS/m	0.468 to 0.72dS/m	0.477 to 1.386dS/m
SALINITY RATING	MEDIUM TO A HIGH RATING	MEDIUM TO A HIGH RATING	MEDIUM RATING	MEDIUM TO A HIGH RATING
DISPERSION INDEX	0	0	10 to 11	10 to 12
EMERSON'S CLASS **[4.]**	CLASS 8 to CLASS 3 - 6 (3,3)	CLASS 3 - 6 (3,2) to CLASS 3 - 6 (3,3)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	LOAM to CLAY LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	4a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	1.5 - 3.0	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)

[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe

[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).

[4.] Emerson Aggregate Test – Amended 1

[5.] After renovation including gypsum application. Estimated by visual tactile methods, AS/NZS 1547 and my data base of similar soils.

1.3.7 Colloid Stability

The results of the Emerson Crumb and Dispersion Index tests and observations of any discolouration of water in the boreholes suggest that the materials are **dispersive**.

The residual materials have an Emerson Class of 8 to Class 2 and a Dispersion Index of 0 to 12.

The residual soils show a rapid slaking potential and have a **high** shrink-swell potential.

The salting potential has been assessed by inspection of the ground surface for salt tolerant and/or salt affected vegetation and the electrical conductivity determined for the A and B horizons using a 1:5 soil/water extract and converted to EC (saturation extract).

The determined electrical conductivity (EC_{SE}) ranged from 0.36dS/m (topsoils) to 1.386dS/m (B-horizon) for all materials.

Assuming design, construction, operation and maintenance of the on-site effluent systems are in accordance with the recommendations contained in this report, we can conclude that there is a low salting potential.

1.3.8 AS1547:2012 Soil Classification

In accordance with *AS/NZS1547:2012* the materials can be classified as **Type 5** soils (**light clays**) that are **dispersive**, requiring renovation.

1.3.9 Soil Permeability

The in-situ permeability tests were attempted on 5th May 2023. The occurrence of transient near-surface return flow and seasonally occurring free water in the limiting clays and/or the dispersive nature of the soil prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity. Note: the relatively high soil moisture content at the time of testing was due to residual seepage from the slope wash into the test holes and high moisture content from recent heavy and persistent rainfalls. This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for sustainable onsite attenuation of wastewater – See *AS/NZS 1547:2012, APPENDIX G*. A conservative estimate of permeability has been deduced as follows:-

- Profile analysis in accordance with AS/NZS 1547:2012 and our laboratory determined swell potential shows the clay B-horizon soils to be light clays with saturated hydraulic conductivities in the range of **0.12** to **0.5m/day**,
- Site profile analysis included site exposure, colour, texture, structure and soil dispersion in accordance with AS/NZS 1547:2012,
- I have adopted a conservative DIR of 3.1mm for treatment of effluent via pondage network using the AS/NZS 1547:2012 tactile method along with using data collected of similar soil type during a 14-year period.

1.3.10 Surface Drainage

The proposed effluent area occupies a linear planar slope like formation area. The effluent disposal field ground slopes approximately 1 degree (2%) and in a westerly direction, as shown in **Appendix E** (Site Plans).

1.3.11 Groundwater

No seepage was encountered in any of the boreholes and any seasonally occurring perched groundwater is not expected to be significant. Based on site observations, the groundwater level is expected to be well below the surface.

There are two bores (potable or non-potable) within a 500m radius (source: *BUREAU OF METEOROLOGY)*. The proposed effluent field is placed at least **40m** (**2** times the required buffer) to the any bore.

On-site effluent disposal systems designed, constructed, operated, and maintained in accordance with the following recommendations cannot adversely impact on the beneficial use of surface waters and groundwater in the area.

1.3.12 Nutrient Attenuation

Clayey soils (as found on this site) can fix large amounts of phosphorous. Effluent seeping through these soils will lose most of its phosphorous within a few metres. Laboratory test results (See **Appendix H**) show that the proposed LAAs are coping with phosphorous inputs.

Nitrogen, contained in organic compounds and ammonia, forms nitrate-N and nitrite-N when processed by bacteria. Several processes affect nitrogen levels within soil after irrigation. Alternate periods of wetting and drying, with the presence of organic matter promotes reduction in the groundwater (reported to nitrogen gas (denitrification). Plant roots absorb nitrates at varying rates depending on the plant species, however nitrate is highly mobile, readily leached, and can enter groundwater via deep seepage and surface waters via overland flow and near-surface lateral flow.

Without considering further expected denitrification below the root zone and in the groundwater (reported to be in the vicinity of 80%), denitrification in the lateral flow external to the irrigation areas but within the curtilage of the allotment and plant uptake in the lateral flow the irrigation area would need to be;

- For daily flows of **375k**l (**375,000l**) an area of **39Ha** (**390,000m^2**) would need to be,
- For a tonne of compost;
    - Nitrogen balance for a crop of Canola/Wheat, **2Ha** at application rate of **0.5t/Ha**,
    - Phosphorus balance for a crop of Canola/Wheat, **10Ha** at application rate of **0.1t/Ha**.

1.4 Risk Management & Mitigation

E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING, E.P.A. PUBLICATION 1992 JUNE, 2021 GUIDE TO THE ENVIRONMENT REFERENCE STANDARD & E.P.A. PUBLICATION 1994 JUNE, 2021 USING SEPPS AND WMPS IN THE NEW ENVIRONMENT PROTECTION FRAMEWORK and West Wimmera Shire Council requires that the proposal be assessed on a risk-weighted basis and cumulative effects[1] be considered. Insertion of properly designed, constructed and (reasonably) maintained[2] treatment ponds, cannot measurably increase the risk to the integrity of surface water quality or groundwater quality, in accordance with the risk assessment analysis contained in **Appendix D**, to this report.

A multiple barrier approach is used in assessing this development, with components listed below;

[1] We would contend that there can be no significant cumulative effect if the provisions of *E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING, E.P.A. PUBLICATION 1992 JUNE, 2021 GUIDE TO THE ENVIRONMENT REFERENCE STANDARD & E.P.A. PUBLICATION 1994 JUNE, 2021 USING SEPPS AND WMPS IN THE NEW ENVIRONMENT PROTECTION FRAMEWORK* are met (i.e., all wastes contained onsite).

[2] For individual systems, and except for gross negligence, rudimentary maintenance would ensure that "failure" would be restricted to transient reductions in quality of effluent which would continue to be transferred to the subsoil. Potentially "dangerous" contaminated surface flow cannot occur while amelioration of contaminants will continue over the extraordinarily large flow paths and travel times controlled by the regional/local hydraulic gradients (see 1.4.9, below).

1.4.1 Water Usage

With respect to daily effluent production, the system is overdesigned. Current best practice allows for a (continuous) peak daily waste flows of;

- For a 28,000 Lamb Feedlot – **375,000** litres/day.

1.4.2 Treatment

For this site, effluent / runoff from the proposed 28,000 Lamb Feedlot will be discharged to evaporation pondage network with volumes of the water from the ponds used to surface irrigate nearby paddocks.

1.4.3 Block Size

Many under-performing effluent fields are placed on blocks where area is limited. Limited area can lead to inadequately sized or inappropriately placed effluent fields and a lack of options should the daily effluent volumes increase. In the subject site, size **is not** a constraining factor with ample area for disposal and for an extension if required.

1.4.4 Flood / Inundation

For this site, the proposed land application area can avoid the Floodway Overlay and the Land Subject to Inundation Overlay. In the subject site, inundation is **not** a constraining factor.

1.4.5 Management

Historically, inadequate maintenance has played a major part in the failure of onsite effluent disposal systems. There is a management plan within this LCA (**Section 2.5 Inspections / Management**). It gives guidance on the implementation of mandatory operation, maintenance, and inspection procedures.

1.4.6 Oversized Effluent Areas

Design effluent areas are oversized and are based on conservative estimates of renovation and complete attenuation of nitrogen. The peak deep seepage rate is lower than the hydraulic conductivity of the limiting layer and it is highly unlikely that the proposed development, will generate;

- For a 28,000 Lamb Feedlot – 375,000 litres/day waste each and every day.

1.4.7 Reserve Areas

Reserve areas are stipulated in the recommendations and constitute an additional barrier of safety. The reserve area is a spare effluent field, left undeveloped, but can be commissioned in the case of an increase in daily effluent production due to contingencies through the change of ownership and/or thanks to additional volumes. There is available area for a full reserve.

1.4.8 Buffer Distances

Buffer distances are set out in the *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling* to allow for attenuation of pathogens and nutrients, should an effluent surcharge occur, either overland or subsurface.

The nearest surface water on site is a stock dam, a minimum **30m** down slope. Surface runoff of the proposed application area flows in a westerly direction.

The time taken for groundwater to reach the nearest surface waters can be estimated by using the Darcy equation (which states that velocity is the product of the hydraulic conductivity and the hydraulic gradient).

From the literature, the regional gradient is less than 0.001. Flow times can be estimated for groundwater to flow the **30m** (minimum) to the nearest surface waters at this site (as the bird fly's).

For a conservative basement hydraulic conductivity of 3m/day[3] with a hydraulic gradient of 0.001, the time taken for groundwater to flow a minimum distance of **30m** is about **27** years approximately.

[3] This is a conservatively figure to demonstrate maximum possible flow rates. A conservatively low figure was used for calculation of effluent application rates (see recommendations) to demonstrate irrigation sustainability.

The stipulated buffer distances can meet the requirements of the *E.P.A. PUBLICATIONS 1910.2 & 1911.2, MARCH, 2021*.

1.4.9 System Failure

A properly designed and constructed onsite effluent system consisting of the treatment plant, storage and distribution to the irrigation field/trenches can suffer degrees of failure.

Failure can take the form of mechanical (plant), accidental damaged lines, operational (power outage, overloading) and maintenance (failure to check filters, failure to participate in maintenance programme).

1.4.10 Accidents

Accidentally damaged irrigation areas could allow localised surface surcharge of treated effluent. Therefore, minimum buffers to surface waters have been maintained.

1.4.11 Operational Breakdown

Operational failures including power outages and transient hydraulic overloading are accommodated by the plant capacities.

1.4.12 Feedlot Waste / Compost

The waste breakdown of Feedlot Waste / Compost (see **Appendix G** SWEP lab results) along with Nutrient Balance (**Appendix B**) demonstrates that nutrients N, P and K are low risk to this site. There are no significant source of pathogens and pathogen risk is negligible. There is no significant source of hydrocarbons from the feedlot and the requirements set out in *E.P.A. PUBLICATION 168.3* and 1910.2 can be met.

1.4.13 Risk Summary

Regarding the cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

Regarding subsurface flows, provided the on-site system is adequately designed, constructed, operated, and maintained (see items **1.4.1** through to **1.4.13**), the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

The necessary items **1.4.1** through to **1.4.13** will require a high standard of quality assurance through all stages of system development (design, construction, operation, maintenance, and monitoring).

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Cumulative risk from the proposed development is also extremely low. The risk of serious or irreversible damage is extremely low.

2. Recommendations

2.1 Application

The following recommendations are based on the results of our assessment, and are made in accordance with the *E.P.A. PUBLICATION 1910.2 MARCH, 2021 VICTORIAN GUIDELINE FOR WATER RECYCLING & E.P.A. PUBLICATION 1911.2 MARCH, 2021 TECHNICAL INFORMATION FOR THE VICTORIAN GUIDELINE FOR WATER RECYCLING,* and *AS/NZS 1547:2012*, (as required by the West Wimmera Shire Council).

They are based on the mean saturated hydraulic conductivity of the limiting clay materials and are designed to demonstrate the viability of on-site effluent disposal for the development and a daily effluent production of;

- For a 28,000 Lamb Feedlot – 375,000 litres each and every day, considered being conservative.

Our recommendations can be used by a person approved by the relevant authority as a guide to the design and siting of rational on-site effluent disposal systems for land-soil unit as described below.

2.2 General

2.2.1 Disposal Strategy

Based on the results of the water balance and nutrient balance analyses and considering the prevailing surficial and subsurface conditions including soil profile thickness and slope and on condition that adequate site drainage is provided (as described in Section **2.4.4 Cut-off Drains**, below), on-site systems using evaporation pondage system with above ground irrigation, is appropriate for effluent disposal for the land-soil unit found on site.

2.2.2 Effluent / Waste

Effluent will be generated from the proposed development and will include run off from the proposed 28,000 Lamb Feedlot.

2.2.3 Effluent Quantity

The daily effluent volume has been estimated from the *Code of Practice - Onsite Wastewater Management, E.P.A. Publication 891.4, July, 2016 Table 4 Typical Domestic Wastewater Design Flow Allowances*, *AS/NZS 1547:2012*, similar/like developments and client estimates.
Proposed development flow rates;

Month	l/day	kl/day
January	339000	339kl
February	375000	375kl
March	242000	242kl
April	175000	175kl
May	97000	97kl
June	75000	75kl
July	121000	121kl
August	145000	145kl
September	150000	150kl
October	194000	194kl
November	225000	225kl
December	339000	339kl

Therefore, conservatively design volume is 375000 litres each day.

2.3 Application Rates and Disposal Area Treatment - A Pondage Network

The land application area and application rate has been determined from the results of the water and nutrient balance analyses and *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling, E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard & E.P.A. Publication 1994 June, 2021 Using SEPPs* **and** *WMPs In The New Environment Protection Framework* and *AS/NZS 1547:2012* (see **Appendix C**. Water & Nutrient Balance Analysis).

2.3.1 Hydraulic Loading

To satisfy the requirement for no surface (rainwater) flows in the 90th decile annual wet year, a daily effluent flow of;

- **375000**l/day for a 28,000 Lamb Feedlot an area of **39000m^2** would be required with an application rate of 1.1mm.

2.3.2 Nitrogen Loading

The requirements of *E.P.A. Publication 1992 June, 2021 Guide To The Environment Reference Standard & E.P.A. Publication 1994 June, 2021 Using SEPPs and WMPs In The New Environment Protection Framework* would be satisfied with a daily effluent flow of;

- **375000**l/day for a 28,000 Lamb Feedlot an area of **164250m^2** would be required with an application rate of 2.3mm.

2.4 Associated Infrastructure

The following items are an integral part of the onsite effluent system.

2.4.1 Treatment – A Pondage Network

The Pondage Network should be monitored at least once a year (or as recommended in the Certificate of Approval) and the effluent should be sampled and analysed as required by the EPA requirements. The local authority is to ensure compliance.

2.4.2 Distribution System

The Lamb Feedlot Waste is to be treated via a pondage network and the treated effluent is to be applied to LAA via trickle/spray irrigation.

2.4.3 Vegetation

The system design for on-site disposal includes the planting and maintenance of suitable vegetation, as specified within this document in document. Specifically, this irrigation area has been sized (in part) utilising crop factors and annual nitrogen uptake for a rye/clover rye/clover and or Canola/Wheat. The grass/crops need to be periodically harvested.

A study[4] by Dr Nick O'Brien (Melbourne University) regarding impacts of 20/30 standard irrigation on remnant *Eucalyptus* Forest at Ringwood North has shown that trees would not be adversely affected by subsurface 20/30 standard irrigation provided the distribution slots did not exceed about 150mm in depth.

2.4.4 Cut Off Drains

Cut-off drains are designed to prevent surface and near-surface water flows from entering the effluent area. They should be constructed and placed upslope of the effluent/waste disposal area.

Our recommendations for on-site effluent disposal have allowed for incident rainfall (not surface flow or lateral subsurface flow) and are conditional on the installation of a cut-off drain, which should be placed upslope of the disposal area. Care should be taken to ensure that the intercepted and diverted waters and any perched groundwater is discharged well away and down slope of the disposal field.

This diverted water should also be discharged in a manner to avoid scouring and/or erosion. It may be appropriate to discharge the water onto a stone/rubble dissipation area. The owner should also ensure that any upslope land-soil unit works do not divert and/or concentrate surface water flows onto the disposal area.

2.4.5 Fencing

The disposal area is to be a dedicated area. Adequate 'fencing' must be provided to prevent stock, excessive pedestrian movements, and vehicular movements over the area.

Fencing may take any of the traditional forms or can be incorporated into landscape features such as dense plantings.

2.4.6 Buffer Plantings

All down slope (Title inclusive) buffers may be required to filter and renovate occasional surface discharges. Hence, they are to be maintained with existing or equivalent groundcover vegetation.

[4] *Dr Nick O'Brien (Research Fellow, School of Botany, University of Melbourne, 2000: Comment on the irrigation of remnant native vegetation with municipal effluent associated with the proposed subdivision at the rear of 111 Hall Road, North Ringwood.*

2.5 Inspections / Management of the LAAs

We recommend that the mandatory testing and reporting as required in the 'system specific' with *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling*, include an annual report (post spring) as well as reporting as required post periods of heavy and/or prolonged rainfall. The report shall address the function and integrity of the distribution system and the function and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

2.6 Soil Renovation

To maintain water-stable peds (under irrigation with saline effluent) soil renovation is required. To improve the subsoil permeability and to maintain stable soil peds, the exchangeable Calcium needs to be increased while the exchangeable Magnesium, Hydrogen and Sodium need to be decreased. To achieve a suitable balance, gypsum is need to be added to the soil, at a rate of 6t/Ha.

2.7 Reserve Areas

Due to construction and maintenance vagaries and possible waste/effluent volume increases through the chain of ownership, there is available area for extension of the effluent areas if required, as shown in **Appendix E E01**.

2.8 Buffer Distances

The water balance analysis has shown that potential surcharges from the effluent area would be restricted to episodic events.

Our analysis and evaluation have shown that the default setback distances given in *E.P.A. Publication 1910.2 March, 2021 Victorian Guideline For Water Recycling & E.P.A. Publication 1911.2 March, 2021 Technical Information For The Victorian Guideline For Water Recycling*, are conservative and can be applied.

2.9 Summary of Recommendations

Our capability assessment has shown that at least one rational and sustainable on-site effluent disposal method {Pondage network with disposed via irrigation} is appropriate for the proposed development, subject to specific design criteria, described in this report.

The area in red text equals the minimum required area. There is available area for a full reserve if required.

EFFLUENT	**SYSTEM**	FOR AN APPLICATION OF 375kl PER DAY AND A DIR OF **3.1mm**
FROM PROPOSED SHEEP FEEDLOT	PROPOSED PONDAGE SYSTEM WITH DISPOSAL VIA ABOVE GROUND IRRIGATION	**39ha**

Litres relate to volume of effluent per day as per clients' estimates.

(A spare effluent field (reserve area) which is left undeveloped but can be commissioned in case of increase in daily effluent production due to contingences through the chain of ownership.) The area in red text equals the minimum required area. There is sufficient area for a full reserve if required. Litres relate to volume of Feedlot Waste per day as per clients' estimates.

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APPENDIX A.

HYDRAULIC CONDUCTIVITY TEST RESULTS

The in situ permeability tests were attempted on 5th of May 2023. The occurrence of transient near-surface return flow and seasonally occurring free water in the limiting clays and/or the dispersive nature of the soil prevented the acquisition of sufficient hydraulic data for determination of the geometric mean of saturated hydraulic conductivity. Note: the relatively high soil moisture content at the time of testing was due to residual seepage from the slope wash into the test holes and high moisture content from recent heavy and persistent rainfalls. This transient high soil moisture impacts on the test method only and does not reflect in any way on the suitability of the site for sustainable onsite attenuation of wastewater – See *AS/NZS 1547:2012, APPENDIX G*. A conservative estimate of permeability has been deduced as follows:-

- Profile analysis in accordance with *AS/NZS 1547:2012* and our laboratory determined swell potential shows the clay B-horizon soils to be **loams over light clays** with saturated hydraulic conductivities in the range of **0.12 to 0.5m/day**.

- I have adopted a conservative daily peak water balance seepage rate of **3.1mm** for effluent from sheep feed lot / run off.

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APPENDIX B. 1_2 SOIL LOG

LAND SOIL UNIT A - TEST PIT 1

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT

Client: TOM BOURCHIER

DATE: 28/10/2025

22 DEMPSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

Depth (cm)	Graphic Log	Soil Description
0 – 20		Grey / brown sandy loam
20 – 30		Light brown / brown loam
30 – 70		Orange / brown plastic light clay
70 – 140		Orange / light brown light clay
140 – 160		



- Nearby road cuttings / dam wall / creek wall provided detail of required 2m depth profile.

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APPENDIX B. 2_2 LABORATORY RESULTS

LAND SOIL UNIT A - TEST PIT 1

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN
VIC 3401
EPA PERMISSION APPLICATION
LAMB FEED LOT
DATE: 28/10/2025
Client: TOM BOURCHIER

22 DEMSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

DEPTH (cm)	0 - 19	19 - 30	30 - 70	70 - 138
HORIZON	A1	A2	B1	B2
DESCRIPTION	Grey / brown sandy loam	Light brown / brown loam	Orange / brown plastic light clay	Orange / light brown light clay
NET SOIL MOISTURE CONTENT (%)	4.3%	5.9%	16.5%	14.1%
FREE SWELL (%) **[1.]**	0%	20%	110%	100%
pH **[2.]**	6.1pH	6.1pH	6.8pH	6.2pH
ELECTRICAL CONDUCTIVITY $_{1:5}$ **[3.]**	24	68	80	152
EC_{EC}	0.36dS/m	1.02dS/m	0.72dS/m	1.386dS/m
SALINITY RATING	LOW	HIGH	MEDIUM	HIGH
DISPERSION INDEX	0	0	10	10
DID IT SLAKE?	NO	YES	YES	YES
EMERSON'S CLASS **[4.]**	CLASS 8	CLASS 3 - 6 (3,2)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	3a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	0.0031 **[6.]**	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)

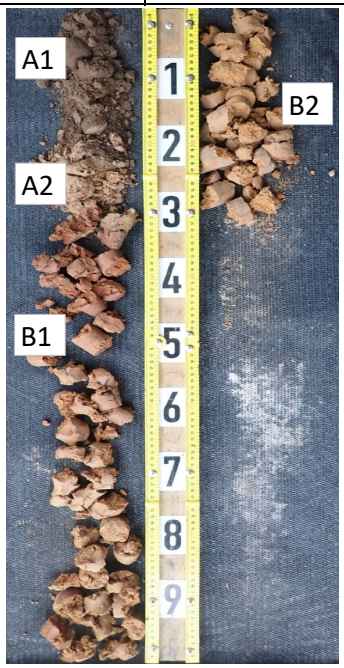
[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe

[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).

[4.] Emerson Aggregate Test - Amended

[5.] After renovation including gypsum application. Estimated by visual tacile methods, AS/NZS 1547 and data base

[6.] Refer to site test results Appendix A



pH Guide		
	< 4.5	Extremely acid
	4.5 to 4.9	Very strongly acid
	5.0 to 5.5	Strongly acid
	5.6 to 6.0	Moderately acid
	6.1 to 6.9	Slightly acid
	7	Neutral
	7.1 to 7.9	Slightly alkaline
	8.0 to 8.5	Moderately alkaline
	8.6 to 9.0	Strongly alkaline
	9.1 to 9.5	Very strongly alkaline
	> 9.5	Extremely alkaline

Understanding the Dispersion Index	
0 - 1	Very stable soil. No action needs to be taken.
2 - 8	Soils could be compacted and could be dispersed if cultivated wet.
9 - 14	Possible need for gypsum
15 - 16	Soil is strongly dispersive. Gypsum needs to be applied

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APPENDIX B. 1_2 SOIL LOG

LAND SOIL UNIT A - TEST PIT 2

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401 - EPA PERMISSION APPLICATION - LAMB FEED LOT

Client: TOM BOURCHIER

DATE: 28/10/2025

22 DEMPSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

Depth (cm)	Graphic Log	Soil Description
0 – 20		Brown loam
20 – 35		Light brown / brown loam to clay loam
35 – 65		Red / orange / brown plastic light clay
65 – 135		Orange / light brown well structured light clay
135 – 160		



- Nearby road cuttings / dam wall / creek wall provided detail of required 2m depth profile.

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APPENDIX B. 2_2 LABORATORY RESULTS

LAND SOIL UNIT A - TEST PIT 2

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401 - EPA PERMISSION APPLICATION - LAMB FEED LOT

DATE: 28/10/2025

Client: TOM BOURCHIER

22 DEMSTER PLACE

LENEVA VIC 3691

www.lcas.com.au

DEPTH (cm)	0 - 17	17 - 35	35 - 65	65 - 138
HORIZON	A1	A2	B1	B2
DESCRIPTION	Brown loam	Light brown / brown loam to clay loam	Red / orange / brown plastic light clay	Orange / light brown well structured light clay
NET SOIL MOISTURE CONTENT (%)	6.9%	6.7%	17.8%	23.1%
FREE SWELL (%) **[1.]**	20%	20%	65%	70%
pH **[2.]**	6.3pH	6.5pH	6.8pH	7pH
ELECTRICAL CONDUCTIVITY $_{1:5}$ **[3.]**	66	44	52	53
EC_{EC}	0.99dS/m	0.66dS/m	0.468dS/m	0.477dS/m
SALINITY RATING	HIGH	MEDIUM	MEDIUM	MEDIUM
DISPERSION INDEX	0	0	11	12
DID IT SLAKE?	PARTIALLY	YES	YES	YES
EMERSON'S CLASS **[4.]**	CLASS 3 - 6 (3,1)	CLASS 3 - 6 (3,3)	CLASS 2	CLASS 2
AS/NZS 1547 CLASSIFICATION	LOAM	CLAY LOAM	LIGHT CLAY	LIGHT CLAY
AS/NZS 1547 SOIL CATEGORY	3a	4a	5a	5a
HYDRAULIC CONDUCTIVITY (m/day) **[5.]**	0.0031 **[6.]**	0.5 - 1.5	0.12 - 0.5	0.12 - 0.5

[1.] After Holtz (measures swell potential of fraction passing 450-micron sieve)

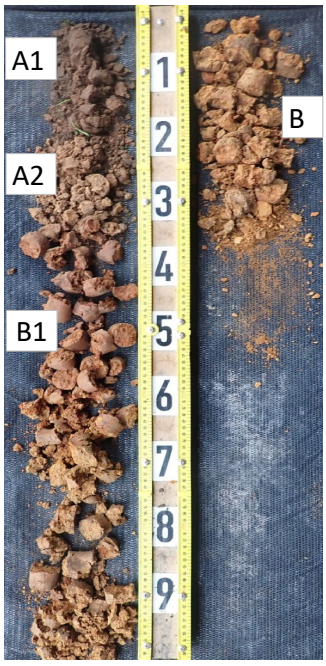
[2.] pH/EC were derived by using the HANNA HI 991300 pH/EC/TDS meter & HI 1288 probe

[3.] Electrical Conductivity was determined for the using a 1:5 soil/water extract and converted to EC (saturation extract).

[4.] Emerson Aggregate Test - Amended

[5.] After renovation including gypsum application. Estimated by visual tacile methods, AS/NZS 1547 and data base

[6.] Refer to site test results Appendix A



pH Guide		
	< 4.5	Extremely acid
	4.5 to 4.9	Very strongly acid
	5.0 to 5.5	Strongly acid
	5.6 to 6.0	Moderately acid
	6.1 to 6.9	Slightly acid
	7	Neutral
	7.1 to 7.9	Slightly alkaline
	8.0 to 8.5	Moderately alkaline
	8.6 to 9.0	Strongly alkaline
	9.1 to 9.5	Very strongly alkaline
	> 9.5	Extremely alkaline

Understanding the Dispersion Index	
0 - 1	Very stable soil. No action needs to be taken.
2 - 8	Soils could be compacted and could be dispersed if cultivated wet.
9 - 14	Possible need for gypsum
15 - 16	Soil is strongly dispersive. Gypsum needs to be applied

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APPENDIX C 1_2 - RAINFALL DATA & EVAPORATION DATA

REDISTRIBUTION OF RAINFALL

Rainfall to be redistributed (9th decile) =	**646.5**	mm/yr
Minimum mean rainfall =	**23.2**	mm
9th decile (annual) - mean rainfall (annual) =	**141.5**	mm

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)	23	23	24	36	51	58	62	61	56	48	35	28	505
Deviation from minimum mean (mm)	0	0	0	13	28	34	39	38	32	25	12	5	227
Redistributed rainfall (mm) (1)	**23**	**23**	**24**	**44**	**68**	**79**	**87**	**85**	**76**	**64**	**43**	**31**	**647**

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	23.3	23.2	23.5	36.2	50.9	57.5	62.3	61.3	55.5	48.2	35.4	27.7	513.3
Lowest	0	0	0	0	1.9	4.5	12.2	5.3	6.8	1.8	0	0	262.6
5th %ile	0	0	1.6	2.3	12.9	11.2	25.9	20.1	16.1	7.2	6.5	2	340.7
10th %ile	2.2	0.7	3.5	5.5	17	18.6	29.3	24.7	21	11.4	9.7	3.6	374.8
Median	15.8	15.8	17.8	28.2	45.7	55.6	62.1	61.5	54	43.4	31.2	19.2	504.4
90th %ile	52.7	51.7	47.1	71	91.4	98.7	93.5	99.2	97.1	86.2	70.4	64.1	646.5
95th %ile	83.6	72.2	64.3	96.4	98.2	115.4	102.8	109.5	105.3	95.6	85.7	74.5	690.5
Highest	124.4	128.2	129.7	140.8	144.8	149.6	162.1	162.6	130	156.4	118.1	107.6	765.1

Station: GOROKE (POST OFFICE)
Station Number: 79017
Latitude: 36.72° S
Longitude: 141.47° E
Elevation: 162m
Commenced: 1886
Operational Status: Open

EVAPORATION DATA

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean daily evaporation (mm)	8.4	7.9	5.7	3.5	1.9	1.2	1.3	1.8	2.8	4.2	5.9	7.6	4.4
Mean monthly evaporation (mm)	260.4	221.2	176.7	105	58.9	36	40.3	55.8	84	130.2	177	235.6	1581.1

Months in which the monthly mean evaporation exceeds monthly rainfall totals
Months in which the monthly mean rainfall exceeds monthly evaporation totals

Station: LONGERENONG
Station Number: 79028
Latitude: 36.67° S
Longitude: 142.30° E
Elevation: 133m
Commenced: 1860
Operational Status: Open

APPENDIX C 2_2 - WATER BALANCE EPA PERMISSION APPLICATION

LCAS_23039_REV 4

WATER/NITROGEN BALANCE (disposal via trickle &/or subsurface irrigation):

With no wet month storage.

RAINFALL STATION: GOROKE (POST OFFICE)

EVAPORATION STATION: LONGERENONG

LOCATION: 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401

EPA PERMISSION APPLICATION - SHEEP FEED LOT

DATE: 28/10/2025

Client: TOM BOURCHIER

ITEM		UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:			D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (mean)		mm	A	**260**	**221**	**177**	**105**	**59**	**36**	**40**	**56**	**84**	**130**	**177**	**236**	**1581**
Rainfall (90th decile)		mm	B1	**23**	**23**	**24**	**44**	**68**	**79**	**87**	**85**	**76**	**64**	**43**	**31**	**647**
Effective rainfall		mm	B2	22	22	23	42	65	75	82	81	72	61	41	29	614
Peak seepage Loss[1]		mm	B3	96	87	96	93	96	93	96	96	93	96	93	96	1132
Evapotranspiration(IXA)		mm	C1	182	155	124	63	29	16	16	25	46	85	124	165	1030
Waste Loading(C1+B3-B2)		mm	C2	256	220	197	114	61	34	30	40	67	120	176	232	1548
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))		L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater		L	E	11625000	10500000	11625000	11250000	11625000	11250000	11625000	11625000	11250000	11625000	11250000	11625000	136875000
Total Irrigation Water(E-NL)/G		mm	F	30	27	30	29	30	29	30	30	29	30	29	30	351
Irrigation Area(E/C2)annual.		m^2	G													**390000**
Surcharge		mm	H	-226	-193	-167	-85	-31	-5	**0**	-11	-38	-90	-147	-202	0
Actual seepage loss		mm	J	-130	-106	-71	8	65	88	96	86	55	6	-54	-106	403
Direct Crop Coefficient:			I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Woodlot:
Rainfall Retained:	95	%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: **3.1mm (<10% ksat after renovation)**												
Lagoon Area:	0	ha	L	**CROP FACTOR**												
Wastewater(Irrigation):	375000	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	3.1	mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area(No storage):	**390000**	m^2	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Fescue:
Application Rate:	**1.0**	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	**NITROGEN UPTAKE:**												
Denitrification Rate:	20	%	S	**Species:**	**Kg/ha.yr**	**pH**	**Species:**	**Kg/ha.yr**	**pH**	**Species:**	**Kg/ha.yr**	**pH**				
Plant Uptake:	200	kg/ha/yr	T	Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9				
Average daily seepage:	**1.1**	mm	U	Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9				
Annual N load:	3285.00	kg/yr	V	Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9				
Area for N uptake:	**164250**	m^2	W	Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9				
Application Rate:	2.3	mm	X	Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5				
LAA (for slope <10%):	**390000**	mm	Ø	LAA (hydraulic) x 1.0												
Design Application Rate:	**1.0**	mm	Ø1													

Table 1. Compost analysis and application plan - Nitrogen balance. **1t of compost**

Paddock Reference	Application Area (Ha)	Application (t/Ha)	N (mg/kg)	P (mg/kg)	Total N (Kg/Year)	P (Kg/Year)	Sodium (Kg/Year)	Crop Type	N demand (Kg/ha)	N Demand (Kg/Year)	P Demand (Kg/ha)	P Demand (Kg/Year)
Canola crop 2.8t/ha	2.0	0.5	447	365	447	365	1,744	2.8t/ha Canola	224	448	36	72
Wheat Crop 5t/ha	2.0	0.5	447	365	447	365	1,744	5t/ha Wheat	200	400	30	60

Table 2. Compost analysis and application plan - Phosphorus balance. **1t of compost**

Paddock Reference	Application Area (Ha)	Application (t/Ha)	N (mg/kg)	P (mg/kg)	Total N (Kg/Year)	P (Kg/Year)	Sodium (Kg/Year)	Crop Type	N demand (Kg/ha)	N Demand (Kg/Year)	P Demand (Kg/ha)	P Demand (Kg/Year)
Canola crop 2.8t/ha	10.0	0.1	447	365	447	365	8,720	2.8t/ha Canola	224	2,240	36	360
Wheat Crop 5t/ha	10.0	0.1	447	365	447	365	8,720	5t/ha Wheat	200	2,000	30	300

6t/ha of gypsum is required to offset sodium additions. This will need to be monitored quarterly then annually.

Deep soil nitrogen (0-60cm) tests should be conducted annually at crop establishment.

Phosphorus additions are very high and will need to be monitored annually.

PBaines Agronomy,
Precision Farming Consultancy
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pete.baines1@bigpond.com
ALBURY NSW

LCAS_23039_5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT_REV 4

APPENDIX D. 1 of 2

LAND CAPABILITY ASSESSMENT TABLE

LAND FEATURE	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA					
Treatment via Pondage Network	Exceeds LAA and duplicate of LAA requirements	Meets LAA and duplicate of LAA requirements	Meets LAA and partial duplicate of LAA requirements	Insufficient LAA area	Non-limiting:- Exceeds LAA and full duplicate of LAA requirements
Aspect	North, north-east and north-west	East, west, south-east, south-west	South	South, full shade	Westerly aspect - design by water balance
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full sun - design by water balance.
Slope form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Well drained, however finished LAA surface requires smoothing and redistribution of topsoil & cutoff drains placed upslope of effluent field.
Slope gradient:					
Above ground irrigation / trench and bed network	<10%	10% to 20%	20% to 30%	>30%	1 degree (3%): Low risk for trickle and or subsurface irrigation
Site drainage:	No visible signs or likelihood of dampness	Some signs or likelihood of dampness	Moisture-loving plants & water ponding on surface	Cut-off drain not possible	Cut-off drain required upslope of effluent field.
Runoff/run-on:	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on	Cut-off drain not possible	Cut-off drain required upslope of effluent field.
Landslip [1]	Nil	Moderate	High	Existing	All slopes stabilised by vegetation.
Erosion potential	Low	Moderate	High	Severe	Low grades but all runoff to be dispersed without concentrating flows.
Rock outcrops (% of surface)	<10%	10% to 20%	>20%	Severe	No visible rock outcrops - good soil profile.
Flood/Inundation					
Treatment to Class C Standard with trickle and or subsurface irrigation	Never			Falls within Land Subject to Inundation Overlay	LAAs is placed well above the localised flood level.
Distance to surface waters (m)					
Treatment via Pondage Network with trickle and or above ground irrigation	Buffer distance complies		Buffer distance does not comply	Reduce buffer distance not acceptable	LAA is a minimum of 30m to intermittent waterway and or stock dam {the proposed disposal area placement can not meet the required buffers - norminal to the contours}
Distance to groundwater bores (m)	No bores on site or within a significant distance	Buffer distances comply	Buffer distances do not comply	No suitable treatment method	LAA is a minimum 60m from any ground water bore.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Dense grasses suitable for LAA..
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	Surface	Water table deeper than 3m.
Depth to water table (seasonal perched)(m)	>1.5	<0.5	0.5 to 1.5	Surface	Perching possible (Install cut-off drain)
Rainfall [2] (mean annual rainfall) (mm)					
Treatment via Pondage Network with trickle and or above ground irrigation	<550	550-850	850-1150	>1150	513.3mm - Design by water balance.
Pan evaporation (mean) (mm)	>1400	1400 to 1100	1100 to 800	<800	1581.1mm - Design by water balance.

LCAS_23039_5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401
EPA PERMISSION APPLICATION - LAMB FEED LOT_REV 4

APPENDIX D. 2 of 2

SOIL PROFILE CHARACTERISTICS	LAND CAPABILITY RISK RATING				AMELIORATIVE MEASURES & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Structure, (pedality)	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Improve structure by gypsum application
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	Any existing fill to be removed during regrading.
Thickness: (m)					
Trenches and beds	>1.4		<1.4	<1	1.5m thick profile: Non-limiting, low for trenches and beds
Subsurface irrigation	1.5+	1.0 to 1.5	0.75 to 1.0	<0.75	1.5m thick profile: Non-limiting for irrigation
Permeability [3] (limiting horizon) (m/day)	0.15-0.3	0.03-0.15	0.01-0.03	>3.0	Design by water balance
		0.3-0.6	0.6-3.0	<0.03	
Permeability [4] (buffer evaluation) (m/day)	2b 3a 3b 4a	4b 4c 5a	1 2a 5b 5c 6		Design by water balance
Stoniness (%)	<10	10 to 20	>20		Unremarkable
Emerson number	7, 8	3, 4, 5, 6	1, 2		Dispersive soils. Apply gypsum to maintain stable peds under saline irrigation.
Dispersion Index	0	1 to 8	9 to 14	15 to 16	Dispersive soils. Apply gypsum to maintain stable peds under saline irrigation.
Reaction trend (pH) favoured range for plants	5.5 - 8 is the optimum range for a wide range of plants; 4.5 - 5.5 suitable for many acid-loving plants		<4.5 & >8		Improve pH by gypsum application
E.C. (dS/m)	<0.8	0.8 to 2	>2	>2.0	Non-restrictive.
Sodicity (ESP) (%)	<6	6 to 8	>8	>14	Non-sodic (Inf. from Em, DI, FS, pH & EC) – Apply gypsum. (at least 0.2-0.5kg/m²)
Free swell (%)	<30	30-80	80-120	>120	Swelling clays

[1] Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.

[2] 90th decile rainfall totals used in water balance a analyses.

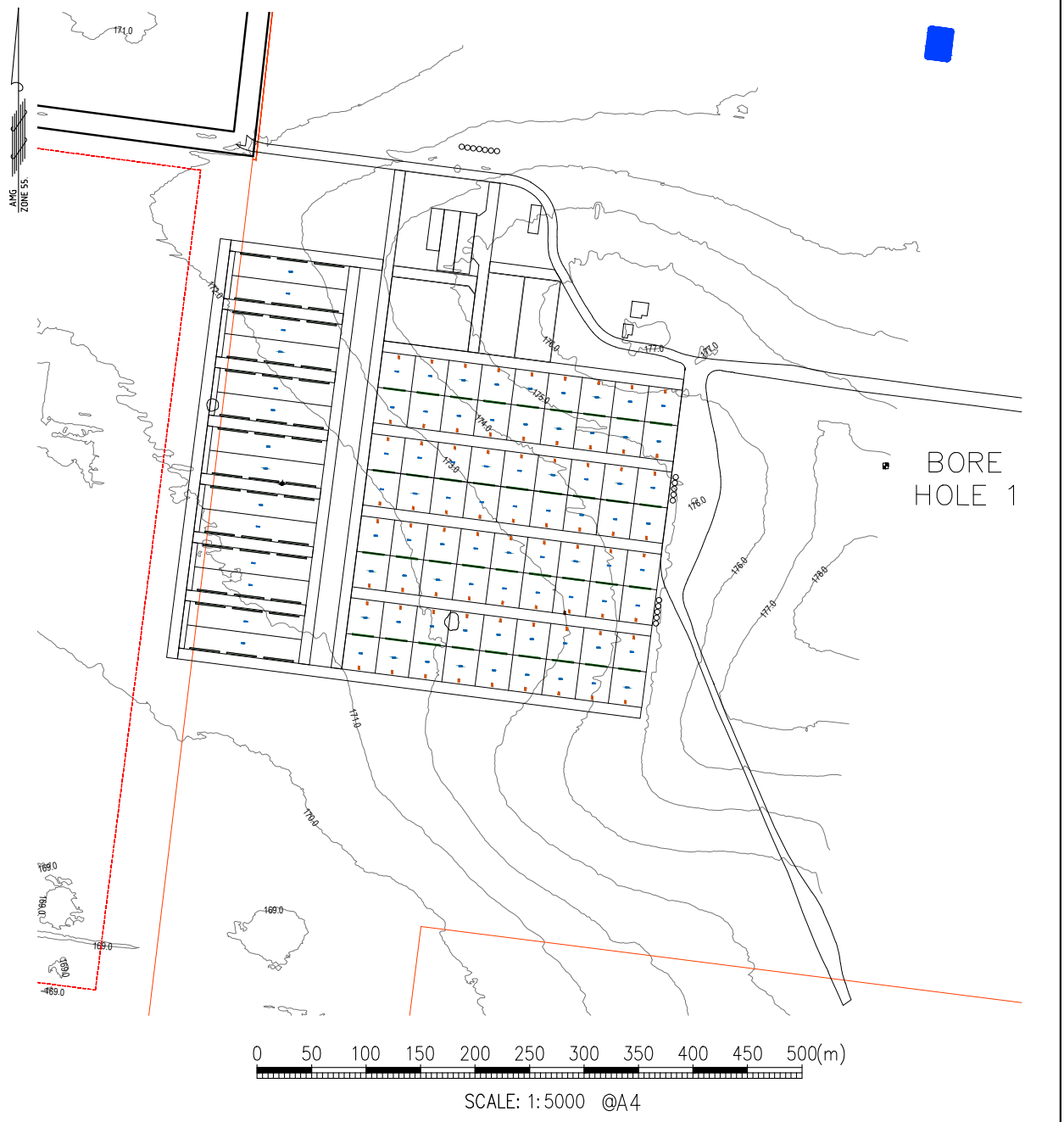
[3] Saturated hydraulic conductivity estimated from in-situ testing & data base.

[4] Saturated hydraulic conductivity estimated from *AS/NZS1547:2012* .

NOTES

1. Estimated, tested or measured values lie within the ranges highlighted/coloured.
2. This Appendix is applicable to disposal of waste treated via a pondage network.
3. There are no limiting risk factors for waste treated via a pondage network
4. Possible perched groundwater can be managed by installation of cut-off drains.
5. Evaluation of buffer distances via Darcy's Law shows EPA default buffer distances to be adequate.
6. Hence, in terms of the definitions provided in E.P.A. Publication 1910.2 & 1911.2, March, 2021, the design, engineering and management inputs required for sustainable on-site effluent disposal are rational and and easily achieved without significant impost on the landowner.

LCAS_23039_REV 4_APPENDIX E



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FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE - ONSITE WASTEWATER MANAGEMENT, JULY 2016)' A RESERVE AREA FOR TREATMENT TO SEPTIC STANDARD (PRIMARY STANDARD) IS REQUIRED & NOT FOR TREATMENT TO 20/30 STANDARD WITH DISPOSAL VIA SUBSURFACE IRRIGATION. DUE TO THE VAGARIES OF CLIMATE, OPERATION AND MAINTENANCE, RELATIVELY LARGE VOLUMES AND INHERENT UNCERTAINTY IN PREDICTIVE MODELLING, THERE IS AVAILABLE AREA FOR A FULL RESERVE.

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NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WHATSOEVER WITHOUT THE WRITTEN CONSENT OF LCAS.

REV.	AMENDMENTS	DATE	INIT.
E	RFI – AG VIC	28/10/25	NWV
D	CONFIRM LAA LOCATION	13/08/25	NWV
C	UPDATE FEEDLOT LAYOUT	07/08/25	NWV
B	COMMENTS	12/10/23	NWV
A	PRELIMINARY DESIGN	27/09/23	NWV

PRINTED : 28/10/2025 BY: NEIL VAN DER GEEST

PROJECT REFERENCE: 23039

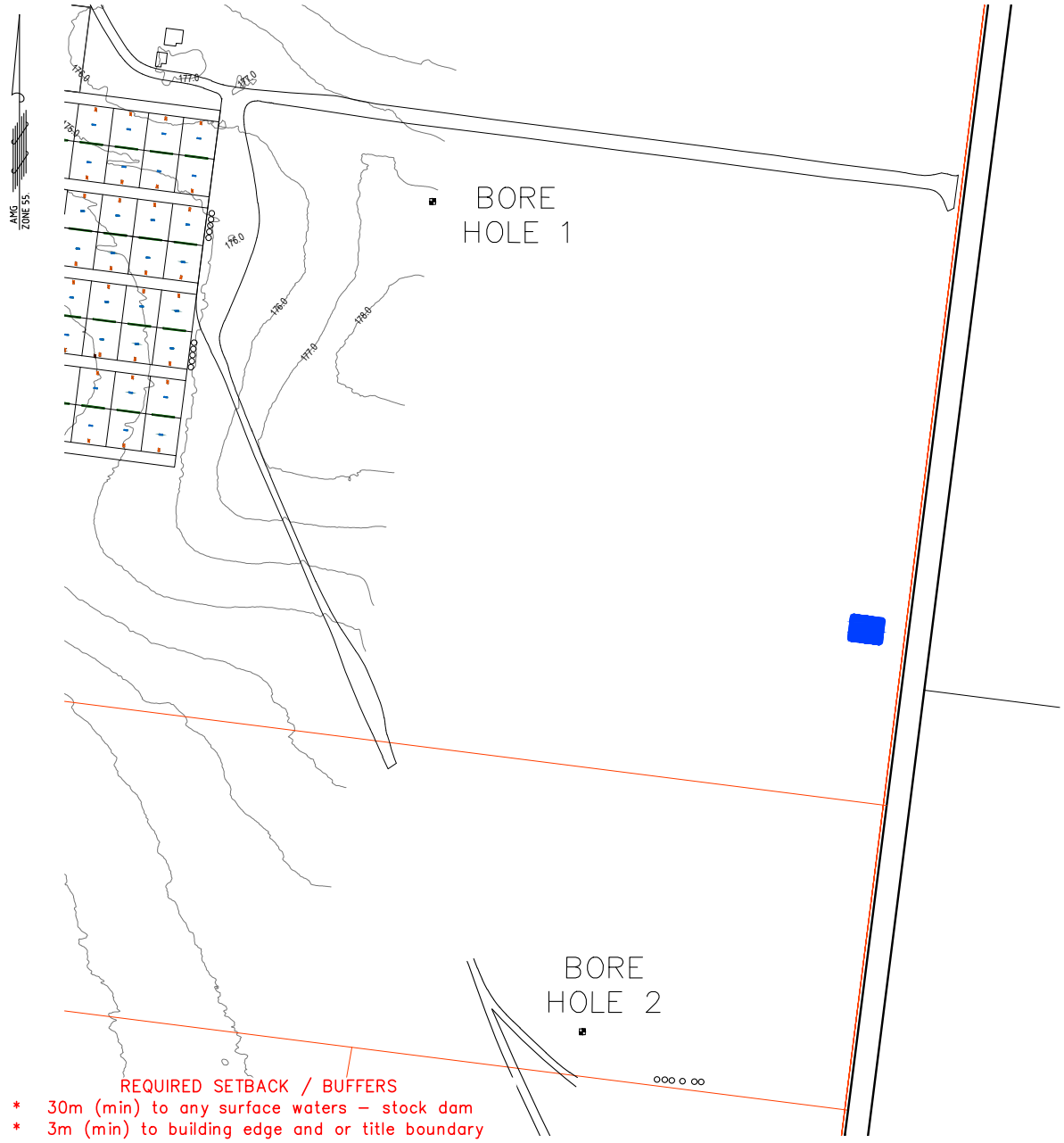
CLIENT:
T & L BOURCHIER PTY LTD C/O- SPM UNIT 1/11 CYLINDERS DRIVE TORQUAY VIC 3228

22 DEMPSTER PLACE LENEVA VIC 3691
WWW.LCAS.COM.AU

TITLE:
LAND CAPABILITY ASSESSMENT EPA APPROVAL - LAMB FEEDLOT 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401

DESIGN: N. VAN DER GEEST	DRAWN: N. VAN DER GEEST	A4
CHECKED: NWV	DRAWING NO. 23039 -E01	REVISION E
SHEET: 1 OF 5		

LCAS_23039_REV 4_APPENDIX E



SCALE: 1:5000 @A4

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PRINTED : 28/10/2025 BY: NEIL VAN DER GEEST

PROJECT REFERENCE: 23039

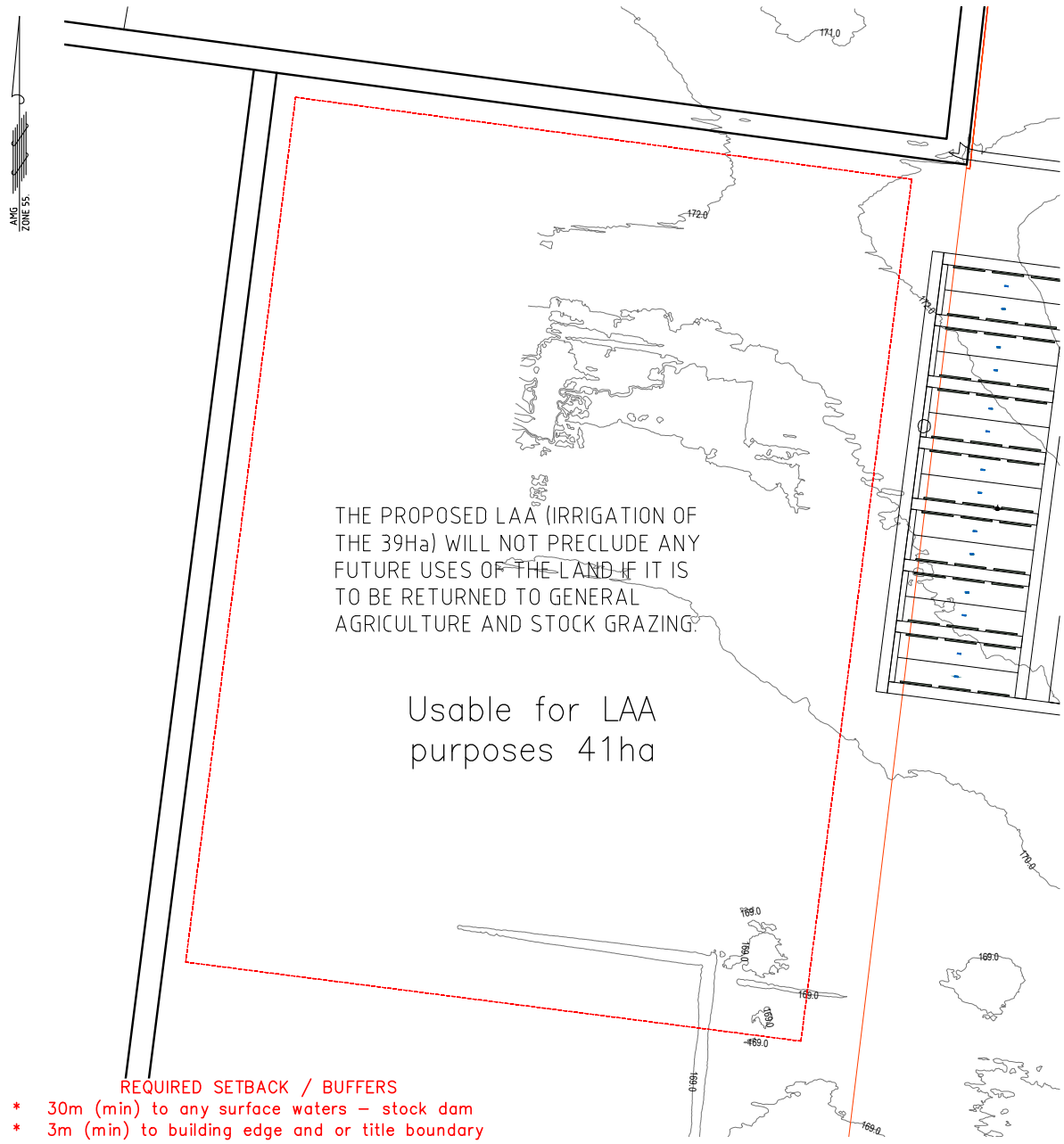
CLIENT:
T & L BOURCHIER PTY LTD C/O–
SPM UNIT 1/11 CYLINDERS DRIVE
TORQUAY VIC 3228

22 DEMPSTER PLACE LENEVA VIC 3691
WWW.LCAS.COM.AU

TITLE:
LAND CAPABILITY ASSESSMENT
EPA APPROVAL - LAMB FEEDLOT
5570 NHILL-HARROW ROAD
GYMBOWEN VIC 3401

DESIGN: N. VAN DER GEEST	DRAWN: N. VAN DER GEEST	A4
CHECKED: NWV	DRAWING NO. 23039 -E02	REVISION E
SHEET: 2 OF 5		

LCAS_23039_REV 4_APPENDIX E



SCALE: 1:5000 @A4

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REV.	AMENDMENTS	DATE	INIT.
E	RFI – AG VIC	28/10/25	NWV
D	CONFIRM LAA LOCATION	13/08/25	NWV
C	UPDATE FEEDLOT LAYOUT	07/08/25	NWV
B	COMMENTS	12/10/23	NWV
A	PRELIMINARY DESIGN	27/09/23	NWV

PRINTED : 28/10/2025 BY: NEIL VAN DER GEEST

PROJECT REFERENCE: 23039

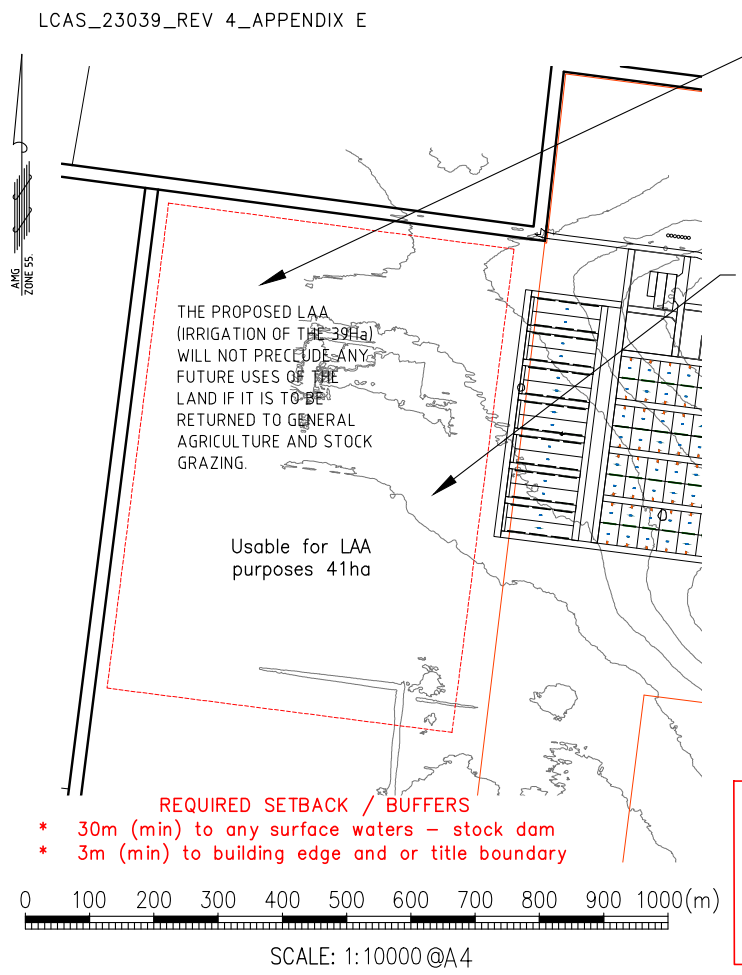
CLIENT:
T & L BOURCHIER PTY LTD C/O- SPM UNIT 1/11 CYLINDERS DRIVE TORQUAY VIC 3228

22 DEMPSTER PLACE LENEVA VIC 3691
WWW.LCAS.COM.AU

TITLE:
LAND CAPABILITY ASSESSMENT EPA APPROVAL - LAMB FEEDLOT 5570 NHILL-HARROW ROAD GYMBOWEN VIC 3401

DESIGN: N. VAN DER GEEST	DRAWN: N. VAN DER GEEST	A4
CHECKED: NWV	DRAWING NO. 23039 -E03	REVISION E
SHEET: 3 OF 5		

LCAS_23039_REV 4_APPENDIX E



MINIMUM REQUIRED EFFLUENT AREA FOR 375kl/day OF WASTE FROM THE SHEEP FEEDLOT & RUNOFF WITH DISPOSAL VIA ABOVE GROUND IRRIGATION. SEE TABLE 1. MINIMUM REQUIREMENTS. THE DIMENSIONS OF THE LAND APPLICATION AREA MAY BE MODIFIED TO CLIENT'S NEEDS PROVIDED THE TOTAL AREA AND SETBACKS ARE ADHERED TO.

THE PROPOSED LAA (IRRIGATION OF THE 39Ha) WILL NOT PRECLUDE ANY FUTURE USES OF THE LAND IF IT IS TO BE RETURNED TO GENERAL AGRICULTURE AND STOCK GRAZING.

BEWARE OF UNDERGROUND SERVICES. THE LOCATIONS, TYPE AND DEPTH OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON AUTHORITY RECORDS. THE EXACT POSITION OF THESE SERVICES IS TO BE PROVEN ON SITE AND SITE LOCATIONS OBTAINED FROM THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS. NO GUARANTEE IS GIVEN THAT ALL EXISTING UNDERGROUND SERVICES ARE SHOWN

TABLE 1 – MINIMUM REQUIRED AREA REQUIRED

EFFLUENT	SYSTEM	REQUIRED AREA FOR FLOWS OF 375kl/DAY OF TREATED WASTE FROM SHEET FEEDLOT
RUN OFF & EFFLUENT FROM SHEEP FEEDLOT	PROPOSED TWO POND SYSTEM WITH DISPOSAL VIA TRICKLE AND OR SUBSURFACE IRRIGATION	39ha minimum required area

FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE - ONSITE WASTEWATER MANAGEMENT, JULY 2016)' A RESERVE AREA FOR TREATMENT TO SEPTIC STANDARD (PRIMARY STANDARD) IS REQUIRED & NOT FOR TREATMENT TO 20/30 STANDARD WITH DISPOSAL VIA SUBSURFACE IRRIGATION. DUE TO THE VAGARIES OF CLIMATE, OPERATION AND MAINTENANCE, RELATIVELY LARGE VOLUMES AND INHERENT UNCERTAINTY IN PREDICTIVE MODELLING, THERE IS AVAILABLE AREA FOR A FULL RESERVE.

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TITLE:
LAND CAPABILITY ASSESSMENT
EPA APPROVAL - LAMB FEEDLOT
5570 NHILL-HARROW ROAD
GYMBOWEN VIC 3401

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SHEET: 4 OF 5		

LCAS_23039_REV 4_APPENDIX E

LEGEND

EXISTING

APPROX. BOUNDARY

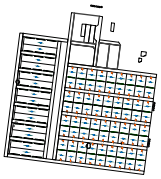
CONTOUR (1m INTERVALS)

DEEP SOIL PROFILE AUGUR LOCATION

STOCK DAM / TREATMENT STORAGE DAM

PROPOSED

REQUIRED SETBACK (in metres)



EXISTING DWELLING & SHED FOOTPRINT

PROPOSED FEED LOT LAYOUT

ALL SERVICES AND BOUNDARIES ARE APPROXIMATE ONLY. REFER TO PLAN OF SUBDIVISION.

NOTES ON SETBACK DISTANCES

FOR REQUIRED SETBACK DISTANCES, REFER TO EPA PUBLICATION 891.4 (GUIDELINES FOR ENVIRONMENTAL MANAGEMENT, CODE OF PRACTICE – ONSITE WASTEWATER MANAGEMENT, JULY 2016) UNLESS OTHERWISE STATED IN THE RELEVANT EPA PUBLICATION (OR IN THE ACCOMPANYING REPORT), THE PROPOSED EFFLUENT DISPOSAL AREA MUST BE PLACED WITHIN THE AREA SHOWN ON THE DETAILED PLAN - TO THE LEFT, WITH THE FOLLOWING MINIMUM SETBACKS APPLIED:

BUILDINGS:- 6m DOWN-SLOPE BUILDINGS & 3m TO UP-SLOPE BUILDINGS
ALLOTMENT BOUNDARY - 6m TO DOWN-SLOPE & 3m TO UP-SLOPE
WATER SUPPLY OR GAS PIPE - 3m
UNDERGROUND WATER TANK OR CUTTING/ESCARPMENT - 15m
IN-GROUND SWIMMING POOL OR STORMWATER DRAIN - 6m
POTABLE WATER SUPPLY DAM/RESERVOIR - 300m
POTABLE WATERWAY - 100m
NON POTABLE WATERWAY, WETLANDS & STOCK DAMS - 60m
STREAM, RIVER, WATERWAY WITHIN A POTABLE WATER SUPPLY CATCHMENTS BUFFERS MAY BE REDUCED BY UP TO A MAXIMUM OF 50% CONDITIONAL ON THE THE FOLLOWING:

- EFFLUENT IS SECONDARY TREATED TO 20/30 STANDARD AS A MINIMUM
- A MAINTENANCE AND SERVICE CONTRACT, WITH A SERVICE TECHNICIAN ACCREDITED BY THE MANUFACTURER, IS IN PLACE TO ENSURE THE SYSTEM IS REGULARLY SERVICED IN ACCORDANCE WITH COUNCIL SEPTIC TANK PERMIT CONDITIONS &
- COUNCIL IS SATISFIED THE REDUCTION IN SET-BACK DISTANCE IS NECESSARY TO PERMIT THE APPROPRIATE DEVELOPMENT OF THE SITE AND THAT RISKS TO PUBLIC HEALTH AND THE ENVIRONMENT ARE MINIMISED.

STREAMS OR CHANNELS (CONTINUOUS OR EPHEMERAL), NOT IN A POTABLE SUPPLY CATCHMENT - 60m DAMS FOR STOCK AND NON-POTABLE USE (NOT ABOVE GROUND) - 60m SETBACKS. DISTANCE IS MEASURED IN A HORIZONTAL DIRECTION ALONG THE ACTUAL FLOW-PATH. WATERCOURSES OUTSIDE CATCHMENT AREA NOT SHOWN.

GENERAL NOTES

- DETAILED BOUNDARY SURVEY NOT UNDERTAKEN. FENCE LINE ASSUMED IN CORRECT POSITION ALONG TITLE BOUNDARY.
- PROPOSED EFFLUENT AREA HAS BEEN ASSESSED AS ALL WITHIN ONE LAND SOIL UNIT, UNLESS OTHERWISE NOTED.
- TO MAINTAIN WATER-STABLE PEDS (UNDER IRRIGATION WITH SALINE EFFLUENT) SOIL RENOVATION IS REQUIRED. DEEP RIPPING OF THE DISPOSAL AREA ALONG WITH GYPSUM APPLICATION IS DESIRABLE 6 TO 12 MONTHS PRIOR TO INSTALLATION. GYPSUM SHALL BE BROADCAST OVER THE RIPPED/WORKED EFFLUENT AREA AT THE RATE OF 0.2-0.5kg/m^2. THE GROUND SURFACE IS TO BE SMOOTHED BY REDISTRIBUTION OF TOPSOIL.
- AS A MINIMUM, AT THE TIME OF INSTALLATION GYPSUM SHOULD BE BROADCAST TO THE TRENCH BOTTOM AREA AND OR LLA AT A RATE OF 0.2-0.5kg/m^2 AND CAN BE REAPPLIED FROM TIME-TO-TIME (GENERALLY EVERY 3 YEARS AT THE RATE OF 0.2-0.5kg/m^2).
- THE REQUIRED LLA DIMENSIONS MAY BE MODIFIED TO CLIENT'S NEEDS PROVIDED THE TOTAL AREA IS ADHERED TO. LLA IS SUBJECTED TO FOOTPRINT & LOCATION OF PROPOSED DWELLING/DEVELOPMENT. BUILDING BUFFERS; 12m UP-SLOPE & 6m DOWN-SLOPE FOR PRIMARY (SEPTIC) STANDARD AND 6m UP-SLOPE & 3m DOWN-SLOPE FOR SECONDARY (20/30) STANDARD.
- FOR A TRENCH NETWORK, IS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 1547:2012 FIGURE L1 CONVENTIONAL PIPED TRENCH, FIGURE L2 SELF-SUPPORTING ARCH TRENCH WITH A DISTRIBUTION BOX TO EVENLY DOSE ALL TRENCHES AS IN FIGURE M3 SHALLOW SUBSURFACE LPED IRRIGATION - EXAMPLE SYSTEM.

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PRINTED : 28/10/2025 BY: NEIL VAN DER GEEST

PROJECT REFERENCE: 23039

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TITLE:
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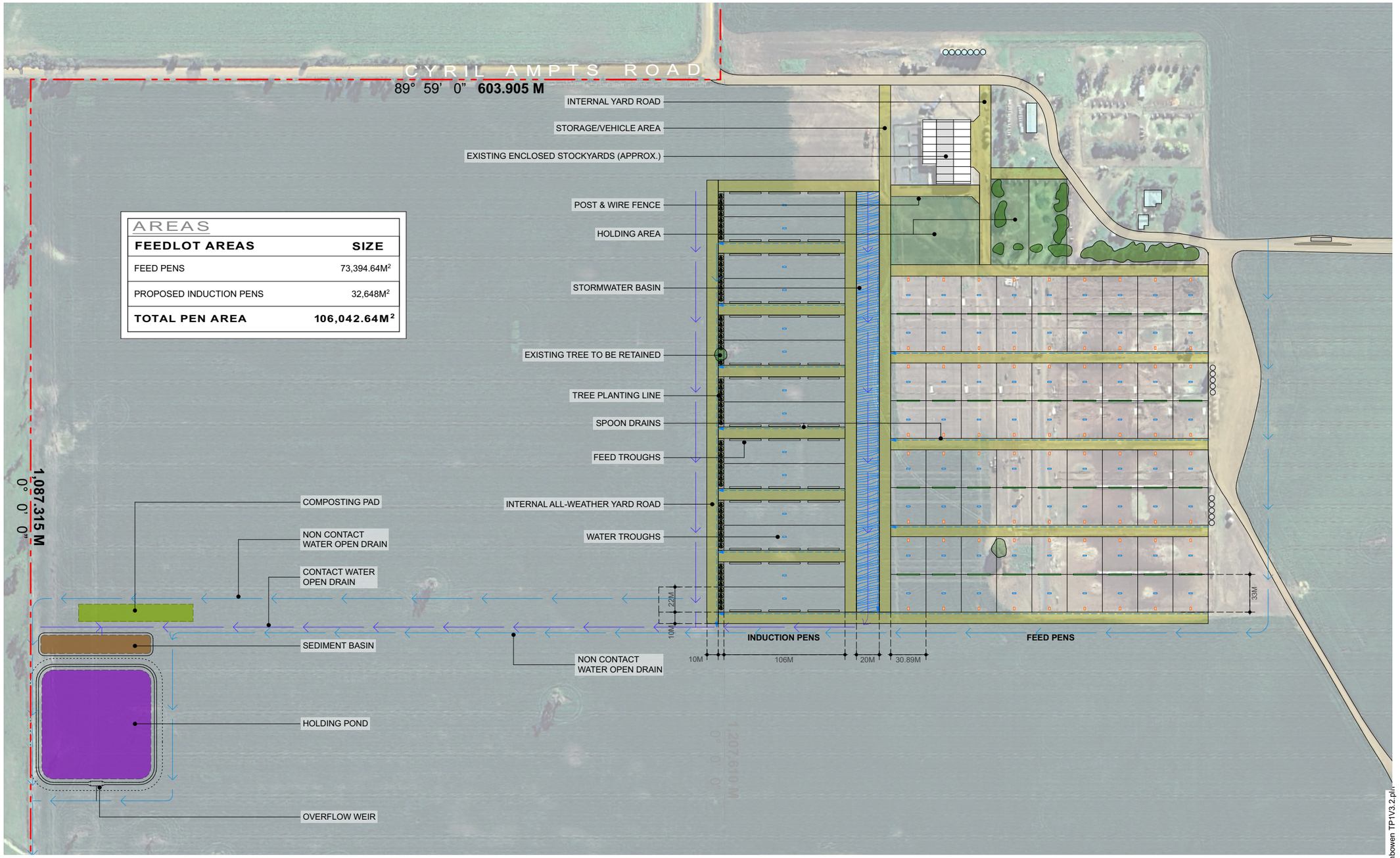
DESIGN: N. VAN DER GEEST | DRAWN: N. VAN DER GEEST | A4

CHECKED: NWV | DRAWING NO. 23039 - E05 | REVISION E

SHEET: 5 OF 5



SITE PLAN - WEST 1:3000

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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dp PLANNING

project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north:

date: OCTOBER 2025

drawn by: CD

scale: AS SHOWN A3

project no.: 25-011

rev.: /

designed by: CD

dwg no: TP1 of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln



SITE PLAN - EAST 1:3000

DRIVEWAY / CROSSOVER 1:1000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN- EAST (DRIVEWAY)

north: N

date: OCTOBER 2025

drawn by: CD

scale: AS SHOWN **A3**

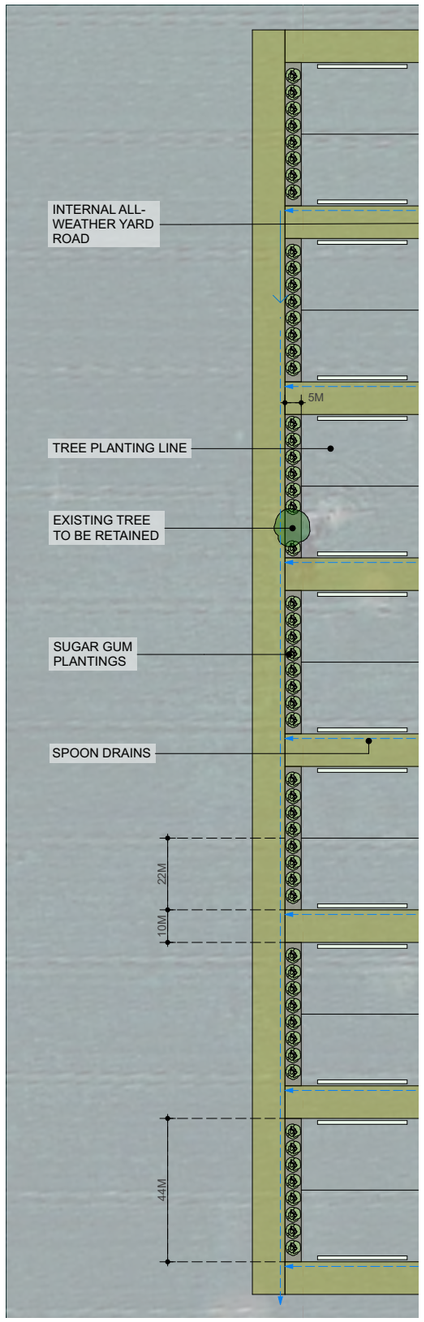
project no.: **25-011**

rev.: /

designed by: CD

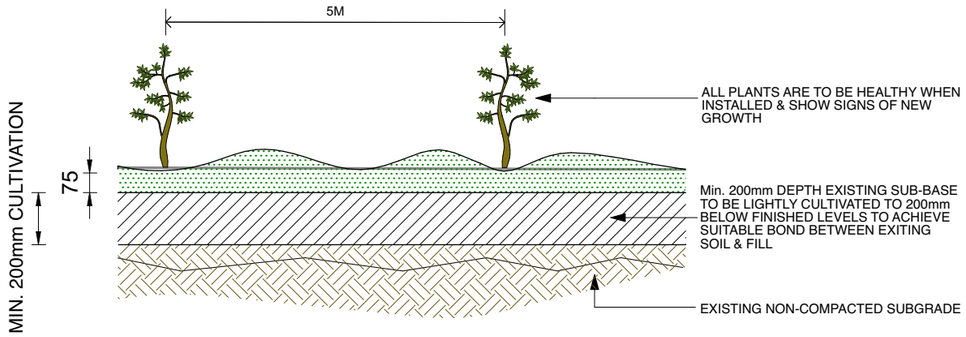
dwg no: **TP2** of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	ABBREVIATION	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	QTY
TREE						
EUCALYPTUS CLADOCALYX	SUGAR GUM	—	<35m	<15m	250mm pot	55



Notes:

- SOIL CONDITIONS TO MEET AUSTRALIAN STANDARDS FOR LANDSCAPING & GARDEN USE.
- REMOVE & DISPOSE OFF-SITE ANY DEBRIS OR PARTICLE LARGER THAN 50mm. THIS INCLUDES ROCKS, PAVING MATERIAL, TREE ROOTS, DISUSED INFRASTRUCTURE OR WEEDS. DISPOSE OF ANY WASTE MATERIAL TO AN APPROVED WASTE SITE.
- IF PARTICLES ARE > 50mm, CONTRACTOR IS TI SIEVE OUT PARTICLES PRIOR TO USE.
- PROVIDE SPADE EDGE AT TRANSITION FROM LAWN TO GARDEN BED.
- MULCH SHALL BE 75mm CONSOLIDATED DEPTH EUCA-MULCH.

GARDEN BED PREPARATION

1:20

-
TP2

LANDSCAPE PLAN

1:1600

-
TP3

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: LANDSCAPE PLAN

north:

date: OCTOBER 2025

scale: AS SHOWN **A3**

designed by: CD

drawn by: CD

project no.: **25-011**

rev.: /

dwg no: **TP3** of TP2

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V3.2.pln

Appendix F. Site Photos





SWEP PTY. LTD.
ABN 26 005 031 569
ANALYTICAL LABORATORIES
Tel: (03) 9701 6007
Fax: (03) 9701 5712
ASPAC
A member of the Australasian Soil and Plant Analysis Council

REPORT ON SAMPLE OF SOIL

FILE NO : 2305177394 **DATE ISSUED :** 19/05/2023

LCA SERVICES
ATT: NEIL VAN DER GEEST
22 DEMPSTER PLACE
LENEVA, VIC 3961
E-mail: neil@lcas.com.au

CLIENT ID : LCA002
PHONE : 0438 891 275
FAX :

REFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 12/05/2023
ANALYSIS REQUIRED : Full (ST-1)

SAMPLE ID : JOB 23039 - COMPOST (40HA)
DEPTH OF SAMPLE (cm): 0 to 0

ITEMS			RESULTS	DESIRABLE LEVEL	
				WHEAT (DRY Target Yield: 5.0 t/ha)	CANOLA
pH(1:5 Water)†			6.84	6.0-8.0	5.5-7.0
pH(1:5 0.01M $CaCl_2$)†			6.34		
Electrical Conductivity†	EC	µS/cm	2580	< 625	< 625
TOTAL SOLUBLE SALT	TSS	ppm	8514	< 2063	< 2063
AVAILABLE CALCIUM†	Ca	ppm	3040	4820	4820
AVAILABLE MAGNESIUM†	Mg	ppm	1126.8	731	731
AVAILABLE SODIUM†	Na	ppm	871.7	< 467	< 467
AVAILABLE NITROGEN	N	ppm	447	42	47
AVAILABLE PHOSPHORUS†	P	ppm	365	45	50
AVAILABLE POTASSIUM†	K	ppm	2753.4	333	333
AVAILABLE SULPHUR†	S	ppm	298	16 - 20	16 - 20
AVAILABLE COPPER†	Cu	ppm	2.13	4	4
AVAILABLE ZINC†	Zn	ppm	45.5	7	7
AVAILABLE IRON†	Fe	ppm	19	> 30	> 30
AVAILABLE MANGANESE†	Mn	ppm	48	> 20	> 20
AVAILABLE COBALT	Co	ppm	0.28	> 1.0	> 1.0
AVAILABLE MOLYBDENUM	Mo	ppm	0.48	> 1.0	> 1.0
AVAILABLE BORON†	B	ppm	3.28	1.0-2.0	1.0-2.0
TOTAL ORGANIC MATTER†	OM	%	14.7	> 10	> 10
TOTAL ORGANIC CARBON†	OC	%	7.35	> 5	> 5
TOTAL PHOSPHORUS†	TP	ppm	Not Required		
EXTRACTABLE ALUMINIUM†	Al	ppm	Not Required		
TOTAL NITROGEN†	TN	%	Not Required		
TOTAL CALCIUM	TCa	ppm	Not Required		
TOTAL MAGNESIUM	TMg	ppm	Not Required		
CHLORIDE	Cl	ppm	Not Required		
AVAILABLE SILICA	Si	ppm	Not Required		

†This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australiasian Soil and Plant Analysis Council (ASPAC). Test for which proficiency has been demonstrated are highlighted in this report.

SWEP Analytical Laboratories
45 - 47 / 174 Bridge Road
Keysborough VIC 3173 Australia

Website: www.swep.com.au
E-mail: services@swep.com.au
Postal Address: P.O. Box 583 Noble Park VIC 3174

FILE NO : 2305177394 **LANDUSE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 2

ITEMS			RESULTS	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	meq/100 of soil	13.6	20.5
EXCHANGEABLE MAGNESIUM	Mg	meq/100 of soil	8.37	4.74
EXCHANGEABLE SODIUM	Na	meq/100 of soil	3.38	< 1.58
EXCHANGEABLE POTASSIUM	K	meq/100 of soil	6.29	1.58
EXCHANGEABLE HYDROGEN	H	meq/100 of soil	5.16	
ADJ. EXCHANG. HYDROGEN	H	meq/100 of soil	0	< 4.74
CATION EXCHANGE CAPACITY	CEC	meq/100 of soil	36.8	
ADJUSTED CEC	Adj.CEC	meq/100 of soil	31.6	
EXCH. SODIUM PERCENTAGE	ESP		9.18	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg		1.62	4-4.7
BASE SATURATION PERCENTAGE	BSP		87	

ITEMS		PERCENTAGE OF ADJUSTED CEC	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	43	65-70%
EXCHANGEABLE MAGNESIUM	Mg	26.5	12-15%
EXCHANGEABLE SODIUM	Na	10.7	0.5-5%
EXCHANGEABLE POTASSIUM	K	19.9	3-5%
EXCHANGEABLE HYDROGEN	H	0	<20%

PREVIOUS APPLICATIONS (IF APPLICABLE)		DATE OF APPLICATION
GYPSUM APPLIED	t/ha	SOLID FERTILSIER
LIME APPLIED	t/ha	
DOLOMITE APPLIED	t/ha	
Magnesium Sulphate	kg/ha	

@ Exchangeable Percentage in Relation to Ca, Mg, Na, K

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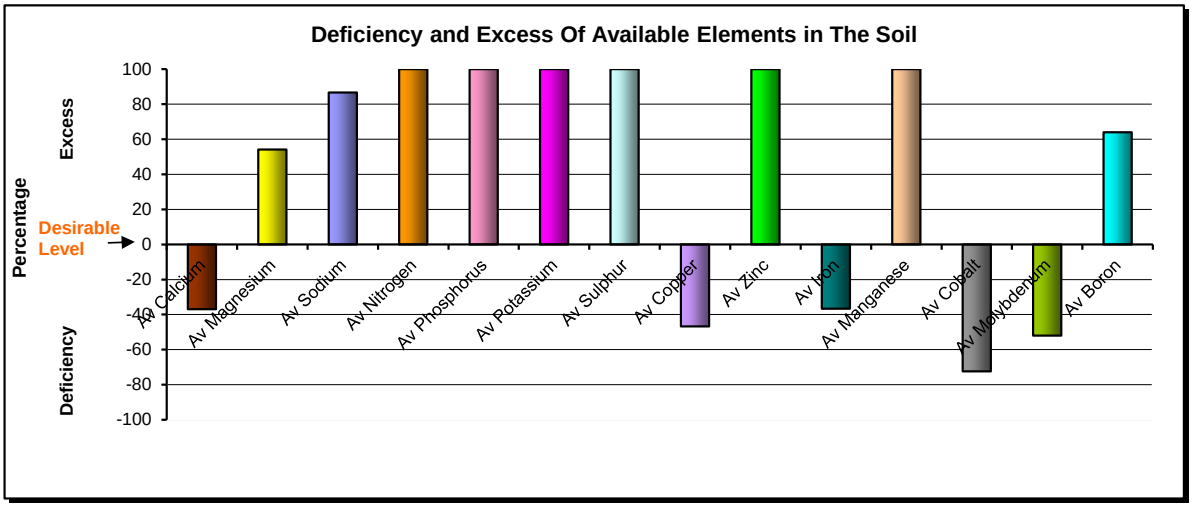
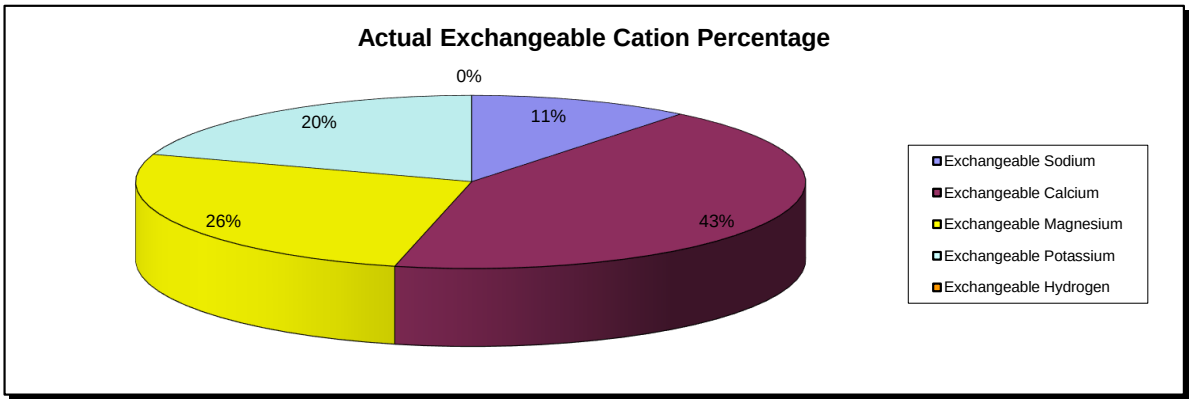
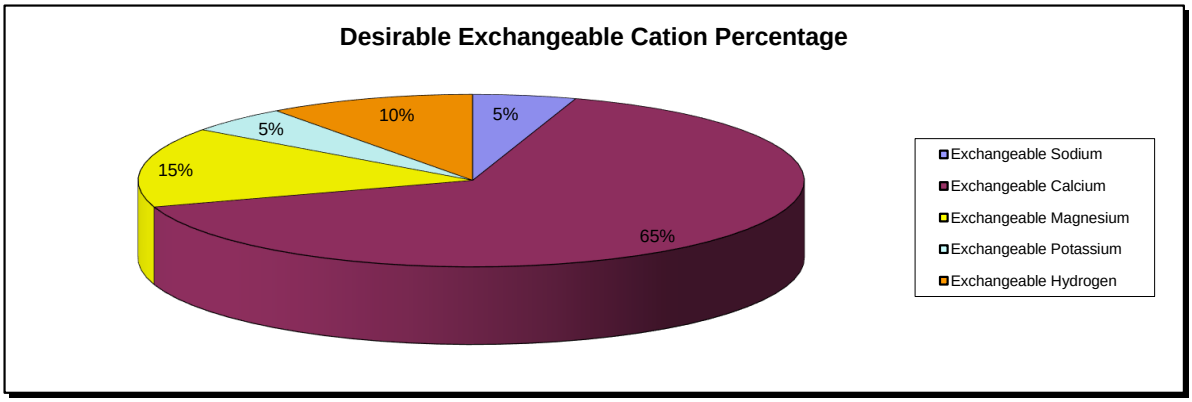
FILE NO : 2305177394 **LANDUSE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 3



Notes:

- Phosphorus fixation effects if Iron is more than 300 ppm
- Manganese will be at toxicity level if it reaches 500 ppm





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FILE NO : 2305177394 **PAGE NO :** 4

RECOMMENDATION

2045 kg of Calcium is needed to raise Exchangeable Calcium to 65%.

GYPSUM REQUIREMENT	**8.7**	t/ha
LIME REQUIREMENT	**0**	t/ha
DOLOMITE REQUIREMENT	**0**	t/ha

TOTAL FERTILISER REQUIREMENT (kg/ha)	N	P	K	S	Ca
WHEAT (DRY Target Yield: 5.0 t/ha)	**0**	**0**	**0**	**0**	**1780**
CANOLA	**0**	**0**	**0**	**0**	**1780**

with Trace Elements	WHEAT (DRY Target Yield: 5.0 t/ha)	CANOLA	
COPPER	**3.38**	**3.38**	kg/ha
ZINC	**0**	**0**	kg/ha
COBALT	**0.03**	**0.03**	kg/ha
MOLYBDENUM	**0.05**	**0.05**	kg/ha
IRON	**3.5**	**3.5**	kg/ha
MANGANESE	**0**	**0**	kg/ha
BORON	**0**	**0**	kg/ha

- Gypsum Requirement is to increase the Calcium and Sulphur and decrease the Exchangeable Sodium and or the Exchangeable Magnesium in the soil. Gypsum Requirement is based on 18.6% Sulphur and 23.5% Calcium

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Desirable levels for Exchangeable Cations (Ca, Mg, Na, K and H) is directly related to the constant desirable level percentages (see pie graph page 3) and the soil's Adjusted CEC. The other elements vary in relation to the soil's CEC, landuse, leaching requirement and yield.

If soil pH (water) is below 5.7, trace elements should not be applied until Lime and/or Dolomite applications have had time to raise the pH to this level. For soils with pH (water) of 8.0 or more, apply trace elements as foliar spray only.

The recommendations for Gypsum/Lime/Dolomite/$MgSO_4$ on page 4 are essential to the process of achieving optimum soil balance. All other recommendations in this report (NPKS & trace elements) have been formulated on the assumption that the Gypsum/Lime/Dolomite/$MgSO_4$ have been applied and given sufficient time for their effects to develop. In most cases, six months will be required between application of cation balance correction and fertilisers, however, more time may be required in lower rainfall zones or dry seasons. In areas with shallow saline watertables and NO subsurface drainage, no Gypsum should be applied (even if recommended here) until adequate drainage can be provided. It should also be noted that the amounts recommended depend, in part, on the stated sample depth.

For all required materials - Gypsum/Lime/Dolomite/Magnesium Sulphate/Magnesium Oxide (where surface application is necessary and irrigation is not available), the total application should be limited to roughly 2.5 t/ha per year. This limitation does not apply where materials can be cultivated or irrigated into the soil.

Important note: For all reports that have landuse as "Pasture". If molybdenum is needed to be applied, then copper needs to be applied as well even if available copper is high. Copper and molybdenum are antagonistic to each other so if molybdenum is applied without copper, molybdenum will deplete copper leading to copper deficiency in animals. The main problem occurs when animals graze treated pasture soon after application. For this reason, if you are worried about applying copper when there is enough in your soil, you can apply molybdenum alone BUT you MUST keep animals off the pasture for at least 6 weeks (longer if there has been little or no rain).

SWEP does not recommend or promote specific products, so all recommendations are given in kg/ha of actual nutrient. These must be converted into applications of fertiliser. For assistance in doing this, consult your local supplier.

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl2)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium, Magnesium, Sodium, Potassium	15D3 or 15A1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Available Copper, Zinc, & Cobalt	EDTA, 12B1
Available Molybdenum	Ammonium Oxalate-Oxalic acid-di-iso propyl ether
Available Iron & Manganese	method of E.H. Mikhail (1981)
Available Boron	12C2
Total Organic Matter	modified Walkley & Black, 6A1
Total Phosphorus, Calcium, Magnesium	Acid digestion
Extractable Aluminium	15G1
Total Nitrogen	Dumas method, 7A5
Chloride	5A1
Available Silica	Dithionite-Citrate method**

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the standard EDTA method to produce erroneously high results.

For numbered test methods:
Rayment, G.E. & Lyons, D.J. (2011). Soil Chemical Methods - Australasia. CSIRO Publishing, 150 Oxford Street, Collingwood Vic 3066, Australia.

*Peech, M., Cowan, R.L. & Baker, J.H. (1962). Soil Science Society American Procedures, A critical studyof the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

Disclaimer: All results and/or recommendations in this report are made in good faith and are based on past and ongoing research by SWEP Pty Ltd. However, limitations such as the vagaries of climatic conditions mean that we cannot guarantee production of any crop by the use of this test and associated recommendations, and cannot be held responsible for any results obtained.

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ASPAC
A member of the Australasian Soil and Plant Analysis Council

REPORT ON SAMPLE OF SOIL

FILE NO : 2305177393 **DATE ISSUED :** 19/05/2023

LCA SERVICES
ATT: NEIL VAN DER GEEST
22 DEMPSTER PLACE
LENEVA, VIC 3961
E-mail: neil@lcas.com.au

CLIENT ID : LCA002
PHONE : 0438 891 275
FAX :
REFERENCE :
REFERENCE PHONE :
DATE RECEIVED : 12/05/2023
ANALYSIS REQUIRED : Full (ST-1)

SAMPLE ID : JOB 23039 - GYMBOWEN (40HA)
DEPTH OF SAMPLE (cm): 0 to 15
LAND USE : WHEAT (DRY Target Yield: 5.0 t/ha)

ITEMS			RESULTS	DESIRABLE LEVEL
pH(1:5 Water)†			5.78	6.0-8.0
pH(1:5 0.01M $CaCl_2$)†			5.28	
Electrical Conductivity†	EC	µS/cm	113	< 625
TOTAL SOLUBLE SALT	TSS	ppm	372.9	< 2063
AVAILABLE CALCIUM†	Ca	ppm	896	935
AVAILABLE MAGNESIUM†	Mg	ppm	57.24	155
AVAILABLE SODIUM†	Na	ppm	33.12	< 98.8
AVAILABLE NITROGEN	N	ppm	34.7	39
AVAILABLE PHOSPHORUS†	P	ppm	19	30
AVAILABLE POTASSIUM†	K	ppm	82.29	111
AVAILABLE SULPHUR†	S	ppm	25.4	7 - 10
AVAILABLE COPPER†	Cu	ppm	0.67	3
AVAILABLE ZINC†	Zn	ppm	2.08	4 - 6
AVAILABLE IRON†	Fe	ppm	109	> 30
AVAILABLE MANGANESE†	Mn	ppm	3	> 20
AVAILABLE COBALT	Co	ppm	0.24	0.5-0.7
AVAILABLE MOLYBDENUM	Mo	ppm	0.22	0.1-0.2
AVAILABLE BORON†	B	ppm	0.33	0.6-1.0
TOTAL ORGANIC MATTER†	OM	%	3.44	3 - 4
TOTAL ORGANIC CARBON†	OC	%	1.72	1.5 - 2
TOTAL PHOSPHORUS†	TP	ppm	Not Required	
EXTRACTABLE ALUMINIUM†	Al	ppm	Not Required	
TOTAL NITROGEN†	N	%	Not Required	
TOTAL CALCIUM	Ca	ppm	Not Required	
TOTAL MAGNESIUM	Mg	ppm	Not Required	
CHLORIDE	Cl	ppm	Not Required	

†This laboratory has been awarded a Certificate of Proficiency for specific soil and plant tissue analyses by the Australiasian Soil and Plant Analysis Council (ASPAC). Test for which proficiency has been demonstrated are highlighted in this report.

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Keysborough VIC 3173 Australia

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Postal Address: P.O. Box 583 Noble Park VIC 3174

FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha)

ITEMS			RESULTS	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	meq/100g of soil	3.83	3.96
EXCHANGEABLE MAGNESIUM	Mg	meq/100g of soil	0.408	0.915
EXCHANGEABLE SODIUM	Na	meq/100g of soil	0.123	< 0.305
EXCHANGEABLE POTASSIUM	K	meq/100g of soil	0.18	0.305
EXCHANGEABLE HYDROGEN	H	meq/100g of soil	3.28	
ADJ. EXCHANG. HYDROGEN	H	meq/100g of soil	1.56	< 0.915
CATION EXCHANGE CAPACITY	CEC		7.82	
ADJUSTED CEC	Adj.CEC		6.1	
EXCH. SODIUM PERCENTAGE	ESP		1.57	< 5
CALCIUM / MAGNESIUM RATIO	Ca/Mg		9.39	4-4.7
BASE SATURATION PERCENTAGE	BSP		62	

ITEMS		PERCENTAGE OF ADJUSTED CEC	DESIRABLE LEVEL
EXCHANGEABLE CALCIUM	Ca	62.8	65-70%
EXCHANGEABLE MAGNESIUM	Mg	6.7	12-15%
EXCHANGEABLE SODIUM	Na	2	0.5-5%
EXCHANGEABLE POTASSIUM	K	3	3-5%
EXCHANGEABLE HYDROGEN	H	25.6	<20%

PREVIOUS APPLICATIONS (IF APPLICABLE)		DATE OF APPLICATION
GYPSUM APPLIED	t/ha	
LIME APPLIED	t/ha	
DOLOMITE APPLIED	t/ha	
Magnesium Sulphate	kg/ha	

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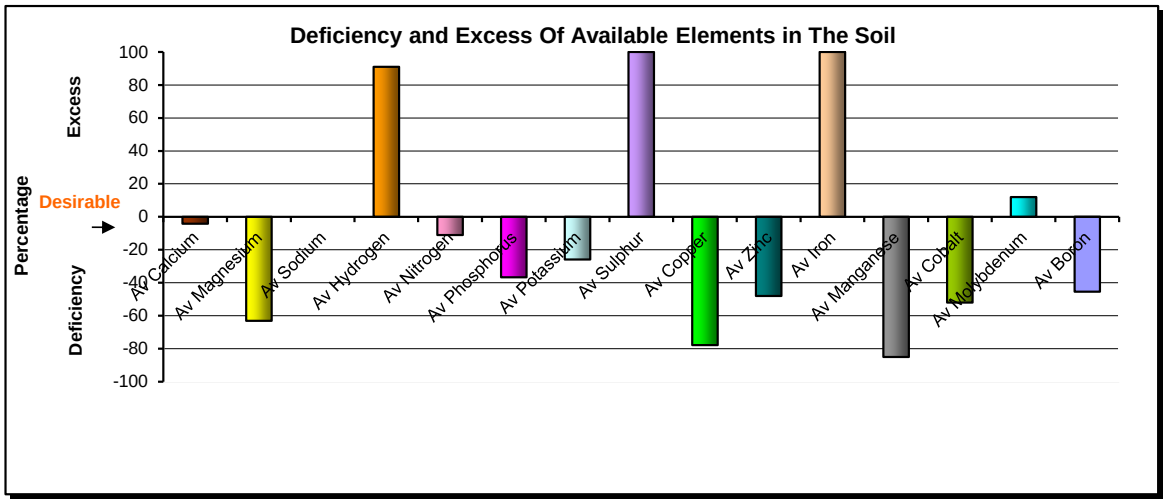
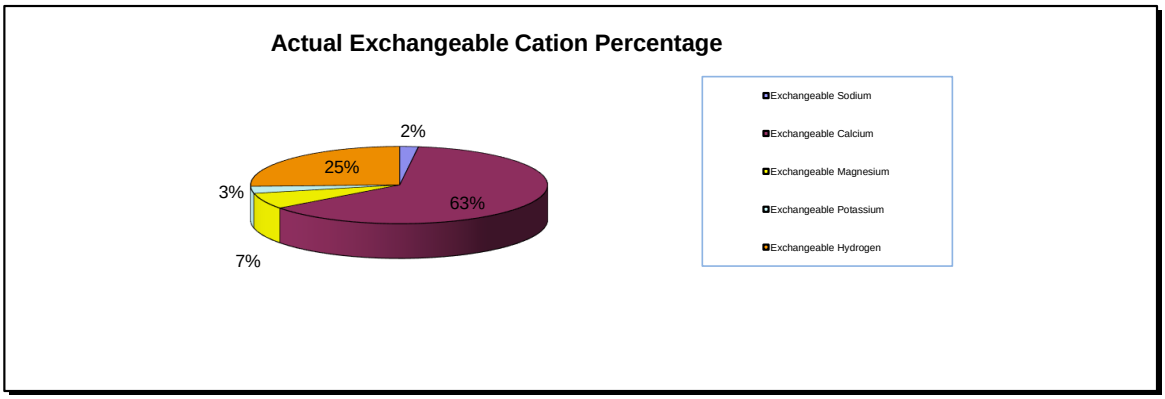
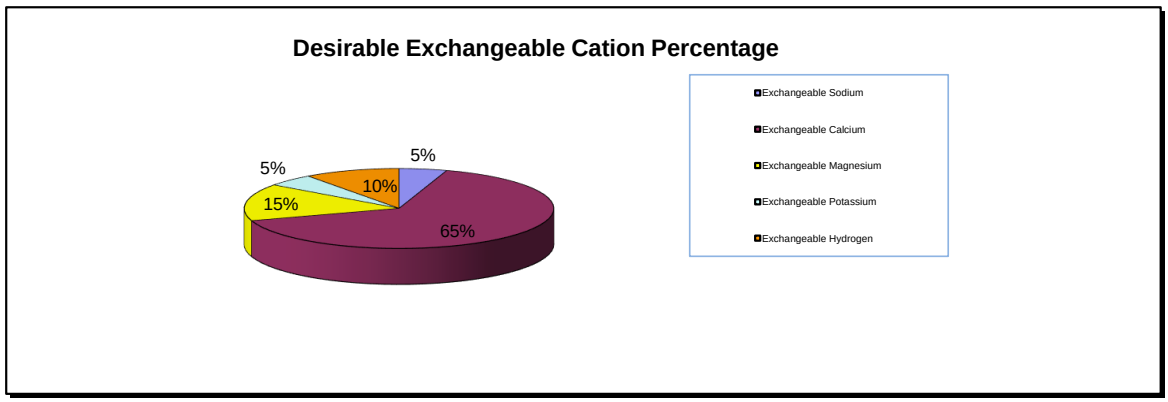
FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 3



- Phosphorus fixation effects if Iron is more than 300 ppm
- Manganese will be at toxicity level if it reaches 500 ppm





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FILE NO : 2305177393 **LAND USE:** WHEAT (DRY Target Yield: 5.0 t/ha) **PAGE NO :** 4

RECOMMENDATION

209 kg of Calcium is needed to raise Exchangeable Calcium to 65%.
92 kg of Magnesium is needed to raise Exchangeable Magnesium to 15%.

GYPSUM REQUIREMENT	**0**	t/ha
LIME REQUIREMENT	**0**	t/ha
DOLOMITE REQUIREMENT	**0.83**	t/ha

TOTAL FERTILISER REQUIREMENT (kg/ha)	N	P	K	S	Ca
	44	**11**	**29**	**0**	**0**

with Trace Elements:

COPPER	**1.13**	kg/ha
ZINC	**4.5**	kg/ha
COBALT	**0.03**	kg/ha
MOLYBDENUM	**0**	kg/ha
IRON	**0**	kg/ha
MANGANESE	**3.5**	kg/ha
BORON	**0.45**	kg/ha

For this soil the CEC is less than 10meq/100g of soil, therefore we advice the TOTAL FERTILISER REQUIREMENT, including Trace Elements, be applied on three separate applications over the season.

- Dolomite Requirement is to increase the Magnesium and Calcium and decrease the Hydrogen in the soil.
- Dolomite Requirement based on Dolomite containing 11% Magnesium and 25% Calcium.
- We advice that Dolomite should be applied first in Autumn then followed by Fertiliser in Spring.

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Desirable levels for Exchangeable Cations (Ca, Mg, Na, K and H) is directly related to the constant desirable level percentages (see pie graph page 3) and the soil's Adjusted CEC. The other elements vary in relation to the soil's CEC, landuse, leaching requirement and yield.

If soil pH (water) is below 5.7, trace elements should not be applied until Lime and/or Dolomite applications have had time to raise the pH to this level. For soils with pH (water) of 8.0 or more, apply trace elements as foliar spray only.

The recommendations for Gypsum/Lime/Dolomite/$MgSO_4$ on page 4 are essential to the process of achieving optimum soil balance. All other recommendations in this report (NPKS & trace elements) have been formulated on the assumption that the Gypsum/Lime/Dolomite/$MgSO_4$ have been applied and given sufficient time for their effects to develop. In most cases, six months will be required between application of cation balance correction and fertilisers, however, more time may be required in lower rainfall zones or dry seasons. In areas with shallow saline watertables and NO subsurface drainage, no Gypsum should be applied (even if recommended here) until adequate drainage can be provided. It should also be noted that the amounts recommended depend, in part, on the stated sample depth.

For all required materials - Gypsum/Lime/Dolomite/Magnesium Sulphate/Magnesium Oxide (where surface application is necessary and irrigation is not available), the total application should be limited to roughly 2.5 t/ha per year. This limitation does not apply where materials can be cultivated or irrigated into the soil.

Important note: For all reports that have landuse as "Pasture". If molybdenum is needed to be applied, then copper needs to be applied as well even if available copper is high. Copper and molybdenum are antagonistic to each other so if molybdenum is applied without copper, molybdenum will deplete copper leading to copper deficiency in animals. The main problem occurs when animals graze treated pasture soon after application. For this reason, if you are worried about applying copper when there is enough in your soil, you can apply molybdenum alone BUT you MUST keep animals off the pasture for at least 6 weeks (longer if there has been little or no rain).

SWEP does not recommend or promote specific products, so all recommendations are given in kg/ha of actual nutrient. These must be converted into applications of fertiliser. For assistance in doing this, consult your local supplier.

ANALYTICAL METHODS

Items	Methods
pH (1:5 Water)	4A1
pH (1:5 CaCl2)	4B1
Electrical conductivity (1:5 Water)	3A1
Total Soluble Salts	Calculation from Electrical conductivity
Exchangeable Calcium, Magnesium, Sodium, Potassium	15D3 or 15A1
Exchangeable Hydrogen	Barium Chloride-Triethanolamine method*
Available Nitrogen	Copper-cadmium reductor column at a pH of 8.0
Available Phosphorus	Olsen extractable, 9C2a
Available Sulphur	KCl 40, 10D1
Available Copper, Zinc, & Cobalt	EDTA, 12B1
Available Molybdenum	Ammonium Oxalate-Oxalic acid-di-iso propyl ether
Available Iron & Manganese	method of E.H. Mikhail (1981)
Available Boron	12C2
Total Organic Matter	modified Walkley & Black, 6A1
Total Phosphorus, Calcium, Magnesium	Acid digestion
Extractable Aluminium	15G1
Total Nitrogen	Dumas method, 7A5
Chloride	5A1
Available Silica	Dithionite-Citrate method**

NB. For available Iron and Manganese, SWEP uses the method developed by E.H. Mikhail (1980) due to the tendency for the stand ard EDTA method to produce erroneously high results.

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*Peech, M., Cowan, R.L. & Baker, J.H. (1962). Soil Science Society American Procedures, A critical studyof the Barium chloride-Triethanolamine and ammonium acetate methods for determining exchangeable Hydrogen of soils.

** Ross, G.J. & Wang, C. (1993). Soil Sampling and Methods of Analysis, CRC Press, Boca Raton, Florida, USA.

AQIS Approved Quarantine Site.
Victorian DPI acccreditation to receive samples from PIZ and PCN infested zones.

Disclaimer: All results and/or recommendations in this report are made in good faith and are based on past and ongoing research by SWEP Pty Ltd. However, limitations such as the vagaries of climatic conditions mean that we cannot guarantee production of any crop by the use of this test and associated recommendations, and cannot be held responsible for any results obtained.

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Appendix I. LCAS General Disclaimer

This report provides advice and recommendations in accordance with the scope of services.

The conclusions and recommendations made are based upon data derived from examination of records in the public domain, interviews with officers of various Authorities and site conditions observed at the time of writing this report and are considered to comply with the relevant requirements at the time of publication.

LCAS has relied upon available information to form its recommendations and conclusions, however, time and impacts of future events may require further examination and data analysis and may change the conclusions in this report.

No liability or responsibility can be accepted by LCAS if this Report is relied upon by any third party for any purpose other than as identified in this report. If any data, analysis, recommendations, or conclusions are unclear, LCAS should be consulted for clarification.

VEGETATION ASSESSMENT

5488 NHILL-HARROW ROAD & ADJACENT ROAD RESERVE, GYMBOWEN



PREPARED FOR:
DP PLANNING

ÖKOLOGIE CONSULTING

ÖKOLOGIE CONSULTING
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Document Information

Vegetation assessment for 5488 Nhill-Harrow Road and the adjacent road reserve, Gymbowen

Report prepared by Okologie Consulting Pty Ltd for DP Planning

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Document Control

Version	Review	Author	Approval	Date
M1219_NhillHarrowRd_RetrospectiveVegetationAssessment_Report_12052026_V3	Luke Hynes	Mark Stockdale		12/05/2026

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- Dan Pech (DP Planning) for project information.

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Executive Summary

Okologie Consulting Pty Ltd was engaged by DP Planning to undertake a vegetation assessment for 5488 Nhill-Harrow Road, Gymbowen and the adjacent road reserve.

A retrospective vegetation assessment was undertaken for the alleged unpermitted removal of native vegetation on the property and the adjacent section of Nhill-Harrow Road reserve. An updated vegetation assessment was also prepared to address a planning permit application for intensive animal production on the property.

Nhill-Harrow Road reserve comprises a modified cover of Plains Woodland. The property consists of cropped exotic vegetation and scattered native trees. One listed threatened flora species, Buloke *Allocasuarina luehmannii*, was recorded in the project area. The Commonwealth listed threatened Red-tailed Black-Cockatoo *Calyptorhynchus banksii graptogyne* has been recorded in the surrounding area and Plains Woodland provides suitable habitat for this species. An *Environment Protection Biodiversity Conservation Act 1999* referral will not be required as the loss of ~20 Buloke trees does not result in a significant impact to this species habitat.

The intensive animal production development area was highly modified from agricultural use (cultivation, cropping and grazing) and consisted of cropped exotic vegetation, interspersed with scattered native trees and planted vegetation. The tree assessment determined that the intensive animal production development will not impact any scattered native trees.

The retrospective vegetation assessment identified the unpermitted removal of 0.027 hectares of Plains Woodland associated with replacement of a fenceline on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and site access works on the property and road reserve. The unpermitted removal of eight large-scattered trees was also undertaken for agricultural production activities.

The unpermitted removal of 0.027 hectares of Plains Woodland and eight large trees is in contravention of Clause 52.17 (Native Vegetation) of the *Planning and Environment Act 1987*. An intermediate assessment pathway application was prepared in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*.

The native vegetation removal report identified a general offset of 0.096 general habitat units, and eight large trees is required. The general offset must have a minimum strategic biodiversity value score of 0.396 and be in the Wimmera Catchment Management Authority or West Wimmera Shire Council. The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker.

A permit is required under Environmental Significance Overlay – Schedule 2 for the unauthorised removal of eight large trees on the property. An onsite offset and offset management plan will be prepared in accordance with *Victoria 's Native Vegetation Management – A Framework for Action 2002* to compensate for this removal.

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1 Introduction

1.1 Project Background

Okologie Consulting Pty Ltd was engaged by DP Planning Pty Ltd to undertake a vegetation assessment for 5488 Nhill-Harrow Road and the adjacent road reserve, Gymbowen.

Okologie Consulting (2025) prepared a retrospective vegetation assessment in response to a notice provided to the landowner by West Wimmera Shire Council (WWSC) (letter dated 21 April 2022) for the alleged unpermitted removal of native vegetation on the property and the adjacent road reserve. WWSC issued a letter of advice to the landowner (dated 31 August 2021) detailing the extent of native vegetation removal for fence maintenance that was exempt from a permit under Clause 52.17-7 and Environmental Significance Overlay – Schedule 2 (ESO2); however, the vegetation removal exceeded the specified area.

The landowner has also submitted a planning permit application for intensive animal production on the property (Planning Application Number PA1221) to WWSC. However, the Department of Energy, Environment and Climate Action (DEECA) (dated 17/02/2026) has provided an objection to the proposal, with approval pending several requirements being addressed as part of the application.

An updated vegetation assessment was undertaken for the intensive animal production application and to address the matters specified in the objection by DEECA (2026). The results of the retrospective vegetation assessment (Okologie Consulting 2025) have been incorporated into this report to ensure the cumulative impacts to native vegetation removal on the property and road reserve has been considered.

The report addresses the requirements of Clause 52.17 (Native Vegetation) and the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) (DEECA 2025a), as well as the permit provisions under ESO2 of the West Wimmera Planning Scheme (DTP 2026).

1.2 Objectives

The objectives of the assessment were to:

- Review the information provided to the landowner by WWSC and DEECA.
- Determine the extent of native vegetation subject to permitted and unpermitted removal.
- Address environmental legislation and policy requirements associated with the proposed development.

1.3 Site Description

The project area comprises the development area identified for intensive animal production, as well as the eastern boundary of the property at 5488 Nhill-Harrow Road, Gymbowen (Lot 1 TP340499) and the adjacent section of Nhill-Harrow Road reserve that was subject to removal the prior removal of native vegetation (Figure 1).

The topography consists of low undulating slopes. The property at 5488 Nhill-Harrow Road is used for agriculture (cropping, grazing) and contains a residential dwelling and associated farm infrastructure (sheds). The majority of the property consists of cropped exotic vegetation, interspersed with scattered native trees. Planted trees and shrubs were present around dwelling and site infrastructure. The adjacent section of Nhill-Harrow Road reserve comprised a modified landform and substrate from previous road infrastructure works and the road verge is slashed for maintenance. A modified cover of native vegetation extends throughout the road reserve. The surrounding land use is predominantly agriculture.

The project area occurs within the Wimmera Plain bioregion, the Wimmera Catchment Management Authority boundary and the West Wimmera Shire Council municipality (DEECA 2026b). The Native Vegetation Location mapping shows the project area occurs within Location 1 and 2 (DEECA 2026c).

The property at 5488 Nhill-Harrow Road is zoned Farming Zone (FZ) and Nhill-Harrow Road is zoned Transport Zone 2 – Principal Road Network (TZ2). The property at 5488 Nhill-Harrow Road is subject to ESO2 under the West Wimmera Planning Scheme (Nhill-Harrow Road is not subject to ESO2) (DTP 2026).

1.4 Background Review and Context

West Wimmera Shire Council

Council provided landowner a letter of planning advice (WWSC 2019) that detailed the *extent of native vegetation removal for fenceline maintenance that was exempt from a permit Clause 52.17 and ESO2*. Council and the landowner attended an onsite meeting on 22nd June 2021 to discuss the replacement of a fenceline. The council officer marked number of trees deemed affected by the fenceline with spray paint and their approximate location on a map. However, from discussion with the landowner, it is understood that not all the affected trees were marked by council and the remaining trees were measured and tagged with blue stringline by the landowner.

Following the site inspection, Council identified the following native vegetation as permit exempt under Clause 52.17 and ESO2:

- *7 x box trees, 1 x gum tree, 24 x buloke trees (dbh <20cm) & 1 x dead tree (dbh <40cm), marked with orange X's may be removed from the fence line on your property to facilitate the replacement of the fence line, as shown on the above map.*

- *Marked Eucalypt trees may be removed to the minimum extent, but no more than one metre from the true survey boundary of the land, on the road reserve side.*
- *Overhanging limbs (up to 5 metres in height) marked with "/L" on trees may be lopped back to the main trunk, using the three-cut method. No more than one third of the trees total canopy may be removed.*
- *Trees more than one (1) metre from the fence in the road reserve, but with a limb hanging over the fence, may have the overhanging limbs trimmed, to the minimum extent necessary, to enable a clear workspace on the fenceline.*
- *Any marked trees, which do not require a permit to be removed or lopped, must be felled onto your side of the fenceline* (WWSC 2019).

A permit is required under Clause 52.17 of the West Wimmera Planning Scheme to remove, destroy or lop native vegetation, unless an exemption applies. The *Fences* exemption under Clause 52.17-7 specifies: *Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:*

- *the operation or maintenance of an existing fence.*

The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence (DTP 2026).

The eastern boundary of the property at 5488 Nhill-Harrow Road was historically cleared of native vegetation for agricultural use. The application of the *Fences* exemption would allow the removal of vegetation along the road reserve up to 1-metre from the boundary fence. However, works associated with replacement of a fenceline has resulted in the unpermitted removal of native vegetation on Nhill-Harrow Road reserve >1-metre from the boundary fence.

The relevant provision to ESO2 specifies a permit is not required to:

- *remove, destroy or lop any dead vegetation, except dead eucalyptus trees with a trunk diameter greater than 40 centimetres at 1.3 metres above ground level.*
- *remove, destroy or lop the minimum extent of native vegetation necessary for the maintenance of farm fences. The combined maximum width of clearing permitted either side of the fence is 4m.*
- *remove, destroy or lop any live vegetation, unless the vegetation is:*
    - *a hollow bearing eucalypt tree.*
    - *Buloke with a trunk diameter of greater than 20 centimetres at 1.3 metre above ground level.*
    - *Buloke with a density of more than 1 tree per 10 hectares of development.*
    - *Stringybark with a trunk diameter of greater than 30 centimetres at 1.3 metre above ground level* (DTP 2026).

The ESO2 overlay is limited to the property boundary and does not cover Nhill-Harrow Road reserve. The permit exemption under ESO2 only applies to vegetation on

the property. The landowner generally applied the criteria of removing Buloke *Allocasuarina luehmannii* trees with a trunk diameter of <20 cm within 1-metre from the boundary fence, as the retained Buloke trees with a trunk diameter of greater than 20 cm on the road reserve were tagged with blue stringline.

The unpermitted removal of eight large-scattered trees was also undertaken for agricultural production activities (cropping). Review of historical aerial photography indicates these trees likely consisted of Grey Box *Eucalyptus microcarpa* and Buloke. The large tree benchmark for Plains Woodland (EVC 803) (DEECA 2026b) was applied to these trees (Figure 2).

It was evident from review of the information provided by Council that the extent of permitted loss under the *Fences* exemption to Clause 52.17-7 and ESO2 was not clear to the landowner, as the Council officer did not mark all the native vegetation permitted for removal. In addition, Council did not clarify that removal of native vegetation under ESO2 was limited to the property boundary and not the road reserve.

Notwithstanding the above, the retrospective vegetation assessment determined that the works associated with replacement of a fenceline has resulted in the unpermitted removal of native vegetation on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and works associated with site access on the property and road reserve. The removal of native vegetation for farm use activities on the property has also been addressed. The results of the assessment are detailed in Section 3.

Figure 1
Site Location
5488 Nhill-Harrow Road, Gymbowen

Legend

Project Area





N

0 100 200 400

Metres

Coordinate System: GDA2020 MGA Zone 55
Map Scale when printed @ A3 1:8,000

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2 Methodology

2.1 Species Information

Scientific and common names of flora species and terrestrial vertebrate fauna follow the Victorian Biodiversity Atlas (VBA) (DEECA 2026d). Native vegetation communities follow the Ecological Vegetation Class (EVC) bioregion benchmarks (DEECA 2026c).

Native (terrestrial) flora and fauna species and vegetation communities referred to as 'threatened' include:

- Listed as critically endangered, endangered or vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DCCEEW 2026).
- Listed as Threatened with a threat category of critically endangered; endangered or vulnerable under the *Flora and Fauna Guarantee Act 1988 – Threatened List* (FFG Act) (DEECA 2025b).

2.2 Desktop Assessment

The desktop assessment included review of databases and other resources, including:

- NatureKit 2.0 for modelled biodiversity data (DEECA 2026b).
- Native Vegetation Removal Tool for native vegetation information (DEECA 2026c).
- VBA for historical threatened flora and fauna species records (DEECA 2026d).
- VicPlan for planning information (DTP 2026).
- Protected Matters Search Tool (PMST) for information relating to Matters of National Environmental Significance (MNES) (listed threatened species and communities) under the EPBC Act (DCCEEW 2026).
- Relevant environmental legislation, policies and strategies.

2.3 Field Assessment

The vegetation assessment of development area identified for intensive animal production was undertaken on 10 March 2026. The development area was traversed on foot to determine the extent of native vegetation and ascertain the presence of any listed threatened flora or fauna species or associated habitats. The extent of native vegetation was mapped using a Trimble Catalyst DA1 differential GPS (<30cm accuracy), recorded to GDA 2020, Zone 55 coordinate system. EVCs were determined by reference to the relevant bioregion pre-1750 EVC mapping and benchmarks descriptions and review of remnant vegetation in the local area.

The Notional Root Zone (NRZ) of native trees was also calculated to determine any encroachment impacts from works in accordance with the *Assessor's handbook - Applications to remove, destroy or lop native vegetation* (DEECA 2025c).

The retrospective vegetation assessment was undertaken on 16 June 2025 and comprised assessment of the cleared area using adjacent areas of native vegetation as a basis for the condition and extent of removed native vegetation. The assessment also included review of the Native Vegetation Removal tool (DEECA 2026c), and recent and historical aerial photographs (VicMap 2026 and Google Earth 2026).

2.4 Assessment Guidelines

The Guidelines (DEECA 2025a) has been incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The purpose of the Guidelines is to set out and describe the application of Victoria's state-wide policy in relation to assessing and compensating for the removal of native vegetation in response to permit applications under Clause 52.17.

Native vegetation is defined in Clause 73 of the Victoria Planning Provisions as *plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses*. Plants from other states or overseas are not native and the permitted clearing regulations do not apply if they are being removed (DEECA 2025a).

The Guidelines considers the biodiversity value of native vegetation by measuring the following two components:

- Site-based information that can be measured or observed at a site.
- Landscape scale information that cannot be measured or observed at the site and is included in maps and models (DEECA 2025a).

Under the Guidelines native vegetation is classified as a *patch* or *scattered tree*.

A patch of native vegetation is:

- An area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native[1]; or
- Any area with three or more native canopy trees[2] where the drip line[3] of each tree touches the drip line of at least one other tree, forming a continuous canopy; or
- Any mapped wetland included in the Current Wetlands map.

A scattered tree is:

[1] Plant cover is the proportion of the ground that is shaded by vegetation foliage when lit from directly above. Areas that include non-vascular vegetation (such as mosses and lichens) but otherwise support no native vascular vegetation are not considered to be a patch for the purposes of the Guidelines. However, when non-vascular vegetation is present with vascular vegetation, it does contribute to cover when determining the percentage of perennial understorey plant cover. The 25% perennial understorey cover is the relative cover of native species vs exotic species.

[2] A native canopy tree is a mature tree (i.e. it is able to flower) that is greater than 3 metres in height and is normally found in the upper layer of the relevant vegetation type.

[3] The drip line is the outermost boundary of a tree canopy (leaves and/or branches) where the water drips on to the ground (DEECA 2025a).

- A native canopy tree that does not form part of a patch:
- Scattered trees have two sizes, small and large:
    - a small-scattered tree is less than the large tree species EVC benchmark.
    - a large-scattered tree is equal to or greater than the large tree species EVC benchmark.

A dead tree, whether it is a scattered tree or in a patch, is considered the same as a living tree if it has a Diameter at Breast Height (DBH) of 40 centimetres or more. A large dead tree has a DBH of 40cm or more and is taller than three metres.

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

The assessment pathway of an application is determined in accordance with the requirements in Table 1.

Table 1: Assessment pathways

Extent of native vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Source: DEECA (2025a).

2.5 Limitations

The preferred survey period for undertaking vegetation assessments in Victoria is spring, which maximises the likelihood of detecting all flora species within a site. Flora surveys provide a valuable 'snapshot' of vegetation at a point in time; however, the limitations of seasonal influence on the presence/absence of flora species (particularly annuals or cryptic species) must be considered.

The vegetation assessment for intensive animal production application was limited to the development area and did not include assessment of the entire property, as this was beyond the scope of works.

The retrospective vegetation assessment used adjacent areas of native vegetation along the road reserve as an assumed condition and quality of the removed native vegetation, which is considered adequate for this type of assessment. The extent of unpermitted removal was based on review of recent and historical aerial photographs and site evidence (i.e. tree stumps), as well as information provided by Council (photographs and letter of advice).

The information outlined in this report relies on the accuracy of ecological database information, GIS layers and spatial imagery. To minimise potential errors, the most current available data was obtained from relevant sources.

The DEECA bioregion and EVC mapping are subject to inherently broad environmental and ecological parameters used in the mapping process. Where the observed EVC was not reflective of what would be expected from EVC mapping and classification, it was attributed to the most appropriate EVC based on combination of its floristic, life form and ecological characteristics, and particular environmental conditions.



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3 Results

3.1 Ecological Vegetation Classes

NatureKit modelling (DEECA 2026b) identifies the pre-1750 EVC mapping for the project area predominantly comprised of Plains Woodland (EVC 803). Extant (2005) EVC mapping shows a modified cover of Plains Woodland. No modelled Current Wetlands are mapped in the project area (DEECA 2026c).

Native vegetation in the project area was attributed to Plains Woodland based on floristic, life form and ecological characteristics, and review of remnant native vegetation in the immediate surrounding area (Figure 2).

3.2 Vegetation Condition – Intensive Animal Production Development Area

The intensive animal production development area was highly modified from agricultural use (cultivation, cropping and grazing) and consisted of exotic cropped vegetation (Plates 1 and 2), interspersed with scattered native trees and planted vegetation. Scattered native Grey Box and Buloke trees were attributed to Plains Woodland (Plates 3 to 11). One planted non-native Sugar Gum *Eucalyptus cladocalyx* tree was also present (Plate 12) (Figure 2a).

The development area also included Buloke trees around site infrastructure (for retention) (Plates 13 and 14), and planted non-native and exotic trees and shrubs in windrows (Plates 15 to 16).

To inform the potential impact of intensive animal production development on these trees, the Notional Root Zone (NRZ)[4] was calculated by multiplying the DSH x 12 for each tree to determine the potential encroachment impact on of the Structural Root Zone (SRZ)[5] (Table 2). Encroachment is defined as:

- Minor - Encroachment ≤10% of NRZ and no SRZ intrusion is deemed to be minor encroachment provided there have been no other known recent NRZ encroachments. It is unlikely that there will be a significant impact to tree health and protection should be implemented during site works.
- Moderate - NRZ encroachment of between 11-20% with no SRZ intrusion. The impacts must be reviewed by a project arborist and undertake any other necessary investigation required to demonstrate the tree will remain viable.
- Major - NRZ encroachment >20% and/or SRZ intrusion is deemed major encroachment. The project arborist must demonstrate that the tree(s) would remain viable (Standards Australia 2025).

[4] A NRZ is an area around the trunk of the tree which has a radius of 12 × the diameter at standard height to a maximum of 15 metres but no less than 2 metres. Dead trees should be considered with a radius of 15 metres from the base (Standards Australia 2025).

[5] The SRZ is the theoretical area required for tree stability. The woody root growth and soil cohesion in the SRZ are necessary to hold the tree upright. The SRZ is an area with the trunk at its centre and is expressed by its radius. The SRZ considers a tree's structural stability only, not the root zone required for a tree's health and long-term viability, which is typically a much larger area (Standards Australia 2025).

DELWP (2025c) specifies that unless an arborist report indicates otherwise, a tree, or trees will be deemed lost if the encroachment (of compaction and excavation) into the NRZ is greater than 10 percent or is inside the SRZ (as specified in AS4970-2025).

Table 2: Tree Assessment Summary

Tree Number	Species	DSH*	NRZ	Tree Size*	Impact Rating	Comments
T1	*Allocasuarina luehmannii* (dead)	65cm	7.8m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact from the holding pond as the works are outside of the NRZ - tree can be retained.
T2	*Allocasuarina luehmannii*	44cm	5.2m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact from the holding pond as the works are outside of the NRZ - tree can be retained.
T3	*Allocasuarina luehmannii* (dead)	60cm	7.2m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact from the holding pond as the works are outside of the NRZ - tree can be retained.
T4	*Allocasuarina luehmannii*	68cm	8.1m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T5	*Allocasuarina luehmannii*	65cm	7.8m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T6	*Allocasuarina luehmannii*	55cm	6.6m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T7	*Eucalyptus microcarpa*	2.2m	15m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T8	*Eucalyptus microcarpa*	1.6m	15m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T9	*Eucalyptus microcarpa*	2m	15m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T10	*Eucalyptus microcarpa*	70cm	8.4m	Large	No impact	Tree in the pre-existing impact zone of cropped area. No impact - tree can be retained.
T11	*Eucalyptus cladocalyx***	75cm	9m	Large	Minor (<10%)	Tree located in the grazing pens. Minor impact but tree can be retained.

Notes: Diameter Standard Height (DSH) in cm measured at 1.4 m above ground level following AS4970 – 2025; *Plains Woodland EVC benchmark; **Non-native tree

The tree assessment summary determined that the intensive animal production development will not impact any scattered trees. The construction of the holding pond was re-designed to avoid any encroachment to T1, T2 and T3 and the works are outside of the calculated NRZ (Table 2).

The 10 native trees in the development area occur in paddocks that have been subject to previous encroachment (cultivation and cropping); however, provided the land use activity remains the same, the ongoing level of encroachment to these trees is expected to be less than 10% and they can be retained. The impact to the non-native Sugar Gum tree in the feed lot paddock was minor and this tree can be retained.

3.3 Vegetation Condition – Retrospective Assessment

Plains Woodland in the adjacent section of road reserve (for the comparison assessment) comprised a canopy of Grey Box to 15-metres tall, with Buloke also present. The shrub layer was limited to Buloke shrubs, with Harlequin Mistletoe *Lysiana exocarpi* also present. The ground layer was highly modified and dominated by exotic Perennial Veldt-grass *Ehrharta calycina,* Wimmera Ryegrass *Lolium rigidum*, Onion Grass *Romulea rosea*, Cocksfoot *Dactylis glomerata*, Yorkshire Fog-grass *Holcus lanatus*, Bearded Oat *Avena barbata* and Soursob *Oxalis pes-caprae* (Plates 17 to 20).

Plains Woodland retained along the fenceline (on the road reserve) consisted of Buloke trees, over a ground layer of exotic Toowoomba Canary-grass *Phalaris aquatica*, Paspalum *Paspalum dilatatum*, Brown-top bent *Agrostis capillaris*, Onion Grass, Couch Grass *Cynodon dactylon*, Barley-grass *Critesion murinum*, Wimmera Ryegrass, Yorkshire Fog-grass, Cape Weed *Arctotheca calendula* (Plates 21 to 24).

The section of road reserve subject to unauthorised removal of Plains Woodland (i.e. >1-metre from the boundary fence) was dominated by exotic Wireweed Polygonum aviculare, Panic Veldt-grass *Ehrharta erecta*, Rice Millet *Piptatherum miliaceum*, Wimmera Ryegrass, Perennial Veldt-grass, Cocksfoot Soursob and Ribwort *Plantago lanceolata*, interspersed with a sparse cover (<5% overall perennial native cover) of Grey Box and Buloke seedlings, Common Wallaby-grass *Rytidosperma caespitosum* and Bristly Wallaby-grass *Rytidosperma setaceum* (Plates 25 to 32).

Based on the condition and extent of adjacent Plans Woodland and review of historical aerial photography, the removed native vegetation was considered to meet the criteria for a patch under the Guidelines (DEECA 2025a) (Figures 2d to 2f). Roadside photography indicates that the removed vegetation comprised of Buloke trees.

In addition to the vegetation removal along the road reserve, the unauthorised removal of eight scattered trees on the property was undertaken for agricultural production activities to enable farm machinery to undertake broadacre cropping. Review of recent roadside and historical aerial photography identified the location of these scattered trees, which were determined to comprise of one Grey Box and seven Buloke trees and were identified as large trees following the Plains Woodland EVC benchmark (DEECA 2026a) (Figures 2d to 2f).

3.4 Threatened Flora Species

The VBA (DEECA 2026d) contains records of 16 listed threatened flora species in local area (within a five-kilometre radius of the project area). The PMST (DCCEEW 2026) identified 17 EPBC Act listed flora species or species habitats as likely to occur within the local area (Appendix 3) (Figure 3).

One listed threatened flora species, Buloke, was recorded throughout the project area in Plains Woodland. The VBA (DEECA 2026d) contains 14 records of Buloke in the local area, including numerous records in the immediate surrounding area (Figure 4). Buloke is listed as Threatened with a threat category of critically endangered in

Victoria (DEECA 2025b). There is a low likelihood of occurrence for any additional listed threatened flora species due to the absence of or modified condition of habitat.

3.5 Threatened Fauna Species

The VBA (DEECA 2026d) contains records of eight listed threatened fauna species in the local area. The PMST (DCCEEW 2026) identified 18 EPBC Act fauna species or associated habitats as likely to occur in the local area (Appendix 4) (Figure 4).

No listed threatened fauna species were recorded during the field assessment. The VBA (DEECA 2026d) contains 20 records of Red-tailed Black-Cockatoo in the local area, including numerous records in the immediate surrounding area (Figure 5). Red-tailed Black-Cockatoo is listed as Endangered under the EPBC Act and Threatened with a threat category of endangered in Victoria (DEECA 2025b). Habitat for Red-tailed Black-Cockatoo includes Buloke woodlands (Plains Woodland). Buloke trees provides feeding habitat that is critical to the survival of this species, as the seeds of Buloke trees forms part of the key food resource for this species (DEWR 2007). There is a moderate to high likelihood of occurrence for this species in the project area.

There is a low likelihood of occurrence for any additional listed threatened fauna species due to the absence of suitable habitat within the project area.

3.6 Threatened Ecological Communities

Review of the PMST (DCCEEW 2026) identified five EPBC Act listed ecological communities may or are likely to occur within the local area:

- *Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions* (Endangered).
- *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (Critically Endangered).
- *Plains mallee box woodlands of the Murray Darling Depression, Riverina and Naracoorte Coastal Plain Bioregions* (Critically Endangered).
- *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia* (Endangered).
- *Mallee Bird Community of the Murray Darling Depression Bioregion* (Endangered).

Plains Woodland in the adjacent area (used for comparison) does not meet all the required key diagnostic characteristics criteria and descriptions for the *Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions* ecological community (Buloke Woodlands) (Table 3). Plains Woodland does not meet all the required characteristics and condition thresholds for the *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia* ecological community (*Grey Box Grassy Woodlands*) (Threatened Species Scientific Committee 2010) (Tables 4 and 5). The other EPBC Act ecological communities listed above do not occur in the project area.

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Table 3: Key Diagnostic Characteristics for Buloke Woodlands

Key Diagnostic Characteristics	Response
Distribution limited to the Riverina and Murray Darling Depression IBRA bioregion	The project area occurs in the Murray Darling Depression IBRA bioregion **(meets criteria)**
Structure is typically open woodland to woodland, but can be a forest (including high stem density), particularly temporarily following disturbance;	The vegetation structure is woodland that occurs in Plains Woodland EVC **(meets criteria)**
Typically has a canopy of trees dominated by *Allocasuarina luehmannii* (buloke or bull oak), and sometimes other tree species are prominent such as *Callitris gracilis* (slender cypress pine), *Callitris glaucophylla* (white/Murray pine), *Eucalyptus largiflorens* (black box), *E. leucoxylon* subsp. *pruinosa* (yellow/blue gum) and *E. microcarpa* (grey box)	The overstorey trees in Plains Woodland is dominanted by Buloke and Grey Box **(meets criteria)**
Native grasses often include *Rytidosperma* spp. (wallaby grasses) (such as *R. caespitosum* and *R. setaceum*), *Austrostipa* spp. (spear grasses) (such as *A. blackii* and *A. elegantissima*) and other grasses including *Anthosachne scabra* and *Chloris truncata*	The ground layer in Plains Woodland was devoid of native species **(does not meet criteria)**
The ground layer of native sub-shrubs and herbs (numerous species)	The ground layer in Plains Woodland was devoid of native species **(does not meet criteria)**
Vegetation with abundant weeds, but with the characteristic trees also present, should be considered as part of the ecological community amenable to rehabilitation.	The ground layer was dominated by exotic vegetation. The characteristic trees species (Buloke and Grey Box) were present **(meets criteria)**

Source: DCCEEW (2023)

Table 4: Key Diagnostic Characteristics for Grey Box Grassy Woodlands

Key Diagnostic Characteristics	Response
The ecological community occurs on low slopes and plains from central NSW, through northern and central Victoria into South Australia. Disjunct occurrences are known from near Melbourne and in the Flinders-Lofty Block Bioregion of South Australia	The project area comprises low slopes in central western Victoria which occurs in the distribution area for this community **(meets criteria)**
The vegetation structure of the ecological community is typically a woodland to open forest	The vegetation structure is woodland that occurs in Plains Woodland EVC **(meets criteria)**
The tree canopy is dominated (≥ 50% canopy crown cover) by *Eucalyptus microcarpa* (Grey Box). Other tree species may be present in the canopy and, in certain circumstances may be co-dominant with Grey Box but are never dominant on their own	The overstorey trees in Plains Woodland is dominant by Grey Box (>50% canopy cover) **(meets criteria)**
The mid layer comprises shrubs of variable composition and cover, from absent to moderately dense. The mid layer usually has a crown cover of less than 30% with local patches up to 40% crown cover	The mid layer of shrubs in Plains Woodland comprised a sparse cover ~5%) of Buloke **(does not meet criteria)**

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Key Diagnostic Characteristics	Response
The ground layer also is highly variable in development and composition, ranging from almost absent to mostly grassy to forb-rich. Ground layer flora commonly present include one or more of the graminoid genera: *Austrodanthonia, Austrostipa, Elymus, Enteropogon, Dianella* and *Lomandra*; and one or more of the chenopod genera: *Atriplex, Chenopodium, Einadia, Enchylaena, Maireana, Salsola* and *Sclerolaena*.	The ground layer in Plains Woodland was devoid of native species **(does not meet criteria)**
Derived grasslands are a special state of the ecological community, whereby the canopy and mid layers have been mostly removed to <10% crown cover but the native ground layer remains largely intact, with 50% or more of the total vegetation cover being native.	The derived grassland community was not present in the project area.

Source: Threatened Species Scientific Committee (2010)

Table 5: Condition Thresholds for Grey Box Grassy Woodlands

Category and rationale	Thresholds	Response
Criteria that are broadly applicable	1a. The minimum patch size is 0.5 hectare; AND 1b. The canopy layer contains Grey Box as the dominant or co-dominant tree species; AND 1c. The vegetative cover7 of non-grass weed species in the ground layer is less than 30% at any time of the year.	• Patches of Plains Woodland covers >0.5ha (contiguous along road reserve) **(meets criteria)** • Grey Box is the dominant tree in Plains Woodland **(meets criteria)** • The overall perennial weed cover was greater than 90% in Plains Woodland **(does not meet criteria)**
Additional criteria that apply to smaller woodland patches (0.5 to <2 ha in area) with tree crown cover >10%	2a. At least 50% of the vegetative cover in the ground layer comprises perennial native species at any time of the year; AND 2b. 8 or more perennial native species are present in the mid and ground layers at any time of the year.	• The ground layer in Plains Woodland was devoid of native species **(does not meet criteria)**
Additional criteria that apply to larger woodland patches with a well-developed canopy (2 ha or more in area)	3a. At least 8 trees/ha are hollow bearing or have a diameter at breast height of 60 cm or more; AND 3b. at least 10% of the vegetative ground cover comprises perennial native grasses at any time of the year; OR 4a. At least 20 trees/ha have a diameter at breast height of 12 cm or more; AND 4b. at least 50% of the vegetative cover in the ground	3a • <8trees/hectare are hollow bearing with a DBH of >60cm **(does not meet criteria)** • The ground layer was devoid of native species **(does not meet criteria)** • 4a • More than 20 trees/ha comprised a DBH of >12cm**(meets criteria)** • The ground layer was

Category and rationale	Thresholds	Response
	layer comprises perennial native species.	devoid of native species **(does not meet criteria)**
Additional criteria that apply to patches where the canopy is less developed or absent (derived grassland) (≥0.5 ha in area)	5a. Woodland density does not meet criteria 3a or 4a, or is a derived grassland with clear evidence that the site formerly was a woodland with a tree canopy dominated or co-dominated by E. microcarpa; AND 5b. At least 50% of the vegetative cover in the ground layer is made up of perennial native species at any time of the year; AND 5c. 12 or more native species are present in the ground layer at any time of the year.	• The derived grassland community was not present in the project area. • The ground layer was devoid of native species **(does not meet criteria)**

Source: Threatened Species Scientific Committee (2010)

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Plate 1: Cropped exotic vegetation in the development area



Plate 2: Cropped exotic vegetation in the development area



Plate 3: Scattered Buloke – T1 for retention (all dated 10/3/26)



Plate 4: Scattered tree (Buloke – T2) for retention

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Plate 5: Scattered tree (Dead Buloke – T3) for retention


Plate 6: Scattered tree (Buloke – T4) for retention


Plate 7: Scattered tree (Buloke – T5) for retention


Plate 8: Scattered tree (Buloke – T6) for retention

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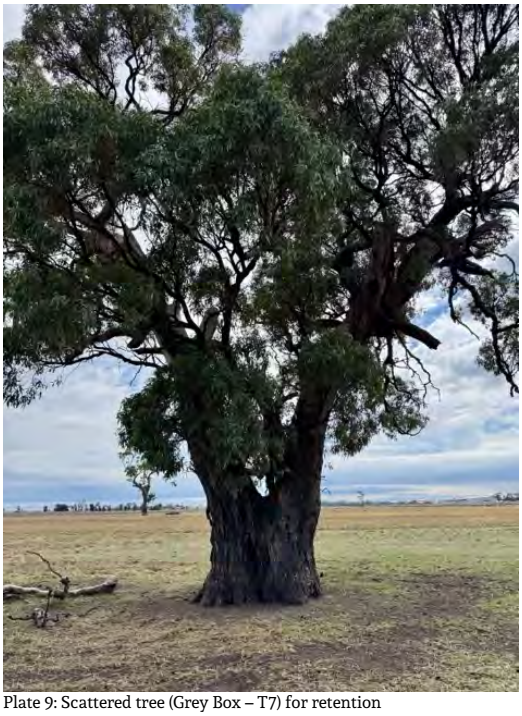

Plate 9: Scattered tree (Grey Box – T7) for retention



Plate 10: Scattered tree (Grey Box – T8) for retention



Plate 11: Scattered tree (Grey Box – T10) for retention



Plate 12: Planted tree (Sugar Gum – T11) for retention



Plate 13: Scattered trees (Buloke) for retention near sheds



Plate 14: Scattered tree (Buloke) for retention near sheds



Plate 15: Planted non-native trees in windrows for retention



Plate 16: Planted non-native trees in windrows for retention

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Plate 17: Plains Woodland for comparison assessment - road reserve


Plate 18: Plains Woodland for comparison assessment - road reserve


Plate 19: Plains Woodland for comparison assessment - road reserve


Plate 20: Plains Woodland for comparison assessment - road reserve


Plate 21: Plains Woodland adjacent to the removal area


Plate 22: Plains Woodland adjacent to the removal area


Plate 23: Plains Woodland adjacent to the removal area


Plate 24: Plains Woodland adjacent to the removal area

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Plate 25: Road reserve subject to unpermitted removal of vegetation


Plate 26: Road reserve subject to unpermitted removal of vegetation


Plate 27: Road reserve subject to unpermitted removal of vegetation


Plate 28: Road reserve subject to unpermitted removal of vegetation

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Plate 29: Road reserve subject to unpermitted removal of vegetation



Plate 30: Road reserve subject to unpermitted removal of vegetation



Plate 31: Road reserve subject to unpermitted removal of vegetation

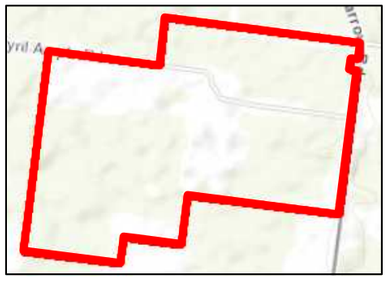


Plate 32: Road reserve subject to unpermitted removal of vegetation

Figure 2 - Overview
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Retrospective Assesment Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Dam
- Planted Non-native and Exotic Vegetation
- Predominantly Introduced Vegetation
- Native Vegetation Proposed for Removal
- Areas of Unpermitted Native Vegetation Previously Removed
- Large Scattered Tree
- Planted Non-native Tree
- Small Scattered Tree
- Large Scattered Native Trees Subject to Unpermitted Removal



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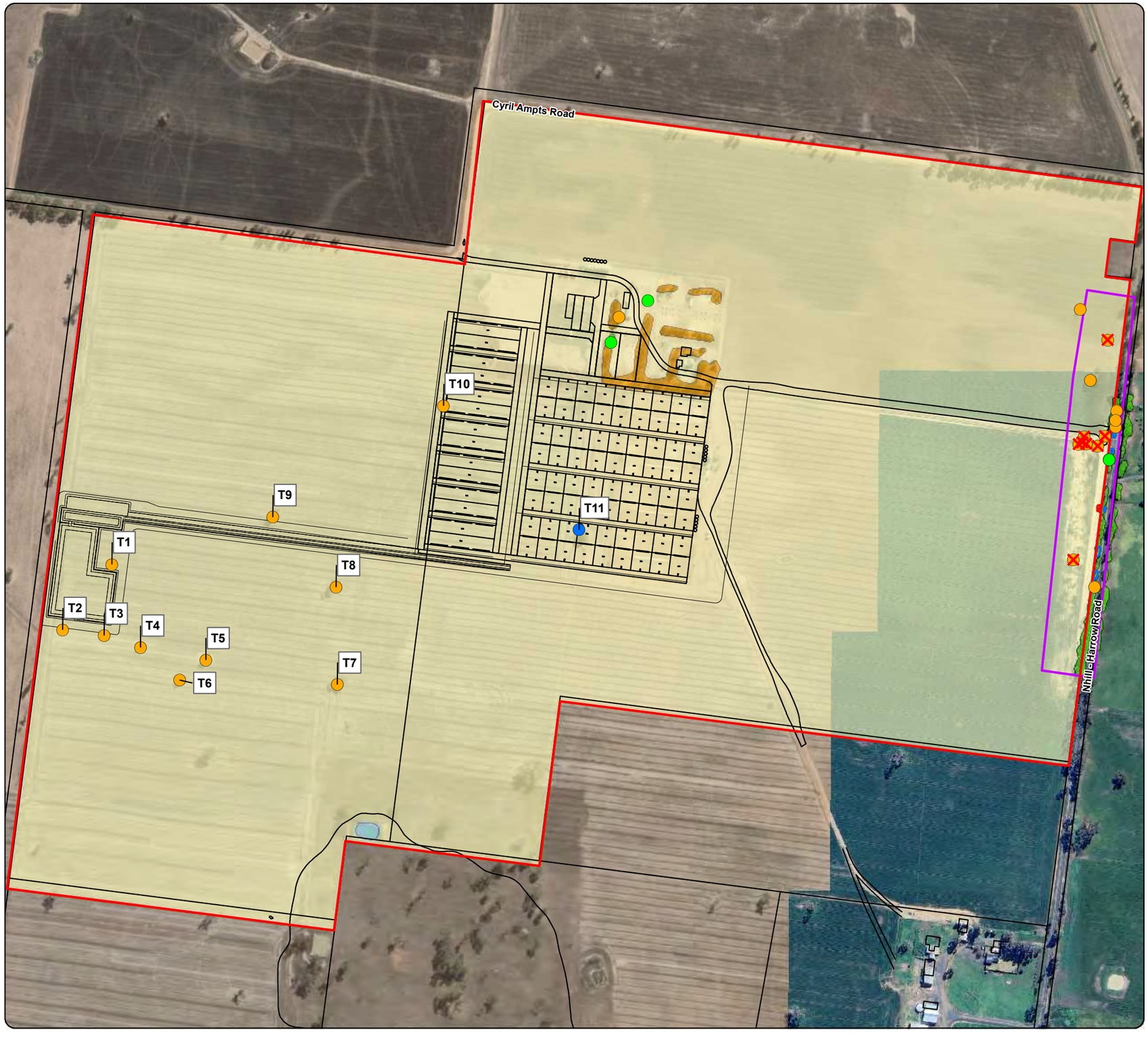
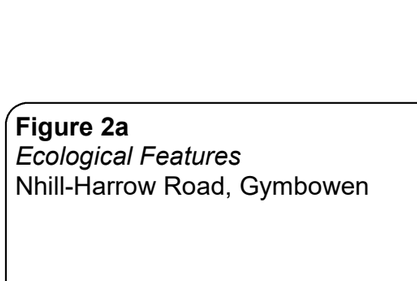


Figure 2a
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Intensive Animal Production Area Plan
- Predominantly Introduced Vegetation
- Large Scattered Tree



N

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Metres

Coordinate System: GDA2020 MGA Zone 54
Map Scale when printed @ A3 1:3,400

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Figure 2b
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Dam
- Planted Non-native and Exotic Vegetation
- Predominantly Introduced Vegetation
- Large Scattered Tree
- Planted Non-native Tree
- Small Scattered Tree

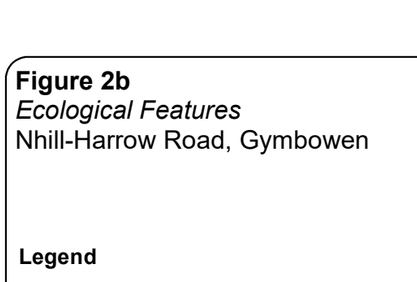

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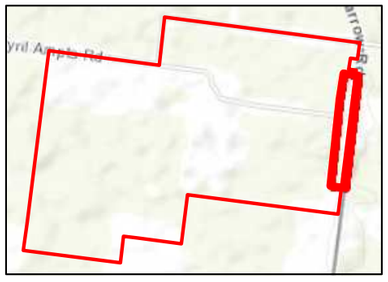
Figure 2c
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Retrospective Assesment Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Predominantly Introduced Vegetation
- Native Vegetation Proposed for Removal
- Areas of Unpermitted Native Vegetation Previously Removed
- Large Scattered Tree
- Small Scattered Tree
- Large Scattered Native Trees Subject to Unpermitted Removal



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Coordinate System: GDA2020 MGA Zone 54
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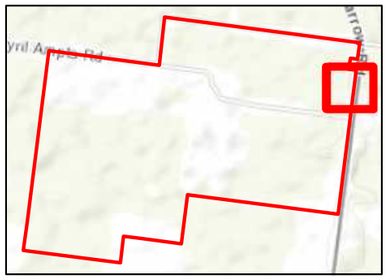
Figure 2d
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Retrospective Assesment Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Predominantly Introduced Vegetation
- Large Scattered Tree
- Large Scattered Native Trees Subject to Unpermitted Removal



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Metres

Coordinate System: GDA2020 MGA Zone 54
Map Scale when printed @ A3 1:800

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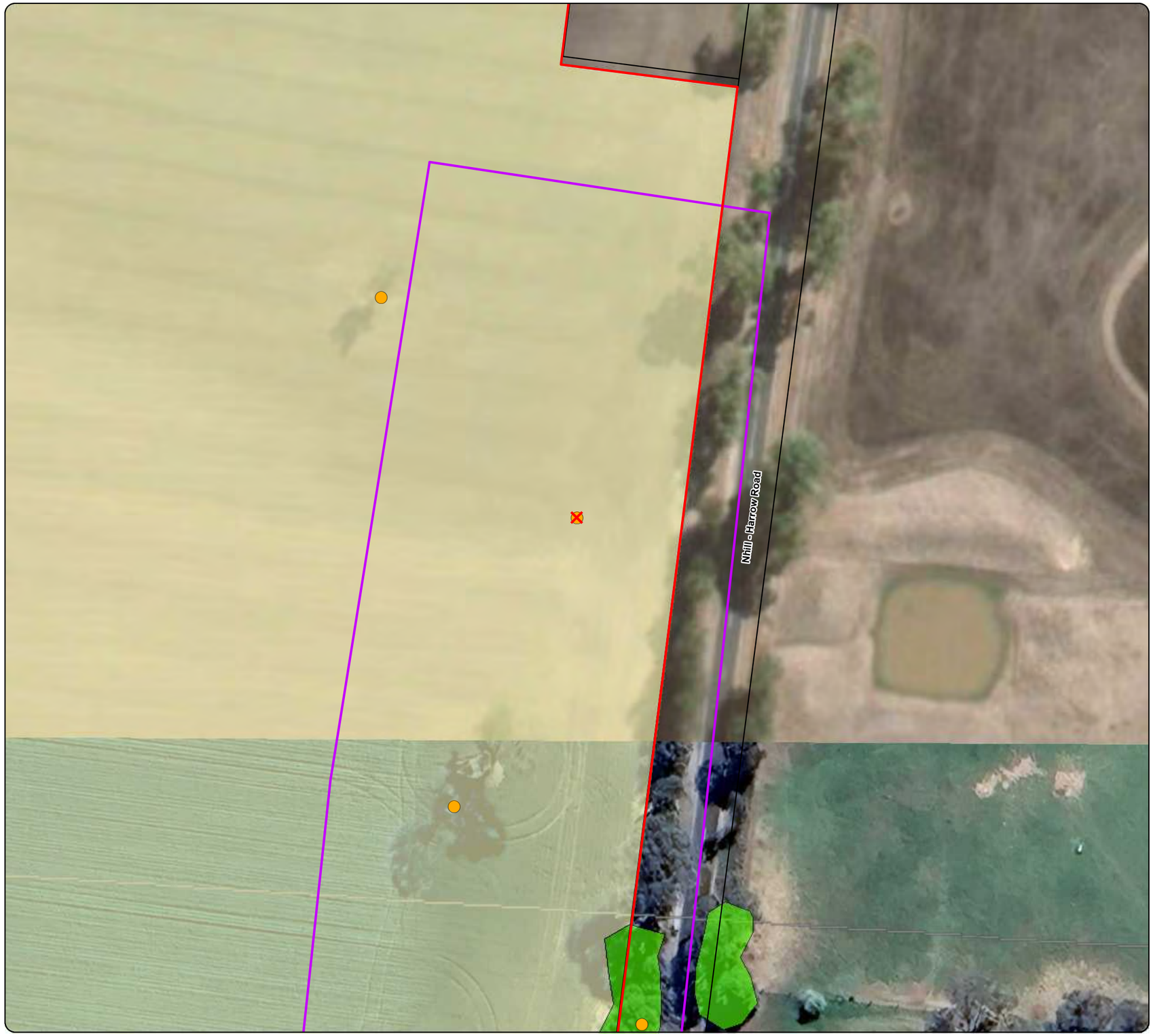

Figure 2e
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Retrospective Assesment Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Predominantly Introduced Vegetation
- Native Vegetation Proposed for Removal
- Areas of Unpermitted Native Vegetation Previously Removed
- Large Scattered Tree
- Small Scattered Tree
- Large Scattered Native Trees Subject to Unpermitted Removal

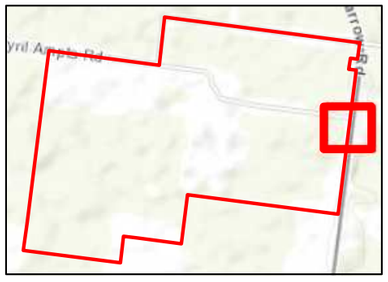

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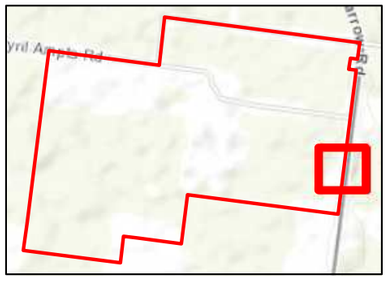
Figure 2f
Ecological Features
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Retrospective Assesment Area
- Intensive Animal Production Area Plan
- Plains Woodland
- Predominantly Introduced Vegetation
- Areas of Unpermitted Native Vegetation Previously Removed
- Large Scattered Tree
- Large Scattered Native Trees Subject to Unpermitted Removal



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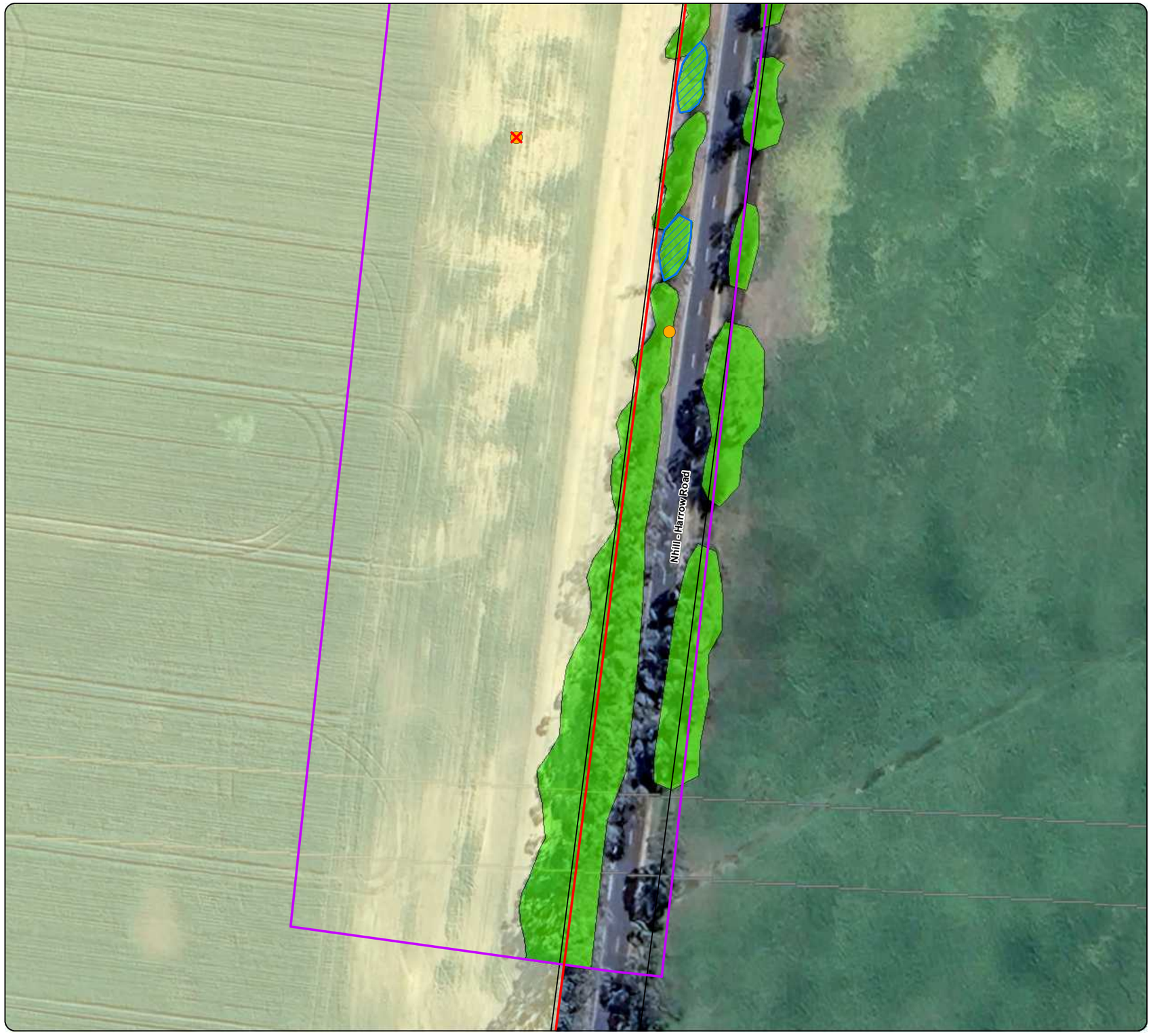



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4 Environmental Legislation and Policy Implications

4.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act is the main environmental legislation in Australia that protects nine MNES. The Act provides a framework for managing MNES by requiring an assessment and approval process for actions that are likely to have a significant impact on MNES. The MNES which are considered relevant to the proposed works include EPBC Act listed threatened flora and fauna species or ecological communities, or migratory and marine species (DoE 2013).

The EPBC Act affects any group or individual (including companies) whose actions (i.e. proposal or project) are assessed for environmental impacts under the EPBC Act. The EPBC Act requires a self-assessment process to be undertaken to determine whether action needs to be referred for an assessment under the EPBC Act. An action requires approval from the Commonwealth Environment Minister if it is considered likely to have a significant impact on a MNES (DEECCW 2026).

If an action is referred under the assessment process, the minister will determine whether approval is required under the EPBC Act and on process of assessment. A referred action will be assessed as a:

- Controlled action – the action is subject to the assessment and approval process under the EPBC Act.
- Not a controlled Action 'particular manner' – approval is not required if the action is undertaken in accordance with the manner specified.
- Not a controlled action – approval is not required if the action is undertaken in accordance with the referral.

Or

- Action is clearly unacceptable (and is not approved) (DEECCW 2026).

No EPBC Act listed threatened flora species were recorded, and none are considered likely to occur due to the absence of suitable habitat. Native vegetation within the project area does not meet the criteria for any EPBC Act listed ecological communities.

Red-tailed Black-Cockatoo (south-eastern) has been previously recorded in the local area and there is a moderate to high likelihood of occurrence for this species along the road reserve. The retrospective assessment identified the unauthorised removal of Plains Woodland comprised predominantly of Buloke trees. Buloke trees provide feeding habitat that is critical to the survival of this species (DEWR 2007). An EPBC Act referral will not be required as the loss of ~20 Buloke trees does not result in a significant impact to this species habitat.

4.2 Flora and Fauna Guarantee Act 1988

The FFG Act is the key piece of Victorian legislation for the conservation of threatened species and communities and for the management of potentially threatening processes (DEECA 2025b).

A permit is required from DEECA to 'take' (kill, injure, disturb or collect) flora species on the Threatened listed, flora species that are members of listed threatened communities or declared protected flora from public land. Declared protected flora species are classified as either generally protected flora or restricted use protected flora. A permit is required to take generally protected flora on public land, whereas no permit is required to take restricted use protected flora species (DEECA 2024). An FFG Act permit is generally not required for private land.

The project area supports one listed threatened species (Buloke). Review of the description for the *Grey Box – Buloke Grassy Woodland Community* identifies that native vegetation removed from the property and road reserve does not meet the criteria for this floristic community, as the ground layer was generally devoid of native vegetation in the ground layer; however, Grey Box and Buloke are *members of listed threatened communities* (*Grey Box – Buloke Grassy Woodland Community).* No protected flora species were recorded within the project area.

An FFG Act permit is not applied retrospectively to the removal of listed threatened species, and the statute of limitations (>4 years since removal) no longer applies to the unauthorised removal of Buloke from the road reserve (N. MacDonald. DEECA pers. comm. 2025).

4.3 Planning and Environment Act 1987

The purpose of the *Planning and Environment Act 1987* is to establish a framework for planning the use, development and protection of land in Victoria. Native vegetation clearance is managed under the Act and through municipal planning schemes (DTP 2026).

Clause 12.01 *Biodiversity* of the State Planning Policy Framework (SPPF) provides specific direction regarding the protection and management of biodiversity and native vegetation in Victoria. A key strategy of Clause 12.01 is to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation* (DTP 2026).

To achieve this strategy of Clause 12.01, the following three step approach is applied in accordance with the Guidelines (DEECA 2025a):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

A permit is required under Clause 52.17 (Native Vegetation) to remove, destroy or lop native vegetation, including dead vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause (DTP 2026).

If native vegetation removal is required, a permit application must be categorised as a basic, intermediate or detailed assessment pathway as specified in the Guidelines (DEECA 2025a). Each assessment pathway has specific application requirements and decision guidelines that must be considered by the responsible authority.

Clause 66 (Referral and Notice Provisions) requires that the following applications to remove native vegetation be referred to the Secretary to DTP:

- To remove, destroy or lop native vegetation in the Detailed Assessment Pathway
- To remove, destroy or lop native vegetation if a Property Vegetation Plan applies to the site.
- To remove, destroy or lop native vegetation on Crown land, which is occupied or managed by the responsible authority (DTP 2026).

Clause 52.17 – Native Vegetation

Intensive Animal Production Development Application

The intensive animal production development area was highly modified from agricultural use (cultivation, cropping and grazing) and consisted of exotic cropped vegetation, interspersed with scattered native trees and planted vegetation.

The tree assessment summary determined that the intensive animal production development will not impact any scattered native trees. The construction of the holding pond was re-designed to avoid any encroachment to T1, T2 and T3 and the works are outside of the calculated NRZ (Table 2) (Figure 2a).

The 10 native trees in the development area occur in paddocks that have been subject to previous encroachment (cultivation and cropping); however, provided the land use activity remains the same, the ongoing level of encroachment to these trees is expected to be less than 10% and they can be retained.

Retrospective Vegetation Assessment

The retrospective vegetation assessment determined the unpermitted removal of 0.027 hectares of Plains Woodland associated with replacement of a fenceline on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and for site access works on the property and road reserve did not meet the permit exemptions for *Fences* and *Site Access* under Clause 52.17-7 (Plates 25 to 32) (Figures 2d to 2f).

In addition to the removal outlined above, the unauthorised removal of eight large-scattered trees (one Grey Box tree and seven Buloke trees) on the property was undertaken for agricultural production activities (to enable farm machinery to undertake broadacre cropping) does not meet any permit exemptions under Clause 52.17-7 (Figures 3a and 3b).

The unpermitted removal of 0.027 hectares of Plains Woodland and eight large trees is in contravention of Clause 52.17 (Native Vegetation) of the *Planning and Environment Act 1987*. The native vegetation removal report (Appendix 7) (DEECA 2026e) identified an intermediate assessment pathway application is required in accordance with the Guidelines (DEECA 2025a) (Table 6). The offset will be sourced as an allocated credit extract (third party offset) through the Native Vegetation Credit Register.

Fences exemption under Clause 52.17-7

It is acknowledged that removal of some native vegetation was permitted following the *Fences* exemption under Clause 52.17-7 (up to 1-metre from the boundary fence) and was undertaken in accordance with the letter of planning advice from Council (WWSC 2021).

The removal of native vegetation >1-metre from the boundary fence does not meet the *Fences* exemption under Clause 52.17-7, which specifies: *The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence*.

Vehicle access exemption under Clause 52.17-7

The *Vehicle access from public roads exemption* under Clause 52.17-7 specifies:

- *Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.*
- *This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.*
- *This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation*

The removal of native vegetation was undertaken outside of the 6-metre-wide allowable clearance and is not considered to meet the *Vehicle access* exemption.

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Table 6: Intermediate assessment pathway application

Number	Application Requirement	Response
1.	The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed.	The application is under the intermediate assessment pathway for vegetation removal in Location 2. The assessment pathway is for the unpermitted removal of native vegetation under Clause 52.17. The location of native vegetation removal is shown on Figures 2d to 2f.
	A description of the native vegetation to be removed that includes: • Whether it is a patch or a scattered tree (or both). • The extent (in hectares). • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch. • The number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large. • The strategic biodiversity value score • The condition score. • If it includes endangered Ecological Vegetation Classes. • If it includes sensitive wetland or coastal areas.	• The native vegetation subject to unpermitted removal was classified as a patch and large-scattered trees under the Guidelines. • The extent of the patch of native vegetation (Plains Woodland) subject to unpermitted removal covers 0.027 hectares. • No large trees in a patch were subject to unpermitted removal. • Eight large-scattered trees were subject to unpermitted removal. • The strategic biodiversity value score of all mapped vegetation ranges from 0.470 to 0.510. • The modelled condition score of mapped vegetation ranges from 0.200 to 0.370. • Native vegetation subject to unpermitted removal is Plains Woodland, listed as Endangered in the Wimmera bioregion. • The site does not include any sensitive wetland or coastal areas.
	Maps showing the native vegetation and property in context and containing: • Scale, north point and property boundaries. • Location of any patches of native vegetation and the number of large trees within the patch	• The location of the patches of native vegetation subject to unpermitted removal is shown on Figures 2d to 2f. • No large trees in a patch were subject to unpermitted removal. • Eight large-scattered trees were

Number	Application Requirement	Response
	proposed to be removed. • Location of scattered trees proposed to be removed, including their size.	subject to unpermitted removal.
	The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed	The offset requirement is for a general offset amount of 0.096 general habitat units and eight large trees. The general offset must have a minimum strategic biodiversity value score of 0.396 and be within the Wimmera Management Authority area or West Wimmera Shire Council.
2.	Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan.	The topography of the removal area comprised low undulating slopes. It does contain any steep slopes, ridges, crests or hilltops, drainage lines, low-lying areas wetlands, saline discharge areas or areas of existing erosion.
3.	Recent photographs of the native vegetation to be removed.	Photographs of areas subject to unpermitted removal are shown on Pages 27 and 28 (dated 16 June 2025).
4.	Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.	No other permitted removal of other native vegetation has been undertaken on the same contiguous parcel of land within the past five years.
5.	An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. The statement should include a description of the following:	The removal of Plains Woodland associated with replacement of a fenceline on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and for site access works and eight large-scattered trees on the property was undertaken without a permit under Clause 52.17 (Native Vegetation) of the West Wimmera Planning Scheme and is in contravention of Section 126 of the



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Number	Application Requirement	Response
	• Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape. • Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation. • That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.	*Planning and Environment Act 1987.*
6.	A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.	A property vegetation plan does not apply to the site.
7.	Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defendable space is in conjunction with an application under the Bushfire Management Overlay.	Not applicable.
8.	If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.	The application to remove native vegetation is not associated with Clause 52.16

Number	Application Requirement	Response
9.	An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines. A suitable statement includes evidence that the required offset: Is available to purchase from a third party or will be established as a new offset and has the agreement of the proposed offset provider or can be met by a first party offset.	The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker.

Environmental Significance Overlay – Schedule 2

The property at 5488 Nhill-Harrow Road is subject to ESO2 (Red-Tailed Black Cockatoo Habitat Areas) under the West Wimmera Planning Scheme (DTP 2026). ESO2 does not cover Nhill-Harrow Road reserve.

The provision to ESO2 specifies *a permit is not required to:*

- *remove, destroy or lop any dead vegetation, except dead eucalyptus trees with a trunk diameter greater than 40 centimetres at 1.3 metres above ground level.*
- *remove, destroy or lop the minimum extent of native vegetation necessary for the maintenance of farm fences. The combined maximum width of clearing permitted either side of the fence is 4m.*
- *remove, destroy or lop any live vegetation, unless the vegetation is:*
  - *a hollow bearing eucalypt tree.*
  - *Buloke with a trunk diameter of greater than 20 centimetres at 1.3 metre above ground level.*
  - *Buloke with a density of more than 1 tree per 10 hectares of development.*
  - *Stringybark with a trunk diameter of greater than 30 centimetres at 1.3 metre above ground level* (DTP 2026).

The results of the retrospective site assessment and review of the information provided by Council to the landowner indicates that the removal of native vegetation for replacement of the fenceline (within the property) met the permit exemptions as under ESO2 (as outlined in Section 1.4).

However, the unauthorised removal of eight scattered trees (one Grey Box tree and six Buloke trees) was undertaken for agricultural production activities, with one scattered Buloke tree removed for site access on the property (Figure 2d to 2f). Review of recent

roadside and historical aerial photography identified the eight trees as large trees following the Plains Woodland EVC benchmark and the Grey Box tree was likely to support hollows.

A permit will be required under ESO2, as this removal was not exempt under the schedule to this overlay. The application requirements and decision guidelines under Clause 42.01 (ESO2) are outlined in Tables 7 and 8.

Table 7: Application requirements under ESO2

Application requirement	Response
Provides full details of the vegetation to be removed, destroyed or lopped, including species, age, dimensions and number of plants to be removed, destroyed or lopped	• The extent of native vegetation (Plains Woodland) subject to unpermitted removal on the property comprised eight native trees. This consisted of one (Buloke) tree removed for site access, and seven trees (one Grey Box and six Buloke trees) removed for agricultural production activities.
Identifies whether any Buloke or Stringybark trees: • are in close proximity to other Bulokes to facilitate pollination; • produce large seed crops or have a history of producing large seed crops; and • are known or have been recorded as having been used by Red-tailed Black Cockatoo for feeding.	• Buloke trees previously removed from the property were in the immediate vicinity to other Buloke trees. • N/A • Red-tailed Black Cockatoo has been previously recorded in the immediate vicinity of the site and there is a high likelihood of occurrence (Figure 5).
Includes a detailed, scaled site map showing the location of vegetation proposed to removed.	• The location of native vegetation subject to unpermitted removal on the property is identified on Figures 2d to 2f.
Demonstrates conclusively that the vegetation removal is essential.	• The unpermitted removal of native vegetation was undertaken for site access and agricultural production activities and site access, which may be considered essential for future use of the site.
Provides details of native vegetation offset planned to mitigate the loss of vegetation	• The offset for the unauthorised removal of native vegetation will be achieved as an on-site offset. An area of Plains Woodland in the western section of the property has been identified as a suitable offset site and can meet the protection and the recruitment targets for the loss of eight large trees. • An Offset Management Plan will be prepared as in accordance with *Victoria's Native Vegetation Management – A Framework for Action, 2002* (the Framework).

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Table 8: Decision Guidelines under ESO2

Application requirement	Response
Whether the proposal conflicts with the objectives of the overlay	• The unpermitted removal of native vegetation (Buloke trees) conflicts with the objectives of ESO2.
The significance of the vegetation identified for removal as nesting and/or feeding sites for the Red-tailed Black Cockatoo	• Buloke trees provide feeding habitat that is critical to the survival of Red-tailed Black Cockatoo (DEWR 2007).
The significance of vegetation to be removed in relation to the levels of Buloke and Stringybark in the vicinity .	• The removed native vegetation (Buloke trees) was considered of high conservation significance as critical habitat for Red-tailed Black Cockatoo. • The immediate surrounding area supports numerous Buloke trees that are proposed for retention.
Whether the proposed development can be accommodated on land where no Buloke or Stringybark are required to be removed	The unpermitted removal of native vegetation was undertaken for site access and agricultural production activities and site access.
Whether proposed vegetation offsets are commensurate with the significance of vegetation to be removed, and particularly if the offset includes the protection of large old trees consistent with the large old tree objectives of Appendix 4 of *Victoria 's Native Vegetation Management – A Framework for Action, 2002* (the Framework)	• The offset for the unauthorised removal of native vegetation will be achieved as an on-site offset and an Offset Management Plan will be prepared as in accordance with the Framework. • The offset site location can meet the requirement for protection of 64 large trees (for the loss of 8 large trees) and the commensurate recruitment targets required under the Framework.
Whether there are statutory requirements under the *Environment Protection and Biodiversity Conservation Act 1999* or the *Flora and Fauna Guarantee Act 1988*	• An EPBC Act referral will not be required, as the loss of Buloke trees is unlikely to significantly impact to critical habitat for this species. However, as a mitigation measure to support the recovery actions for this species, an Offset Management Plan will be prepared to compensate for the loss of this species habitat. • An FFG Act permit is not applied retrospectively to the removal of listed threatened species, and the statute of limitations (>4 years since removal) no longer applies to the unauthorised removal of Buloke (DEECA pers. comm. 2025).



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5 Conclusion

Nhill-Harrow Road reserve comprises a modified cover of Plains Woodland. The property consists of cropped exotic vegetation and scattered native trees. One listed threatened flora species, Buloke, was recorded in the project area. The EPBC Act listed threatened Red-tailed Black-Cockatoo has been recorded in the surrounding area and Plains Woodland provides suitable habitat for this species.

The intensive animal production development area was highly modified from agricultural use (cultivation, cropping and grazing) and consisted of exotic cropped vegetation, interspersed with scattered native trees and planted vegetation. The tree assessment determined that the intensive animal production development will not impact any scattered native trees.

An EPBC Act referral will not be required as the loss of ~20 Buloke trees does not significantly impact to critical habitat for this species. The road reserve supports one FFG Act listed threatened species (Buloke). An FFG Act permit will not be required as the statute of limitations (>4 years since removal) no longer applies to the unauthorised removal of Buloke from the road reserve.

The retrospective vegetation assessment determined the unpermitted removal of 0.027 hectares of Plains Woodland associated with replacement of a fenceline on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and site access works on the property and road reserve. The assessment identified that removal of some native vegetation was permitted following the *Fences* exemption under Clause 52.17-7 (up to 1-metre from the boundary fence) and was undertaken in accordance with the letter of planning advice from Council.

The removal of native vegetation >1-metre from the boundary fence does not meet the *Fences* exemption under Clause 52.17-7. The removal of native vegetation for site access was undertaken outside of the 6-metre-wide allowable clearance and is not considered to meet the *Vehicle access* exemption. The unpermitted removal of eight large-scattered trees was also undertaken for agricultural production activities.

The unpermitted removal of 0.027 hectares of Plains Woodland and eight large trees is in contravention of Clause 52.17 (Native Vegetation) of the *Planning and Environment Act 1987*. An intermediate assessment pathway application was prepared in accordance with the Guidelines.

The native vegetation removal report identified a general offset of 0.096 general habitat units, and eight large trees is required. The general offset must have a minimum strategic biodiversity value score of 0.396 and be in the Wimmera Catchment Management Authority or West Wimmera Shire Council. The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker.

A permit is also required under ESO2 for the unauthorised removal of eight large trees on the property. An onsite offset and offset management plan will be prepared in accordance with the Framework to compensate for this removal.

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6 References

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Appendices

Appendix 1 – Likelihood of Occurrence

One or more of the following criteria was used to establish the likelihood of occurrence for threatened flora and fauna species within the project area. The likelihood of occurrence indicates the potential for a species to occur within the project area. This assessment includes review of habitat presence or suitability, species records within the local area, and the level of site disturbance or presence of threatening processes that may preclude the occurrence of a species.

Present: Recorded during the field survey.

High likelihood:
- Previously recorded within the site.
- Likely to visit the site during seasonal movements.
- Frequently recorded within the local area.
- Known or likely to maintain resident populations in the local area.
- Presence of preferred habitat within the site.

Moderate likelihood:
- May regularly move through or visit the site as a seasonal visitor.
- Previous records within the local area.
- Some characteristics of a species preferred habitat is present although in a modified condition.
- Unlikely to maintain a population within the site.

Low Likelihood:
- Species likely to occur as a rare or opportunistic visitor.
- Few previous records within the local area.
- Habitat within the site is highly modified and does represent the species preferred habitat.

Unlikely:
- No suitable habitat present on the site or in the surrounding area.
- No species records in the local area.
- Beyond the species natural distribution or considered locally extinct.

The outcome of the assessment of likelihood of occurrence for threatened flora is Appendix 4 and Appendix 5 for threatened fauna.

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Appendix 2 – Flora Species Recorded

Table 8: Flora species recorded during the field assessment

Scientific Name	Common Name
Acetosella vulgaris	Sheep Sorrel*
Agrostis capillaris	Brown-top Bent*
Allocasuarina luehmannii	Buloke (en)
Arctotheca calendula	Capeweed*
Austrostipa mollis	Supple Spear-grass
Avena barbata	Bearded Oat*
Avena fatua	Wild Oat*
Briza maxima	Large Quaking-grass*
Bromus catharticus	Prairie Grass*
Bromus diandrus	Great Brome*
Centaurium erythraea	Common Centaury*
Cerastium glomeratum	Common Mouse-ear Chickweed*
Cynodon dactylon	Couch*
Dactylis glomerata	Cocksfoot*
Dianella admixta	Black-anther Flax-lily
Ehrharta erecta	Panic Veldt-grass*
Ehrharta calycina	Perennial Veldt-grass*
Eucalyptus microcarpa	Grey Box
Holcus lanatus	Yorkshire Fog*
Hordeum murinum	Barley-grass*
Hypochaeris radicata	Flatweed*
Lolium perenne	Perennial Rye-grass*
Lolium rigidum	Wimmera Rye-grass*
Lysimachia arvensis	Pimpernel*
Medicago polymorpha	Burr Medic*
Paspalum dilatatum	Paspalum*
Phalaris aquatica	Toowoomba Canary-grass*
Romulea rosea	Onion Grass*
Rytidosperma caespitosum	Common Wallaby-grass
Rytidosperma setaceum	Bristly Wallaby-grass
Solanum nigrum	Black Nightshade*
Sonchus oleraceus	Common Sow-thistle*
Trifolium repens var. repens	White Clover*
Vulpia myuros	Rat's-tail Fescue*

Notes: *Exotic species: en = Endangered

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Appendix 4 – Threatened Flora Records

Table 9. Threatened flora records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likely Occurrence	Comments
Amyema linophylla subsp. *orientalis*	Buloke Mistletoe	cr	4	4/3/2014	U	Potential habitat present but not recorded in project area
Allocasuarina luehmannii	Buloke	cr	14	4/3/2014	U	Present throughout the project area in Plains Woodland
Gnephosis drummondii	Slender Cup-flower	en	1	26/9/2012	U	Absence of suitable habitat
Comesperma polygaloides	Small Milkwort	cr	2	26/9/2012	U	Absence of suitable habitat
Daviesia pectinata	Thorny Bitter-pea	cr	1	14/11/2011	U	Absence of suitable habitat
Eremophila gibbifolia	Coccid Emu-bush	vu	1	14/11/2011	U	Absence of suitable habitat
Goodenia benthamiana	Small-leaf Goodenia	en	2	14/11/2011	U	Absence of suitable habitat
Hibbertia sessiliflora	Heathy Guinea-flower	en	1	26/9/2012	U	Absence of suitable habitat
Pultenaea daltonii	Hoary Bush-pea	vu	1	14/11/2011	U	Absence of suitable habitat
Quinetia urvillei	Grey Zig-zag	en	1	26/9/2012	U	Absence of suitable habitat
Thelymitra luteocilium	Fringed Sun-orchid	vu	1	26/9/2012	U	Absence of suitable habitat
Eucalyptus silvestris	Woodland Box	cr	2	4/3/2014	U	Absence of suitable habitat
Leucopogon virgatus var. *brevifolius*	Common Beard-heath	en	1	26/9/2012	U	Absence of suitable habitat
Xanthorrhoea caespitosa	Tufted Grass-tree	vu	1	26/9/2012	U	Absence of suitable habitat
Asperula wimmerana	Wimmera Woodruff	en	1	26/9/2012	U	Absence of suitable habitat
Senecio hispidissimus	Sand Fireweed	en	1	26/9/2012	U	Absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2026d), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2026)
CR Critically Endangered
EN Endangered
VU Vulnerable

FFG Act listed species (DEECA 2025b)
L Listed as Threatened
cr Critically endangered
e Endangered
v Vulnerable

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Appendix 5 – Threatened Fauna Records

Table 10. Threatened fauna records

Scientific Name	Common Name	Status	Count of Sightings	Last Record	Likely Occurrence	Comments
Burhinus grallarius	Bush Stone-curlew	cr	1	10/1/1989	U	Absence of suitable habitat
Biziura lobata	Musk Duck	vu	2	17/8/1985	U	Absence of suitable habitat
Calyptorhynchus banksii graptogyne	Red-tailed Black-Cockatoo (south-eastern)	EN en	20	9/5/2016	M	Plains Woodland provides critical habitat for this species
Aphelocephala leucopsis	Southern Whiteface	VU	1	16/12/1979	U	Absence of suitable habitat
Calamanthus pyrrhopygius	Chestnut-rumped Heathwren	vu	1	13/1/2020	U	Absence of suitable habitat
Stagonopleura guttata	Diamond Firetail	VU vu	7	16/10/2007	U	Absence of suitable habitat
Litoria raniformis	Growling Grass Frog	VU vu	1	01/01/1788	U	Absence of suitable habitat
Climacteris picumnus	Brown Treecreeper	VU	6	3/11/2017	U	Absence of suitable habitat

Notes: Threatened species records were sourced from the VBA (DEECA 2026d), within a 5 km radius of the project area. Likelihood of occurrence: H = High likelihood; M = Moderate likelihood; L = Low likelihood; U = Unlikely to occur (Appendix 1).

EPBC Act listed species (DCCEEW 2026)
CR Critically Endangered
EN Endangered
VU Vulnerable

FFG Act listed species (DEECA 2025b)
L Listed as Threatened
cr Critically endangered
e Endangered
v Vulnerable

Figure 3
Threatened Flora Species within 5km of the Project Area
Nhill-Harrow Road, Gymbowen

Legend

- Project Area
- Buloke
- Buloke Mistletoe
- Coccid Emu-bush
- Common Beard-heath
- Fringed Sun-orchid
- Grey Zig-zag
- Heathy Guinea-flower
- Hoary Bush-pea
- Sand Fireweed
- Slender Cup-flower
- Small Milkwort
- Small-leaf Goodenia
- Southern Whiteface
- Thorny Bitter-pea
- Tufted Grass-tree
- Wimmera Woodruff
- Woodland Box



0 500 1,000 2,000
Metres

Coordinate System: GDA2020 MGA Zone 55
Map Scale when printed @ A3 1:40,000

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Figure 4
Threatened Fauna Species within 5km of the Project Area
Nhill-Harrow Road, Gymbowen



Legend

- Project Area
- Brown Treecreeper
- Bush Stone-curlew
- Chestnut-rumped Heathwren
- Diamond Firetail
- Growling Grass Frog
- Musk Duck
- Red-tailed Black-Cockatoo (south-eastern)

N

0 500 1,000 2,000
Metres

Coordinate System: GDA2020 MGA Zone 55
Map Scale when printed @ A3 1:40,000

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Native Vegetation Removal Report

NVRR ID: 371_20260428_1TF

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 28/04/2026

Local Government Area: WEST WIMMERA SHIRE

Registered Aboriginal Party: Barengi Gadjin

Coordinates: 141.63181, -36.79872

Address: NHILL-HARROW ROAD GYMBOWEN 3401

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	Location 2 The native vegetation extent map indicates that this area is typically characterised as supporting native vegetation. Additionally, it is modelled as encompassing an endangered Ecological Vegetation Class, sensitive wetland or sensitive coastal area. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.407*	**0.407**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.027*
		Extent of proposed removal - Scattered Trees (ha)	*0.380*
No. Large Trees proposed to be removed	**8**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*8*
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount [1]	**0.096 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.396
Large Trees	8
Vicinity	Wimmera CMA or WEST WIMMERA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - https://nvcr.delwp.vic.gov.au

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The topography of the removal area comprised low undulating slopes. It does contain any steep slopes, ridges, crests or hilltops, drainage lines, low-lying areas wetlands, saline discharge areas or areas of existing erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The removal of Plains Woodland associated with replacement of a fenceline on Nhill-Harrow Road reserve (>1-metre from the boundary fence) and for site access works and eight large-scattered trees on the property was undertaken without a permit under Clause 52.17 (Native Vegetation) of the West Wimmera Planning Scheme and is in contravention of Section 126 of the Planning and Environment Act 1987.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Not applicable

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.
Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

The required offset will be sourced as an allocated credit extract (third party offset) through an accredited broker. Evidence of offset availability has been provided.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	**Type**	**DBH (cm)**	**EVC code (modelled)**	**Bioregional conservation status**	**Large Tree(s)**	**Condition score (modelled)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**General Habitat Units**
1	Patch	-	Wim_0803	Endangered	-	0.340	0.003	0.003	0.500	0.001
2	Patch	-	Wim_0803	Endangered	-	0.338	0.001	0.001	0.500	0.000
3	Patch	-	Wim_0803	Endangered	-	0.357	0.002	0.002	0.477	0.001
4	Patch	-	Wim_0803	Endangered	-	0.370	0.007	0.007	0.470	0.003
5	Patch	-	Wim_0803	Endangered	-	0.340	0.003	0.003	0.500	0.001
6	Patch	-	Wim_0803	Endangered	-	0.367	0.004	0.004	0.487	0.002
7	Patch	-	Wim_0803	Endangered	-	0.353	0.007	0.007	0.470	0.003
A	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.030	0.500	0.007
B	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.045	0.500	0.010

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	**Type**	**DBH (cm)**	**EVC code (modelled)**	**Bioregional conservation status**	**Large Tree(s)**	**Condition score (modelled)**	**Polygon extent (ha)**	**Extent without overlap (ha)**	**SBV score**	**General Habitat Units**
C	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.043	0.500	0.010
D	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.053	0.500	0.012
E	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.070	0.470	0.016
F	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.008	0.500	0.002
G	Scattered Tree	40	Wim_0803	Endangered	1	0.200	0.070	0.060	0.500	0.014
H	Scattered Tree	70	Wim_0803	Endangered	1	0.200	0.070	0.070	0.510	0.016

Appendix 2: Images of mapped native vegetation

1. Property in context



Proposed Removal
Property Boundaries

2. Aerial photograph showing mapped native vegetation



Proposed Removal

N

70 m

3. Location Risk Map



4. Strategic Biodiversity Value Score Map



5. Condition Score Map



6. Endangered EVCs



Proposed Removal

Endangered 1750 Ecological Vegetation Classes

N

70 m

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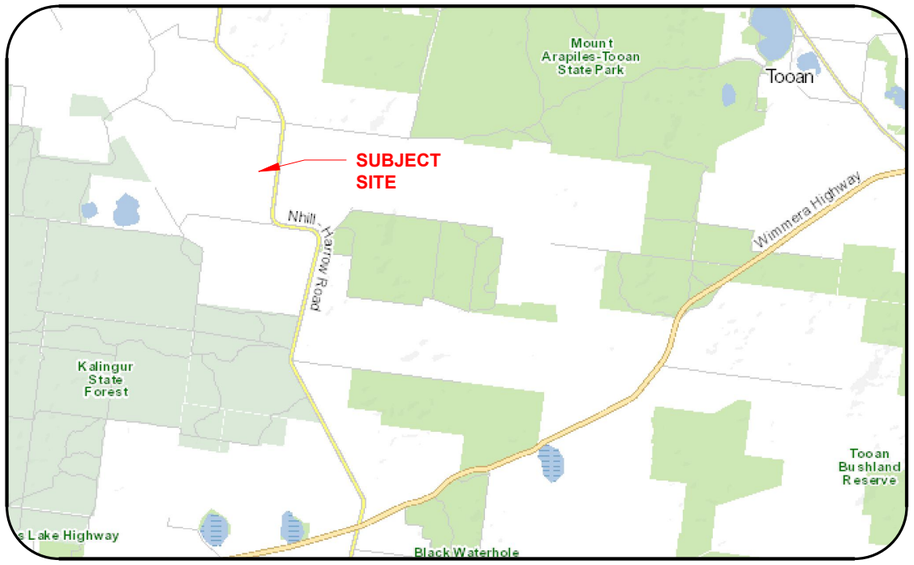
DEVELOPMENT TYPE
CIVIL WORKS PLAN
5488 NHILL-HARROW ROAD, GYMBOWEN



LOCALITY PLAN

DRAWING SCHEDULE

A1008C01	COVER SHEET, LOCALITY PLAN & GENERAL NOTES
A1008C02	OVERALL WORKS PLAN
A1008C03	EXISTING CONDITIONS
A1008C04-05	DETAIL PLAN (2 SHEETS)
A1008C06-07	EARTHWORKS PLAN (2 SHEETS)
A1008C08	TYPICAL DETAILS

WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATIONS OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ONSITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION METHODOLOGIES BENEATH OVERHEAD SERVICES AND NO GO ZONES.

SITE MANAGEMENT

1. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH EPA GUIDELINES, THE INFRASTRUCTURE DESIGN MANUAL (IDM), STANDARD DRAWINGS AND SPECIFICATIONS. WORKS SHALL BE TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL.
2. THE CONTRACTOR MUST OBTAIN ALL PERMITS TO WORK PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR IS TO NOTIFY COUNCIL AND ALL SERVICE AUTHORITIES AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING WORKS.
3. THE CONTRACTOR MUST ABIDE BY THE AUTHORITY REQUIREMENTS INCLUDING ALL "NO GO ZONE" SAFETY PROCEDURES.
4. Deleted
5. THE CONTRACTOR MUST PROVE THE LOCATION OF ALL SERVICES PRIOR TO COMMENCING WORKS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES. ANY EXISTING SERVICES SHOWN ON THESE PLANS ARE OFFERED AS A GUIDE ONLY, AND ARE NOT GUARANTEED AS CORRECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL WORKS ON SITE IN ACCORDANCE WITH THE APPROPRIATE LEGISLATION INCLUDING OCCUPATIONAL HEALTH & SAFETY AND THE ROAD MANAGEMENT ACT.
7. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL SHORING, BARRICADES, FENCING, SIGNAGE, LIGHTING, DEWATERING DEVICES, ETC. NECESSARY AND ENSURE THE WORKS ARE IN A SAFE AND STABLE CONDITION AT ALL TIMES.
8. THE CONTRACTOR IS TO HAVE AVAILABLE ONSITE THE APPROVED CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CEMP).

SURVEY

9. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) 94, ZONE 55.
10. ALL EXISTING SURFACE LEVELS SHOWN ON THE PLANS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS ARE USED AS THE BASIS FOR ALL DESIGN AND CALCULATION OF QUANTITIES.
11. NO TBM CAN BE USED WITHOUT FIRST PROVING IT TO BE CORRECT TO A SECOND TBM. NO HORIZONTAL SETOUT CONTROL CAN BE USED WITHOUT PROVING IT CORRECT TO A THIRD KNOWN POINT. THE CONTRACTOR MUST NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES IMMEDIATELY.
12. TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF WORKS. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF TBM'S THEREAFTER.
13. Deleted

ENVIRONMENTAL

14. THE CONTRACTOR IS TO IMPLEMENT ALL REQUIREMENTS OF THE CEMP INCLUDING SILT AND SEDIMENT RUNOFF PROTECTION PRIOR TO THE COMMENCEMENT OF WORKS.
15. ALL TREES ARE TO BE RETAINED UNLESS OTHERWISE SHOWN. TREES NOT SPECIFIED FOR REMOVAL ARE TO E PROTECTED WITH APPROPRIATE EXCLUSION FENCING PRIOR TO THE COMMENCEMENT OF WORKS.
16. Deleted

EARTHWORKS

17. Deleted
18. Deleted
19. WHERE REQUIRED ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE BREACHED, DRAINED, DESLUDGED AND EXCAVATED TO A CLEAN FIRM BASE.
20. FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND REPLACED WITH TOPSOIL AS REQUIRED TO OBTAIN FINAL LEVELS SHOWN ON THE PLANS. TOPSOIL IS TO BE FREE OF CLAY, STONES, LOGS, WEED AND OTHER DELETERIOUS MATERIAL NOT SUITABLE FOR PLANTING OF LAWNS.
21. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPORTED FILL MATERIAL, INCLUDING TOPSOIL, SATISFIES THE DESCRIPTION FOR CLEAN FILL AS DEFINED BY THE EPA. THE CONTRACTOR SHALL PROVIDE VERIFICATION INCLUDING TEST CERTIFICATES TO THE SUPERINTENDENT.
22. Deleted
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34. Deleted
35. AT THE COMPLETION OF WORKS ALL SURFACES ARE TO BE FREE DRAINING AND BE IN A TIDY CONDITION. ALL RUBBISH, DEBRIS AND DELETERIOUS MATERIAL IS TO BE PROPERLY DISPOSED OFFSITE.

PAVEMENT

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SIGNAGE & LINEMARKING

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PLOT DATE: 04/05/2026
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REV	DESCRIPTION	APPROVED	DATE
C	ISSUED FOR CONSTRUCTION	A.REID	MAY 2026
B	CLIENT AMENDMENTS	A.REID	JAN 2026
A	PRELIMINARY ISSUE	A.REID	NOV 2025

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20 0 20 40 60 80 100

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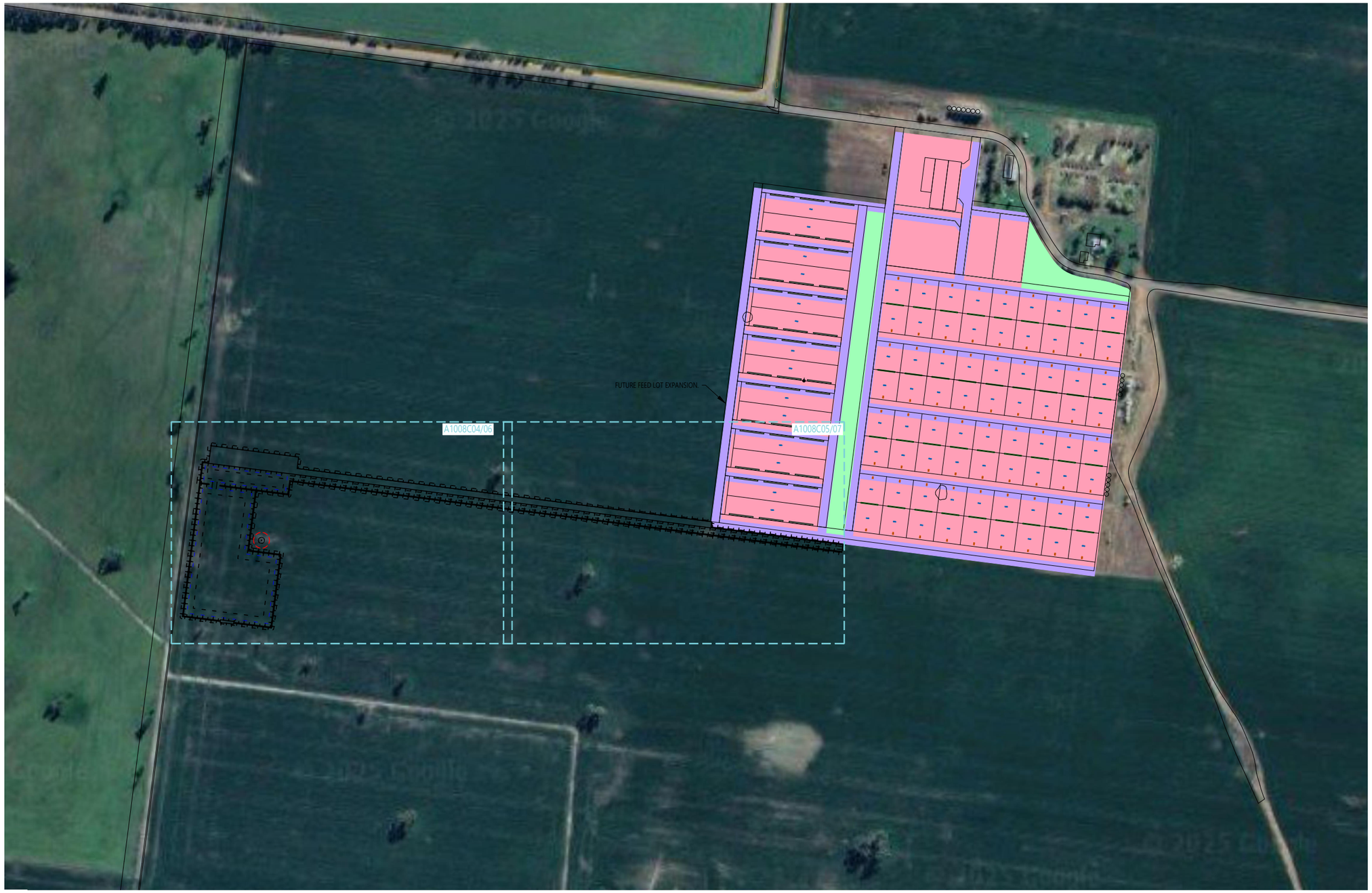
ABN 89 181 883 548 E alex@arcengineers.com.au

DESIGNED: A.R.
CHECKED: A.R.
AUTHORISED: A.R.

LAMB FEEDLOTS
5488 NHILL-HARROW ROAD, GYMBOWEN
CIVIL WORKS
COVER SHEET, LOCALITY PLAN & GENERAL NOTES
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY
PROJECT & DWG No: A1008C01/ 08
REV: C



PLOT DATE: 04/05/2026
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REV	DESCRIPTION	APPROVED	DATE
C	ISSUED FOR CONSTRUCTION	A.REID	MAY 2026
B	CLIENT AMENDMENTS	A.REID	JAN 2026
A	PRELIMINARY ISSUE	A.REID	NOV 2025

SCALE 1:4,000 @ A3

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5488 NHILL-HARROW ROAD, GYMBOWEN
CIVIL WORKS
OVERALL WORKS PLAN
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C02/ 08
REV: C

EXISTING CONDITION NOTES

- CONTOUR DATA BASED ON LIDAR INFORMATION
- ACCURACY IS LIMITED TO THE LIDAR DATA
- LEVELS NOMINATED SHOULD BE COROBERATED ONSITE
- AERIAL IMAGE DEPICTS EXISTING CONDITIONS
- CONTOUR INTERVAL:
  - SCALE 1:2000 = 1m / 0.2m

WARNING - THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE ESTABLISHED ON-SITE. NO GUARENTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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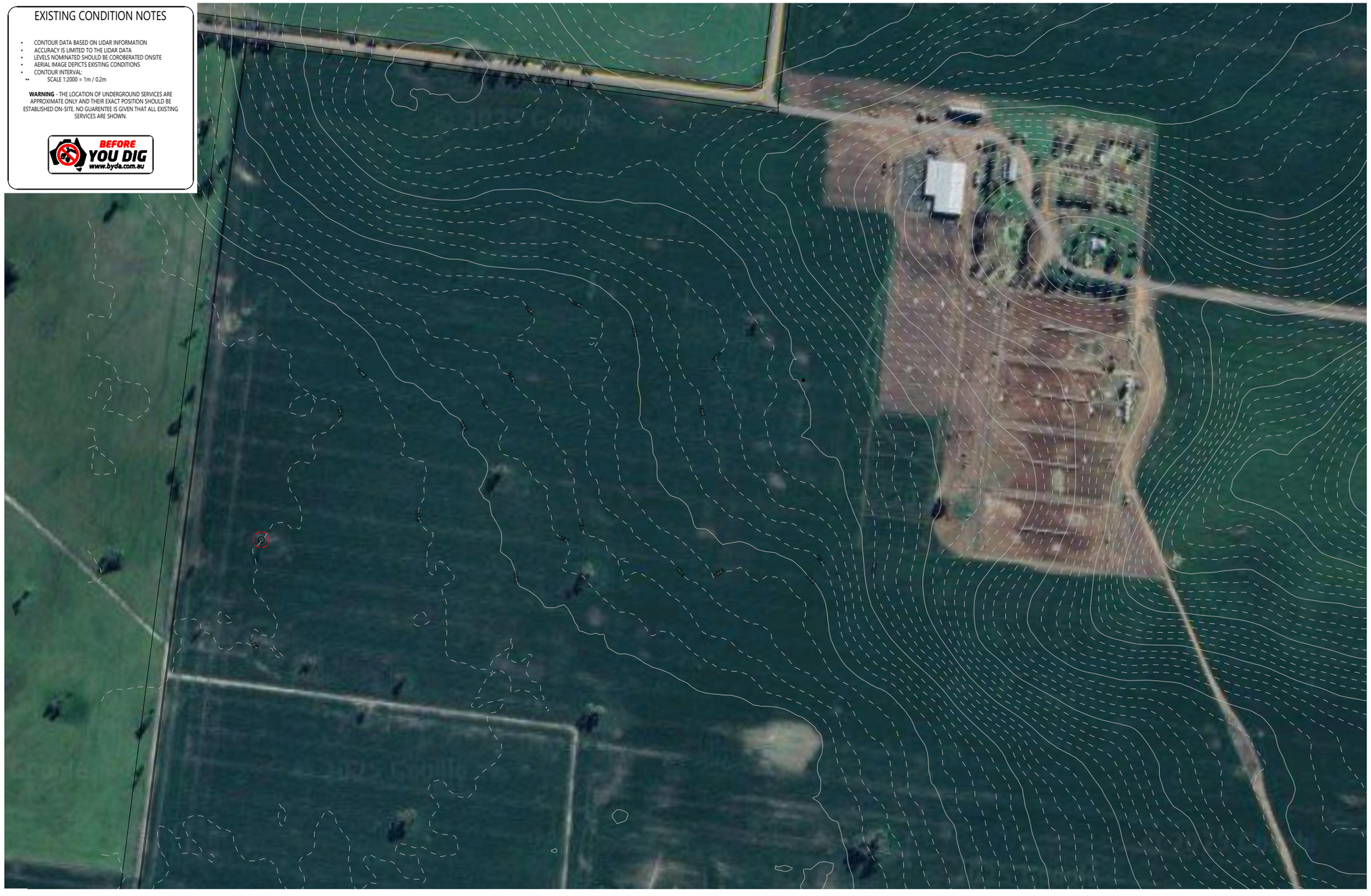

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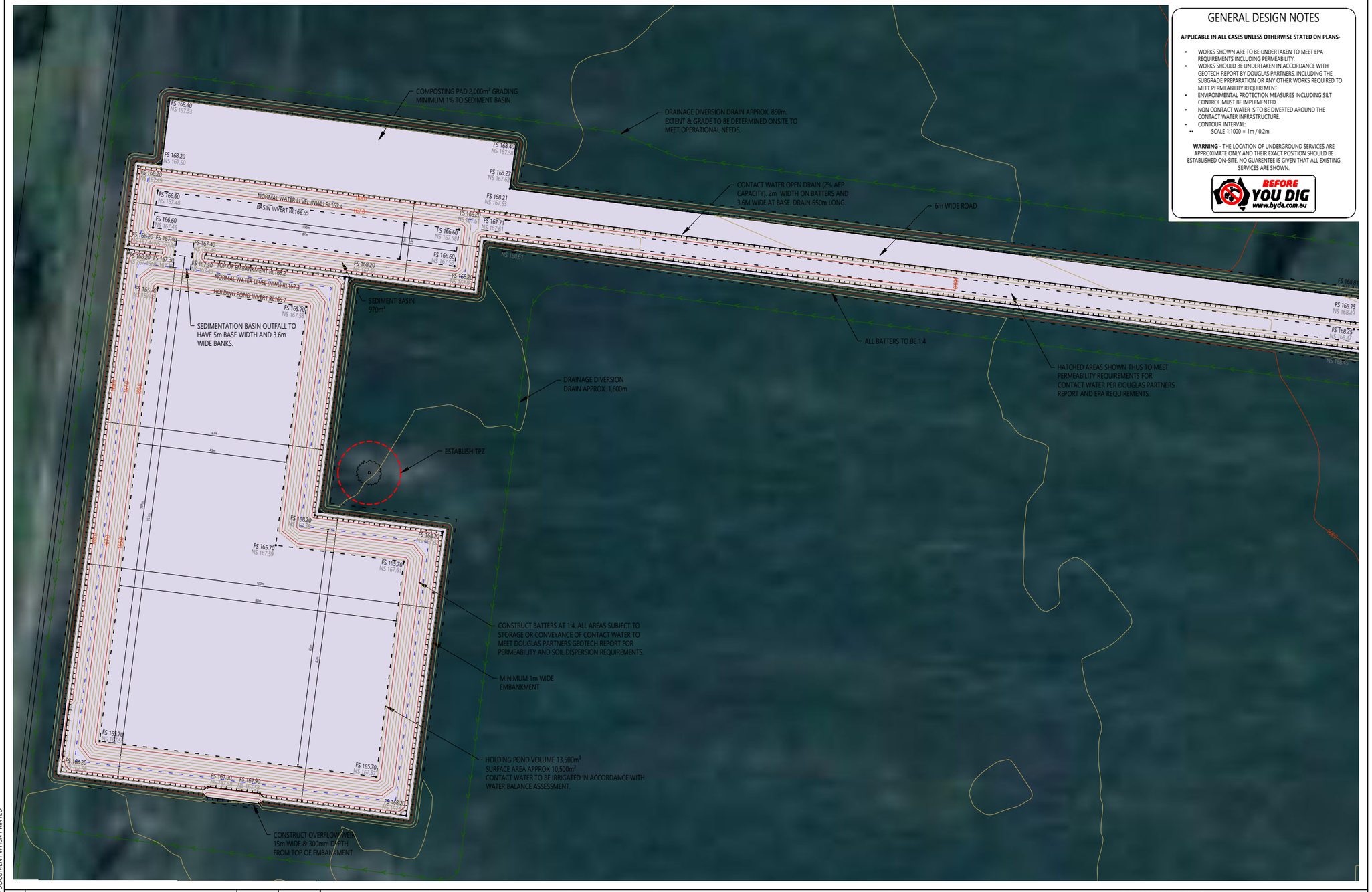
CIVIL WORKS
EXISTING CONDITIONS
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C03/ 08
REV: C



GENERAL DESIGN NOTES

APPLICABLE IN ALL CASES UNLESS OTHERWISE STATED ON PLANS-

- WORKS SHOWN ARE TO BE UNDERTAKEN TO MEET EPA REQUIREMENTS INCLUDING PERMEABILITY.
- WORKS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH GEOTECH REPORT BY DOUGLAS PARTNERS. INCLUDING THE SUBGRADE PREPARATION OR ANY OTHER WORKS REQUIRED TO MEET PERMEABILITY REQUIREMENT.
- ENVIRONMENTAL PROTECTION MEASURES INCLUDING SILT CONTROL MUST BE IMPLEMENTED.
- NON CONTACT WATER IS TO BE DIVERTED AROUND THE CONTACT WATER INFRASTRUCTURE.
- CONTOUR INTERVAL:
  - SCALE 1:1000 = 1m / 0.2m

WARNING - THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE ESTABLISHED ON-SITE. NO GUARENTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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DETAIL PLAN (1/2)
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C04/ 08
REV: C

PLOT DATE: 04/05/2026
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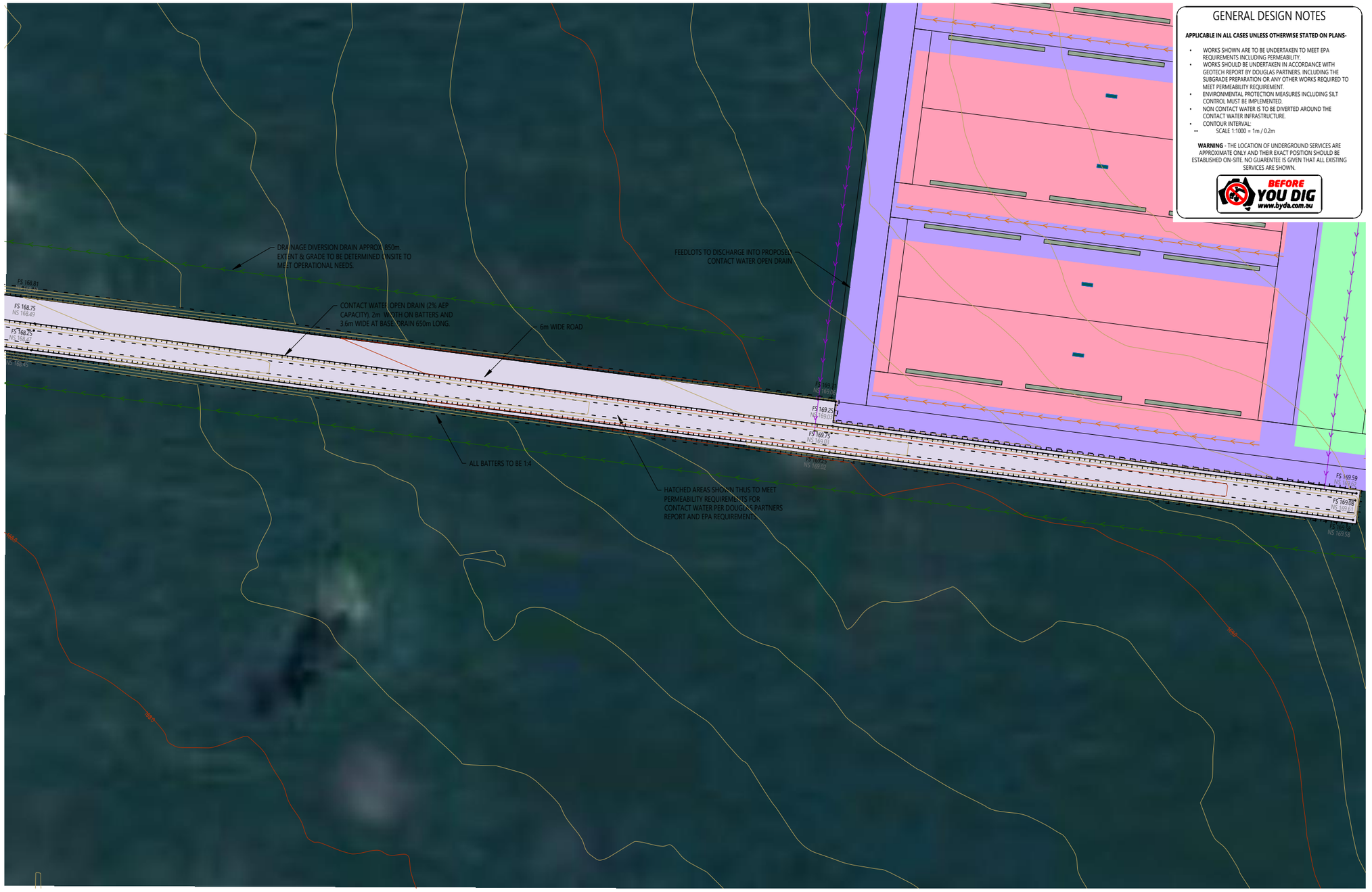

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CIVIL WORKS
DETAIL PLAN (2/2)
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C05/ 08
REV: C



CUT/FILL TABLE

No.	MIN LEVEL	MAX LEVEL	COLOUR
1	-2.00	-1.50	
2	-1.50	-1.00	
3	-1.00	-0.60	
4	-0.60	-0.30	
5	-0.30	-0.02	
6	0.02	0.30	
7	0.30	0.60	
8	0.60	1.00	
9	1.00	1.50	
10	1.50	2.00	

NOTES: LEVELS ARE A COMPARISON BETWEEN EXISTING SURFACE (LIDAR) THE PROPOSED FINAL SURFACE. NO ALLOWANCE HAS BEEN MADE FOR STRIPING OF MATERIAL, EXCAVATION TO SUBGRADE OR REPLACEMENT OF MATERIAL TO MEET PERMEABILITY REQUIREMENTS.
NS LEVELS ARE LIDAR EXISTING SURFACE LEVELS & FS LEVELS ARE FINAL FINISHED SURFACE

PLOT DATE: 04/05/2026
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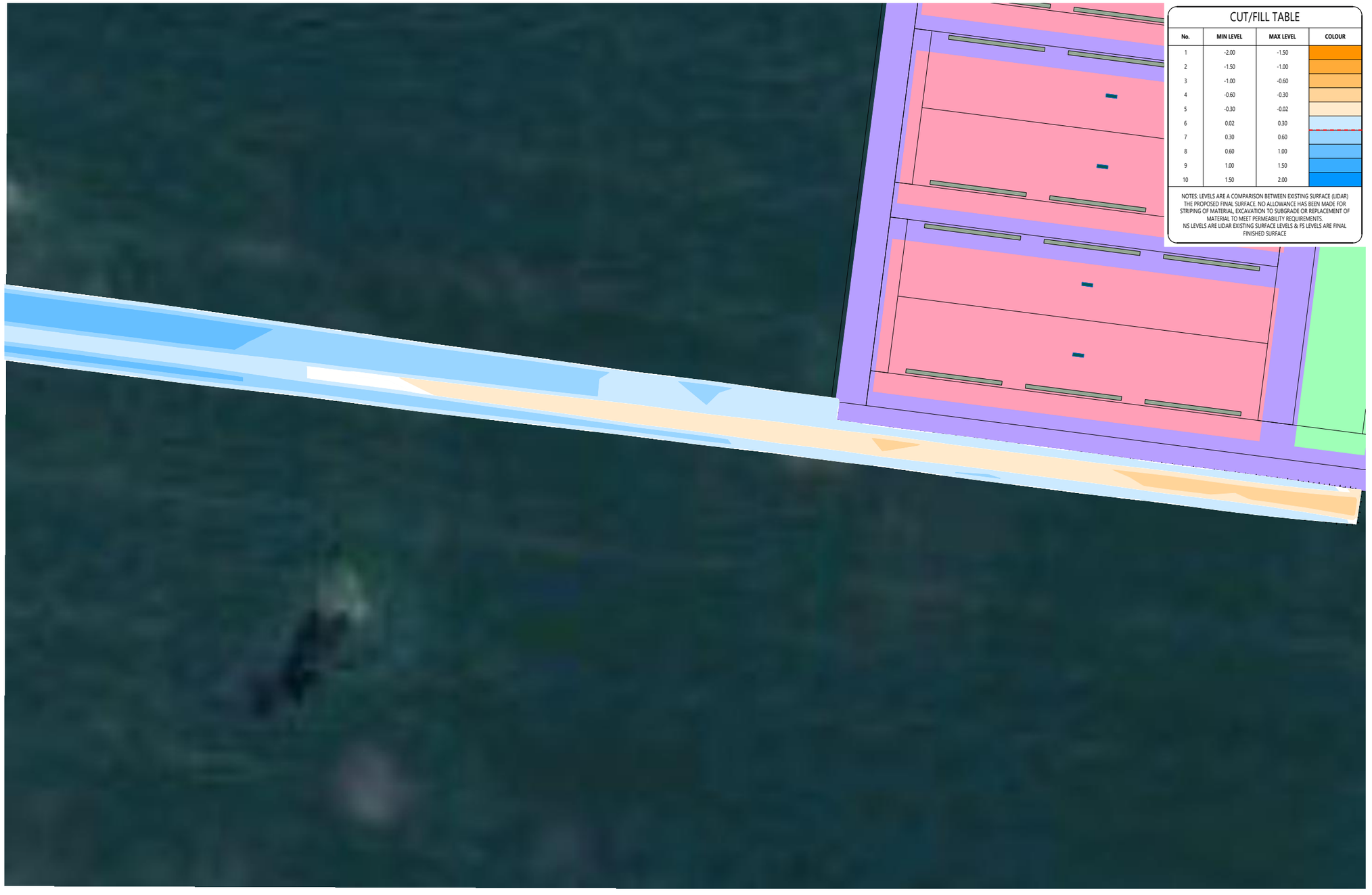
CIVIL WORKS
EARTHWORKS PLAN (1/2)
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C06/ 08
REV: C



CUT/FILL TABLE

No.	MIN LEVEL	MAX LEVEL	COLOUR
1	-2.00	-1.50	
2	-1.50	-1.00	
3	-1.00	-0.60	
4	-0.60	-0.30	
5	-0.30	-0.02	
6	0.02	0.30	
7	0.30	0.60	
8	0.60	1.00	
9	1.00	1.50	
10	1.50	2.00	

NOTES: LEVELS ARE A COMPARISON BETWEEN EXISTING SURFACE (LIDAR) THE PROPOSED FINAL SURFACE. NO ALLOWANCE HAS BEEN MADE FOR STRIPING OF MATERIAL, EXCAVATION TO SUBGRADE OR REPLACEMENT OF MATERIAL TO MEET PERMEABILITY REQUIREMENTS.
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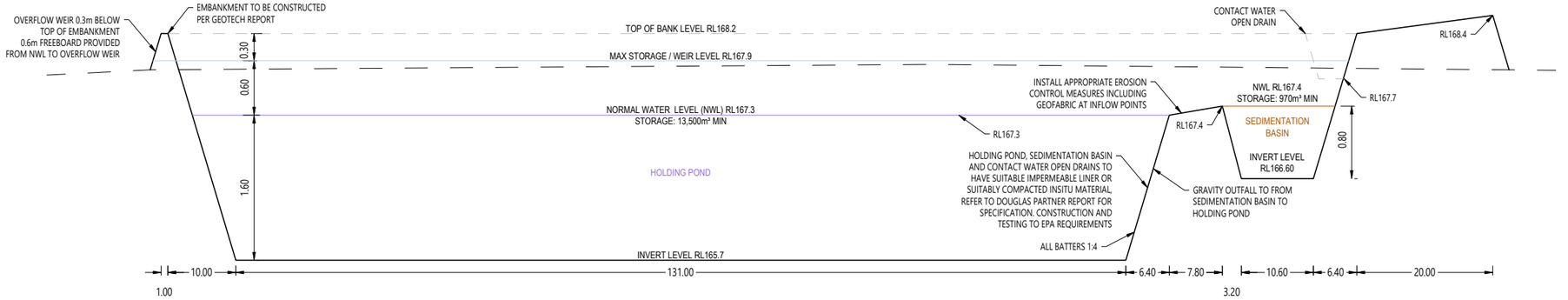
CIVIL WORKS
EARTHWORKS PLAN (2/2)
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

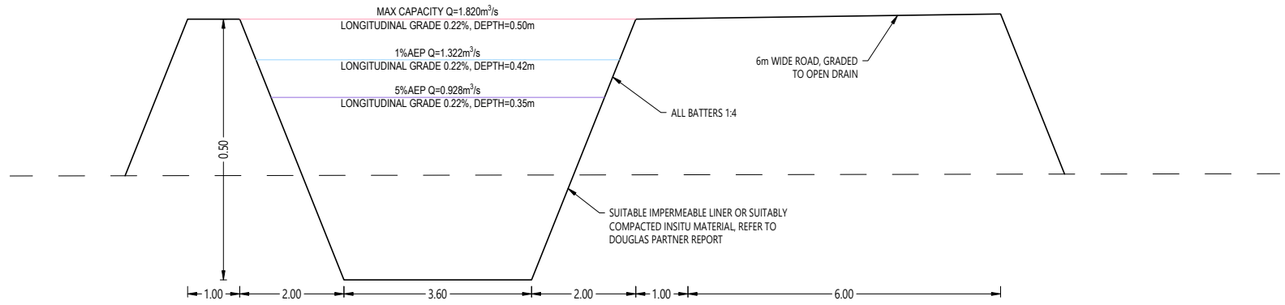
PRELIMINARY

PROJECT & DWG No: A1008C07/ 08
REV: C



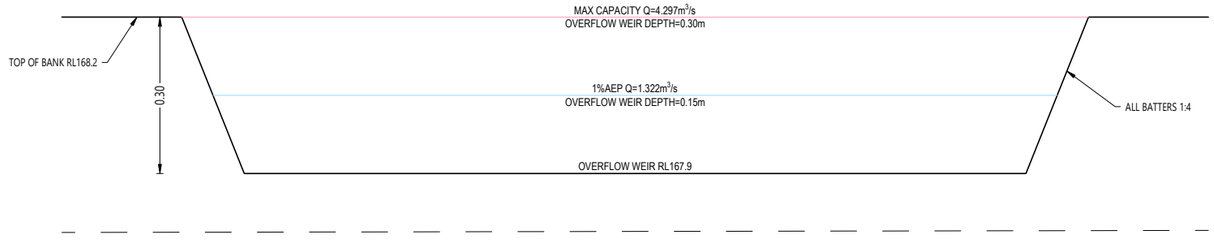
TYPICAL SECTION BASIN ARRANGEMENT

NTS



TYPICAL SECTION - OPEN DRAIN

NTS



TYPICAL SECTION - OVERFLOW WEIR

NTS

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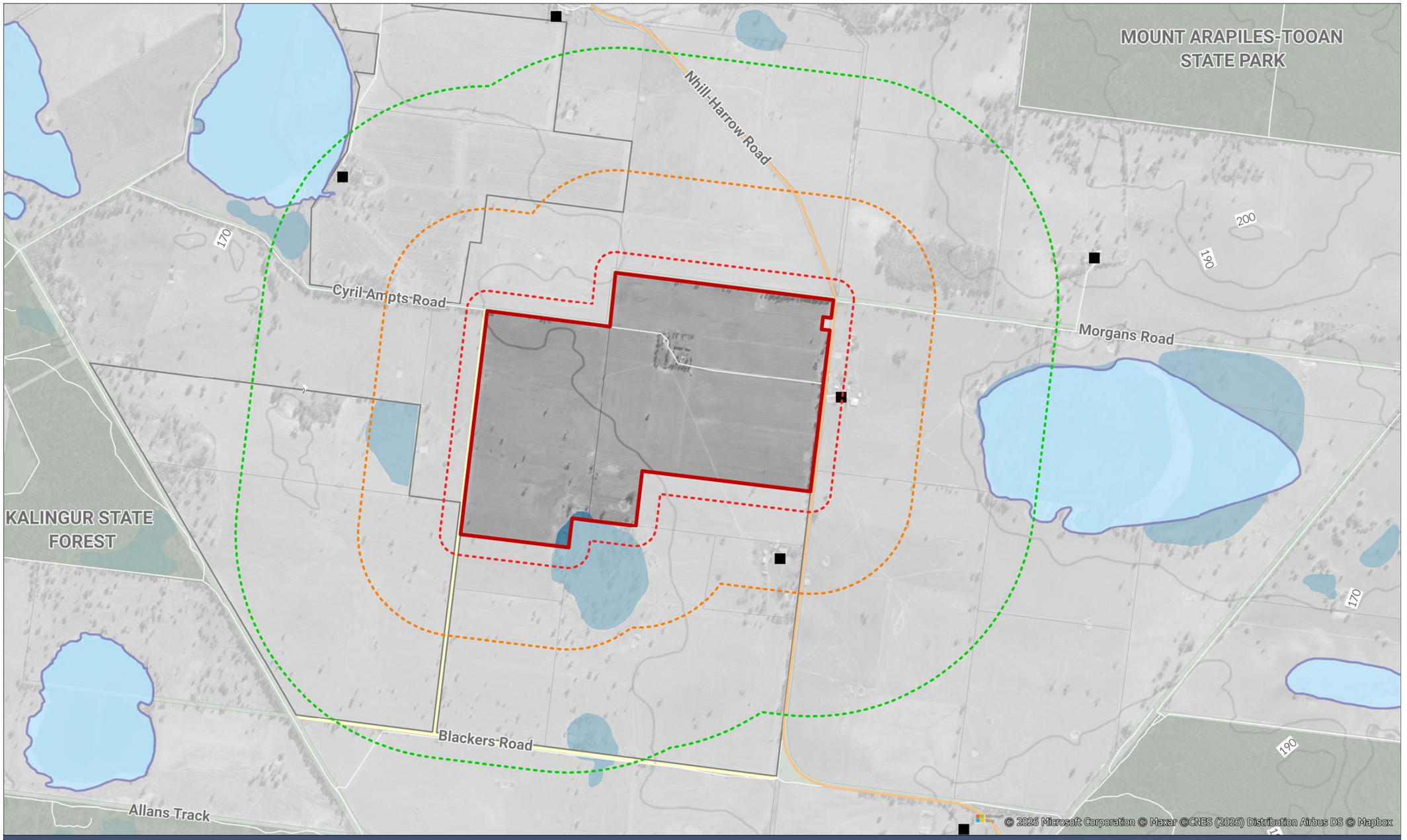
CIVIL WORKS
TYPICAL DETAILS
WEST WIMMERA SHIRE COUNCIL
T&L BOURCHIER

PRELIMINARY

PROJECT & DWG No: A1008C08/ 08
REV: C



Drawing Key

SITE CONTEXT PLAN // LAMB FEEDLOT (INTENSIVE ANIMAL PRODUCTION) // 5488 Nhill-Harrow Road, Gymbowen

Property
- Application site
- Parcel boundaries
- T & S Bouchier farm holding

Environment
- State Forest / Park
- Water area / wetland
- 10m contour
- 100YR ARI extent (DEPI)

Transport
- Road reserve
- Arterial road
- Local road
- Unused road licence

Other
- Dwelling
- 1 kilometre
- 500 metres
- 100 metres

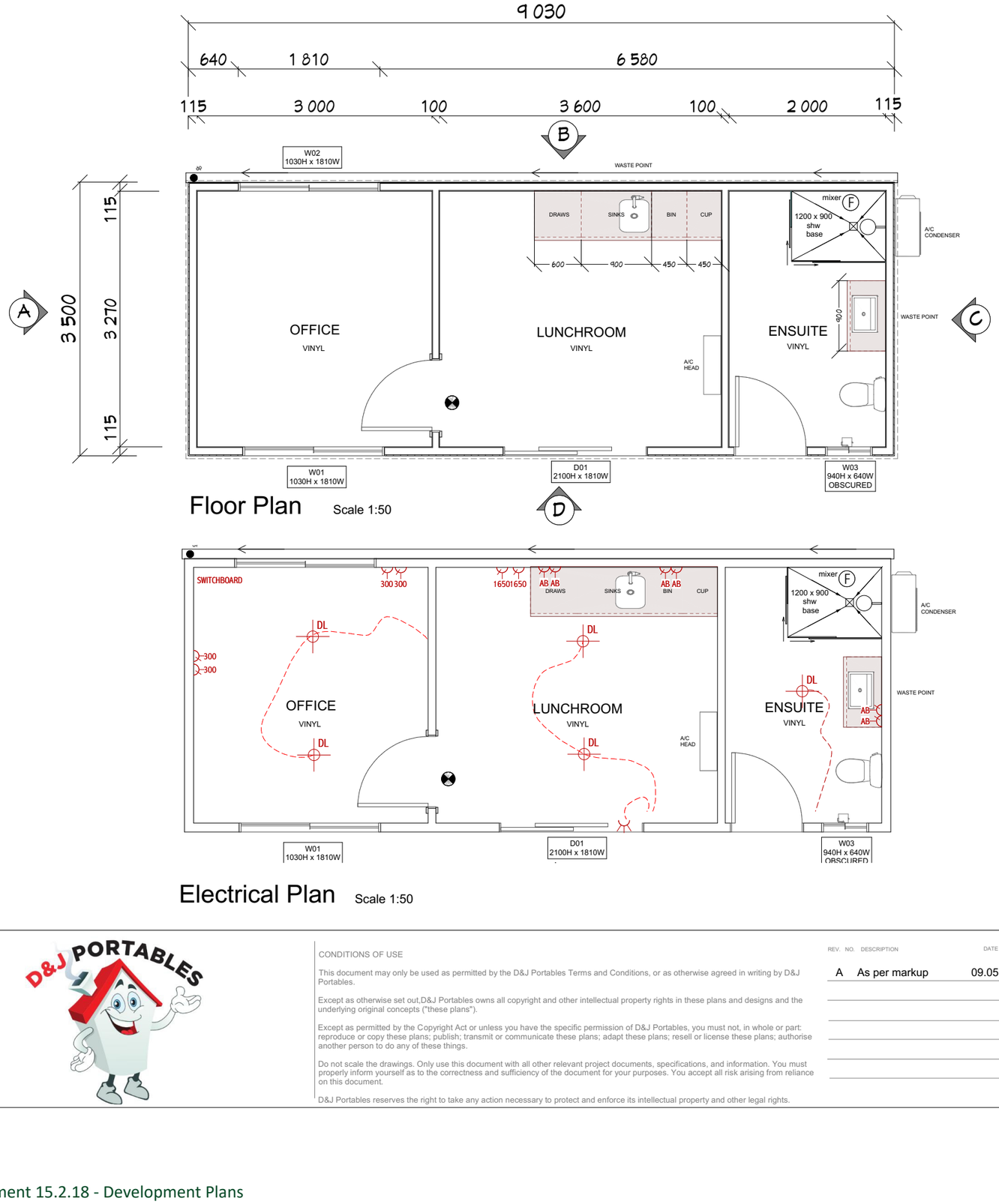
N

Scale: 1 : 15,000

0 1 kilometres

Date: 05-08-2026
Author: DP Planning Pty Ltd
Project / Ref: 25-131 REV 04
Data: DATAVIC // Custom Boundaries
Projection: MGA2020 // Zone 54

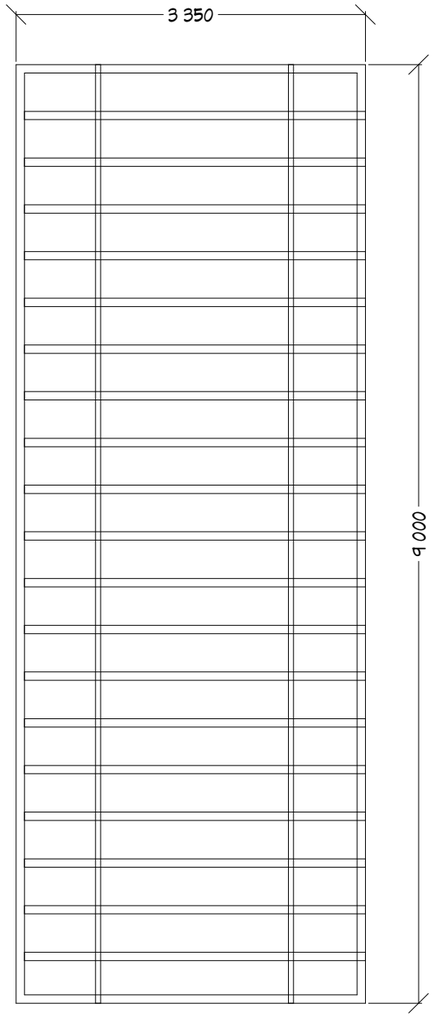
dp PLANNING



Floor Plan Scale 1:50

Electrical Plan Scale 1:50

NOTE: DRAWING BY OTHERS



Subfloor Frame Plan Scale 1:50

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REV.	NO.	DESCRIPTION	DATE	DRAWN	CHECKED
A		As per markup	09.05.2024		PF

PROJECT NAME: Lucinda

CLIENT: D&J Portables

TITLE:

DATE: 09.10.2025

DWG:

REV:

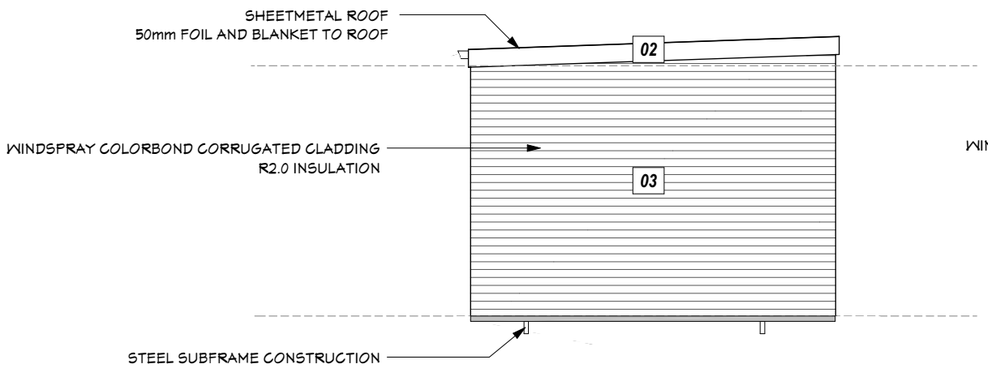
SCALE: As stated

A3 SHEET

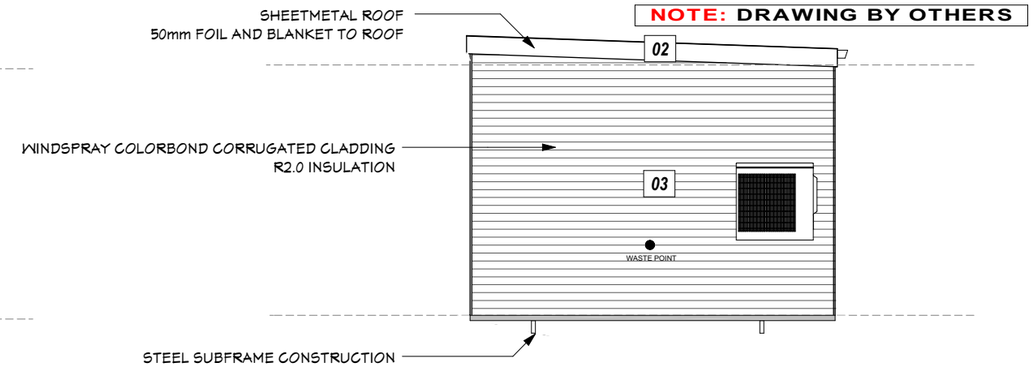
STAGE:

PROJECT NO:

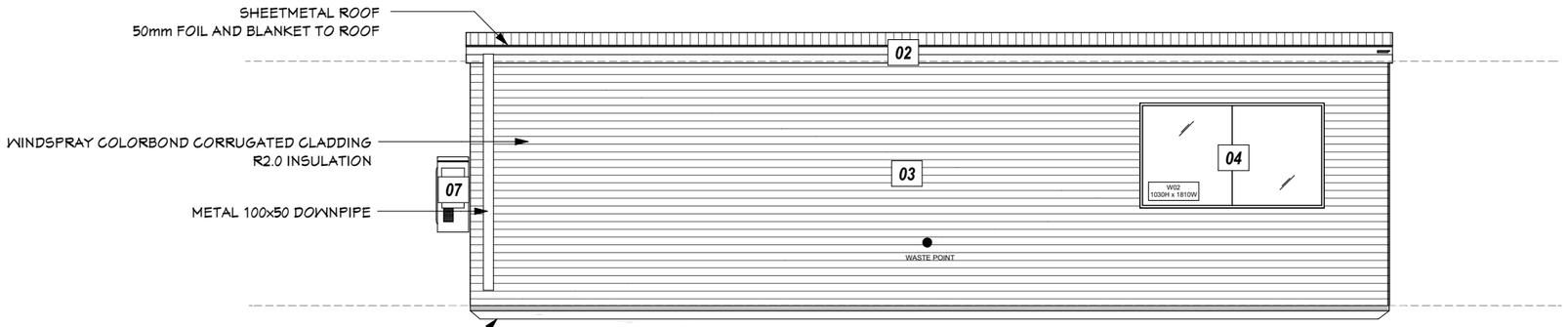
NORTH



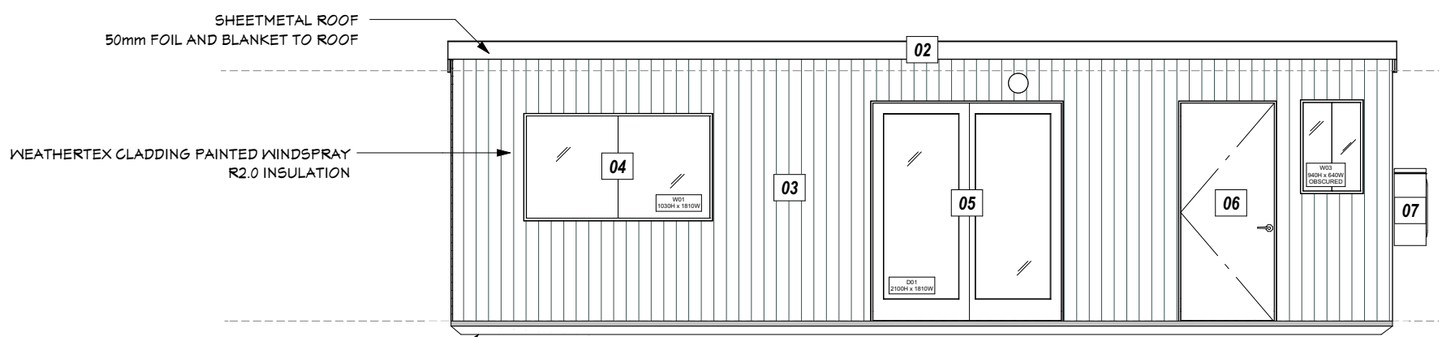
Elevation Plan - A Scale 1:50



Elevation Plan - C Scale 1:50



Elevation Plan - B Scale 1:50



Elevation Plan - D Scale 1:50

EXTERNAL FINISHES SCHEDULE: (BY CD)	
TAG No.	DESCRIPTION
01	SHEET METAL ROOF ZINC FINISH.
02	CB 'WINDSPRAY, POWDERCOATED METAL FASCIA AND GUTTER.
03	CB 'WINDSPRAY, POWDERCOATED CORRUGATED CLADDING TO EXT. WALLS.
04	CB 'WINDSPRAY, POWDERCOATED ALUMINIUM FRAMED SLIDING WINDOWS.
05	CB 'WINDSPRAY, POWDERCOATED ALUMINIUM FRAMED GLASS DOORS.
06	CB 'WINDSPRAY, POWDERCOATED STEEL PA. DOOR.
07	A/C UNIT.

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PROJECT NAME: Lucinda

CLIENT: D&J Portables

TITLE:

DATE: 09.10.2025

DWG:

REV:

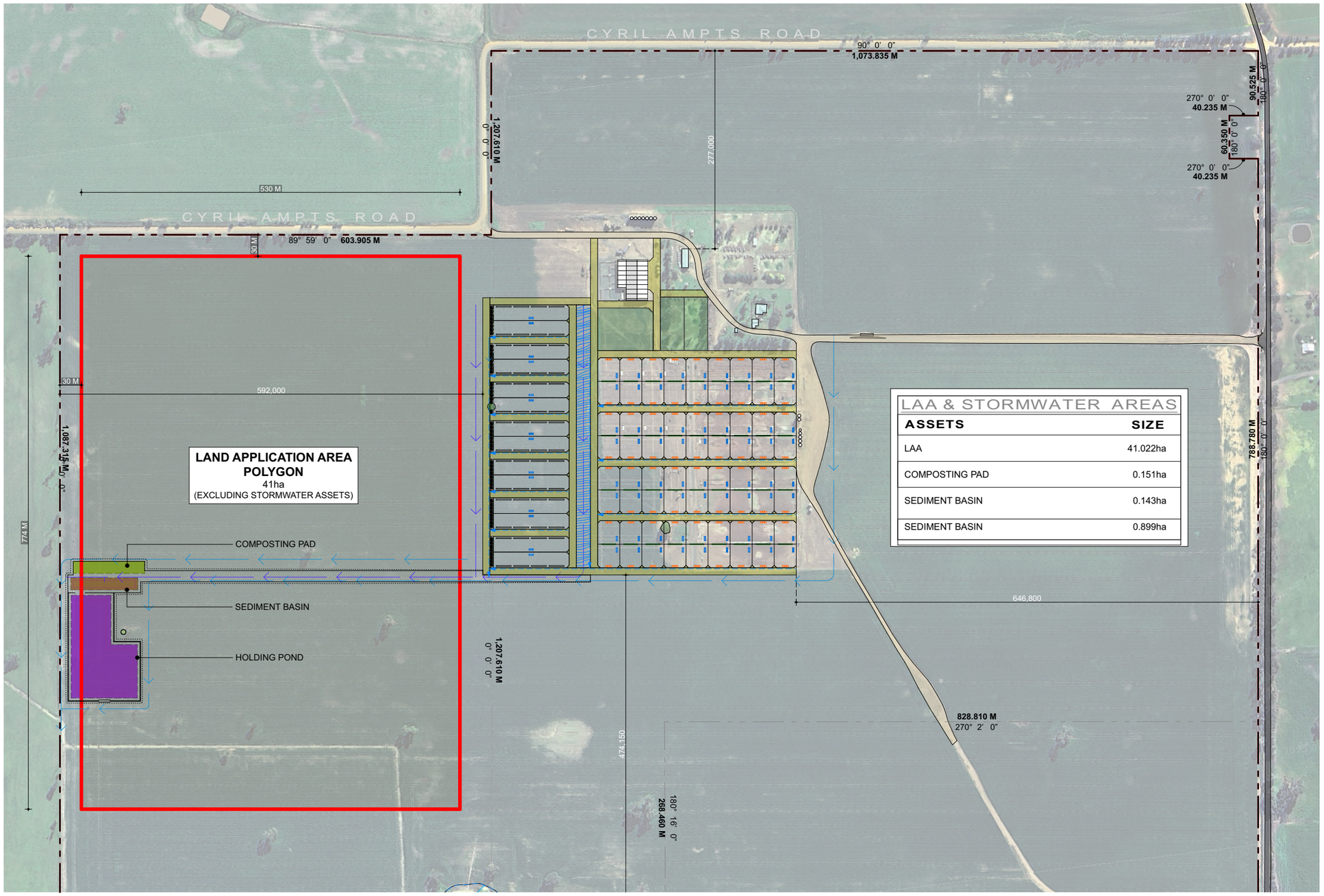
SCALE: As stated

A3 SHEET

STAGE:

PROJECT NO:

NORTH



dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: LAND APPLICATION AREA

north: N

date: MAY 2026

drawn by: CD

scale: 1:5000 A3

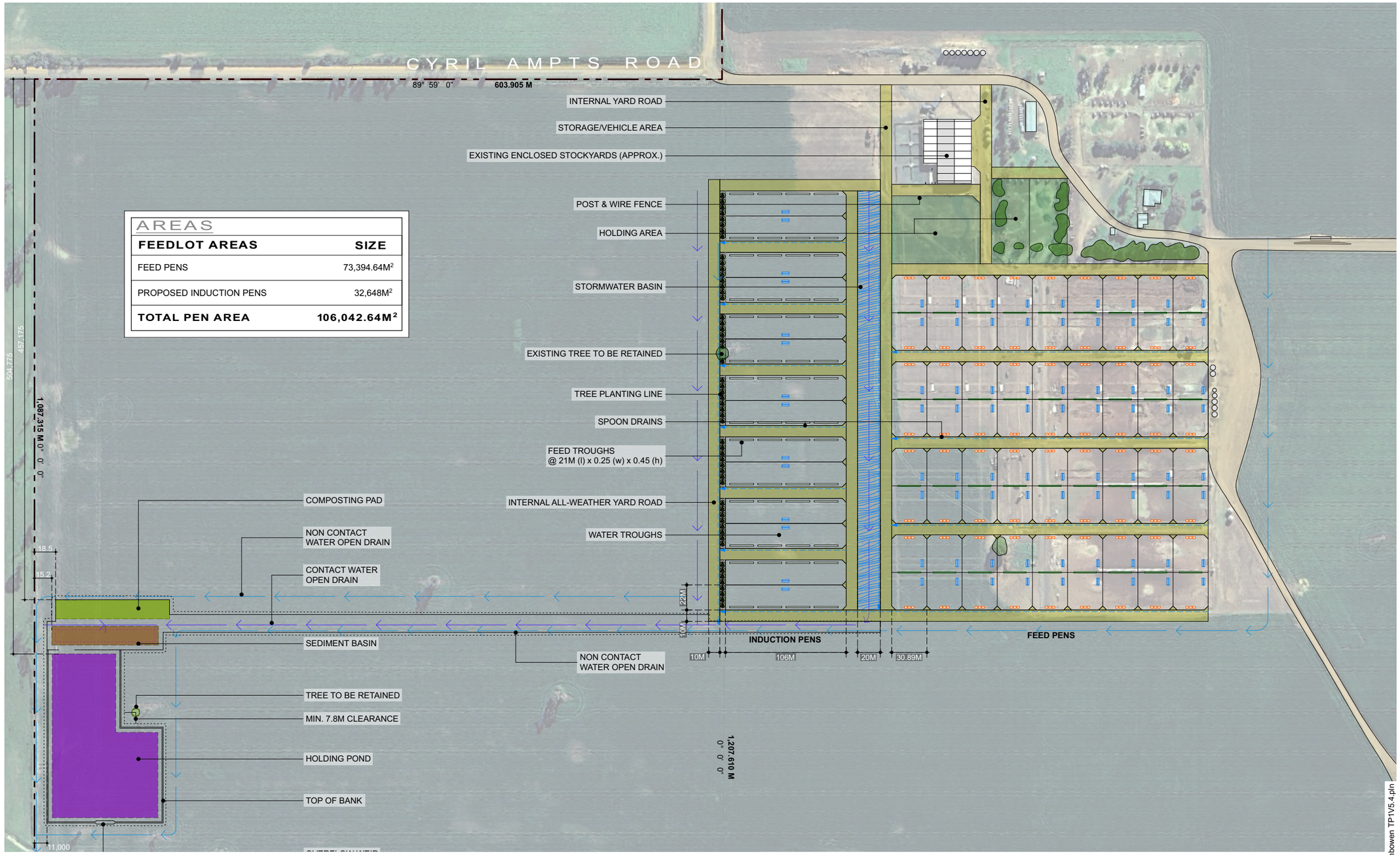
project no.: 25-011

rev.: /

designed by: CD

dwg no: TP1 of TP8

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V5.4.pln



SITE PLAN - WEST 1:3000

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN - WEST (STORM WATER)

north:

date: MAY 2026

drawn by: CD

scale: AS SHOWN A3

project no.: 25-011

rev.: /

designed by: CD

dwg no: TP2 of TP8

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V5.4.pln



SILOS	
TYPE	**SIZE**
TYPE 1	4.9M (w) x 10.6M (h)
TYPE 2	4.5M (w) x 8.6M (h)
TYPE 3	4.35M (w) x 7.41M (h)
TYPE 4	4.3M (w) x 7.6M (h)
TYPE 5	3.5M (w) x 5.2M (h)

SITE PLAN - EAST 1:3000

DRIVEWAY / CROSSOVER 1:1000

dp PLANNING

revision:	description:	date:
-	-	-

ALL WORKS TO BE CARRIED OUT IN STRICT COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA. CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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project: LAMB FEED LOT AT
5488 NHILL - HARROW ROAD GYMBOWEN VIC. 3401

project: T & L BOURCHIER SHARES TRUST

drawing title: SITE PLAN- EAST (DRIVEWAY)

north: N

date: MAY 2026

drawn by: CD

scale: AS SHOWN **A3**

project no.: **25-011**

rev.: /

designed by: CD

dwg no: **TP3** of TP8

25-011 5488 Nhill-Harrow Rd Gymbowen TP1V5.4.pln

Submission Summary & Responses – PA1221 – 5488 Nhill Harrow Road GYMBOWEN

Notice Period: 17/07/2026 - 31/07/2026

Due Date: 11/09/2026

Key Issue/Topic	Summary	Is it already addressed?	Further comments
1. Odour impacts on nearby dwellings	Two objectors report existing offensive odour from the operating feedlot. One objector states odour affects a dwelling approximately 1.28 km away, can persist for several days and has caused windows to remain closed. The other states southerly winds carry odour from animal waste and carcass composting to their property. Sources: Objection 03, pp.1–2; Objection 01, pp.1–2.	The GHD Odour Assessment undertakes a separation-distance calculation, Level 2 source–pathway–receptor assessment and selected Level 3 assessment comprising complaint review, meteorological analysis and AERMOD dispersion modelling. It identifies receptors within approximately 2 km, calculates a recommended variable separation distance of 896 m and evaluates predicted 99.9th percentile three-minute odour concentrations. Refer GHD report, Sections 3, 5–7 and Conclusions and Recommendations at pp.36–37. The EPA DLEX requires post-commissioning field odour surveillance in accordance with EPA Publication 1881. Refer condition EX_C03, p.7. These will be completed once the development has been finalised and the feedlot is operating at its intended capacity.	The feedlot is not yet fully developed, as described in the application before Council. The issues flagged by the objector are not based on an operational design which has been developed in accordance with the plans (yet to be permitted or endorsed by Council). The operation as designed and illustrated in the application before Council complies~~y~~ with separation distance requirements. Once fully developed in compliance with the EPA development licence EXM000300320 (DLEX) and conditions, odour issues will be managed in accordance with these conditions/requirements and as regulated by the EPA. The odour surveillance and odour surveys post commissioning will identify any additional odour controls to the implemented to meet EPA requirements, as per the EPA conditions and following any planning permit to be granted.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
2. Odour modelling comments	The objections dispute the applicant's odour conclusions and request an independent onsite assessment. Particular concerns include use of non-site-specific emission factors, wet pen conditions, high stocking density, anaerobic pad conditions, manure accumulation, mortality composting and the possibility that odour travels farther than predicted. Sources: Objection 01, pp.1–2; Objection 03, pp.1–2.	Assumptions are contained at pp.1–2, including linear proportionality to throughput, absence of a lamb-feedlot-specific emission inventory, reliance on other studies and use of Edenhope AWS meteorology. The detailed modelling methodology and risk assessment are at Sections 7.3–7.3.5. The Development Licence Exemption Application (DLEXA) identified operational odour controls in Section 7 and the EPA exemption imposes monitoring requirements.	See Item 1. A Risk Management and Monitoring Program (RMMP) has been developed that outlines the operational management requirements and relevant controls to be implemented on site. These are being addressed as the site is developed to reduce or avoid environment and human health impacts so far as reasonably practicable. The RMMP can also form the Environmental Management Plan (EMP) expected to be conditioned as part of any permit to be granted.
3. Mortality composting, manure storage and associated odour	The objections identify odour from stored effluent and deceased livestock, risk of anaerobic carcass decomposition, attraction of pests and potential generation of contaminated leachate. One objection relies on EPA composting guidance and alleges the composting pad is on land liable to flooding and near a seasonal watercourse. Sources: Objection 03, p.2; Objection 01, pp.3–5.	The Town Planning Report describes the compost pad, low-permeability hardstand, bulking-agent depth and drainage to the sedimentation system at pp.17–18. The Stormwater Balance Report addresses composting pad drainage and management at p.5 and requires a compacted permeability below 1×10^{-9} m/s. The DLEX includes carcass management and monitoring in Section 15.5. DLEX EX_C03 requires a mortality-compost commissioning, testing and sampling program. This will be initiated once the site has been fully developed.	See Item 1. A Risk Management and Monitoring Program (RMMP) has been developed that outlines the operational management requirements and relevant controls to be implemented on site. These are being addressed as the site is developed to reduce or avoid environment and human health impacts so far as reasonably practicable. The RMMP can also form the EMP expected to be conditioned as part of any permit to be granted.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
4. Seasonal watercourse, flooding and external catchment behaviour	Both objections allege that a seasonal watercourse or linked system of low-lying swamps passes through or immediately west of the development. They rely on local knowledge and 2016 satellite imagery showing inundation and contend that the compost pad, sediment basin, holding pond and parts of the land application area may be on flood-prone land. Sources: Objection 03, pp.2–3; Objection 01, pp.3–5 and Figures 1–2 on p.4.	The Town Planning Report describes a general fall of approximately 7 m from north-east to south-west and identifies an unnamed mapped watercourse approximately 1.5 km south and an ephemeral swamp approximately 1 km south-west; refer pp.7 and 10–11. The AR Civil plans show existing contours, diversion drains and proposed finished levels. The Stormwater Balance Report assesses contact-water catchments and states that non-contact water will be diverted around the system; refer pp.4–7.	West Wimmera Catchment Management Authority's (**WWCMA**) designated-waterway mapping identifies no designated waterway at the queried site location. The Site Context Plan (25-131 Rev04, Sheet 01, dated 5 August 2026) shows the application site outside the mapped 100-year ARI (1% AEP) flood extent, and surrounding water areas and wetlands. The illustrated flood layer represents the statistical 1-in-100 year flood extent derived from hydrological modelling and historical flood information by the Department of Environment and Primary Industries (2012). The informal water assets identified in the objectors submission do not interact with the proposed feedlot area and divert around the feedlot area / application Site. Intermittent ponding or seasonal 'wet patches' do not alone demonstrate flooding. The drainage design excludes external non-contact runoff and includes the identified contact-water catchments. ARC's historical-rainfall water balance supports containment for the assessed catchments and design event, including 5% AEP containment (see **Appendix H**). EPA has accepted the water, groundwater-protection and waste-management arrangements incorporated in the approved Development Licence Exemption Application and
5. Closed stormwater system, overflow and offsite discharge risk	Objectors question whether the proposed "closed" system can be maintained where contact-water infrastructure is located in an alleged low-lying area. Concerns include contaminated floodwater, overtopping, runoff to downstream dams and wetlands, and failure of diversion drains or pond embankments. Sources: Objection 01, pp.3–5; Objection 03, pp.2–3	The Town Planning Report states that the system is designed to control a 5% AEP event and incorporates perimeter drains, bunding, sediment basin, holding pond and reuse by irrigation; refer pp.19–20. The Stormwater Balance Report (see **Appendix H**) requires no discharge for the 5% AEP event, an overflow capable of passing the 2% AEP event, a minimum 0.9m freeboard within the main dam and 0.8m freeboard within the sediment pond; refer pp.2 and 4–10.	

Key Issue/Topic	Summary	Is it already addressed?	Further comments
		The civil design identifies a 13,500 m^3 holding pond and approximately 970 m^3 sediment basin.	supporting documents, subject to DLEX EXM000300320. Conditions EX_05, EX_06.01, EX_07 and EX_08 require a written RMMP, compliance with approved documents, discharge controls and development verification (exemption pp.5–6). Council should place substantial reliance on EPA's technical assessment and continuing regulation of those matters, while addressing its planning responsibilities. Duplication of the detailed EPA controls through a separate Council management plan is not warranted merely because seasonal wet areas occur nearby. In addition to the above, standard agricultural cropping practices for wet applications will persist (as part of normal cropping activities) and there is no advantage (or potential) for the proprietor to apply irrigation to cropped areas during wet seasons. There is ample area beyond the immediate surrounds to apply irrigation in the event areas remain wet and irrigation is required in these (unlikely) circumstances.
6. Holding pond, sediment basin and drain permeability	Objectors raise issues of potential leaching of nutrients, pathogens and other contaminants from the contact-water system into soils and groundwater.	Douglas Partners soil report found low-permeability clay and provides recommendations for impermeable barriers, dam liners, erosion protection and engineered construction. Refer Geotechnical Investigation, Sections 4–6.	The permeability of the holding pond, sediment basin and contact-water drains is addressed through the Douglas Partners Geotechnical Report and the construction requirements incorporated in ARC's Stormwater Balance Report.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
	Sources: Objection 03, pp.2–3; Objection 01, pp.3–5.	Additional testing at the proposed dam location recorded remoulded permeability of approximately 3×10^{-11} m/s and concluded the tested material meets the MLA criterion of 1×10^{-9} m/s; refer pp.1–3. EPA condition EX_08 requires a development verification report before commissioning.	Douglas Partners' Geotechnical Investigation confirms that the tested undisturbed and remoulded materials achieved permeability of 1×10^{-9} m/s or lower, meeting the cited MLA criterion (S.5 and 6.3). Additional testing of material supplied from the proposed dam location recorded permeability of 3×10^{-11} m/s, supporting its suitability for low-permeability lining (Additional Soil Sample Testing, May 2025, S.2–3). The Geotechnical Report provides measures to achieve and maintain this performance, including re-compaction of exposed clay, erosion protection and cut-offs around pipe penetrations (S.6.3–6.5). ARC's Stormwater Balance Report requires low-permeability lining for the drains, sediment basin and holding pond and relies on the Douglas recommendations for the material and construction specifications (S.2 and 3.2). The LCA complements these containment measures through nutrient attenuation, buffers and managed land application. EPA has accepted the containment and groundwater-protection arrangements incorporated in the assessed DLXA and supporting documents, subject to approval (DLX EXM000300320). Condition EX_08 requires a suitably qualified development verification report before commissioning, including verification of the geotechnical design, construction and maintenance recommendations.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			Condition EX_05 requires a written RMMP, signed by an authorised officer and available to EPA on request. Council should place substantial reliance on this EPA framework for detailed technical verification and ongoing management/compliance to ensure the objectors concerns are addressed.
7. Land application area, inundation and wastewater reuse buffers	The objections allege that portions of the 41 ha land application area are seasonally inundated and may not maintain required buffers to surface waters. They question nutrient loading, runoff, leaching and whether irrigation would contaminate downstream wetlands and dams. Sources: Objection 03, pp.2–3; Objection 01, pp.4–5.	The revised LCA concludes that a minimum 39 ha is required and at least 41 ha is available. It adopts a design irrigation rate of 3.1 mm/day, a 375 kL/day wastewater load, slopes below 10% and a 30 m upslope buffer to dams and drainage lines. Refer Executive Summary and pp.5–17. The TP plans identify the 41 ha polygon. The LCA states that buffers are achievable and that the area avoids mapped flooding overlays.	The suitability and extent of the land application area is addressed in the LCA (see **Appendix G**). The assessment identifies a minimum requirement of 39 ha, with at least 41 ha available, and confirms that reserve land is available for alternative application areas across the 400ha+ holding and greater than 180ha of potential application area surrounding the proposed feedlot site (see the **Town Planning Report**). The nominated area incorporates buffers to dams and drainage lines. The Site Context Plan also shows the application site outside the mapped 100-year ARI flood extent. Seasonal wet patches do not alone establish that the land is unsuitable for wastewater reuse. Standard agricultural irrigation practices involve application when soil conditions and crop demand are suitable, withholding irrigation from saturated or ponded ground, and rotating application across suitable paddocks. The wider farm holding provides flexibility to use eligible alternative areas while maintaining the assessed buffers and hydraulic and nutrient-loading limits.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			The LCA records average evaporation exceeding rainfall between September and May (see S.1.3.2 of **Appendix G**). This broadly aligns with the feedlot's peak operating period and provides opportunities to reuse contact water when soil-water deficits and crop demand are greater. Application should nevertheless respond to actual soil and crop conditions rather than a fixed calendar period. These practices are incorporated into the existing RMMP through paddock selection, application records, wet-weather stop/restart criteria and storage-level checks. The Stormwater balance Report (see **Appendix G**) assumes 375 kL/day reuse, while the LCA's Appendix C balance is expressly prepared without wet-month storage. EPA has accepted the land-application and water-management arrangements incorporated in the approved DLXEA and supporting documents, subject to the exemption conditions. Council can place substantial reliance on that framework for technical verification and ongoing management/compliance. The available evidence supports managing seasonal variability through suitable application areas and operating practices. Any alternative paddocks used can, and should, remain consistent with the assessed land capability, required buffers and applicable approval.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
8. Groundwater contamination	Objectors are concerned that contaminated water could infiltrate through ponds, drains, composting areas or irrigated soils and affect groundwater. Sources: all objections, particularly Objection 03, pp.2–3 and Objection 01, pp.3–5.	The geotechnical report identifies regional groundwater at approximately 50 m depth, while field work encountered only local perched seepage in one test pit; refer pp.2–3. The LCA addresses hydraulic conductivity, soil properties, nutrient loading and irrigation management. The DLXA assesses land and groundwater in Section 13 and the EPA exemption incorporates these reports	Douglas Partners' Geotechnical Investigation (S. 5 and S 6.3) reports that the tested undisturbed and remoulded materials achieved permeability of 1×10^{-9} m/s or lower, meeting the cited MLA criterion. Douglas concludes that the natural silty clay is suitable for low-seepage barriers beneath feedlot areas and as dam-lining material, subject to appropriate preparation and protection. Additional testing of material supplied from the proposed dam location recorded permeability of 3×10^{-11} m/s, substantially below that criterion (S. 2–3). This supports the suitability of the tested material for the completed lining. The Geotechnical Report identifies cracking, dispersive erosion and pipe trenches as potential leakage pathways and provides corresponding re-compaction, erosion-protection and pipe cut-off recommendations to be implemented (S. 6.3–6.5). ARC's Stormwater Balance Report expressly requires low-permeability lining for the contact-water drains, sediment basin and holding pond, with the geotechnical reports providing the material and construction specifications (S.2 and 3.2). The LCA complements these measures through soil assessment, nutrient attenuation, buffers and managed land application areas (S. 1.3.9–1.3.12 and 2.4–2.9).

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			The DLXA commits to groundwater-protection and containment measures (S.13.2.3–13.3 and 16.3). EPA's DLX provides the implementation mechanism for ongoing monitoring and compliance. EX_08 of the DLX requires a suitably qualified development verification report before commissioning, including verification of the geotechnical design, construction and maintenance recommendations; EX_05 requires the written RMMP for endorsement. Council can, and should, rely on this EPA framework for detailed technical verification and ongoing management. The RMMP can also form the EMP expected to be conditioned as part of any permit to be granted
9. Groundwater demand, bore capacity and impacts on neighbouring users	Objections raise concern about the quantity of groundwater required to supply 28,000 lambs. Estimates of approximately 22.9–49.7 ML over the operating period are cited, together with a claimed aquifer allocation intensity of 5 ML/km² and neighbouring bores within about 1.8 km. The objections allege potential drawdown and loss of farm and domestic supply. Sources: Objection 01, pp.2–3; Objection 03, p.3.	The Town Planning Report identifies active bores and describes feedlot watering; refer pp.8 and 11. The DLXA contains a water-use section, but the supplied evidence does not demonstrate a hydrogeological assessment of water availability or uptake / comment on neighbouring-bore interference.	Review of GWM Water's 2024/25 Annual Groundwater Season Summary illustrates the following on the Gymbowen Zone Tertiary Limestone Aquifer: • Zone cap: 2,000 ML • Licensed entitlement volume: 1,052 ML • Indicative unallocated headroom: 948 ML Meaning, if a licence were to be obtained for up to 49.7ML ~900ML of headroom would remain. It is expected that the operator will apply (as normal) for a groundwater uptake licence following a decision on the

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			planning permit application. Matters such as groundwater volume presently available, applicable aquifer zones, entitlement limits and licence-purpose will be appropriately addressed at this stage, as well as decisions on what can be allocated or transferred to the bore on the subject Site.
10. Wetlands, downstream waterways and ecological values	The objections describe an interconnected system of seasonal swamps, low-lying drainage lines and downstream wetlands extending toward Greenfields Swamp and Daleys Swamp. They raise risks to waterbirds, aquatic habitat, yabbies, stock water and downstream farm dams. Sources: Objection 03, pp.2–3; Objection 01, pp.3–5 and Figures 1–2.	The Town Planning Report identifies mapped wetland and watercourse information and addresses Clauses 12.03 and 14.02. The vegetation assessment states that no modelled or designated wetlands occur within the application site and assesses terrestrial native vegetation and threatened species. Refer **Section 3.1** of the Town Planning Report and associated mapping. The engineering reports propose containment and diversion controls.	The potential for impacts on surrounding wetlands and downstream waters is addressed through the existing stormwater, land capability and environmental management assessments. The Site Context Plan (see **Appendix D**) identifies surrounding water areas and wetlands and shows the application site outside the mapped 100-year ARI flood extent. WWCMA's designated-waterway mapping identifies no designated waterway at the queried site location. Localised agricultural drains and seasonally wet areas persist beyond/outside the application site area. ARC's Stormwater Balance Report (see **Appendix G**) provides for separation of external non-contact runoff from the feedlot's contact-water catchments. Contact water is directed through the sediment basin to the main holding dam for storage and managed reuse (S. 4–6). The relevant protection for downstream waters is the collection and management of contaminated runoff within the proposed basins. Completion and maintenance of the designed drainage assets will provide the appropriate response to the objectors concerns.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			The LCA complements the containment system through application-area buffers, nutrient management and suitable irrigation practices (S.2.4–2.9). Application can be withheld from saturated or ponded ground and directed to eligible alternative paddocks when soil conditions and crop demand permit. These practices, together with storage checks during deferred irrigation, are recorded through the existing RMMP. EPA has accepted the water, groundwater-protection and waste-management arrangements incorporated in the approved DLX and supporting documents, subject to the exemption conditions. Council can place substantial reliance on EPA's technical verification and continuing regulation of these matters while considering the relevant planning and ecological values. The available evidence supports a proportionate response through completion of the approved works and implementation of the existing controls.
11. Native vegetation removal, offset location and ecological suitability	One objector accepts that replacement planting may be required but argues it should occur near the original removal and within a suitable ecological setting rather than on seasonally inundated or agriculturally marginal land.	The updated vegetation assessment consolidates retrospective removal, identifies 0.027 ha of Plains Woodland and eight large trees, calculates an offset of 0.096 general habitat units and eight large trees, and identifies an onsite ESO2 offset-management approach. The May 2026 RFI	The offset framework has been developed through consultation with DEECA and is addressed in the updated Retrospective Native Vegetation Removal Assessment prepared by Okologie Consulting (12 May 2026, V3) and the DEECA RFI response dated 13 May 2026.

Key Issue/Topic	Summary	Is it already addressed?	Further comments
	Source: Objection 03, p.4.	response explains the proposed onsite area, recruitment opportunities, third-party Clause 52.17 offset and intended permit/Section 173 mechanisms.	The updated assessment consolidates the retrospective removal of 0.027 ha of Plains Woodland and eight large scattered trees. It also confirms that the proposed intensive animal production works will not require additional native vegetation removal. The holding pond and associated works were redesigned to avoid retained trees and their relevant Notional Root Zones. The framework provides two complementary offset arrangements. The Clause 52.17 requirement comprises 0.096 general habitat units and eight large trees, with a minimum strategic biodiversity value score of 0.396, within the Wimmera CMA or West Wimmera Shire area. These requirements are proposed to be met through an allocated third-party credit extract obtained through an accredited broker (Vegetation Assessment, Executive Summary and S.5). The ESO2 response provides for an onsite offset on the same property, addressing the objector's preference for compensation within the local ecological setting. The RFI response identifies Plains Woodland containing approximately 72 large trees and opportunities for recruitment. It records DEECA's in-principle acceptance of securing this arrangement through permit conditions and a Section 173 Agreement or similar mechanism (RFI response, pp.1 and 3).

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			The associated Offset Management Plan will specify the area, species, planting/recruitment targets, protection of existing trees, stock exclusion, weed control, monitoring and maintenance. This provides the mechanism to match recruitment and planting to suitable site conditions, including seasonal moisture conditions, rather than selecting land simply because it is agriculturally marginal. Council can rely on this assessed framework and secure its implementation through the permit and agreed legal mechanism, subject to DEECA's final referral requirements.
12. Biosecurity, disease, weeds, parasites, rodents and pest animals	Objections raise risks from importing livestock from multiple regions, including disease, weeds, parasites, flies, rodents, foxes, wild dogs and vermin moving between the feedlot and neighbouring farms. Sources: Objection 03, p.4; Objection 01, p.6.	The DLXA includes a Biosecurity Response Plan covering disease-transmission pathways through livestock, people, vehicles, equipment, air, feed, water, wildlife, insects and rodents. It includes routine procedures, livestock inspection and a self-audit process. EPA approval DLX condition EX_06.01 incorporates the Biosecurity Response Plan as an approved document. This has also been included in the RMMP.	The objectors concerns have been addressed as part of the Biosecurity Response Plan prepared in support of the DLXA and planning permit application. This plan is integrated within the RMMP, which is expected to form the Environmental Management Plan (or similar) to be conditioned as part of any permit to be granted
13. Property use, farming impacts and claimed	Objectors allege that groundwater drawdown and odour may reduce productive grazing capacity, constrain	The application addresses land-use compatibility, agricultural policy, amenity, groundwater	The concerns about productive farm use, accommodation and potential agri-tourism activities are addressed through the substantive responses to odour, groundwater and water-

Key Issue/Topic	Summary	Is it already addressed?	Further comments
property-value effects	accommodation or agri-tourism diversification and reduce property value. Sources: Objection 03, p.4; Objection 01, p.5.	protection and economic benefits throughout the Town Planning Report, particularly Sections 4–5. Property-value is not a relevant planning matter.	management matters above. The relevant consideration is whether the proposal would cause an unacceptable impact on neighbouring land use or amenity. The GHD assessment assesses potential offsite odour and identifies operational controls. Implementation of those controls and monitoring at representative stocking levels will provide the basis for compliance and managing down / out any potential odour effects on neighbouring dwellings / sensitive uses. Groundwater availability and potential interference with neighbouring bores are to be addressed through GWM Water's licensing and assessment process. Surface-water and wastewater risks are addressed through the engineered containment system, suitable land-application practices and EPA's DLEXA requirements. A claimed / alleged reduction in property value is not a relevant town planning merit. The potential impact of the proposal on future and non-existent uses is not a matter before Council. The underlying concerns should be considered through evidence of amenity, water-supply and environmental effects. Any claimed constraint on accommodation or agri-tourism should similarly be assessed

Key Issue/Topic	Summary	Is it already addressed?	Further comments
			against the affected location, existing or approved use and the predicted impacts at the time an application is made. Council can rely on the relevant technical assessments and regulatory controls when determining these matters. The appropriate response is to complete the identified odour assessment and monitoring actions within the DLXA and implement the water-management and licensing requirements addressed above and subject to any planning permit to be granted.
14. Consistency between approved EPA documents, advertised documents and current design	Objector comments on inconsistency between EPA DLXA documentation and May 2026 material (updated stormwater design and layout).	The EPA exemption approves specified versions of the DLXA, TP plans, geotechnical reports, LCA, stormwater report, biosecurity plan and GHD odour assessment. Subsequent civil plans and TP Drawings from May 2026 are out of sync with approved DLX. The EPA exemption identifies the controlling documents at condition EX_06.01 and states that exemption conditions prevail in the event of inconsistency. It also requires development verification and a later operating-permission application.	An EPA application is currently underway for an amendment to the DLXA that will update the plans previously submitted to and approved by the EPA. The updated plans will align with the application submitted to Council. The updated plans submitted to Council illustrate improvements upon earlier plans from an environmental viewpoint.
15. Environmental	The objections request independent assessments (odour) and express concern	The DLX has been approved by EPA with environmental risk, control, checking, emergency-	A Risk Management and Monitoring Program (RMMP) has been developed that outlines the operational management

Key Issue/Topic	Summary	Is it already addressed?	Further comments
monitoring, complaints and management	that impacts may only become evident under actual operating conditions.	management and monitoring material. EPA has imposed legal monitoring and notification duties once operational.	requirements and relevant controls to be implemented on site. These are being addressed as the site is developed to reduce or avoid environment and human health impacts so far as reasonably practicable. The RMMP can also form the EMP expected to be conditioned as part of any permit to be granted

WEST WIMMERA SHIRE COUNCIL

DELEGATE REPORT

Application:	PA1221
Proposal:	Use and development of the land for Intensive Animal Production, including associated buildings and works, and retrospective removal of native vegetation.
Subject Site:	Lot 1 5488 Nhill Harrow Road Gymbowen Vic 3401
Applicant:	DP Planning Pty Ltd

Application number:	PA1221
Location:	Lot 1 5488 Nhill Harrow Road Gymbowen Vic 3401
Proposal:	Use and development of the land for Intensive Animal Production, including associated buildings and works, and retrospective removal of native vegetation.
Applicant:	DP Planning Pty Ltd
Zoning/Overlay:	Zoning: Farming Zone (FZ) – Schedule 1 (FZ1) Overlay: Environmental Significance Overlay – Schedule 2 (ESO2) – Red-tailed Black Cockatoo Habitat Areas.
Adjoining Zoning/Overlays:	The surrounding land is predominantly within the Farming Zone. Nhill-Harrow Road adjoining the eastern boundary is within Transport Zone 2 (TRZ2). The Environmental Significance Overlay – Schedule 2 (ESO2) applies to the subject freehold land. The Bushfire Management Overlay applies within the broader surrounding area but does not directly affect the subject site.
Cultural Heritage Management Plan:	The subject site is not identified within an area of Aboriginal cultural heritage sensitivity pursuant to the Aboriginal Heritage Regulations 2018. Accordingly, a Cultural Heritage Management Plan is not required.
Restrictive Covenant:	There are no restrictive covenants registered on the title for Lot 1 on TP340499Y.
Section 173 Agreement:	There is no Section 173 Agreement registered on the title for Lot 1 on TP340499Y. DEECA has requested that, if a permit is granted, a Section 173 Agreement be entered into to permanently protect and manage the Native Vegetation Protection Area shown on the endorsed plans.

ashPlanning History:	• **2019 – PA0984:** A planning permit application was lodged for native vegetation removal associated with the property access to Nhill-Harrow Road. Council sought further information regarding the vegetation proposed to be removed and whether any exemptions applied. Council also liaised with DELWP and Regional Roads Victoria regarding vegetation removal and sight-distance requirements.
	
	• **11 February 2020 – PA0984 lapsed:** The application remained incomplete while Council awaited further information. No further response or extension request was received and the application subsequently lapsed.
	
	• **March–April 2022 – Native vegetation removal:** Council officers identified that a substantial amount of vegetation, predominantly Buloke, appeared to have been removed from the property and adjoining roadside area compared with its condition in 2019. Council subsequently issued a Show Cause Letter in April 2022 regarding the alleged unauthorised native vegetation removal. No response was received.
	
	• **19 July 2023 – Pre-application meeting:** Council held a pre-application meeting with the planner representing the landowner regarding the existing lamb feedlot operation and the planning approvals required to formalise and expand the use. Key matters raised by Council included:
	  ○ previous unauthorised native vegetation removal;
	  ○ workers' accommodation and whether planning permission or evidence of existing use rights was required;
	  ○ traffic and vehicle movements;
	  ○ soil degradation and groundwater pollution;
	  ○ water storage and treatment;
	  ○ farming activities on the balance of the land;
	  ○ details of existing and proposed buildings and works; and
	  ○ landscaping and tree planting.
	
	• **25 February 2025 – Notice of Contravention:** Council issued a formal Notice of Contravention regarding the unauthorised use and development of the land. The Notice identified breaches relating to the use of the land for Intensive Animal Production, associated works and removal of native vegetation. Council also identified that planning permission may be required for workers' accommodation and associated buildings and works.
	• The Notice required the unauthorised uses to cease and advised that enforcement proceedings could commence if the breaches were not rectified. Alternatively, the landowner was given the opportunity to lodge a retrospective planning permit application to legitimise the use and development of the land.
	
	• **13 May 2025 – Site inspection:** Council officers inspected the property. At the time of the inspection, the sheep feedlot was operating. Council observed the existing feedlot pens, internal accessways, feed and water infrastructure, silos, agricultural buildings and other infrastructure associated with the operation.
	• **23 June 2025 – Retrospective native vegetation application submitted:** A separate application was submitted seeking retrospective planning approval

for native vegetation previously removed from the land and adjoining Nhill-Harrow Road reserve. The application was accompanied by a retrospective vegetation assessment and supporting information.

- **15 August 2025 – Intensive Animal Production application submitted:** A separate application was submitted for the use and development of the land for Intensive Animal Production and alteration of access to Nhill-Harrow Road. The application sought to retrospectively formalise the existing feedlot operation and associated development.

- **4 September 2025 – Request for Further Information:** Following a preliminary assessment of REF20250207 and REF20250208, Council issued a Request for Further Information under Section 54 of the *Planning and Environment Act 1987*. Council advised that the two applications represented a piecemeal approach to addressing the existing non-compliance and reiterated that Council required a single retrospective planning permit application covering the entirety of the use and development.

- Council advised that the Intensive Animal Production use and development, alteration of access and native vegetation removal were intrinsically linked and would not be assessed separately. Council required REF20250208 to be amended to include all planning permissions required for the proposal and the adjoining road reserve, and required REF20250207 to be withdrawn.

- The RFI also required comprehensive amended plans and reports addressing all existing and proposed buildings and works, including those requiring retrospective approval, together with an updated planning report, vegetation removal information and a revised estimate of the cost of development.

- Council noted that the rectification period provided under the 25 February 2025 Notice of Contravention had expired and advised that failure to adequately respond to the RFI could result in enforcement action and potentially require the existing use of the land to cease.

- **Current application – PA1221:** In response to Council's RFI, the application was subsequently amended to bring the matters together as a single planning permit application. The current application, PA1221, seeks approval for the use and development of the land for Intensive Animal Production, associated buildings and works, alteration of access to Nhill-Harrow Road and retrospective native vegetation removal from the land and adjoining road reserve.

- **December 2025 – Further information provided:** Updated plans and supporting technical reports were submitted in response to Council's RFI, allowing the current application to progress through the assessment and referral process.

- **17 February 2026 – DEECA objection:** Following referral of the application, DEECA formally objected to the proposal. The matters raised included the

	adequacy of the ecological assessment, assessment against the Environmental Significance Overlay, previous native vegetation removal and offsets, revegetation and potential further impacts on roadside vegetation. • **May 2026 – Amended information:** Further amended material was submitted, including revised plans and an updated native vegetation assessment, in response to matters raised through the assessment and referral process. • **10 June 2026 – DEECA objection withdrawn:** Following consideration of the amended information, DEECA withdrew its objection and advised that it had no objection to the grant of a permit subject to conditions. • **Referral responses:** EPA and the Department of Transport and Planning raised no objection to the proposal, subject to their respective requirements. Agriculture Victoria provided advisory comments. Council's Building Department and Environmental Health Officer also raised no objection. • **6 July 2026 – Public notice:** The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. Three objections were received. • **Council determination:** As three objections were received, the application is being presented to Council for determination.

Site Inspection Date:	A site inspection was undertaken by Council officers on **13 May 2025**. At the time of the inspection, the land was being used for an established sheep feedlot operation. The inspection identified extensive feedlot pens, internal accessways, feed and water infrastructure, silos, shedding and other associated agricultural infrastructure. The feedlot was observed within a broader agricultural property predominantly comprising cropping and grazing land. The inspection also provided Council with an opportunity to observe the relationship between the feedlot, existing farm infrastructure, surrounding agricultural land and the broader rural landscape.  *Figure 1 – Existing sheep feedlot and associated infrastructure, site inspection 13 May 2025.*  *Figure 2 – Existing feed and operational infrastructure, site inspection 13 May 2025.*

Considered Plans:	• Town Planning Report – Lamb Feedlot & Retrospective Native Vegetation Removal, DP Planning, Revision 05, re-issued 12 May 2026. • Town Planning Drawings, DP Planning, May 2026. • Civil Works Plans, AR Civil Engineers, Revision C, May 2026. • Retrospective Vegetation Assessment, Okologie Consulting, Version 3, 12 May 2026. • Development Licence Exemption Application and supporting Health and Human Impact Assessment. • Odour Assessment – Gymbowen Lamb Feedlot, GHD, Revision 1, 12 November 2025. • Stormwater Balance Report, AR Civil Engineers, Revision B, June 2025. • Land Capability Assessment and Management Plan. • Geotechnical investigations. • Traffic Impact Assessment Report, Quantum Traffic, Revision B, 6 November 2025. • Biosecurity Response Plan. • Certificate of Title and Title Plan. • Planning Property Report and NatureKit material. • Statutory declarations. • RFI response dated 10 December 2025 and further response material submitted in May 2026.
Permit Required Pursuant to:	Farming Zone - Pursuant to Clause 35.07-1, a planning permit is required to use the land for Intensive Animal Production, a Section 2 use. - Pursuant to Clause 35.07-4, a planning permit is required to construct or carry out buildings and works associated with a Section 2 use. Environmental Significance Overlay – Schedule 2 - Pursuant to Clause 42.01-2 and Schedule 2 to the Environmental Significance Overlay, a planning permit is required for the retrospective removal of vegetation that is not exempt under the schedule. Clause 52.17 – Native Vegetation - Pursuant to Clause 52.17-1, a planning permit is required for the retrospective removal of native vegetation where an exemption does not apply. Clause 52.29 – Land Adjacent to the Principal Road Network - A planning permit is required for the creation or alteration of access to Nhill-Harrow Road, which is within Transport Zone 2.

Proposal Details:	The application seeks planning approval for the use and development of the land for Intensive Animal Production (lamb feedlot), alteration of access to Nhill-Harrow Road and retrospective removal of native vegetation from the subject land and adjoining road reserve. The application seeks to formalise the existing feedlot operation and provide for its ongoing operation at a maximum capacity of 28,000 lambs at any one time. The feedlot is proposed to operate seasonally, with two production cycles between September and May and no lambs kept on the site between June and August. The proposal includes: • use of the land for Intensive Animal Production for up to 28,000 lambs; • planning approval for the shed associated with the feedlot operation; • existing and proposed feedlot pens, including induction and feeding pens; • stockyards and associated stock handling infrastructure; • feeding and watering infrastructure; • grain silos and water tanks associated with the feedlot; • internal roads and accessways; • earthworks associated with the feedlot and supporting infrastructure; • drainage infrastructure, including spoon drains and open drains to collect and direct contact water; • a sedimentation basin and holding pond with a capacity of approximately 11,200 m³; • a composting and mortality management area; • a land application area for the management of captured water and nutrients; • alteration and upgrading of the existing access to Nhill-Harrow Road to accommodate 26-metre B-double vehicles; and • retrospective approval for native vegetation previously removed from the subject land and adjoining Nhill-Harrow Road reserve.  *Figure 1: Proposed site plan (DP Planning, 2026)*

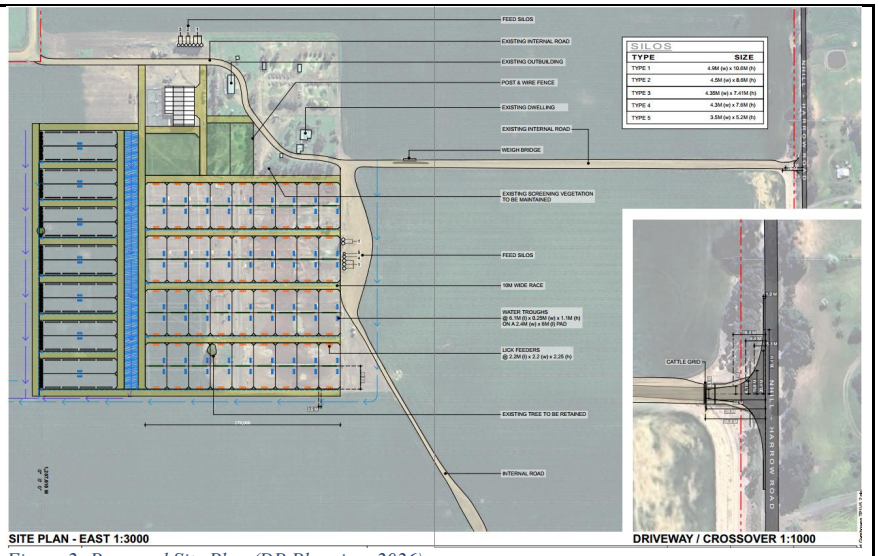


Figure 2: Proposed Site Plan (DP Planning, 2026)

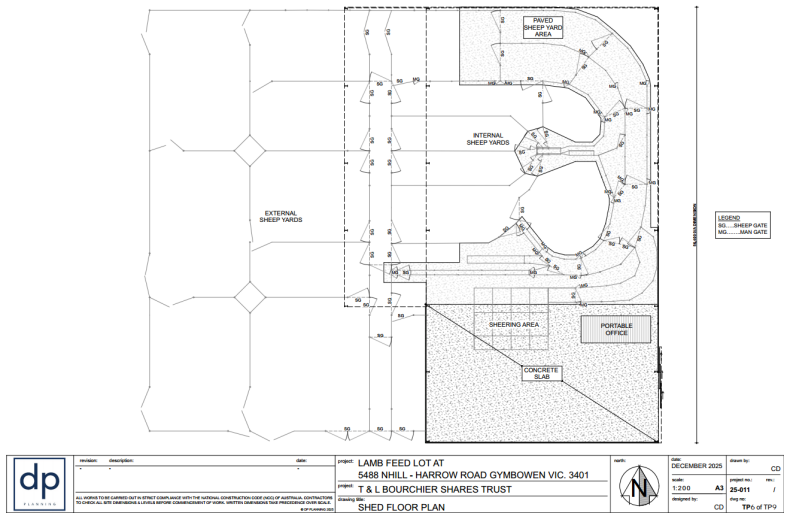


Figure 3: Shed floorplan (DP Planning, 2026)

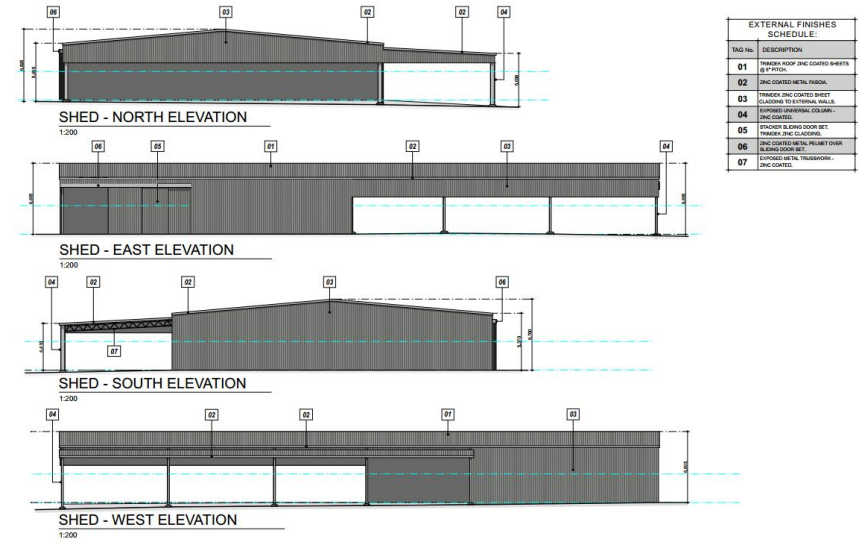


Figure 4: Shed Elevations (DP Planning, 2026)

The feedlot will receive lambs generally between 4 and 9 months of age, with lambs retained on the site for approximately 8–10 weeks before being dispatched once they reach market weight. The operation is expected to have two turnovers per year.

Contact water generated from the feedlot pens, stockyards, composting areas and internal roads is proposed to be collected through the drainage system and directed to the sedimentation basin and holding pond. Captured water is proposed to be managed through evaporation and land application.

Contact water is stormwater that has come into contact with feedlot activities, including pens, stockyards and composting areas, and may contain contaminants. Contact water is collected and directed to the sedimentation basin and holding pond. Clean, non-contact stormwater is diverted around the feedlot and kept separate from the contact-water system.

The proposal also includes the management of manure and livestock mortalities through the nominated composting area.

The application includes both retrospective and proposed components. No planning permit has previously been granted for the Intensive Animal Production use, associated development, alteration of access or native vegetation removal that forms part of the current application.

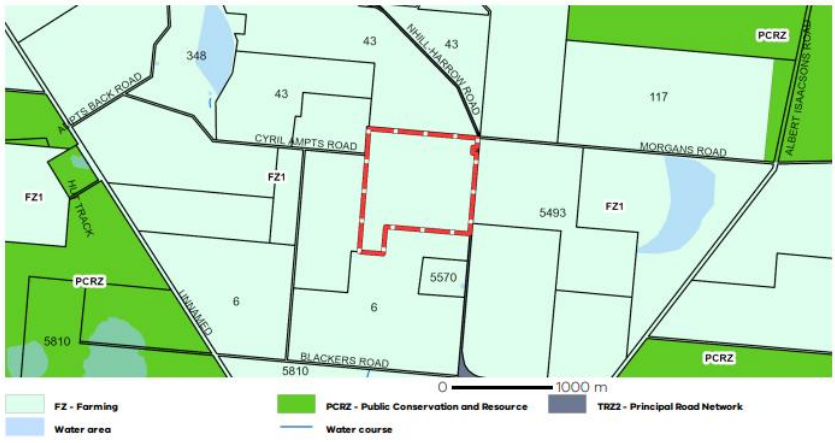
Site and Surrounds:	The subject land is located at Lot 1, 5488 Nhill-Harrow Road, Gymbowen and forms part of a larger agricultural holding at the corner of Nhill-Harrow Road and Cyril Ampts Road. The land is used for broadacre cropping, grazing and the existing lamb feedlot operation.  *Figure 5: Subject site (VicPlan,2026)* The site is located within the Farming Zone (FZ) and is affected by the Environmental Significance Overlay – Schedule 2 (ESO2) – Red-tailed Black Cockatoo Habitat Areas. Nhill-Harrow Road adjoining the site is within Transport Zone 2 (TRZ2).  *Figure 6: Zoning of the site (VicPlan, 2026)*



Figure 7: Overlay of subject site (VicPlan, 2026)

The site contains a dwelling, agricultural buildings, an undercover stockyard, lamb pens, feeding infrastructure, internal roads and drainage infrastructure. The land is generally flat to gently sloping and has been substantially modified by long-term agricultural use.



Figure 8: Subject site (Niche, 2025)



Figure 9:Subject site (Niche, 2025)



Figure 10: Subject site (Niche, 2025)



Figure 11: Subject site (Niche, 2025)



Figure 12: Subject site (Niche, 2025)

Primary vehicle access is from Nhill-Harrow Road, which forms part of the Principal Road Network and is within Transport Zone 2. A secondary rural access is available from Cyril Ampts Road. The property is serviced by groundwater bores.

	Native vegetation occurs within the site and adjoining road reserve, including vegetation relevant to the ESO2 and habitat values associated with the Red-tailed Black Cockatoo. Land surrounding the site is predominantly used for broadacre agriculture and is within the Farming Zone. The feedlot activity area is set within the broader farming property and is separated from surrounding dwellings and environmental features by agricultural land.

Referral	The application was referred to the relevant external authorities in accordance with the Planning and Environment Act 1987 and the referral provisions of the West Wimmera Planning Scheme. **Section 55 referrals:** · **Department of Energy, Environment and Climate Action (DEECA)** – determining referral authority under Clause 66.04. DEECA initially sought further information and subsequently objected. Following the May 2026 amended material, DEECA withdrew its objection and on 10 June 2026 advised that it had no objection subject to conditions. · **Environment Protection Authority (EPA) – Recommending Referral Authority.** The application was referred to EPA under Section 55 of the *Planning and Environment Act 1987*. EPA is a recommending referral authority for the applicable referral trigger, meaning Council must consider EPA's response but is not bound by an objection or required to include its recommended conditions in the same way as for a determining referral authority. EPA initially sought clarification regarding the applicable EPA permission pathway. Following further information and the issuing of Development Licence Exemption EXM000300320, EPA advised that it had no objection to the application and provided permit notes. · **Head, Transport for Victoria** – determining referral authority. No objection subject to conditions requiring the crossover and driveway to be upgraded to cater for 26 metre B-Double vehicles and maintained in a safe condition. · **Grampians Wimmera Mallee Water** – determining referral authority. No objection subject to conditions requiring the applicant to apply for a groundwater Take and Use licence and obtain the relevant approvals, including approvals prior to the construction and use of the dam. **Section 52 referrals – Recommending Referral Authorities:** · **Agriculture Victoria** – provided recommendations that, if approved, the permit limit the feedlot to no more than 28,000 standard sheep units at any one time, prohibit lambs being kept on the site between June and August, and require operation in accordance with the *National Procedures and Guidelines for Intensive Sheep and Lamb Feeding Systems*. · **Glenelg Hopkins Catchment Management Authority** – advised that the subject land is outside its area of responsibility and, as such, it was unable to provide comment on the application. **Internal Council referrals:** · **Building Department** – no objection. Council's Building Department advised on 18 September 2025 that no new buildings or building work were proposed and that no building permit was required. · **Environmental Health Officer** – no objection. · **Engineering** – No objections

Notification:	The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987*. Council commenced notification on 6 July 2026. Notice was provided to surrounding owners and occupiers and a notice was displayed on the Nhill-Harrow Road frontage for a period of 21 days. A total of 20 submissions were received, comprising 3 objections, 16 submissions in support and 1 submission where no position was recorded. The principal grounds of objection relate to: • odour and amenity impacts; • stormwater, runoff and potential contamination of wetlands and waterways; • flooding and seasonal inundation; • groundwater demand and potential impacts on neighbouring bores; • native vegetation and proposed offset arrangements; • biosecurity risks associated with livestock movements; • impacts on adjoining farming operations and property values; and • road condition and traffic impacts. The grounds of objection have been considered as part of the assessment below. As objections were received, the application is being presented to Council for determination.

Planning Scheme Requirements:	The following planning scheme provisions have been considered throughout the assessment of this application: Municipal Planning Strategy Clause 02.01 – Context Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plan Planning Policy Framework Clause 11 – Settlement Clause 12 – Environmental and Landscape Values Clause 13 – Environmental Risks and Amenity Clause 14 – Natural Resource Management Clause 17 – Economic Development Clause 18 – Transport Clause 19 – Infrastructure Zoning Provisions Clause 35.07 – Farming Zone Overlay Provisions Clause 42.01 – Environmental Significance Overlay Schedule 2 – Red-tailed Black Cockatoo Habitat Areas Particular Provisions Clause 52.06 – Car Parking Clause 52.17 – Native Vegetation Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.34 – Bicycle Facilities Clause 53.10 – Uses with Adverse Amenity Potential General Provisions Clause 65 – Decision Guidelines Clause 65.01 – Approval of an Application or Plan Clause 66 – Referral and Notice Provisions

Comparison against Planning Controls:	**Response to Objections** The objections raise a range of concerns regarding odour, groundwater, stormwater and flooding, downstream environmental impacts, native vegetation, biosecurity and the potential impacts of the feedlot on surrounding agricultural land. Council has reviewed the matters raised against the applicant's response, supporting technical reports, referral authority advice and the recommended permit conditions. **Odour and Amenity** Objectors have raised concerns regarding existing odour generated by the feedlot, including odour associated with livestock, manure and mortality composting. Concerns were also raised regarding the assumptions used in the submitted odour assessment, including the use of non-site-specific emission factors, wet pen conditions, stocking density and whether odour may extend further than predicted. The application is supported by a GHD Odour Assessment which includes separation distance calculations, meteorological analysis, dispersion modelling and a source–pathway–receptor assessment. The assessment identifies a recommended variable separation distance of approximately 896 metres. Council acknowledges that the objectors' concerns are based in part on existing experienced odour and that the submitted modelling does not conclusively demonstrate how the completed feedlot will perform under all actual operating conditions. The EPA Development Licence Exemption therefore requires post-commissioning field odour surveillance in accordance with EPA Victoria Publication 1881. To provide Council with an additional level of oversight, permit conditions are recommended requiring the field odour surveillance results to be provided to the Responsible Authority and requiring further mitigation measures where unreasonable off-site odour impacts are identified. Subject to these conditions and the ongoing EPA requirements, Council considers that potential odour impacts can be appropriately monitored and managed. **Mortality Composting and Manure Management** Objectors raised concerns regarding odour, pests, leachate and potential environmental impacts associated with mortality composting and manure storage. The submitted material provides for a low-permeability composting area connected to the feedlot drainage system. The EPA exemption also requires a mortality compost commissioning, testing and sampling program, together with ongoing environmental risk management. Council considers that these matters can be adequately addressed through the EPA requirements, the Risk Management and Monitoring Program and the recommended permit conditions relating to waste, contact water and environmental management. **Seasonal Drainage, Flooding and Stormwater** Objectors raised concerns that the feedlot and associated infrastructure may be located within or adjacent to seasonal drainage lines, low-lying land or areas subject to periodic inundation. Concerns were also raised regarding potential overtopping

	or failure of the holding pond and the potential discharge of contaminated water to surrounding land, wetlands and farm dams. The Site Context Plan identifies the feedlot area as being outside the mapped 1% AEP flood extent and WWCMA mapping does not identify a designated waterway through the queried location. The submitted stormwater design separates external non-contact runoff from the feedlot contact-water system and provides for containment of the assessed 5% AEP event. The Stormwater Balance Report also provides for perimeter drainage, bunding, a sedimentation basin, holding pond and controlled overflow infrastructure. However, Council acknowledges that the objection raises a more localised issue regarding seasonal drainage paths and low points which may not necessarily be represented by formal flood or designated-waterway mapping. Accordingly, a permit condition is recommended requiring a suitably qualified engineer to verify the external catchment, seasonal drainage paths, low points and overland flow routes prior to commissioning of the feedlot at its approved capacity. Any additional drainage works identified through this process must be completed before full commissioning. Subject to this verification and the implementation of the endorsed drainage system, Council considers that the risk of off-site contaminated runoff can be appropriately managed. **Groundwater Contamination** Objectors raised concerns regarding the potential for contaminated water to infiltrate through the holding pond, sediment basin, drains, composting areas and land application areas and affect groundwater quality. The submitted geotechnical testing identifies low-permeability clay material capable of meeting the nominated permeability criteria for feedlot containment infrastructure. Additional testing of material from the proposed dam location recorded permeability of approximately 3×10^{-11} m/s. The civil design also requires low-permeability lining to the contact-water drains, sediment basin and holding pond, with the land capability assessment providing additional controls relating to nutrient attenuation, buffers and managed land application. EPA condition EX_08 further requires a development verification report before commissioning to confirm the design and construction of the relevant environmental controls. Council therefore considers that groundwater contamination risks are capable of being appropriately managed subject to the recommended conditions and EPA requirements. **Groundwater Demand and Neighbouring Bores** Objectors raised concerns regarding the volume of groundwater required to support up to 28,000 lambs and the potential for extraction to affect neighbouring domestic and stock bores. The applicant's response refers to the available entitlement within the Gymbowen groundwater management zone. However, the material submitted with the

	application does not include a specific hydrogeological assessment of potential localised bore interference. GWMWater's 2024/25 reporting identifies a zone cap of 2,000 ML and licensed entitlement of 1,052 ML within the Gymbowen Zone. However, availability of entitlement at a management-zone level does not, by itself, demonstrate that extraction from the subject land will have no impact on nearby bores. Groundwater extraction is separately regulated by GWMWater under the Water Act 1989. GWMWater's management framework provides for groundwater licensing, metering and consideration of impacts on known domestic and stock bores. A permit condition is therefore recommended requiring written confirmation that all necessary groundwater extraction and use licences and approvals have been obtained from GWMWater before the feedlot operates at the capacity authorised by the permit. Council considers that this provides the appropriate mechanism for the detailed assessment and regulation of groundwater extraction. **Wetlands and Downstream Environmental Impacts** Objectors raised concerns regarding potential impacts on seasonal wetlands, drainage lines, downstream farm dams and ecological values. The submitted material identifies surrounding water areas and wetlands and shows the feedlot area outside the mapped 1% AEP flood extent. The proposed drainage system is designed to separate clean external runoff from contaminated contact water, with contact water directed to the sedimentation basin and holding pond for storage and managed reuse. The recommended drainage verification condition will provide an additional check that local seasonal drainage paths and external catchments have been adequately accounted for. Subject to these measures, Council considers that potential impacts on downstream waters can be appropriately managed. **Native Vegetation** Objections were raised regarding previous native vegetation removal and the location and suitability of proposed offsets and replacement planting. The updated native vegetation assessment identifies the extent of retrospective removal and the applicable offset requirements. The matter has also been considered by DEECA through the referral process. DEECA subsequently withdrew its objection subject to conditions requiring a Section 173 Agreement, a Native Vegetation Management Plan, protection of a minimum of 64 large trees, recruitment of 40 new trees and ongoing monitoring and reporting. Council considers that the retrospective vegetation removal and future vegetation protection requirements can be appropriately addressed through the DEECA conditions and the separate Clause 52.17 offset requirements. **Biosecurity and Pest Management** Objectors raised concerns regarding the potential spread of disease, weeds, parasites, flies, rodents and pest animals associated with livestock movements to and from the site.

	A Biosecurity Response Plan has been prepared which addresses transmission pathways associated with livestock, people, vehicles, equipment, feed, water, wildlife, insects and rodents. The plan includes routine procedures, livestock inspection and auditing and is incorporated into the EPA environmental management framework. Council considers that these risks are capable of being appropriately managed through implementation of the Biosecurity Response Plan and the recommended permit conditions. **Impacts on Surrounding Agricultural Land** Objectors raised concerns that odour, groundwater extraction and other environmental impacts may affect the ongoing productive use of neighbouring agricultural land and potential future accommodation or agri-tourism activities. The proposal is an agricultural use within the Farming Zone and must be assessed having regard to its compatibility with surrounding agricultural activities. Council acknowledges that the concerns relating to surrounding farming operations are principally dependent on the management of odour, water, groundwater and biosecurity. These matters have been separately considered above and are subject to technical controls, permit conditions and separate EPA and GWMWater regulatory requirements. Council therefore considers that there is insufficient evidence to demonstrate that the proposal would unreasonably restrict the ongoing agricultural use of surrounding land. **Consistency Between EPA and Planning Permit Documents** An objection also raised inconsistencies between the documents approved under the EPA Development Licence Exemption and the more recent plans submitted to Council. The applicant acknowledges that the EPA-approved material and current planning plans are not presently fully aligned and has advised that an amendment to the EPA documentation is being progressed. This matter has not therefore been fully resolved at the time of Council's assessment. A permit condition is recommended requiring written evidence that the EPA-approved documents and the endorsed planning permit plans are consistent before commissioning of the feedlot at the capacity authorised by the permit. **Conclusion** The objections raise legitimate matters requiring consideration, particularly in relation to odour, seasonal drainage, groundwater extraction and the consistency of the EPA and planning approval documents. The applicant's response and supporting technical material address the majority of the matters raised; however, some issues are not conclusively resolved through the planning application alone. Council considers that the remaining matters can be appropriately addressed through a combination of:

	• targeted planning permit conditions, including drainage verification, odour monitoring and corrective action, groundwater approval and alignment of EPA and planning documents; • the ongoing EPA environmental approval, monitoring and compliance framework; and • GWMWater's groundwater licensing and management process. On balance, the matters raised in the objections do not warrant refusal of the application, subject to the recommended permit conditions and the separate statutory approvals required for the operation. **Additional Objection – Received Outside Advertising Period** A further objection was received outside the formal advertising period from a person residing on land owned by the applicant, in proximity to the feedlot. The objection raises concerns regarding odour, groundwater availability and contamination, biosecurity, livestock management and amenity impacts. Although received outside the advertising period, the objection has been considered as part of Council's assessment. The concerns are addressed through the recommended permit conditions, including monthly odour surveillance throughout the first representative high-stock operating season, and the separate EPA and GWMWater requirements. Personal and property-related disputes raised in the objection are not relevant planning considerations and have not been given weight in the assessment.

Officer Comments:	The proposal is for a substantial intensive agricultural operation and requires careful consideration of environmental, amenity and infrastructure impacts. The application has been amended on a number of occasions during the assessment process and now includes specialist material addressing odour, stormwater and wastewater, land capability, traffic, native vegetation and biosecurity. The relevant referral authorities have considered the amended proposal. EPA does not object, the Head, Transport for Victoria, does not object subject to conditions, GWMWater does not object subject to conditions, and DEECA withdrew its earlier objection and now has no objection subject to conditions. Agriculture Victoria has also provided advice supporting approval subject to operational controls. Three objections were received and the concerns raised, particularly in relation to odour, water, flooding, native vegetation, biosecurity and traffic, have been considered. On balance, the specialist assessments and referral responses demonstrate that these matters can be appropriately managed through the proposed design, separate statutory approvals and permit conditions. It is therefore considered that the proposal is consistent with the purpose and relevant decision guidelines of the Farming Zone, ESO2 and applicable particular provisions and represents an acceptable planning outcome. **Additional objection** Council has reviewed the additional objection and considered the matters raised as part of its assessment of the application. As the objection was received outside the formal advertising period, it was not forwarded to the applicant for a response. However, the concerns raised are substantially similar to those identified in other objections and have already been addressed through the assessment process. Accordingly, the additional objection does not alter the officer's assessment or recommendation.

Recommendation:	That Council, having caused notice to be given under Section 52 of the Planning and Environment Act 1987, and having considered all the matters required under Section 60 of the Planning and Environment Act 1987, decides to issue a Notice of Decision to Grant a Planning Permit under Clauses 35.07-1, 35.07-4, 42.01-2, 52.17 and 52.29 of the West Wimmera Planning Scheme in respect of the land known as Lot 1, 5488 Nhill Harrow Road, Gymbowen VIC 3401, for the use and development of the land for Intensive Animal Production, including associated buildings and works, alterations to access to Nhill-Harrow Road and retrospective removal of native vegetation, in accordance with the endorsed plans and subject to conditions. **WEST WIMMERA SHIRE COUNCIL** **Plans** **1. Endorsed plans** The use and development as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority. **Intensive Animal Production Use** **2. Maximum capacity** The Intensive Animal Production use must not exceed **28,000 standard sheep units (SSU) at any one time**. **3. Seasonal operation** No lambs are to be accommodated within the feedlot and the feedlot is not to be operated during the months of **June, July and August**. **4. Feedlot operation** The feedlot must be operated in accordance with the *National Procedures and Guidelines for Intensive Sheep and Lamb Feeding Systems* (revised January 2020), to the satisfaction of the Responsible Authority. **Amenity and Odour** **5. Amenity** The use must be managed so that it does not cause unreasonable amenity impacts on surrounding land as a result of: a. odour; b. dust; c. noise;

	d. flies, rodents or other pests; e. manure, waste or mortality composting; or f. wastewater or contaminated stormwater. All reasonable measures must be taken to prevent and minimise such impacts to the satisfaction of the Responsible Authority. **6. Field odour surveillance** During the first representative high-stock operating season following commissioning of the expanded feedlot, field odour surveillance must be undertaken monthly by a suitably qualified person to provide a representative assessment of odour impacts across the entire season (minimum of six data points) and under varying operating and weather conditions. The surveillance must be undertaken in accordance with the applicable requirements of Environment Protection Authority Victoria and Development Licence Exemption EXM000300320. A final report documenting the monthly surveillance undertaken, results and any recommended mitigation measures must be submitted to the Responsible Authority within 30 days of completion of the season **7. Odour corrective action** Where the field odour surveillance required by Condition 6 identifies unreasonable off-site odour impacts attributable to the feedlot, additional measures addressing planning amenity impacts must be prepared by a suitably qualified person, submitted to and approved by the Responsible Authority, and implemented to the satisfaction of the Responsible Authority. Any measures required under the Environment Protection Act 2017, Development Licence Exemption EXM000300320 or a subsequent EPA permission must be administered in accordance with those requirements. Any additional mitigation measures must be implemented within a timeframe agreed to by the Responsible Authority. **8. Complaints register** A complaints register must be maintained for the duration of the use and must record: a. the date and time of the complaint; b. the nature and location of the reported impact; c. weather conditions at the time, where relevant; d. any investigation undertaken;

	e. the outcome of the investigation; and f. any corrective action undertaken. The complaints register must be made available to the Responsible Authority and Environment Protection Authority Victoria upon request. **Stormwater and Drainage** **9. Drainage Verification Report** Before commissioning of the feedlot at the capacity authorised by this permit, a Drainage Verification Report prepared by a suitably qualified civil or water engineer must be submitted to and approved by the Responsible Authority. The report must: a. confirm the external catchment contributing towards the feedlot area; b. identify any seasonal drainage lines, low points and overland flow paths which may interact with the feedlot pens, stockyards, composting area, sedimentation basin, holding pond or land application area; c. confirm that external non-contact stormwater is appropriately diverted around the feedlot contact-water system; d. confirm that the contact-water management system has been constructed with the required capacity and freeboard in accordance with the endorsed stormwater design; e. demonstrate that the drainage system appropriately manages the potential for external overland flows to enter the contact-water system; and f. identify any additional works required to prevent contaminated water from discharging beyond the subject land. **10. Additional drainage works** Any additional works identified by the Drainage Verification Report required under Condition 9 must be completed to the satisfaction of and at no cost to the Responsible Authority before commissioning of the feedlot at the capacity authorised by this permit. **11. Contact and non-contact water** All contact water, including contaminated stormwater runoff from feedlot pens, stockyards, composting areas and other potentially contaminated

	surfaces, must be collected and directed to the approved contact-water management system, including the sedimentation basin and holding pond. Non-contact stormwater must be diverted away from the contact-water management system and must not be directed through feedlot pens, stockyards, composting areas or other potentially contaminated surfaces. **12. Drainage infrastructure** All drains, bunds, sedimentation basins, holding ponds and other stormwater and contact-water management infrastructure must be maintained in good working order for the duration of the use, to the satisfaction of the Responsible Authority. **Land Application** **13. Land application** Wastewater or contact water must only be applied to the endorsed land application area in accordance with the endorsed Land Capability Assessment, Risk Management and Monitoring Program and applicable EPA requirements. Wastewater or contact water must not be applied to land that is saturated, waterlogged or subject to ponding, or where application may result in runoff beyond the subject land. **Grampians Wimmera Mallee Water** **14. Groundwater Take and Use Licence** The applicant is required to apply for a groundwater Take and Use licence and obtain the relevant approvals. **15. Dam approvals** The applicant must obtain the relevant approvals from GWMWater before the construction and use of the dam. The applicant is required to contact GWMWater to discuss the construction and use of the dam. **Council Groundwater Requirement** **16. Groundwater approval prior to operation** Before the Intensive Animal Production use operates at the capacity authorised by this permit, written confirmation must be provided to the Responsible Authority from Grampians Wimmera Mallee Water confirming

	that all licences, entitlements and approvals required for the extraction and use of groundwater associated with the Intensive Animal Production use have been obtained. **Mortality Composting and Manure Management** **17. Mortality composting** Mortality composting must only occur within the designated mortality composting area shown on the endorsed plans. The mortality composting area must be constructed and maintained with a low-permeability surface and drained to the approved contact-water management system. Mortality composting and manure management must be undertaken in accordance with the Risk Management and Monitoring Program and applicable EPA requirements. **Environmental Management** **18. Risk Management and Monitoring Program** The feedlot must be operated in accordance with the Risk Management and Monitoring Program required by EPA Development Licence Exemption EXM000300320, or any subsequent EPA permission applying to the use. A current copy of the Risk Management and Monitoring Program must be provided to the Responsible Authority upon request. **19. Environmental incident response** Where an environmental incident associated with the feedlot results in, or is reasonably likely to result in, the uncontrolled release of contact water, wastewater, manure, compost leachate or other contaminated material beyond the approved containment system, the permit holder must: a. take immediate reasonable action to contain and rectify the incident; b. notify the Responsible Authority as soon as practicable where the incident has resulted, or may result, in an off-site impact; and c. undertake any remedial measures reasonably required by the Responsible Authority.

	Biosecurity **20. Biosecurity** The use must be operated in accordance with the Biosecurity Response Plan forming part of the endorsed documentation. Measures for the management of livestock disease, weeds, parasites, flies, rodents and other pest animals must be implemented for the duration of the use. **EPA and Planning Permit Alignment** **21. Consistency of EPA and planning documents** Before commissioning of the feedlot at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that the plans and documents applicable to the development under EPA Development Licence Exemption EXM000300320, or any subsequent EPA permission applying to the development, are consistent with the endorsed plans under this permit. Where an inconsistency exists, the relevant EPA permission or planning permit plans must be amended, as required by the relevant authority, before commissioning at the capacity authorised by this permit. **22. EPA permission** Before the feedlot operates at the capacity authorised by this permit, written evidence must be provided to the Responsible Authority demonstrating that any EPA permission required to operate the Intensive Animal Production use has been obtained. **Clause 52.17 – Native Vegetation** **23. Native vegetation offset** Within three months of the issue of this permit, the permit holder must provide evidence to the satisfaction of the Responsible Authority that the following native vegetation offset has been secured: a. 0.096 general habitat units; b. with a minimum strategic biodiversity value score of 0.396; c. including eight large trees; and d. located within the Wimmera Catchment Management Authority area or West Wimmera Shire Council municipal area.

	The offset must be secured in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* and to the satisfaction of the Responsible Authority. The updated vegetation assessment confirms these requirements and identifies the proposed mechanism as a third-party allocated credit extract. **24. Evidence of offset** Evidence that the offset required by Condition 23 has been secured must be provided in the form of an allocated credit extract issued by the Native Vegetation Credit Register, or another form of evidence acceptable to the Responsible Authority. **Department of Energy, Environment and Climate Action** **25. Section 173 Agreement** Before the development starts, the landowner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 and apply to have the agreement registered on title. The owner must pay the reasonable costs of the preparation, execution and registration of the agreement **26. Native Vegetation Protection Area** The Section 173 agreement must provide for the protection and management in perpetuity of the area shown as the 'Native Vegetation Protection Area' on the endorsed plans, to the satisfaction of the Responsible Authority, and must: a. Protect and enhance habitat values for the South-eastern Red-tailed Black Cockatoo through: i. The retention of all native vegetation within the protection area ii. The protection of a minimum of 64 large trees iii. The recruitment of 40 new trees. b. Require management in accordance with the endorsed management plan as detailed in Condition 27. The owner must pay the reasonable costs of the preparation, execution and registration of the agreement.

27. Native Vegetation Management Plan

Before the development starts, a Native Vegetation Management Plan for the protection area must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and form part of this permit. The plan must be prepared by a suitably qualified ecologist and include:

a. Description and mapping of native vegetation and habitat values;
b. Management actions for habitat protection and enhancement, encouragement of recruitment, weed and pest control, and fire management;
c. Performance objectives consistent with a Net Gain outcome;
d. A monitoring program; and
e. Annual reporting requirements.

28. Ongoing management

The owner must:

a. Manage the protection area in perpetuity in accordance with the endorsed plan; and
b. Submit an annual report to the Responsible Authority detailing management actions undertaken, habitat condition, and progress against objectives, by the anniversary date of the execution of the agreement, for a period of 10 consecutive years.

Head, Transport for Victoria

29. Access upgrade

Within six (6) months of the issue of this permit the crossover and driveway must be upgraded in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties (attached) to cater for 26m B-Double vehicles as detailed in Table 2: Access Setout Details to the satisfaction of and at no cost to the Head, Transport for Victoria.

30. Driveway maintenance

Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway) to the satisfaction of and at no cost to the Head, Transport for Victoria.

Expiry

31. Expiry

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 within four years of the date of this permit; or
c. the use is not commenced within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Environment Protection Authority – Permit Notes

Note A

This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 2017 are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the Environment Protection Regulations 2021.

Note B

The Environment Protection Act 2017 came into effect on 1 July 2021. The general environmental duty (GED) is a centrepiece of the laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point.

Department of Energy, Environment and Climate Action Notes

1. All wildlife in Victoria is protected under the Wildlife Act 1975. Prior to removal of vegetation landholders are advised to determine whether a

	Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits. 2. Works or other activities on public land which may affect protected native plants, may require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the most up to date Protected Flora List (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office via grampians.environment@deeca.vic.gov.au
Planner/Officer: James Petts Urban Planner	**Signature:**  **Date: 9 October 2026**
Delegate: Cameron Hayes Planning Coordinator	**Signature:**  **Date: 9 October 2026**

Agriculture Victoria

04 February 2026

James Petts
Planning Department
West Wimmera Shire Council
PO Box 201
EDENHOPE VIC 3318

Email: planning@westwimmera.vic.gov.au

Dear James,

RE **Planning Permit Application PA1221 the use and development of land for intensive animal production.**

Land at: **5488 Nhill Harrow Road, Gymbowen Vic 3401**

Lot 1 TP340499

Reference: **PA1221**

Thank you for the opportunity to provide comment pursuant to a notice of application under Section 52 of the *Planning and Environment Act, 1987*. This letter should be read in conjunction with the response provided by Agriculture Victoria date 23 September 2025.

The advice provided in this letter relates to:

1. Planning context
2. Supporting documents

1. Planning Context

The subject land identified as Lot 1 TP340499. It is approximately 107 hectares in area and is affected by:

- Environmental Significance Overlay - Schedule 2 (ESO2) - red-tailed black cockatoo habitat areas

The subject land is Farming Zone, Clause 35.07 of the West Wimmera Planning Scheme and within the zone, Intensive animal production is a Section 2 use, permit required.

In lieu of specific guidance in the planning scheme and in line with the Separation Distance Guideline (Environment Protection Authority, August 2024), Agriculture Victoria has assessed this application with reference to *National procedures and guidelines for intensive sheep and lamb feeding systems, January 2020*, as the current state of knowledge for sheep feedlots.

2. Supporting documents

The application was accompanied by the following supporting documents:

- Town Planning Report (Lamb Feedlot & Retrospective Native Vegetation Removal), written by Dan Pech of DP Planning, Revision 04, dated 10 December 2025
- Development Licence Exemption Application, written by Jacquelle Gorski of Sustainable Project Management Pty Ltd, Revision E, dated 08 December 2025
- Gymbowen lamb feedlot – Odour assessment, written by C Sim of GHD Pty Ltd, Revision 1, dated 12 November 2025

- Stormwater Balance Report, written by Alex Reid of AR Civil Engineers, Revision B, dated June 2025
- Report on Additional Soil Sample Testing, written by Siddhita Soni of Douglas Partners, dated 6 May 2025
- Report on Geotechnical Investigation – Retrospective Site Approval, prepared by Arthur Rowling, Revision 2, dated 10 December 2025.
- Land capability assessment and management plan, revision 4, written by Neil van der Geest of Land capability assessment services, dated October 2025
- Biosecurity response plan, written by SPM, dated May 2023
- Town Planning Drawings (TP1-TP9), produced to DP planning, dated December 2025
- Traffic Impact Assessment Report, prepared by Quantum Traffic, Revision B, dated 6 November 2025
- Retrospective Vegetation Assessment, written by Mark Stockdale of Okologie Consulting, version 2, dated 5 December 2025
- Site Context Plan – Ref:24-135 REV 01, by DP Planning, dated 1 October 2024.
- Response to RFI - Amendment to a Planning Permit Application REF20250208 – written by Dan Pech of DP Planning, dated 10 December 2025

Agriculture Victoria notes that the following document is referred to in the supporting documents but has not been provided:

- Geotechnical investigation completed by Douglas Partners reference 221929.01.R.001.Rev,1 dated July 2023.

Agriculture Victoria has reviewed the supporting documents and notes the following:

Town Planning Report,

The *Town Planning Report (Lamb Feedlot & Retrospective Native Vegetation Removal),* written by Dan Pech of DP Planning, Revision 04, dated 10 December 2025, states:

- *The proposed feedlot is to be constructed and operated in accordance with widely adopted industry best practices, including the National procedures and guidelines for intensive sheep and lamb feeding systems (Meat and Livestock Australia Limited, January 2020).*
- *The proposed use and development also qualifies as a prescribed activity under the Environment Protection Regulations 2021. It follows, that a Development Licence is also required for the proposal. A Development Licence application (exemption pathway) is currently underway and a draft submission has been attached to this application.*
- *Based on recent experiences for livestock transport, it is expected that up to approximately 650 head of lamb can be transported in a single trip using a b-double livestock vehicle.*
- *It follows, that the existing lamb feedlot activity currently generates approximately 76-80 total b-double movements (delivery and dispatch) per annum. These are received in a short window of time between September-May (dry season), with 8-10 week gaps between delivery/dispatch.*
- *Waste sources comprise predominantly liquid and solid waste from livestock (urine and faeces), spoiled/spilled food and water and livestock mortalities. Liquid and solid waste from livestock is compacted into the existing pen areas, with run-off captured in spoon drains located on the southern and western side of each pen row and directed to run-off via swales located at the end of each pen row. Build up of potentially deleterious waste is managed by a combination of turning top soil and replacing with fresh soil scrapped from other areas of the farm. Effluent and manure from the existing pen areas are applied on land used for agriculture as compost outside of the existing pen areas.*

- *The proposed feedlot operation will be managed to achieve best practice compliance in animal welfare, including appropriate procedures for the handling of stock throughout the duration where lambs are situated on the site. Pens, yard roads, compost areas, waste storage and drainage areas are proposed to be constructed, as well as feeding and watering systems. Pen areas have been designed to consider slope, aspect, location and size and protection from predators.*
- *Outdoor pens are constructed with the slope, to ensure a natural contour for pen drainage, and to ensure that water drains into designated areas. Pens are also designed with a northerly aspect to maximise solar radiation and evaporation rates, and are designed to be evenly graded with suitable pen slopes between 2-6%, and use of rubble at high usage points.*

Development Licence Exemption Application

Agriculture Victoria is aware that an exemption from Development Licence was issued on 13 January 2026 with conditions. It is understood that the development will be required to submit a permit application to allow for the operation of the prescribed permission activity.

The Development Licence Exemption Application, written by Jacquelle Gorski of Sustainable Project Management Pty Ltd, Revision E, dated 08 December 2025, states:

- *The site accommodates up to 28,000 head of lamb between September and May, with two turnovers per year. Lambs are introduced at 4 to 9 months old and maintained in pens on site for a duration of 8 to 10 weeks, before being dispatched off site to abattoirs for processing.*
- *Lambs are to be received two times per year between September and May (dry seasons), with 8-to-10-week growing period for each batch, or until market weight of 60 kilograms is obtained.*
- *The project has no community concern and minimal impact. Neighbours have been consulted and provided no objections to the proposed expansion. The current operation has received no complaints. By adhering to rigorous environmental standards and implementing appropriate control measures, such as reasonable separation distances, stormwater and mortality management, the feedlot can operate without significant disruption to the surrounding community.*
- *Based on the information provided by SPM on 7 November 2025, there will be seven (7) induction pens and seventy-two (72) open-air feed pens constructed south of the existing buildings on the site. The 72 feed pens each has an area of 1,019.37 m^2 (33 m X 30.89 m). It is proposed that there will be a holding pond which collects runoffs of lamb effluents via the spoon drains. At the end of each cycle, the pens are cleaned out to produce approximately 100 m^3 of manure which will be moved to the composting pad.*
- *The feedlot has a secure, reliable water supply that is correctly licensed (no Water Use Licence or Take And Use license required), of sufficient capacity and of suitable drinking quality for livestock (see Section 4.9). The Site is serviced by two existing bores (Bore ID 68745 and 68744).*

Gymbowen lamb feedlot – Odour assessment

The Gymbowen lamb feedlot – Odour assessment, written by C Sim of GHD Pty Ltd, Revision 1, dated 12 November 2025, states:

- *The site proposes to have two turnovers of 28,000 lambs between September and May (nine months) each year, and no lambs are proposed to be kept onsite between June and August.*

- *GHD notes that currently no operations are undertaken on the site between the months of May and September. Therefor no odour surveillance has been able to be undertaken to inform the level 3 assessment. To inform the past performance odour complaint history is provided.*
- *The lambs are housed in pens or feedlot bays, which are designed to provide adequate space, ventilation, and drainage. The pens are bedded with straw or other materials to provide a source of rough age. At the end of the season, the pen floors are cleaned to remove manure that has collected over the season. The pens are designed with an elevated with a midpoint that drains outward to swoon drains for collection.*

Conclusion

West Wimmera Shire Council as the responsible authority will have to make a determination as to whether the application for Intensive animal production meets the purpose of the zone and the strategic objectives of the West Wimmera Planning Scheme.

Agriculture Victoria has considered the supporting documents accompanying the proposal for Intensive Animal Production, aerial imagery and recent aerial photos provided by council and notes that:

- Drawing TP2 (Dec 2025) shows the effluent sedimentation basin and holding ponds located with very little setback from the property boundary. The *National procedures and guidelines for intensive sheep and lamb feeding systems* (2020) recommend at least 20m setback from the boundary.
- The recent aerial imagery (Sep 2023) and photographs supplied by council indicate that there appears to be pooling within pens and a picture of a leaking trough indicate pen drainage across into other pens, rather than down through the pen to the proposed drains.
- Supplied drawings/plans do not show designed pen slope and grade.
- There does not appear to be any provisions of shade to livestock.
- Ag Vic has recently been made aware that the Development Licence exemption has been granted, with conditions, on 13 January 2026. It is understood that the development will be required to submit a permit application to allow for the ongoing operation of the prescribed permission activity.
    - Relevant conditions from exemption EXM000300320
        - EX_05 - Risk management and monitoring program
        - EX_08 - *You must undertake the following actions: Provide a development verification report prepared by a suitably qualified person or persons, prior to commencing commissioning activities, which detail the final detail designs of the feedlot, construction verification and/or quality assurance standards, including verification of the design, construction and maintenance recommendations as per the geotechnical reports (items (c) and (d) of EX_06.01.*
        - EX_C03 - *During the commissioning period, you must (a) develop a mortality compost commissioning testing and sampling program for finished product in accordance with EPA Victoria publication 2050 with sampling frequency in accordance with AS4454-2012; (b) Upon commissioning of the expanded site (28,000 lambs), conduct a field odour surveillance program developed by a suitable qualified person of persons and in accordance with EPA Victoria Publication 1881. The program methodology should investigate the extent, intensity, character, and frequency of odours to understand the ambient odour environment and the subsequent odour risk to the surrounding area*.
        - EX_D04 - *You must notify the Authority when the developments covered by this exemption has been completed*.

        - EX_D06 - *Following the completion of development activities to the satisfaction of the Authority, you must submit a permit application to allow you to operate your prescribed permission activity*.
    - EPA Public Register for Permissions: https://www.epa.vic.gov.au/public-registers/permissions/EXM000300320

Agriculture Victoria considers that:

- Concerns with pens slope and compaction should be addressed through the requirements of the EPA condition EX_08, stated above, where verification of final design, construction and maintenance recommendations, prior to the commencement of operation, is required by EPA Victoria.
- EPA Planning Assessment team may have other conditions/requirements. The EPA Operation permissions may also come with further conditions/requirements.
- The effluent sedimentation basin and holding pond is some distance from the pens. This distance increases the footprint of the development and may also potentially lead to a lot of solids settling in drains before they reach the sedimentation basin. Drains will need to be monitored and managed to maintain proper function of the drainage system.
- Water supply for a feedlot may require licencing and permissions from relevant rural water authority – *Grampians Wimmera Mallee Water*. The requirements of a feedlot would exceed the allowances under standard Stock & Domestic Use.
- The feedlot proposal can meet requirements of *National procedures and guidelines for intensive sheep and lamb feeding systems, January 2020*, if appropriately designed and operated.

Recommendations

Agriculture Victoria recommends that Council consider the conditions stated within the exemption from Development Licence, when making its decision on this permit application.

If Council was to approve the application for Intensive animal production – sheep feedlot, then:

- The Permit allows; The use and development of the land for Intensive animal production (Sheep Feedlot), where no more than 28,000 standard sheep units (SSU) are permitted at the site at any one time. No lambs to be kept on site between June and August.
- Conditions are placed on the permit that;
    - The use and development of the sheep feedlot is to be operated in accordance with the *National Procedure and Guidelines for Intensive Sheep and Lamb Feeding Systems*, revised Jan 2020.

This letter of advice is provided to Council to assist their assessment of the above planning permit application. The information provided should be considered as advisory in nature to inform Council's determination as the Responsible Authority.

Please provide a copy of Council's decision for our records.

Please contact me if you require any further clarification.

Regards



Paul Wallace
Agriculture Victoria Planning and Advisory Service
Agriculture Sector Development and Services
Department of Energy, Environment and Climate Action.
Agriculture Victoria
255 Ferguson Road, Tatura, Victoria 3616

M: 0448 461 178 **E:** paul.wallace@agriculture.vic.gov.au

OFFICIAL

GWMWater
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11 McLachlan Street
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Email: info@gwmwater.org.au
Website: www.gwmwater.org.au
Certified to best practice standards
ISO 9001 / 14001 and AS/NZS 4801

Our ref: 04/041/003-012.68
Contact: Development Services
Office: Horsham

11 December 2025

West Wimmera Shire Council
PO Box 201
EDENHOPE VIC 3318

Dear Sir/Madam

Town Planning Permit Application No.: REF20250208
Description: Lot 1 TP340499Y, Parish of Kalingur
Location: 5488 Nhill Harrow Road, Gymbowen

GWMWater has investigated the planning permit application, in accordance with Section 56 (1) of the Planning and Environment Act. GWMWater does not object to the granting of a permit, if the permit is subject to the following conditions:

1. The applicant is required to apply for a groundwater Take and Use licence and obtain the relevant approvals.

2. The applicant must obtain the relevant approvals from GWMWater before the construction and use of the dam. The applicant is required to contact GWMWater to discuss the construction and use of the dam.

Should you have any queries, please contact Water Resources.

Yours faithfully

Mark Williams
Managing Director

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PPR 49815/25

James Petts
West Wimmera Shire Council
49 Elizabeth Street
Edenhope VIC 3318

Dear James

PLANNING APPLICATION NO.:	**REF20250208**
DEPARTMENT REFERENCE NO:	**PPR 49815/25**
PROPERTY ADDRESS:	**5488 NHILL-HARROW ROAD, GYMBOWEN VIC 3401**

Section 55 – No objection subject to conditions

Thank you for your correspondence, referring details of the above application to the Head, Transport for Victoria pursuant to Section 55 of the Planning and Environment Act 1987.

The application is for:

Use of the Land for Intensive Animal Production and Alteration of Access to Transport Zone 2 (Retrospective).

The Head, Transport for Victoria has considered the application and in principle has no objection to the proposal, but would require that the following conditions be included in any Notice of Decision to issue a Planning Permit or Planning Permit:

1. Within six (6) months of the issue of this permit the crossover and driveway must be upgraded in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties (attached) to cater for 26m B-Double vehicles as detailed in Table 2: Access Setout Details to the satisfaction of and at no cost to the Head, Transport for Victoria.

2. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto the roadway) to the satisfaction of and at no cost to the Head, Transport for Victoria.

Please forward a copy of the Planning Permit, Notice of Decision to Grant or Refusal to Grant a Planning Permit to the Department at bswg.statutory.planning@transport.vic.gov.au, as required under Section 66 of the Planning and Environment Act 1987.

VICTORIA State Government

Should you have any enquiries regarding this matter, please contact bswg.statutory.planning@transport.vic.gov.au

Yours sincerely



GREG HAYES
Team Leader Statutory Planning
BARWON SOUTH WEST - GRAMPIANS REGION
REGIONAL OPERATIONS
DEPARTMENT OF TRANSPORT AND PLANNING
Under delegation from the Head, Transport for Victoria
24/02/2026
Cc Applicant

OFFICIAL

5 February 2026

James Petts
Consultant Planner
West Wimmera Shire Council
PO Box 201
Edenhope VIC 3318

Our Reference: REQ008820

Dear James,

RE: PLANNING PERMIT APPLICATION: PA1221
PROPOSAL: Use and development of land for intensive animal production (lamb feedlot)
ADDRESS: 488 Nhill-Harrow Road, Gymbowen VIC 3401

Thank you for your correspondence supplied in relation to the above planning permit application, referred to Environment Protection Authority (EPA) in accordance with Section 55 of the *Planning and Environment Act 1987* on 9 January 2026.

EPA is a determining referral authority due to the following provision:

- Clause 66.02-3 of the West Wimmera Planning Scheme - If the number of cattle is 5000 or more.

1. EPA's position

EPA **does not object** to the proposal. Should a planning permit be issued, the following permit notes may be included:

A. This permit is not an EPA permission/approval. Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the *Environment Protection Act 2017* are met. This may include obtaining an EPA permission, approval or exemption, in accordance with the *Environment Protection Regulations 2021*.

B. The *Environment Protection Act 2017* came into effect on 1 July 2021. The general environmental duty (GED) is a centrepiece of the laws. It applies to all Victorians. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste, you must understand those risks and take action to minimise them as far as reasonably practicable.

   This involves a continuous, preventative approach and should be undertaken with the understanding that where an operation presents low-level risks, or already has appropriate risk mitigation measures in place, further mitigation measures may still be necessary at a future point.

epa.vic.gov.au
Environment Protection Authority Victoria
PO Box 1466, Bendigo VIC 3550
1300 372 842

DX214537

For further information on what the laws mean for Victorian businesses and community go to: https://www.epa.vic.gov.au/general-environmental-duty

2. The proposal

The application is to formalise the site to allow for the use and development of a 28,000 head lamb feedlot. Details include:

- The site receives lambs for stock yarding, penning and feeding for a duration of 8-10 weeks.
- Feeding occurs Sunday Monday primarily between 7:30am and 4:30pm.
- Development of composting pad, sediment basin and holding pond.
- Effluent and manure will be applied on land used for agriculture as compost outside of the existing pen areas.

3. Comments

Assessing and identifying risks of harm is the first important step in the process of risk mitigation. Actively demonstrating that risks are being mitigated/prevented follows and is the obligation of the permit holder once a use/ development has commenced as is required by the General Environmental Duty under the *Environment Protection Act 2017*. Failure to mitigate risks so far as reasonably practicable could result in compliance action under the *Environment Protection Act 2017*.

Risks associated with the feedlot are likely to include odour, contamination of land and groundwater and dust. The application included a copy of the EPA Development Licence Exemption application (Revision D, prepared by SPM and dated 29 August 2025). The details within the document are sufficient to understand the extent of the proposal, demonstrate that the proponent understands the risks of the operations, and what is intended to be implemented to minimise them.

Construction and ongoing management can be guided by:

- EPA Publication 1695.1: Assessing and controlling risk: A guide for business https://www.epa.vic.gov.au/16951-assessing-and-controlling-risk-guide-business
- EPA Publication 1834.1: Civil construction, building and demolition guide https://www.epa.vic.gov.au/18341-civil-construction-building-and-demolition-guide
- EPA Publication 1698: Liquid storage and handling guidelines https://www.epa.vic.gov.au/liquid-storage-and-handling-guidelines
- Department of Energy, Environment and Climate Action's dam safety guidance https://www.water.vic.gov.au/water-sources/victorias-dams/dam-safety-guidance
- National procedures and guidelines for intensive sheep and lamb feeding systems https://www.mla.com.au/research-and-development/reports/2020/national-procedures-and-guidelines-for-intensive-sheep-and-lamb-feeding-systems/

EPA approvals

It is acknowledged a Development Licence Exemption EXM000300320 was granted on 13 January 2026 for prescribed permission activity B01a (Animal industries— waste solely to

land) under the Environment Protection Regulations 2021. The Exemption contains conditions outlining the requirements of the duty holder.

Following the completion of development activities an EPA Permit must be applied for. If the applicant is unsure, it is advised to contact EPA's Permissioning team to obtain the most current advice. This can be submitted through our online Portal .

Please contact EPA on 1300 EPA VIC (1300 372 842) if our understanding of the application is not correct or if you need additional information or assistance.

Yours sincerely,

Chris Chiu
Senior Planning Advisor
Development Advisory
Environment Protection Authority Victoria

Department of Energy, Environment and Climate Action

8 Nicholson Street
East Melbourne, Victoria 3001
Email: *pe.assessment@deeca.vic.gov.au*
deeca.vic.gov.au

Ref: CMS 00011430

James Petts
Consultant Planner
West Wimmera Shire Council
PO Box 201
EDENHOPE VIC 3318

planning@westwimmera.vic.gov.au

Dear Mr Petts

PLANNING APPLICATION NUMBER:	**PA1221**
PROPOSAL:	**INTENSIVE ANIMAL PRODUCTION AND NATIVE VEGETATION REMOVAL**
ADDRESS:	**LOT 1 5488 NHILL HARROW ROAD, GYMBOWEN VIC 3401**
DEECA RESPONSE:	**NO OBJECTION SUBJECT TO CONDITIONS**

Thank you for your correspondence dated and received 28 October 2025 for the above application, under Section 55 of the *Planning and Environment Act 1987*.

The application is for intensive animal production and native vegetation removal. The subject land is zoned Farming Zone (freehold land) and Transport Zone 2 (Nhill Harrow Road reserve) and is affected by Schedule 2 to Environmental Significance Overlay (ESO2) under the West Wimmera Planning Scheme.

The application was referred to the Secretary to the Department of Energy, Environment and Climate Action (DEECA) pursuant to Section 55 of the *Planning and Environment Act 1987*. The Secretary to DEECA is a determining referral authority under Clause 66.04.

Comment
ESO2
The ESO2 applies to the subject freehold land, but does not apply to Nhill Harrow Road. As such, DEECA's consideration of ESO2 impacts relates to freehold land only.

DEECA sought more information in its letter of 20 November 2025, including more information about the full extent of native vegetation proposed to be removed, and potentially removed without approval, and how the application responds to ESO2.

More information was received on 20 January 2026, and, post review of this information, DEECA issued an objection on 17 February 2026 as the response had not suitably addressed DEECA's request for more information.

The applicant provided updated materials in response to DEECA's objection on 13 May 2026, including an updated *Vegetation Assessment* (Okologie Consulting, 12 May 2026). Based on this information, DEECA understands the application includes alleged unauthorised removal of ESO2 trees within the freehold land, and considers there are no proposed impacts to ESO2 trees resulting from the proposed development.

As previously stated, DEECA considers retrospective applications an inappropriate response to the unauthorised removal, destruction or lopping of native vegetation. However, DEECA acknowledges Council's preference for addressing the alleged unauthorised removal of ESO2 trees via inclusion

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@deeca.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.

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within this application and onsite vegetation protection, and has deferred to Council in this respect in this instance.

As such, the native vegetation management plan is in response to the alleged unauthorised removal of ESO2 trees only (noting no proposed removal of ESO2 trees is occurring), with conditions included in this respect. Additionally, DEECA understands the onsite native vegetation protection area is proposed to address impacts under ESO2 only and is not intended as an offset for Clause 52.17. As noted in the *Vegetation Assessment* (Okologie Consulting, 12 May 2026), offsets required under Clause 52.17 will be secured via a third party offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (v1.1, DEECA 2025) (Guidelines).

Clause 52.17 – Native Vegetation
The Native Vegetation Removal Report (ID: 371_20260428_1TF) details removal via the Intermediate Assessment Pathway within freehold land and the Nhill Harrow Road reserve (managed by the Department of Transport and Planning).

As such, DEECA is not a referral authority in accordance with Clause 66.02-2 of the planning scheme for this application and this letter does not address Clause 52.17 implications. DEECA defers to Council to consider the application against Clause 52.17 and the Guidelines and apply appropriate conditions (should the permit issue).

Response
The Department of Energy, Environment and Climate Action does not object to a planning permit being granted subject to the following conditions and permit notes being included on the permit:

Conditions

1. Before the development starts, the landowner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* and apply to have the agreement registered on title.
2. The agreement must provide for the protection and management in perpetuity of the area shown as the 'Native Vegetation Protection Area' on the endorsed plans, to the satisfaction of the responsible authority, and must:
    a. Protect and enhance habitat values for the South-eastern Red-tailed Black Cockatoo through:
        i. The retention of all native vegetation within the protection area
        ii. The protection of a minimum of 64 large trees
        iii. The recruitment of 40 new trees.
    b. Require management in accordance with the endorsed management plan.

    The owner must pay the reasonable costs of the preparation, execution and registration of the agreement.
3. Before the development starts, a Native Vegetation Management Plan for the protection area must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and form part of this permit. The plan must be prepared by a suitably qualified ecologist and include:
    a. Description and mapping of native vegetation and habitat values;
    b. Management actions for habitat protection and enhancement, encouragement of recruitment, weed and pest control, and fire management;
    c. Performance objectives consistent with a Net Gain outcome;

d. A monitoring program; and
e. Annual reporting requirements.

4. The owner must:
   a. Manage the protection area in perpetuity in accordance with the endorsed plan; and
   b. Submit an annual report to the responsible authority detailing management actions undertaken, habitat condition, and progress against objectives, by the anniversary date of the execution of the agreement, for a period of 10 consecutive years.

Notes

1. All wildlife in Victoria is protected under the *Wildlife Act 1975*. Prior to removal of vegetation landholders are advised to determine whether a Wildlife Act authorisation is required. For further information please visit https://www.vic.gov.au/wildlife-licences-and-permits.
2. Works or other activities on public land which may affect protected native plants, may require a Protected Flora Permit under the *Flora and Fauna Guarantee* (FFG) *Act 1988*. All native vegetation likely to be affected should be checked against the most up to date *Protected Flora List* (DEECA) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office via grampians.environment@deeca.vic.gov.au

In accordance with Section 66 of the Planning and Environment Act, a copy of Council's decision must be provided to the contact person at the below address.

If you require further information in relation to this matter, please contact Sarah Hall, A/Team Leader at pe.assessment@deeca.vic.gov.au

Yours sincerely

Sarah Hall
A/Team Leader, Planning Services West Hub
Planning and Environment Assessment

10/06/2026

cc Applicant, via email (admin@dpplanning.com.au)

15.3 Goroke Swimming Centre Facilities Design Endorsement

Directorate: *Infrastructure Development and Works*
Report Author: *Innovation & PMO Manager*
Report Purpose: *For Decision*

Purpose

This report seeks Council endorsement of the schematic plans for infrastructure upgrades at the Goroke Swimming Centre, including upgraded:

1. New changerooms and amenities facilities, including associated site improvements such as landscaping, shade structures and other supporting external amenities.
2. Pool ramp, wet deck, pool plant and equipment.

The endorsed plans will provide Council with shovel-ready designs to support future external funding applications and the staged delivery of priority recreation infrastructure projects.

OFFICER RECOMMENDATION:

That Council:

1. **Endorse the schematic designs and supporting documentation for the following facilities upgrades at the Goroke Swimming Centre:**
    a. **New changerooms and amenities facilities, including associated site improvements.**
    b. **Pool ramp, wet deck, pool plant and equipment.**
2. **Note that future funding application for delivery will be subject to external funding opportunities, Council budget considerations, and community contributions.**

Moved: **Cr Richard Hicks**

Seconded: **Cr Jodie Pretlove**

That Council:

1. **Endorse the schematic designs and supporting documentation for the following facilities upgrades at the Goroke Swimming Centre:**
    a. **New changerooms and amenities facilities, including associated site improvements.**
    b. **Pool ramp, wet deck, pool plant and equipment.**
2. **Note that future funding application for delivery will be subject to external funding opportunities, Council budget considerations, and community contributions.**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

Identified in both the 2024/25 and 2025/26 West Wimmera Shire Annual Plan's, facility upgrades at the Goroke Swimming Centre have been identified as vital for the longevity of the pool.

Council has successfully secured co-funding support through the Victorian Government's Local Sports Infrastructure Fund (LSIF) to undertake schematic design for future upgrades, with a strong focus on compliance and accessibility.

The funded project included preparation of schematic plans for key confirmed community sport priorities for swimming activities including:

- A new changeroom and amenities facility including office, changerooms (with family change & group change options), first aid, storage and accessible toilet (including baby change and shower).
- New pool plant & equipment including housing structure.
- A new pool entry ramp, wet deck and site pathways.

These infrastructure upgrades are supported by ancillary site improvements, including landscaping, shade structures, and other external amenities incorporated within the schematic designs.

The project has been informed by initial consultation with facility users and a community survey. Subsequent collaboration with Sport and Recreation Victoria and local stakeholder review has ensured the proposed facilities meet user needs while aligning with aquatic infrastructure guidelines, female-friendly facility standards, and accessibility and inclusion requirements.

The development of these plans provides Council with a significant strategic advantage by establishing schematic level designs and indicative costings that can support future funding applications as opportunities arise. The plans also provide flexibility for staged delivery depending on future funding availability, project priorities and capacity for local level financial contributions.

It is recognised that significant external funding and local contributions will be required to progress these projects to construction. However, having endorsed schematic plans in place, positions Council strongly to respond to future funding opportunities and provides a clear framework to guide future infrastructure development at the centre.

Risk Management Implications

Risk identified: There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Nil

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Community Engagement Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 1 – Healthy, inviting and connected community

1.3 Create recreation, sport and active lifestyle opportunities for the community.

1.6 Maintain and enhance community infrastructure and streetscapes.

Goal 2 – Diverse and growing economy

2.1 Maintain and renew assets and infrastructure.

Communication Implications

Consultation has already been undertaken in development of the plans

Gender Equality

An Equal Impact Assessment (as defined in the Gender Equality Act 2020) has been undertaken in relation to this matter in accordance with the Gender Equality Act (2020).

Conclusion

The completion of the Goroke Aquatic Facility Design represents an important step in the long-term planning and future development of community sport and active recreation infrastructure within Goroke. Developed in partnership with Sport and Recreation Victoria and community feedback on the existing facility, the plans provide a clear and strategic pathway for future investment in swimming infrastructure at the centre.

While the projects will require significant external funding and local contributions to progress to construction, having endorsed schematic plans and indicative costings in place ensures Council is well positioned to respond to future funding opportunities as they arise. The plans also provide flexibility to deliver improvements in stages over time while maintaining alignment with the broader vision established through this planning process.

These proposed upgrades will support increased participation, improve accessibility and inclusion, and help ensure the Goroke Swimming Centre remains a sustainable and functional community asset for future generations.

Attachments

1. Goroke Facilities Design Project - Design Document To Be Endorsed - Amenities Design [**15.3.1** - 20 pages]
2. Goroke Facilities Design Project - Design Document To Be Endorsed - Aquatic Engineering Design [**15.3.2** - 23 pages]
3. Goroke Facilities Design Project - Supporting Document To Be Endorsed - Geotechnical Investigation R [**15.3.3** - 16 pages]
4. Goroke Facilities Design Project - Supporting Document To Be Endorsed - Detail Survey [**15.3.4** - 2 pages]

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

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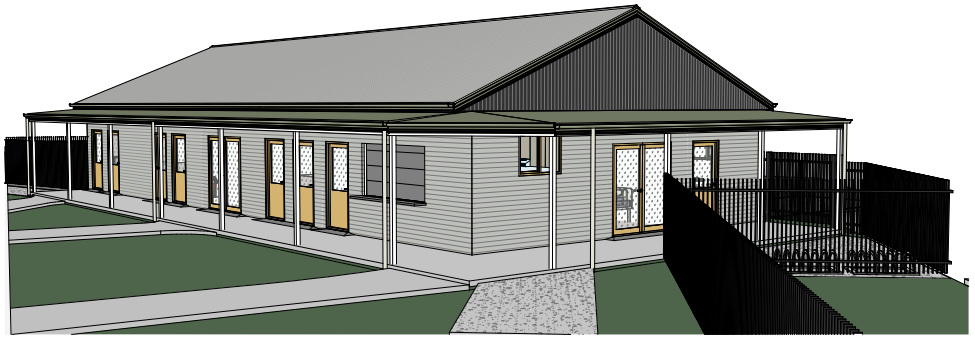

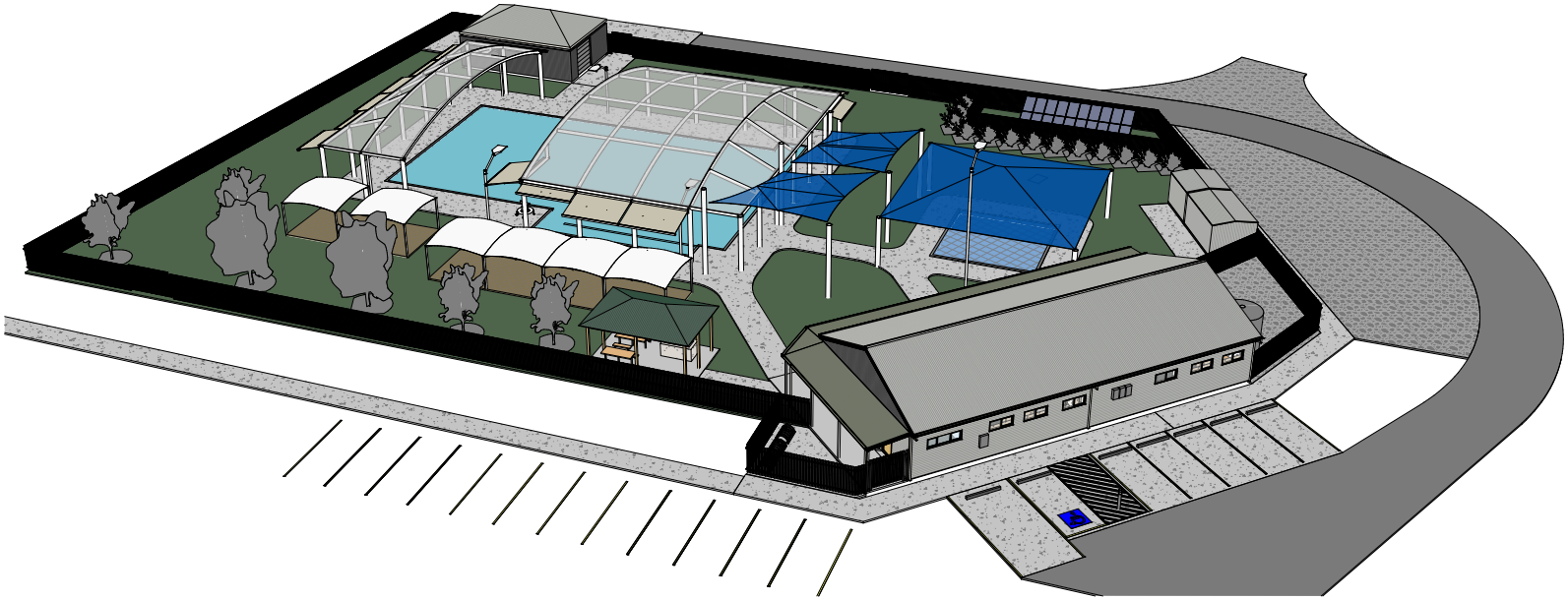

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

VIC REG NO DP-AD 59100

ILLUSTRATION ONLY

WWSC GOROKE SWIMMING POOL NEW CHANGE ROOMS AND AMENITIES

107 MAIN ST GOROKE VIC 3412

ALEXSTAR BUILDING DESIGN

e geoff@alexstar.com.au
mob 0400 251 245

107 MAIN ST GOROKE VIC 3412

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

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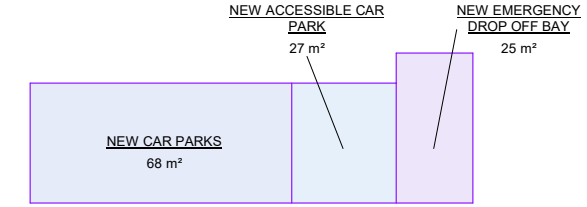
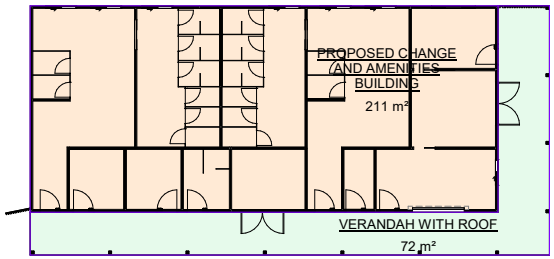
FINISHES SCHEDULE PREFIXES

B	BALUSTRADE
BEN	BENCHTOP
CAB	CABINETRY
CF	CEILING FINISH
EL	ELECTRICAL
FF	FLOOR FINISH
FR	FRAMING
GF	GENERAL FINISH
GN	GENERAL NOTE
H	HEATING
J	JOINERY
P	POOL
PL	PLUMBING
RF	ROOFING
SF	SOFT FURNISHINGS
SITE	SITEWORKS
SL	SOFFIT LINING
SS	STRUCTURE
SV	SERVICES
WDF	WINDOW FRAMING
WF	WALL FINISH
WP	WALL PLINTH/BANDING

REVISION SCHEDULE

NUMBER	DATE	DESCRIPTION
A	12/05/26	PER EMAIL FROM 05/02/26 AND 22/04/26: SITE SPECIFIC SCHEMATIC PLANS FOR A NEW CHANGE FACILITY AND AMENITIES - FOR INITIAL COMMENT
B	30/06/26	PER EMAIL FROM 28/05/26 AND 10/06/26: CHANGES TO SITE PLAN; FURTHER DETAILING; MARKUPS; ADD WINDOW AND DOOR SCHEDULES/ELEVATIONS; REMOVE INTERNAL FENCE; WIDEN CHANGE ROOM CUBICLES TO 1000; REPLACE SHELVING WITH LOCKERS; ADD BABY CHANGE TO CHANGE ROOMS; ADD CLEANERS SINK; CHANGE BENCH SEATS TO WALL MOUNTED BENCHES; ADJUST CUBICLE DOORS; MOVE SOAP DISPENSER CLOSER TO LOWER BASINS
C	10/08/26	PER EMAIL FROM 30/07/26: GF PLAN: WINDOW IN CANTEEN TO BE REPOSITIONED FACING THE WALKWAY ABOVE THE SINK 2M WIDE, REMOVE FIRE NOTE FROM SERVERY SHUTTER, ADD LIGHT ABOVE DRY CUBICLES IN CHANGE 2, RELOCATE UNIT 6,5 TO THE STREET, REMOVE HWS NORTH AND SOUTH SIDE AND ADJUST TO 45 WEST SIDE, RELOCATE METER BOX TO NEAR UNIT 3, ADD A NOTE FOR EXTERNAL LIGHTS UNDER VERANDAH; ADD NOTE 'STRUCTURE TO BE DESIGNED TO ACCOMMODATE FUTURE SOLAR WATER HEATING SYSTEM AND SOLAR PV SYSTEM' TO ELEVATION NOTES; ADD CLOTHES HOOK ABOVE BENCH SEAT IN FAMILY CHANGE; VINYL TO BE 2000AFL THROUGHOUT IN ACCESS RH AND ACCESS LH; FURTHER DETAILING OF SITE PLAN; LANDSCAPE PLAN
D	16/08/26	PER EMAIL FROM 13/08/26: ADJUSTMENTS TO ACCESSIBLE RAMP AND ENTRANCE STAIR TO MAIN POOL, AND SHADE SAIL; NOTE FOR LIGHTING AROUND MAIN POOL; NOTE EXISTING AND NEW TREES
E	08/10/26	PER EMAIL FROM 15/09/26 NOTE THE DIMENSION (1.7M WIDE) FOR THE FOOTPATH BETWEEN THE BUILDING AND CARPARK RELOCATE THE AIRCON INTO THE SERVICE AREA ADJUST THE PLANT ROOM LOCATION AS PER MARCUS PLAN ADD GATES INTO THE DRAWINGS (CURRENTLY AT 3M SOUTH) – ADD A3 1.8M WIDE (ENTRANCE, SERVICE AREA, BETWEEN CHEMICAL DELIVERY AND PLANT ROOM) + A1 3M WIDE NORTH SIDE BOUNDARY BETWEEN THE NEW TREES.
F	16/10/26	PER EMAIL FROM 14/10/26 THE CHEMICAL DELIVERY BUNDS PAD NEEDS TO BE CONCRETE REINSTATE THE MEASUREMENTS FROM REV D, ADD MEASUREMENTS FOR THE WET CUBICLES.
G		
H		
I		
J		
K		





GROUND FLOOR AREAS
SCALE: 1 : 150

SHEET LIST

SHEET NUMBER	SHEET NAME
00	COVER
00 (1)	COVER
0A	TITLE
0B	WINDOWS / DOORS
01A	SITE PLAN
01B	LANDSCAPE PLAN
02	EXISTING AND DEMO
03	GROUND FLOOR PLAN
03A	ROOF PLAN
04	NORTH & EAST ELEVATIONS
05	SOUTH & WEST ELEVATIONS
06A	INTERNAL ELEVATIONS
06B	INTERNAL ELEVATIONS
06C	INTERNAL ELEVATIONS
07	ELECTRICAL
11	ACCESS
15	WET AREAS
16	WET AREAS
17	ZONE 6 CONDENSATION MANAGEMENT
18	NOTES
25	BAL 12.5

BUILDING AREAS

LEVEL	NAME	AREA
GROUND FLOOR	NEW CAR PARKS	68.4
GROUND FLOOR	NEW ACCESSIBLE CAR PARK	27.3
GROUND FLOOR	NEW EMERGENCY DROP OFF BAY	25.1
GROUND FLOOR	PROPOSED CHANGE AND AMENITIES BUILDING	210.7
GROUND FLOOR	VERANDAH WITH ROOF	71.6
		403.1

ROOM SCHEDULE

LEVEL	NAME	AREA	PERIMETER	CLASS	BASE FINISH	FLOOR FINISH	CEILING FINISH
GROUND FLOOR	ACCESS LH	7 m²	10.7 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	ACCESS RH	7 m²	10.7 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	AMBULANT 1	1 m²	5.0 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	AMBULANT 2	1 m²	5.1 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	AMENITIES 1	23 m²	21.5 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	AMENITIES 2	23 m²	29.5 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	CHANGE 1	55 m²	31.8 m			RUBBER WITH 90X18 MDF SPLAYED SKIRTING	
GROUND FLOOR	CHANGE 2	35 m²	31.8 m			RUBBER WITH 90X18 MDF SPLAYED SKIRTING	
GROUND FLOOR	ENTRANCE / CANTEEN	18 m²	16.7 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	FAMILY CHANGE	6 m²	13.4 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	FIRST AID	6 m²	11.0 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	OFFICE	9 m²	12.5 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	STAFF WC	6 m²	8.6 m			VINYL WITH 100MM COVE UP WALL	
GROUND FLOOR	STORE / CLEANERS	12 m²	12.5 m			VINYL WITH 100MM COVE UP WALL	
		195 m²	235.5 m				
		195 m²	235.5 m				

SITE COVER

NAME	AREA	COVER
NEW CAR PARKS	68.4	27%
NEW ACCESSIBLE CAR PARK	27.3	7%
NEW EMERGENCY DROP OFF BAY	25.1	6%
PROPOSED CHANGE AND AMENITIES BUILDING	210.7	52%
VERANDAH WITH ROOF	71.6	18%
	403.1	100%
	403.1	100%

ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
QLD REG 15547623
e geoff@alexstar.com.au
mob 0400 251 245

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REVISIONS

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE 1 : 150 (A2)
DRAWING TITLE
ISSUE: CONCEPT

PROJECT NUMBER 25-03
DATE 05/02/26
NO 0A

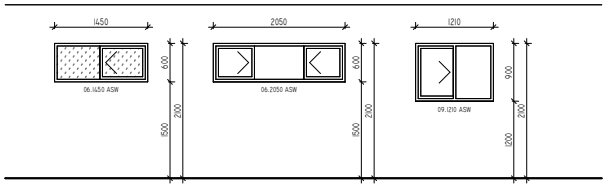
DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

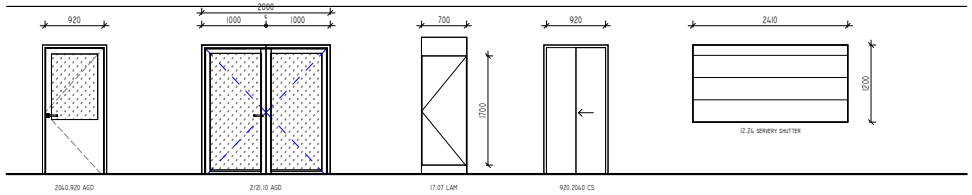
Window Schedule								
Level	Mark	Type	Height	Width	Sill Height	Head Height	Comments	Room
GROUND FLOOR	01	06.1450 ASW	600	1450	1500	2100	OBSCURE	CHANGE 1
GROUND FLOOR	02	06.1450 ASW	600	1450	1500	2100	OBSCURE	CHANGE 1
GROUND FLOOR	03	06.1450 ASW	600	1450	1500	2100	OBSCURE	AMENITIES 1
GROUND FLOOR	04	06.1450 ASW	600	1450	1500	2100	OBSCURE	AMENITIES 2
GROUND FLOOR	05	06.1450 ASW	600	1450	1500	2100	OBSCURE	CHANGE 2
GROUND FLOOR	06	06.1450 ASW	600	1450	1500	2100	OBSCURE	CHANGE 2
GROUND FLOOR	07	06.2050 ASW	600	2050	1500	2100		OFFICE
GROUND FLOOR	08	09.1210 ASW	900	1210	1500	2400		ENTRANCE / CANTEEN



WINDOW ELEVATIONS

SCALE: 1 : 50

Door Schedule								
Mark	Type	Height	Width	Sill Height	Head Height	Comments	Door Hardware	Room
01	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	OFFICE
02	2/21.10 AGD	2100	2000	0	2100	DOUBLE AL GLASS OBSCURE, DOOR LEAF APPROX 920W	BOTH LEAVES WITH HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH, FIXED LEAF BOLT	FIRST AID
03	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	ENTRANCE / CANTEEN
04	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	STAFF WC
05	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	CHANGE 2
06	2/21.10 AGD	2100	2000	0	2100	DOUBLE AL GLASS OBSCURE, DOOR LEAF APPROX 920W	BOTH LEAVES WITH HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH, FIXED LEAF BOLT	STORE / CLEANERS
07	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	FAMILY CHANGE
09	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	ACCESS RH
10	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	CHANGE 1
11	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	CHANGE 1
12	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	CHANGE 1
13	21.14	2100	1400	0	2100	OPENING		AMENITIES 1
14	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
15	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
16	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
17	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
18	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
19	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 1
20	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 2
21	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 2
22	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 2
23	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 2
24	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMENITIES 2
25	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	AMBULANT 2
26	21.14	2100	1400	0	2100	OPENING		CHANGE 2
27	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	CHANGE 2
28	17.07 LAM	1700	700	0	1700	LAMI PANEL	PARTITION DOOR HINGE SET WITH OCCUPANCY LATCH	CHANGE 2
29	920.2040 CS	2040	920	0	2040	SOLID, CAVITY SLIDER		OFFICE
30	920.2040 CS	2040	920	0	2040	SOLID, CAVITY SLIDER		FIRST AID
31	12.24 SERVERY SHUTTER	1200	2410	900	2100	-/90/30 FIRE SHUTTER		ENTRANCE / CANTEEN
37	2040.920 AGD	2100	1000	0	2100	AL HALF GLASS OBSCURE	HOLD OPEN DEVICE LEVER HANDLE ESCAPE LATCH	



LEVER HANDLE ESCAPE LATCH TO ALL EXIT DOORS THAT FACILITATES EXIT FROM THE BUILDING WITHOUT THE USE OF A KEY AND A SINGLE DOWNWARD ACTION ON THE HANDLE

DOOR ELEVATIONS

SCALE: 1 : 50

ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
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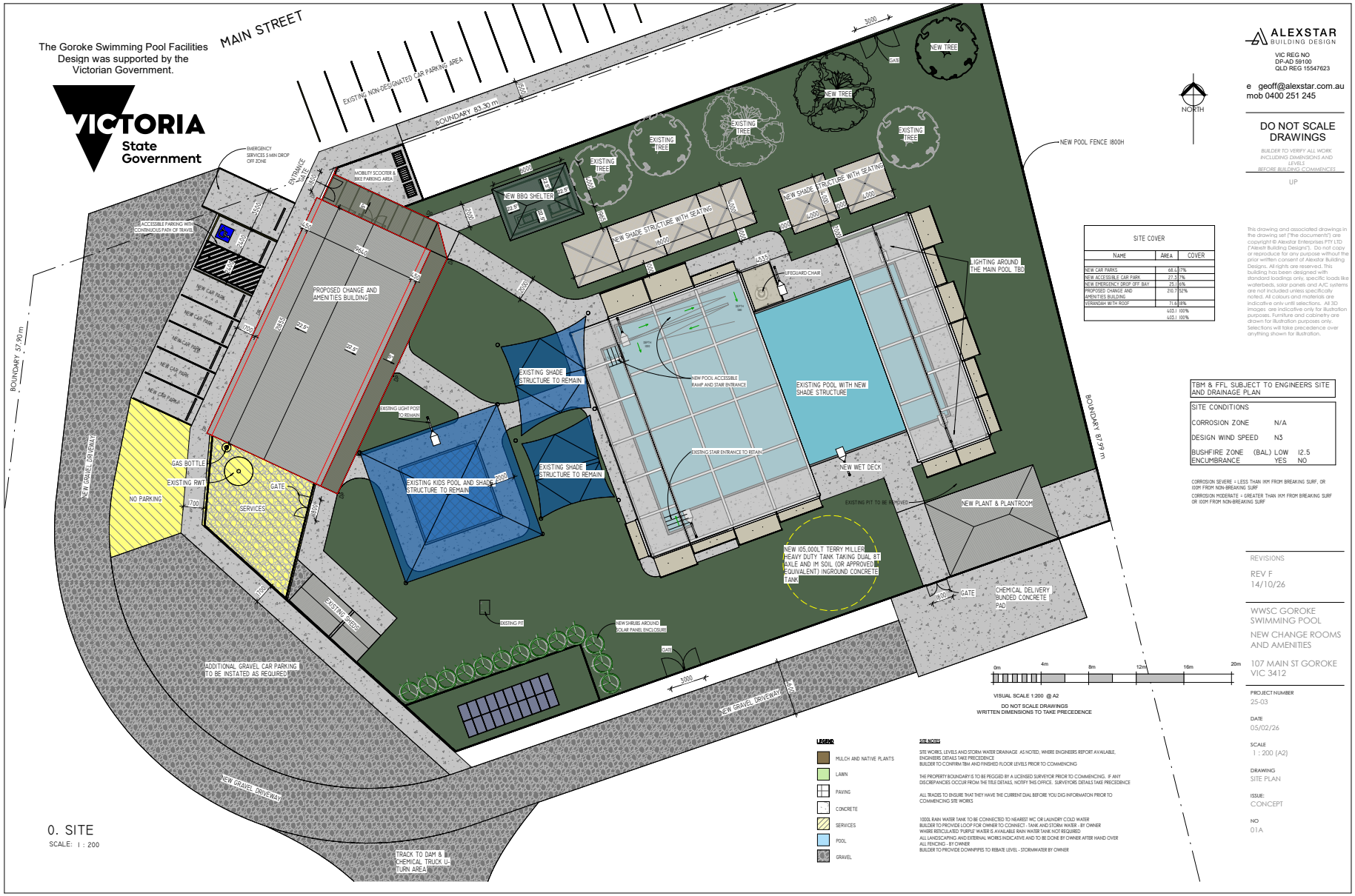
REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE 1 : 50 (A2)
DRAWING WINDOWS / DOORS
ISSUE: CONCEPT

PROJECT NUMBER 25-03
DATE 05/02/26
NO 0B

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP



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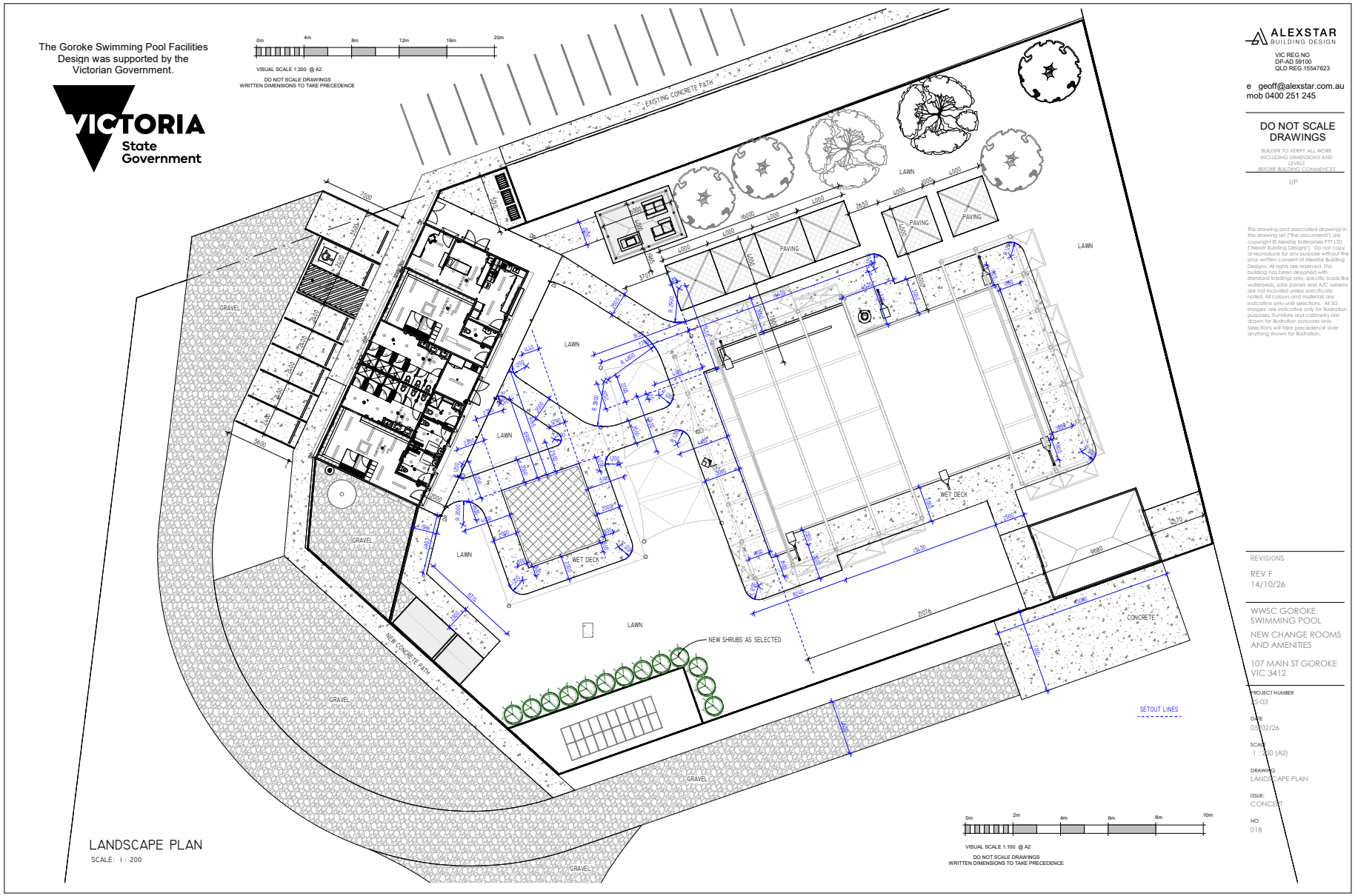
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.
VICTORIA State Government
VISUAL SCALE 1:200 @ A2
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE
EXISTING CONCRETE PATH
LAWN
PAVING
GRAVEL
WET DECK
NEW SHRUBS AS SELECTED
NEW CONCRETE PATH
CONCRETE
SETOUT LINES
LANDSCAPE PLAN
SCALE: 1 : 200
VISUAL SCALE 1:100 @ A2
DO NOT SCALE DRAWINGS
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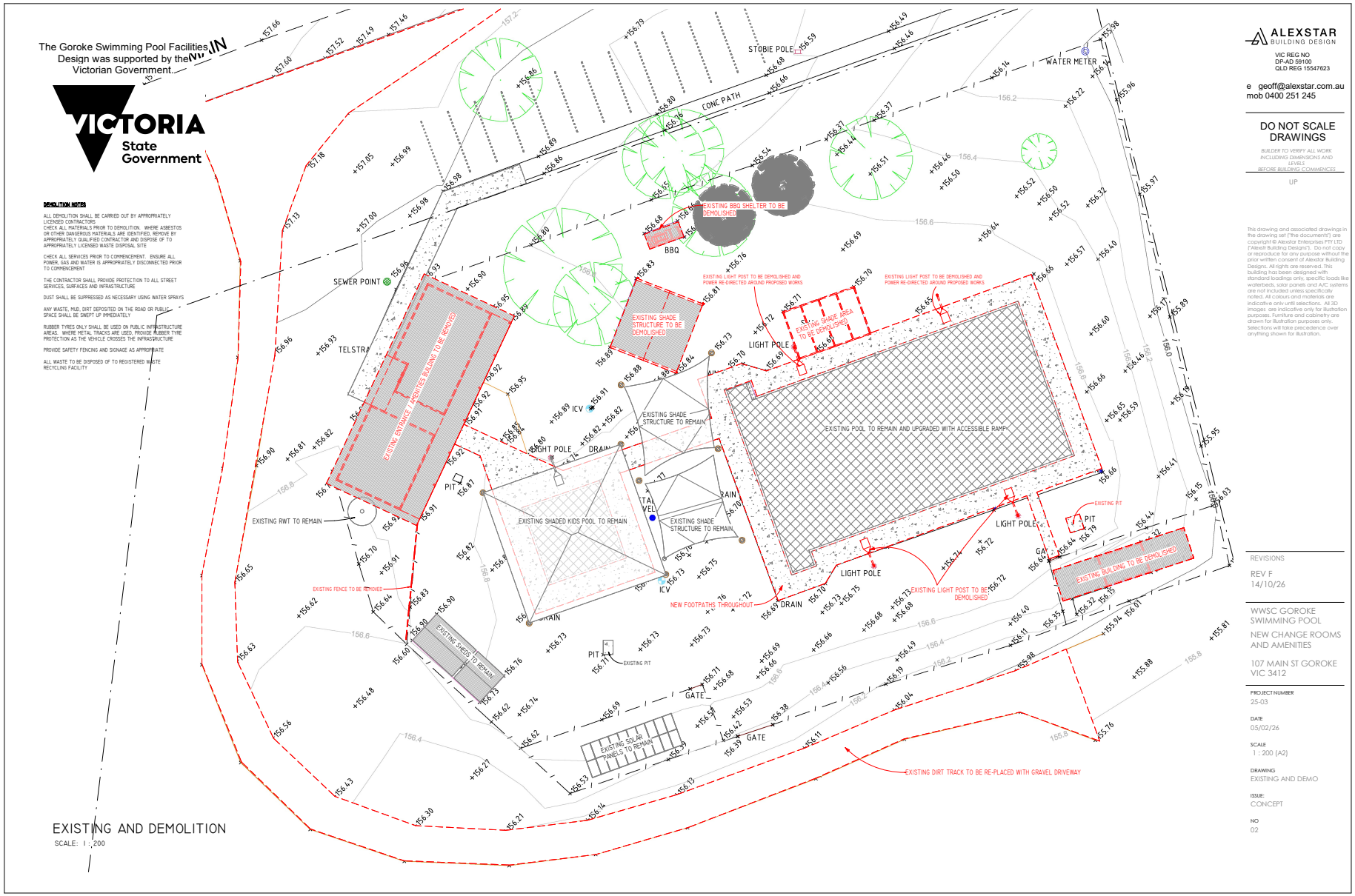
UP
REVISIONS
REV F
14/10/26
WWSC GOROKE SWIMMING POOL
NEW CHANGE ROOMS AND AMENITIES
107 MAIN ST GOROKE VIC 3412
PROJECT NUMBER 25-03
DATE 05/02/26
SCALE 1 : 200 (A2)
DRAWING LANDSCAPE PLAN
ISSUE: CONCEPT
NO 01B


The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.
VICTORIA State Government
DEMOLITION NOTES
ALL DEMOLITION SHALL BE CARRIED OUT BY APPROPRIATELY LICENSED CONTRACTORS
CHECK ALL MATERIALS PRIOR TO DEMOLITION. WHERE ASBESTOS OR OTHER DANGEROUS MATERIALS ARE IDENTIFIED, REMOVE BY APPROPRIATELY QUALIFIED CONTRACTOR AND DISPOSE OF TO APPROPRIATELY LICENSED WASTE DISPOSAL SITE
CHECK ALL SERVICES PRIOR TO COMMENCEMENT. ENSURE ALL POWER, GAS AND WATER IS APPROPRIATELY DISCONNECTED PRIOR TO COMMENCEMENT
THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREET SERVICES, SURFACES AND INFRASTRUCTURE
DUST SHALL BE SUPPRESSED AS NECESSARY USING WATER SPRAYS
ANY WASTE, MUD, DIRT DEPOSITED ON THE ROAD OR PUBLIC SPACE SHALL BE SWEPT UP IMMEDIATELY
RUBBER TYRES ONLY SHALL BE USED ON PUBLIC INFRASTRUCTURE AREAS. WHERE METAL TRACKS ARE USED, PROVIDE RUBBER TYRE PROTECTION AS THE VEHICLE CROSSES THE INFRASTRUCTURE
PROVIDE SAFETY FENCING AND SIGNAGE AS APPROPRIATE
ALL WASTE TO BE DISPOSED OF TO REGISTERED WASTE RECYCLING FACILITY
EXISTING AND DEMOLITION
SCALE: 1 : 200
CONC PATH
STOBIE POLE
WATER METER
EXISTING BBQ SHELTER TO BE DEMOLISHED
BBQ
SEWER POINT
TELSTRA
EXISTING SHADE STRUCTURE TO BE DEMOLISHED
EXISTING LIGHT POST TO BE DEMOLISHED AND POWER RE-DIRECTED AROUND PROPOSED WORKS
EXISTING SHADE AREA TO BE DEMOLISHED
LIGHT POLE
EXISTING ENTRANCE / AMENITIES BUILDING TO BE REMOVED
EXISTING SHADE STRUCTURE TO REMAIN
EXISTING POOL TO REMAIN AND UPGRADED WITH ACCESSIBLE RAMP
ICV
DRAIN
PIT
EXISTING RWT TO REMAIN
EXISTING SHADED KIDS POOL TO REMAIN
EXISTING FENCE TO BE REMOVED
NEW FOOTPATHS THROUGHOUT
EXISTING LIGHT POST TO BE DEMOLISHED
EXISTING BUILDING TO BE DEMOLISHED
EXISTING SHEDS TO REMAIN
EXISTING SOLAR PANELS TO REMAIN
GATE
EXISTING DIRT TRACK TO BE RE-PLACED WITH GRAVEL DRIVEWAY
ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
QLD REG 15547623
e geoff@alexstar.com.au
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DO NOT SCALE DRAWINGS
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UP
REVISIONS
REV F 14/10/26
WWSC GOROKE SWIMMING POOL
NEW CHANGE ROOMS AND AMENITIES
107 MAIN ST GOROKE VIC 3412
PROJECT NUMBER 25-03
DATE 05/02/26
SCALE 1 : 200 (A2)
DRAWING EXISTING AND DEMO
ISSUE: CONCEPT
NO 02

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

USE FIRE EXTINGUISHERS RATED:
5A WATER (9KG)
LA-BE-E (6.5KG DRY POWDER)
5B E (3.5KG CO2)
3A F-L (7L WET CHEMICAL)

APPROX 281M2 TOTAL ENCLOSED AREA
EMERGENCY LIGHTING AND EXIT LIGHTS NOT REQUIRED
FIRE HOSES/HYDRANTS NOT REQUIRED

BE FE = CO2 FIRE EXTINGUISHER (USE NEAR ELECTRICAL SWITCHBOARD AND COMPUTERS)
ABE FE = DRY POWDER FIRE EXTINGUISHER
A FE = WATER FIRE EXTINGUISHER
AF FE = AQUEOUS FOAM FIRE EXTINGUISHER
BLANKET = FIRE BLANKET
EXIT = INTERNALLY ILLUMINATED EXIT LIGHT - APPROX 8M EFFECTIVE RADIUS
EL = SURFACE MOUNTED FSPITFIRE® EMERGENCY LIGHT - APPROX 10M EFFECTIVE RADIUS
FHR = 36M FIRE HOSE REEL

ORDINARY CLASS 'A' FIRE RISK (WATER EXTINGUISHERS) - MINIMUM 2A RATED - MAXIMUM AREA TO BE SERVICED BY A SINGLE EXTINGUISHER IS 100M2

CLASS 'B' 'E' AND 'F' FIRE RISK (FLAMABLE LIQUID, ELECTRICAL, OR FAT) - MINIMUM 20B/E/F RATED TO BE LOCATED WITHIN 5M OF THE RISK AREA AND SERVICE A MAXIMUM 80M2

WHERE ELECTRICAL FIRES ARE POSSIBLE, USE CO2 FIRE EXTINGUISHERS AS A PREFERENCE

BUILDER TO ENSURE ALL SIGNAGE, MOUNTING HEIGHTS AND LOCATIONS COMPLY WITH APPROPRIATE AUSTRALIAN STANDARDS



FIRE EXTINGUISHER AND SIGN MOUNTING



EXIT SIGNS

ALL EMERGENCY AND EXIT LIGHTING IN ACCORDANCE WITH AS 2293.1

EXIT SIGNS
ALL EXTERNALLY ILLUMINATED
FOR USE IN ALL BUILDINGS UNDER 300M2 FLOOR AREA

MOUNTING HEIGHT - MIN 2M AFL - MAX 2.7M AFL
EXIT SIGNS TO BE LOCATED DIRECTLY ABOVE EXIT DOOR
WHERE THE SIGN IS NOT VISIBLE FROM NORMALLY ACCESSED PARTS OF THE BUILDING, DIRECTIONAL EXIT SIGNS ARE TO BE PROVIDED GUIDING OCCUPANTS TO THE EXIT

FLOOR PLAN NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC AND RELEVANT AUSTRALIAN STANDARDS AT THE DATE OF DEVELOPMENT APPLICATION - WHERE AN AUSTRALIAN STANDARD IS REFERENCED THE VERSION THAT IS CURRENTLY CALLED UP IN THE NCC AT THE TIME OF BUILDING CONSENT MUST BE USED

ALL BRICK PIERS TO BE REINFORCED WITH 1/N16 ROD CENTRALLY AND CONCRETE FILLED, OR TO ENGINEERS DETAILS WHERE PROVIDED. ALL CONTROL JOINTS BY ENGINEER

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF DIMENSIONS ARE UNCLEAR, CONTACT THIS OFFICE FOR CLARIFICATION.

ALL TRADES TO CHECK ALL INFORMATION PRIOR TO COMMENCING OR ORDERING MATERIALS. TRADES ARE RESPONSIBLE FOR THE SUITABILITY OF THEIR AREA OF EXPERTISE AND TO PROVIDE ALL PRODUCTS NECESSARY FOR THE FINAL FINISHED CONSTRUCTION.

DIMENSIONS WITH ARROW HEADS GENERALLY FINISHES DIMENSIONS, DIMENSIONS WITH DIAGONAL TICK MARK TO STRUCTURAL MATERIALS
WHERE UNCLEAR - CONTACT THIS OFFICE

THE DESIGNER DOES NOT TAKE THE RESPONSIBILITY OF THE BUILDER. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE ALL INFORMATION IS CORRECT PRIOR TO CONSTRUCTION AND ENGAGEMENT OF SUPPLIERS.
THE BUILDER IS TO ENSURE THAT ALL ASPECTS OF THE BUILDING ARE BUILDABLE AND TO PROVIDE ALL NECESSARY FITTINGS, FIXTURES AND MATERIALS TO ENSURE THAT THE BUILDING IS COMPLETE.

WHERE PRODUCTS ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THOSE DETAILS ARE FOLLOWED. WHERE AN AUSTRALIAN STANDARD OR REQUIREMENT OF THE APPROPRIATE LEGISLATION IS TO BE FOLLOWED, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THE CORRECT INSTALLATION AND PROCEDURES ARE FOLLOWED.

DOWNPIPES TO BE PROVIDED AT MAXIMUM 12M SPACING AND ADJACENT TO VALLEY GUTTERS. ALL BOX GUTTERS TO HAVE MINIMUM 90MM DOWNPIPES
ALL BOX GUTTERS TO HAVE OVERFLOW DEVICES
ALL FASCIA GUTTERS TO PROVIDE OVERFLOWS AS PER THE DETAILS ON THE GUTTERS AND OVERFLOWS NOTES. WHERE POSSIBLE USE STRATCO DIMPLED STEEL FASCIA BEHIND GUTTERS

BUILDER TO CHECK ALL WINDOW AND DOOR SIZES ALL HEADS TO ALLIGN (EXCEPT WHERE SPECIFICALLY SHOWN AS BENCH HEIGHT WINDOWS OR HIGH/LOW LEVEL WINDOWS) CHECK WINDOW/DOOR SCHEDULE - ADJUSTMENTS PERMITTED TO MATCH BRICK COURSING AS NECESSARY

ENCLOSED WC AREAS TO BE PROVIDED WITH ESCAPE HINGES TO THE DOOR, OR THE DOOR SHALL SLIDE OR SWING OUT OF THE ENCLOSURE

ENERGY NOTES

WHERE AN ENERGY REPORT IS PROVIDED - ENERGY REPORT TAKES PRECEDENCE

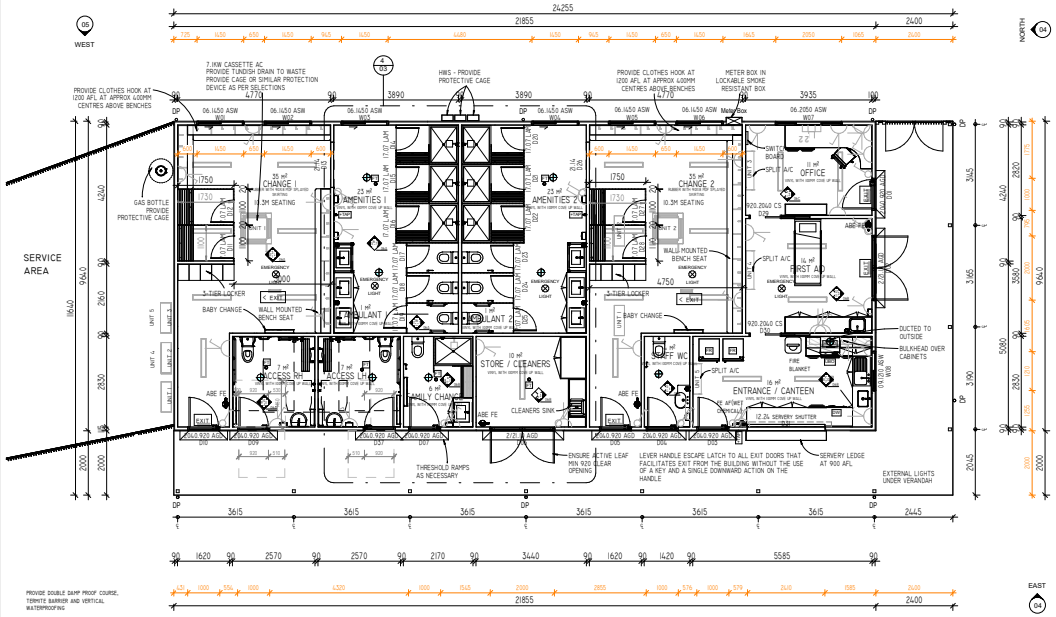
BUILDING FABRIC:

R2.5 INSULATION TO EXTERNAL WALL CAVITIES
R4.0 INSULATION TO CEILING CAVITIES
R2.0 INSULATION TO INTERNAL WALLS
R1.0 INSULATION TO PERIMETER OF FLOOR SLAB IF IN SLAB HEATING/COOLING IS INSTALLED
EXTERNAL GLAZING TO COMPLY WITH THE GLAZING CALCULATOR AS PROVIDED BY ABCB

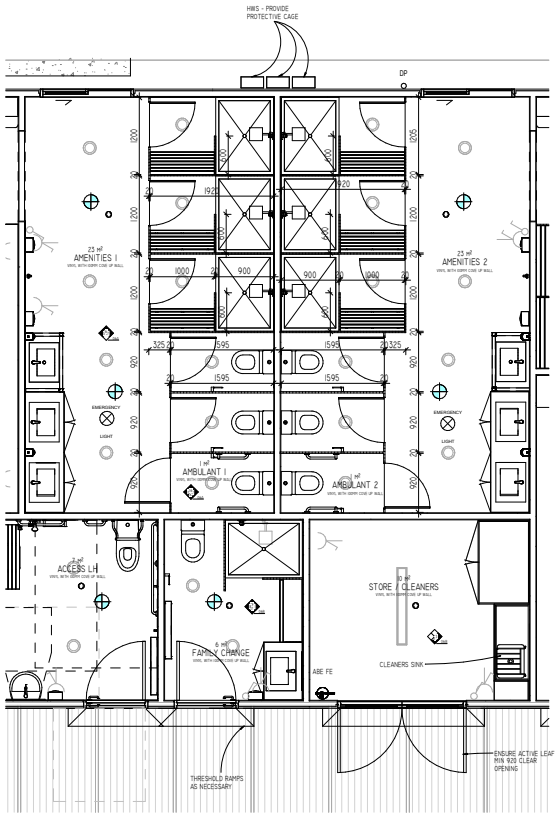
PV SYSTEM BY OWNER

SERVICES
PROVIDE LOOP FOR CONNECTION OF RAIN WATER TO WC.
LIGHT FITTINGS TO BE ENERGY EFFICIENT, MAX 5W/M2 TO LIVING AREAS - SEE ELECTRICAL LAYOUTS FOR CALCULATIONS
TAPS AND SANITARY FIXTURES WELS 4 STAR OR BETTER
SHOWER ROSES 3 STAR OR BETTER

WHOLE OF HOUSE ASSESSMENT INFORMATION
DUCTED REVERSE CYCLE AC SYSTEM - MIN 5 STAR RATING
USE HIGH EFFICIENCY GAS HOT WATER SERVICE - MIN 5 STAR RATING
GAS COOK TOP - MIN 5 STAR RATING
GAS OVEN - MIN 5 STAR RATING
ALL ROOFS TO BE DESIGNED FOR PV SYSTEM
OWNER TO INSTALL MIN 3KW PV SYSTEM AFTER HAND OVER
BATTERY STORAGE - BY OWNER
LIGHTING - TYPICAL 10W LED DOWNLIGHT 2.2W/M2 (2 PER 12M FLOOR AREA)



GROUND FLOOR
SCALE: 1 : 100



AMENITIES 1 AND 2
SCALE: 1 : 50

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2

DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE

ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
QLD REG 15547623
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e geoff@alexstar.com.au

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE: As indicated (A2)
DRAWING: GROUND FLOOR PLAN
ISSUE: CONCEPT

PROJECT NUMBER: 25-03
DATE: 05/02/26
NO: 03

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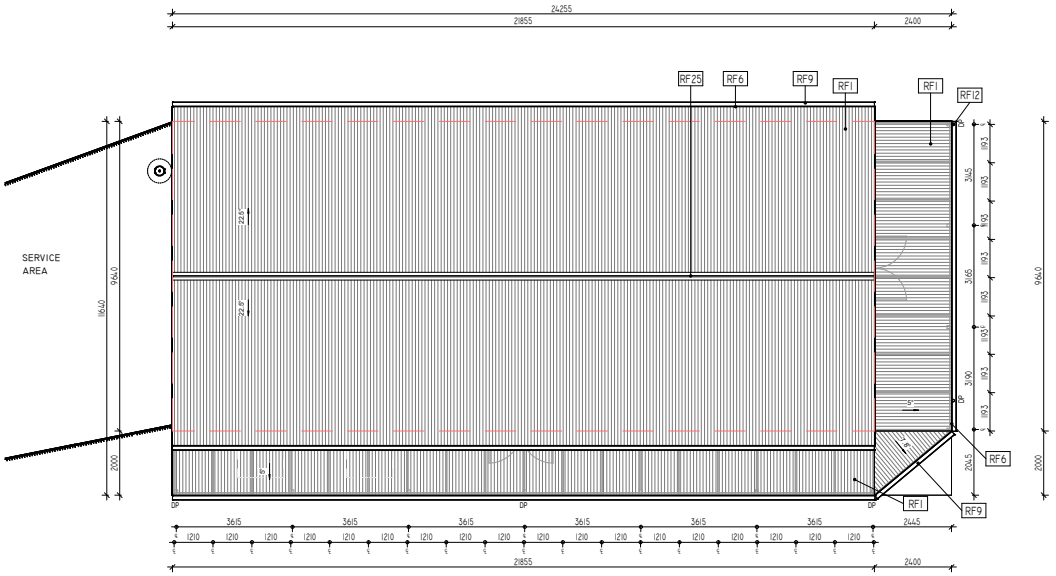
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

KEYNOTES	
CODE	DESCRIPTION
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF9	GUTTER
RF12	DOWNPIPE
RF25	COLORBOND RIDGE CAP



ROOF PLAN
SCALE: 1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A2

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE 1 : 100 (A2)
DRAWING ROOF PLAN
ISSUE: CONCEPT

PROJECT NUMBER 25-03
DATE 05/02/26
NO 03A

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VICTORIA State Government

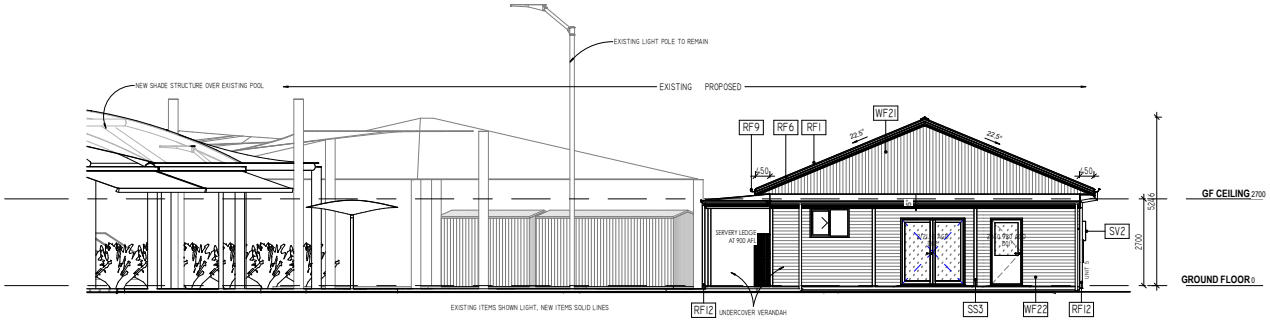
ELEVATION NOTES

DIMENSIONS SHOWN ARE STRUCTURAL HEIGHTS.
NOMINAL CEILING HEIGHTS ARE APPROX 50MM SMALLER
EG: STRUCTURE 2750 FOR NOMINAL 2700 CEILING HEIGHT

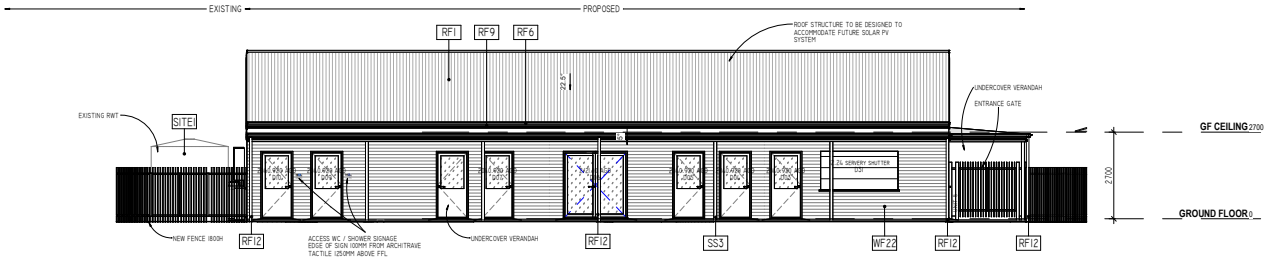
PROVIDE COLORBOND CAPPING TO ALL PARAPETS UNLESS SPECIFICALLY NOTED OTHERWISE

STRUCTURE TO BE DESIGNED TO ACCOMMODATE FUTURE SOLAR WATER HEATING SYSTEM AND SOLAR PV SYSTEM

KEYNOTES	
CODE	DESCRIPTION
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF9	GUTTER
RF12	DOWNPIPE
SITE1	RAIN WATER TANK
SS3	STRUCTURAL TIMBER COLUMN
SV2	HOT WATER SERVICE
WF21	VERTICAL WALL CLADDING
WF22	HORIZONTAL WALL CLADDING



NORTH ELEVATION
SCALE: 1 : 100



EAST ELEVATION
SCALE: 1 : 100



VISUAL SCALE 1:100 @ A2
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE



VISUAL SCALE 1:100 @ A2
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
NEW CHANGE ROOMS AND AMENITIES
107 MAIN ST GOROKE VIC 3412

PROJECT NUMBER
25-03

DATE
05/02/26

SCALE
1 : 100 (A2)

DRAWING
NORTH & EAST ELEVATIONS

ISSUE:
CONCEPT

NO
04

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

FINISHES SCHEDULE

COLORBOND ROOF -
COLORBOND FASCIAS AND GUTTERS -
PANEL LIFT DOOR - MADISON PROFILE -
ENTRANCE DOOR - FEATURE TIMBER -
WINDOWS - ALUMINIUM -
FACE BRICK -
RENDER -
FEATURE CLADDING -

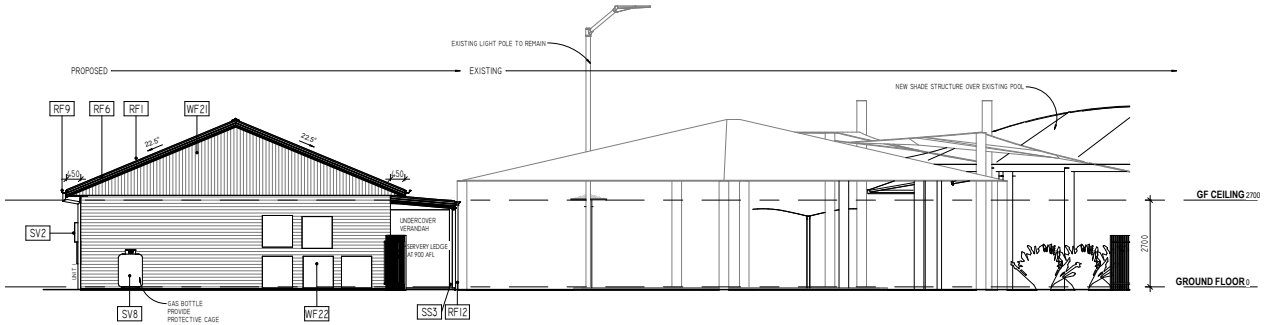
0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2

DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE

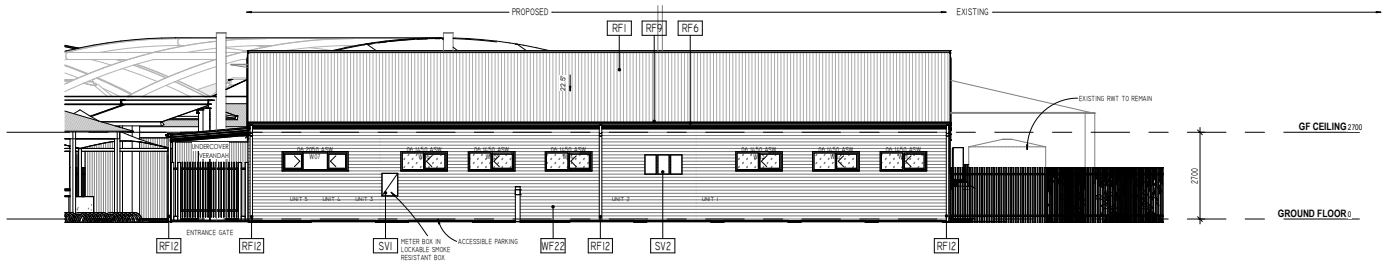
KEYNOTES

CODE	DESCRIPTION
RF1	COLORBOND CUSTOM ORB
RF6	STEEL FASCIA
RF9	GUTTER
RF12	DOWNPIPE
SS3	STRUCTURAL TIMBER COLUMN
SV1	METER BOXES
SV2	HOT WATER SERVICE
SV8	GAS BOTTLES
WF21	VERTICAL WALL CLADDING
WF22	HORIZONTAL WALL CLADDING



SOUTH ELEVATION

SCALE: 1 : 100



WEST ELEVATION

SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2

DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE
VIC 3412

SCALE
1 : 100 (A2)
DRAWING
SOUTH & WEST ELEVATIONS
ISSUE:
CONCEPT

PROJECT NUMBER
25-03
DATE
05/02/26
NO
05

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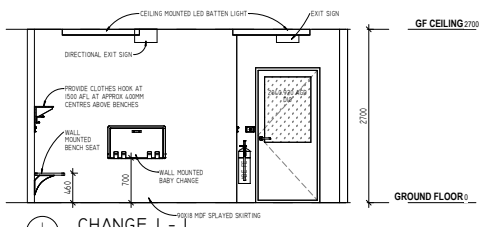
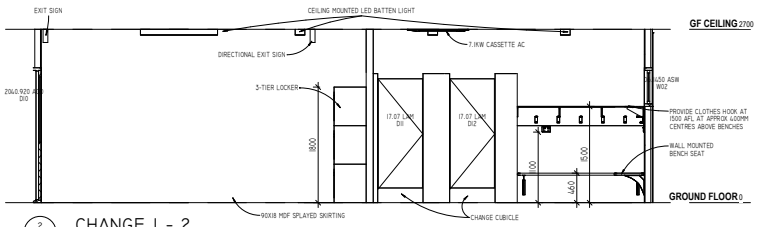
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

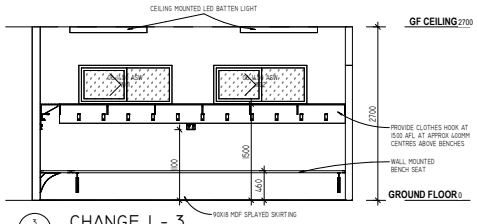
VICTORIA State Government



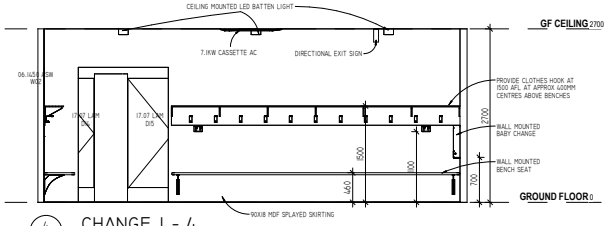
1/03 CHANGE 1 - 1
SCALE: 1 : 50



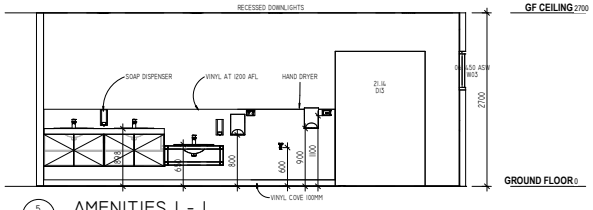
2/03 CHANGE 1 - 2
SCALE: 1 : 50



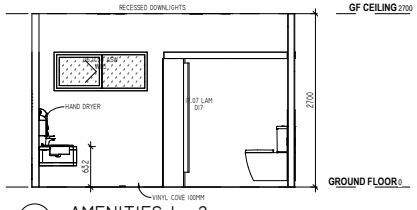
3/03 CHANGE 1 - 3
SCALE: 1 : 50



4/03 CHANGE 1 - 4
SCALE: 1 : 50



5/03 AMENITIES 1 - 1
SCALE: 1 : 50



6/03 AMENITIES 1 - 2
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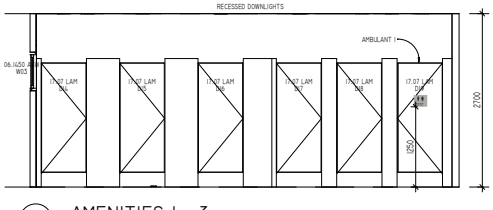
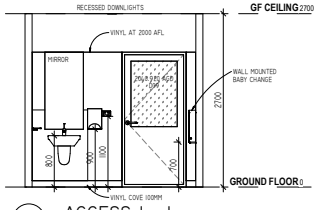
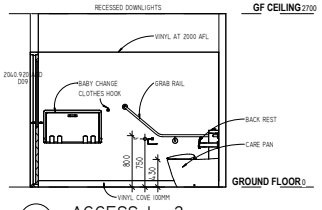


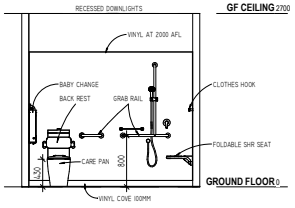
7/03 AMENITIES 1 - 3
SCALE: 1 : 50



8/03 ACCESS 1 - 1
SCALE: 1 : 50



9/03 ACCESS 1 - 2
SCALE: 1 : 50



10/03 ACCESS 1 - 3
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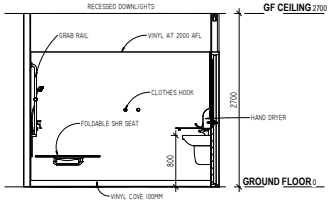
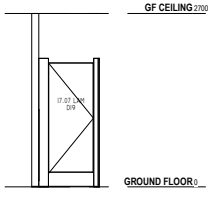
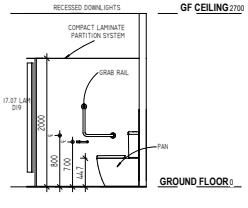


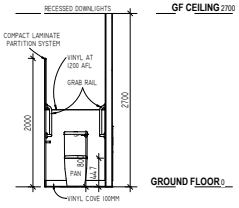
11/03 ACCESS 1 - 4
SCALE: 1 : 50



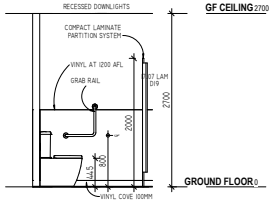
15/03 AMBULANT 1
SCALE: 1 : 50



16/03 AMBULANT 2
SCALE: 1 : 50



17/03 AMBULANT 3
SCALE: 1 : 50



18/03 AMBULANT 4
SCALE: 1 : 50

ALEXSTAR BUILDING DESIGN

VIC REG NO DP-AD 59100
QLD REG 15547623

mob 0400 251 245
e geoff@alexstar.com.au

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE
VIC 3412

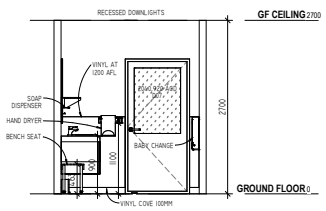
SCALE
1 : 50 (A2)
DRAWING
INTERNAL ELEVATIONS
ISSUE:
CONCEPT

PROJECT NUMBER
25-03
DATE
05/02/26
NO
06A

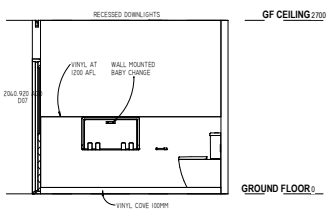
DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

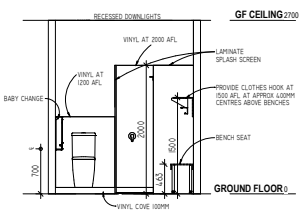
VICTORIA State Government



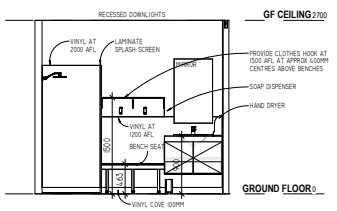
17/03 FAMILY CHANGE 1
SCALE: 1 : 50



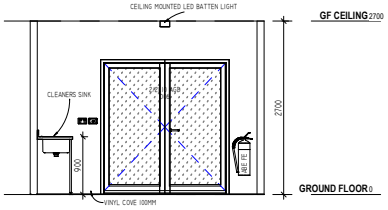
18/03 FAMILY CHANGE 2
SCALE: 1 : 50



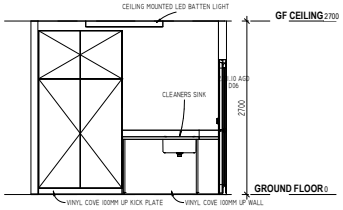
19/03 FAMILY CHANGE 3
SCALE: 1 : 50



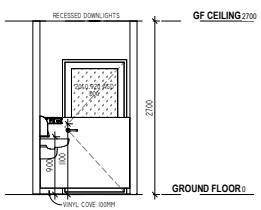
1/03 FAMILY CHANGE 4
SCALE: 1 : 50



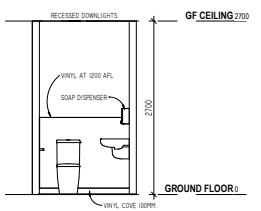
2/03 STORE / CLEANERS 1
SCALE: 1 : 50



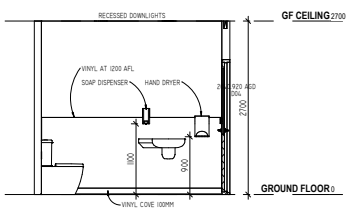
3/03 STORE / CLEANERS 2
SCALE: 1 : 50



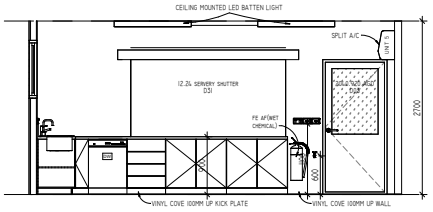
4/03 STAFF WC 1
SCALE: 1 : 50



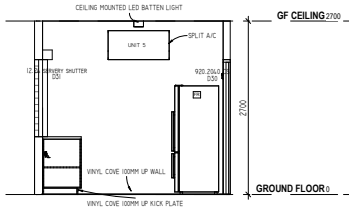
5/03 STAFF WC 2
SCALE: 1 : 50



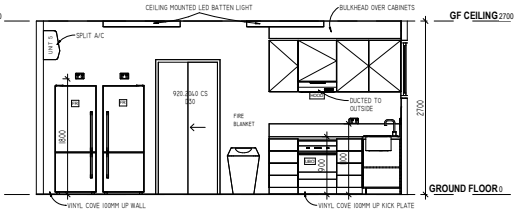
6/03 STAFF WC 3
SCALE: 1 : 50



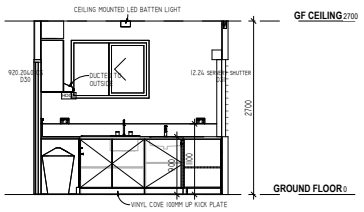
7/03 ENTRANCE / CANTEEN 1
SCALE: 1 : 50



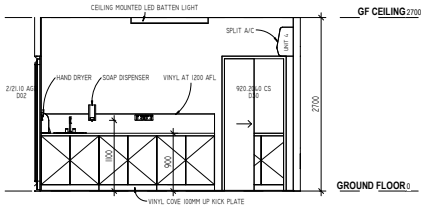
8/03 ENTRANCE / CANTEEN 2
SCALE: 1 : 50



9/03 ENTRANCE / CANTEEN 3
SCALE: 1 : 50



10/03 ENTRANCE / CANTEEN 4
SCALE: 1 : 50



11/03 FIRST AID 1
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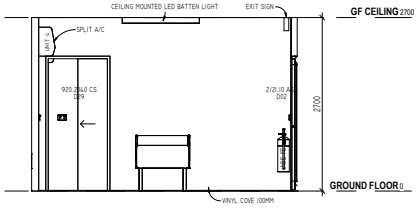
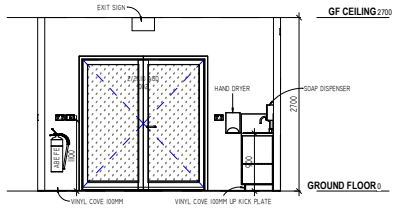


12/03 FIRST AID 2
SCALE: 1 : 50



13/03 FIRST AID 3
SCALE: 1 : 50

ALEXSTAR BUILDING DESIGN
VIC REG NO
DP-AD 59100
QLD REG 15547623
mob 0400 251 245
e geoff@alexstar.com.au

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

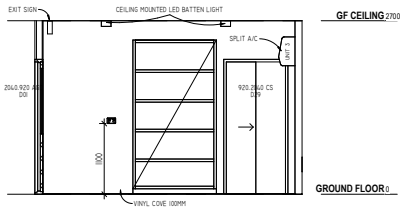
SCALE
1 : 50 (A2)
DRAWING
INTERNAL ELEVATIONS
ISSUE:
CONCEPT

PROJECT NUMBER
25-03
DATE
05/02/26
NO
06B

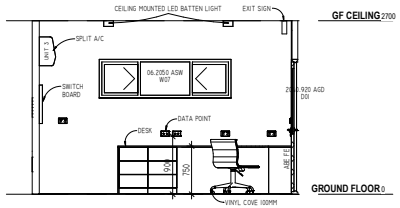
DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

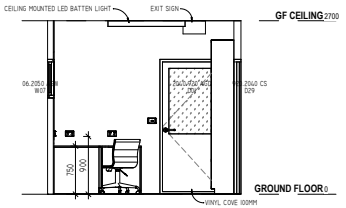
VICTORIA State Government



1/03 OFFICE 1
SCALE: 1 : 50



2/03 OFFICE 2
SCALE: 1 : 50



3/03 OFFICE 3
SCALE: 1 : 50

ALEXSTAR BUILDING DESIGN
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mob 0400 251 245
e geoff@alexstar.com.au

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE
1 : 50 (A2)
DRAWING
INTERNAL ELEVATIONS
ISSUE:
CONCEPT

PROJECT NUMBER
25-03
DATE
05/02/26
NO
06C

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

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VICTORIA State Government

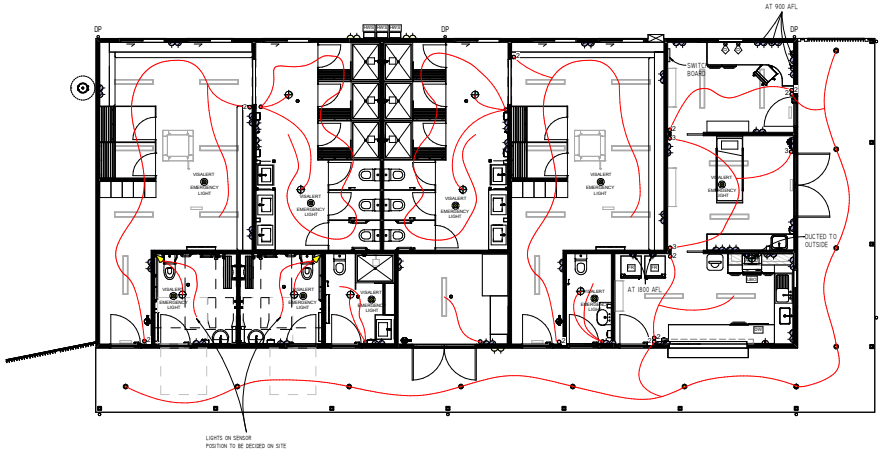
CLEARANCE TO WATER VESSEL NOTE:
POWER POINTS MIN 600MM ABOVE AND 300MM TO SIDE OF SINK WITH LESS THAN 45L CAPACITY
MIN 1M ABOVE AND 600 TO SIDE OF BATH OR SINK/TROUGH WITH GREATER THAN 45L CAPACITY

ELECTRICAL LAYOUT TO BE CONFIRMED AT SELECTIONS

ELECTRICAL LAYOUT TO BE CONFIRMED AT SELECTIONS

LOCATIONS OF THE ELECTRICAL PRODUCTS ARE DIAGRAMATIC ONLY AND ARE NOT MEANT TO BE DIMENTIONALLY PRECISE. ELECTRICIANS ARE EXPECTED TO MEASURE LINE UP, CENTRE AND PLACE PRODUCTS ACCORDINGLY FINAL LOCATIONS WILL BE DETERMINED ON SITE IN ASSOCIATION WITH FINAL JOINERY AND OTHER LAYOUTS

NOTE FOR FRAMERS - DO NOT PUT STRUCTURAL MEMBERS IN THE CENTRE OF PASSAGES - CONSIDER THE CLEARANCE REQUIRED FOR DOWNLIGHTS ETC.



ELECTRICAL LEGEND

GPOS

- SINGLE GPO - 300mm ABOVE F.F.L.
- DOUBLE GPO - 600mm ABOVE F.F.L.
- EXTERNAL WEATHER PROOF SINGLE GPO
- EXTERNAL WEATHER PROOF DOUBLE GPO
- SINGLE GPO - 1100mm ABOVE F.F.L.
- DOUBLE GPO - 1100mm ABOVE F.F.L.
- G.P.O. 600mm ABOVE F.F.L. FOR D/WASHER, OVEN, UB WASHING MACHINE, UB FRIDGE
- G.P.O. 1600mm ABOVE F.F.L. FOR R/H & FR
- CEILING MOUNTED G.P.O.
- GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE

HEIGHTS OF LIGHT SWITCHES

- LIGHT SWITCH - 1100mm ABOVE F.F.L.
- LIGHT SWITCH
- 2/3 WAY LIGHT SWITCH
- LIGHT SWITCH WITH DIMMER
- SINGLE FLURO
- DOUBLE FLURO
- SEALED EXHAUST FAN - VENTED TO ATMOSPHERE FITTED WITH 2mm BRONZE MESH EMBER GUARD WHERE APPLICABLE
- HEAT / FAN / LIGHT
- LED DOWNLIGHT
- CEILING MOUNTED LIGHT
- FEATURE PENDANT LIGHT
- WALL UP/DOWN LIGHT - 1800mm A.F.F.L
- LED DOWNLIGHT ARRAY FITTING
- LED SLOT SUSPENDED FEATURE FITTING
- UNDER CUPBOARD LED LIGHTING
- SPOT LIGHT - 2100mm A.F.F.L
- IN-FLOOR LED LIGHT
- LED WALL LIGHT - 300mm A.F.F.L
- NBN HOME DISTRIBUTOR
- MEDIA POINT - 200mm A.F.F.L
- DATA POINT
- TELEPHONE POINT - 1100mm A.F.F.L
- TELEPHONE POINT - 200mm A.F.F.L
- TELEVISION POINT - 200mm ABOVE F.F.L.
- TELEVISION POINT - 1100mm ABOVE F.F.L.
- HWS INTERNAL CONTROLLER
- GAS POINT
- STEREO/MEDIA CONTROLLER
- SPEAKER - 2700mm ABOVE F.F.L.
- RADIANT HEATER
- INTERCOM
- SECURITY SYSTEM
- METER BOX
- CEILING FAN
- CEILING FAN WITH LIGHT
- MAN HOLE
- INTERCONNECTED HARD WIRED SMOKE DETECTORS CONNECTED TO POWER & FITTED WITH BATTERY BACK UP
- EMERGENCY LIGHT INTERCONNECTED TO HARD WIRED SMOKE DETECTORS CLASS 1B AND 9DA BUILDINGS
- SENSOR LIGHT

ELECTRICAL LAYOUT

SCALE: 1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A2

DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TO TAKE PRECEDENCE

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE 1 : 100 (A2)
DRAWING ELECTRICAL
ISSUE: CONCEPT

PROJECT NUMBER 25-03
DATE 05/02/26
NO 07

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES

UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

ACCESS

COLOUR CONTRAST

TO ASSIST PEOPLE WITH VISION IMPAIRMENTS, OR WHO ARE BLIND COLOUR LUMINANCE CONTRAST IS IMPORTANT
THE IMAGE TOP RIGHT SHOWS HOW COLOURS CAN APPEAR DIFFERENT HOWEVER THEIR LUMINANCE CONTRAST, WHICH IS HIGHLITED IN THE BLACK AND WHITE VERSION OF THE PICTURE SHOWS THAT THEY ALL APEAR THE SAME IN LUMINANCE QUALITIES, EXCEPT THE YELLOW.

DOOR FRAMES, TOILETS, SINKS, CUPBOARDS AND OTHER OBSTACLES MUST HAVE 30% LUMINANCE CONTRAST TO THE SURROUNDING SURFACES

WHERE WINDOWS COULD BE CONFUSED FOR DOORS OR OPENINGS, THEN A SOLID CONTRASING BAND MUST BE INSTALLED 900-1000MM ABOVE GROUND AND 75MM IN WIDTH

CARPARKING

2.4M WIDE, WITH A CLEAR SPACE OF 2.4M TO ONE SIDE, OVERHEAD CLEARANCE TO AT LEAST 2.5M. THERE MUST BE A CONTINUOUS PATH OF TRAVEL FROM THE CARPARK TO THE MAIN BUILDING ENTRANCE, THAT IS FREE OF STEPS. WHERE STEPS OR RAMPS ARE NECESSARY, A HAND RAIL MUST BE PACED ON AT LEAST ONE SIDE AND BE IN ACCORDANCE WITH TEH PATHS OF TRAVEL DETAILS BELOW

CIRCULATION SPACES

A CLEAR AND UNOBSTRUCTED SPACE OF 0.60X1500MM MUST BE PROVIDED IN EACH ROOM, OR AT THE END OF ANY PASSAGE, ALL OPENINGS MUST HAVE A MINIMUM 850MM CLEAR WIDTH, UNOBSTRUCTED BY THE DOOR OR DOOR FURNITURE (HANDLES ETC). ALL SURFACES MUST BE HARD OR SHORT PILE. CHANGES IN SURFACE HEIGHT MUST BE LESS THAN 3MM, OR 5MM IF ROUNDED

SHOWERS

1600MM X 2350 MIN CIRCULATION SPACE, WITH NO HOB. 35MM DIA GRAB RAILS 800MM ABOVE GROUND. VERTICAL HAND HELD SHOWER RAIL AND VERTICAL GRAB RAIL, AND A SLIP RESISTANT SEAT 470MM ABOVE GROUND. LEVER HANDLE TAPS OR MIXERS

DOOR HARDWARE

ALL LEVER HANDLE 'D' SHAPED LATCHES WITH 50MM CLEARANCE BETWEEN DOOR AND HANDLE. SLIDING DOOR HANDLES TO BE A MINIMUM 60MM FROM THE DOOR JAMB. ALL HANDLES must BE BETWEEN 900 AND 1000MM ABOVE GROUND LEVEL

HEARING

FOR THE DEAF OR HEARING IMPAIRED, PROVIDE FLASHING LIGHT ASSOCIATED WITH SMOKE ALARM TO ALLERT IF THE ALARM IS SOUNDING, AND SIMILAR LIGHTING SYSTEMS TO ALERT TO DOORBELLS ETC.

PATHS OF TRAVEL

ENSURE ALL PATHS ARE A MINIMUM 1000MM CLEAR WIDTH, WHERE THERE ARE CORNERS IN THE PATH OF TRAVEL, ENSURE THE INTERNAL ANGLE OF THE CORNER IS CHAMFURRED AT 45 DEGREES

RAMPS must BE NO LONGER THAN 9M WITHOUT A FLAT LANDING. THERE must BE CURB RAILS TO EACH SIDE, AND A HAND RAIL. THE MAXIMUM GRADIENT IS 1:14.

ALL PATHS must BE WELL LIT AND FREE FROM OVERHANGING LANDSCAPING OR OTHER OBSTRUCTIONS. WHERE THERE ARE RAMPS AND STEPS, TACTILE INDICATORS must BE PROVIDED, AND NON-SLIP LUMINANCE CONTRASTING NOSINGS TO STEPS AND THE SIDES OF RAMPS. THERE must BE A MINIMUM 1000MM WIDE FLAT LANDING AT THE TOP AND BOTTOM OF ANY RAMP OR STAIR

A DOOR BELL must BE PROVIDED AT EACH EXTERNAL DOOR AT A HEIGHT OF 900MM-1100MM ABOVE GROUND LEVEL

KITCHEN

PROVIDE A BENCH HEIGHT OF 830-850MM WITH A CLEAR SPACE BENEATH FOR WHEELCHAIR ACCESS

TOILETS

PROVIDE AN EMERGENCY ASSISTANCE BUTTON WITHIN THE TOILET FACILITY. CIRCULATION SPACE OF 1900X2300MM must BE PROVIDED. CLEAR SPACE OF 1500MM IN FRONT OF THE PAN, AND 1250MM TO THE SIDE OF THE PAN TO BE PROVIDED

FOR AN AMBULANT FACILITY THERE must BE 900 TO 920MM BETWEEN HAND WALLS. THERE must BE A HAND RAIL ON EACH SIDE OF THE TOILET FACILITY AND A 900X900 CIRCULATION SPACE IN FRONT OF THE PAN

TOILETS must BE LOAD RATED TO AT LEAST 150KG. THEY must PROVIDE LUMINANCE CONTRAST (SEE PICTURE OF TOILET WITH CONTRASTING SEAT AND FLUSH BUTTON) SEAT HEIGHT 470MM, PAN 800MM FROM REAR WALL. CENTRE LINE OF PAN 450MM FROM SIDE WALL. BACKREST must WITHSTAND 1100N OF FORCE.

GRAB RAILS TO THE SIDE AND REAR OF THE TOILET must BE PROVIDED. THE BOTTOM OF THE CISTERN must BE 600MM FROM THE FLOOR.

TOILET ROLL HOLDER 700MM HIGH AND 300MM MAX FORWARD OF THE PAN

BASINS

MUST BE 800MM TO 840MM ABOVE FLOOR LEVEL WITH CLEAR SPACE BENEATH FOR KNEE ACCESS. ALL TAPS TO BE LEVER HANDLED. 800MM WIDE X 1500MM LONG CIRCULATION SPACE TO THE BASIN. PROVIDE A CLOTHES HANGING HOOK OR RAIL, A SHELF AND A MIRROR THT IS A MINIMUM 350MM WIDE, STARTS 900MM ABOVE FLOOR LEVEL AND FINISHES 1850 ABOVE FLOOR LEVEL

LIGHT SWITCHES AND POWER POINTS

POWER POINTS SHULD BE LOCATED AT LEAST 600MM ABOVE FLOOR LEVEL, AND LIGHT SWITCHES BETWEEN 900MM AND 1000MM ABOVE FLOOR LEVEL. LARGE ROCKER STYLE SWITCHES MUST BE USED

SIGNAGE

ALL ACCESSIBLE FACILITIES SHALL BE PROVIDED WITH APPROPRIATE SIGNAGE INCORPORATING THE INTERNATIONAL SYMBOLS FOR ACCESS, HEARING AND BRAILLE AS APPROPRIATE TO THE LOCATION















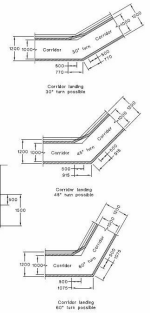









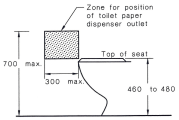

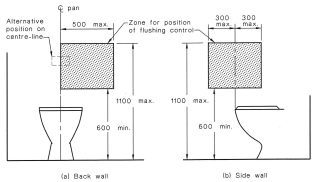

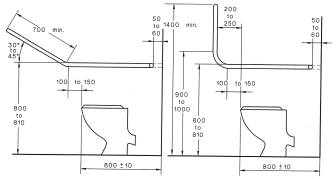

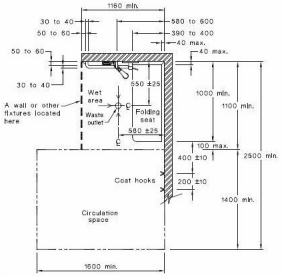

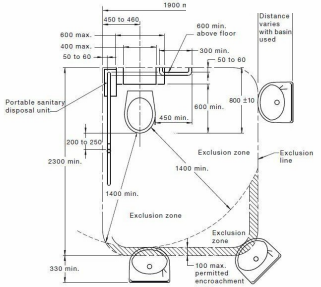

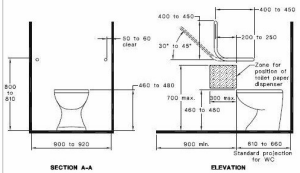

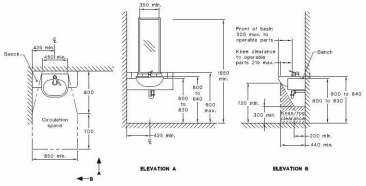

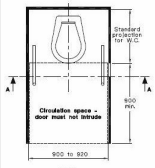

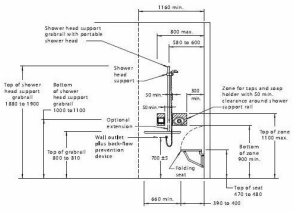

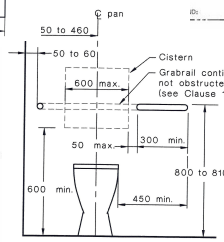

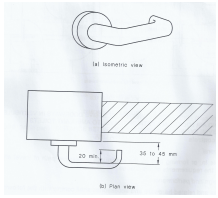

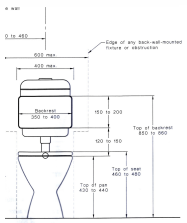

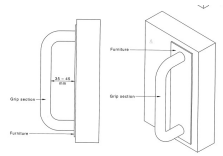

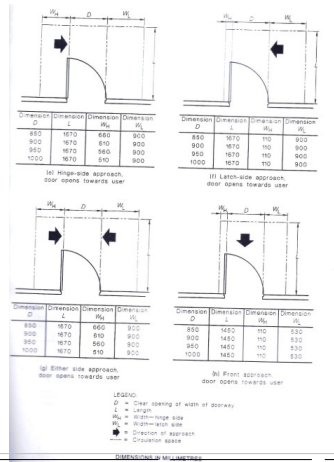

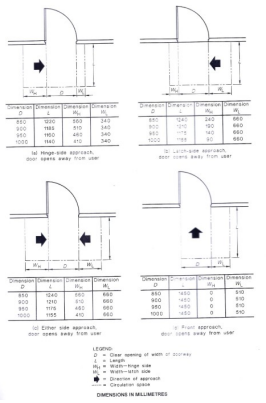

ALEXSTAR BUILDING DESIGN

VIC REG NO DP-AD 59100
QLD REG 15547623

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL

107 MAIN ST GOROKE VIC 3412

SCALE 1 : 100 (A2)
DRAWING ACCESS
ISSUE: CONCEPT

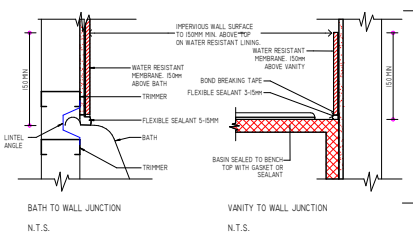
PROJECT NUMBER 25-03
DATE 05/02/26
NO 11

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

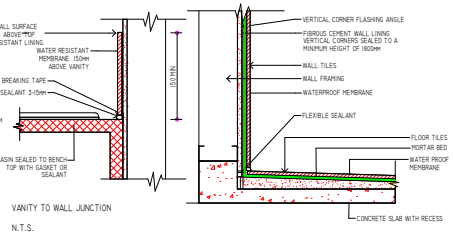
VICTORIA State Government

STANDARD WET AREA DETAILS



BATH TO WALL JUNCTION

N.T.S.

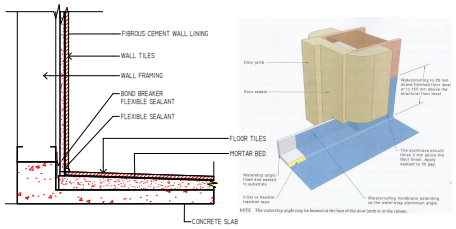


VANITY TO WALL JUNCTION

N.T.S.

SHOWER WALL TO CONCRETE FLOOR JUNCTION

N.T.S.

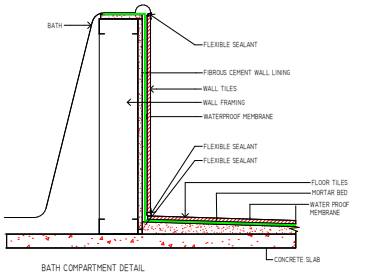


WALL TO CONCRETE FLOOR JUNCTION

(WET AREAS OTHER THAN SHOWERS)

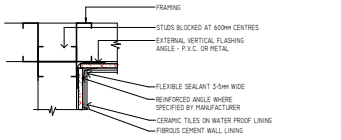
N.T.S.

WHERE THE BOTTOM OF THE DOOR JAMB DOES NOT FINISH ABOVE THE FLOOR TILING, THE PORTION OF THE DOR FRAME BELOW THE FLOOR TILING MUST BE WATERPROOFED TO PROVIDE A CONTINUOUS SEAL BETWEEN THE PERIMETER FLASHING AND THE WATERSTOP



BATH COMPARTMENT DETAIL

BATH TO TILE FACE N.T.S.



CORNER WALL JUNCTION

(WET AREAS OTHER THAN SHOWERS)

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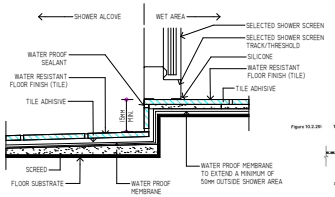

WET AREA DETAIL - ON FOOTING

(WET AREAS OTHER THAN SHOWERS)

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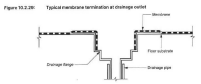
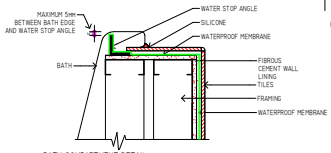


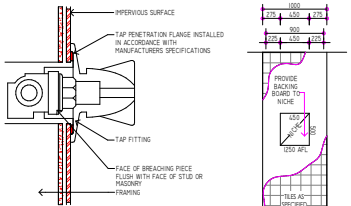
DRAINAGE FLANGE MUST BE INSTALLED WITH THE WATERPROOFING MEMBRANE TERMINATED AT OR IN THE DRAINAGE FLANGE TO PROVIDE A WATERPROOF CONNECTION TO THE DRAIN



BATH COMPARTMENT DETAIL

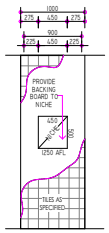
BATH ON TILED HOB

N.T.S.

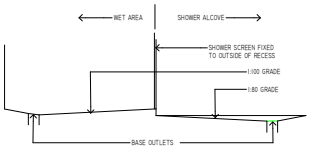


PENETRATIONS THRU WALLS IN SHOWER AREAS

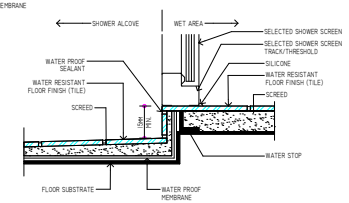
N.T.S.



SHOWER NICHE



SHOWER BASE N.T.S.



WET AREA DETAIL - ON SCREED

(WET AREAS OTHER THAN SHOWERS)

N.T.S.

ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
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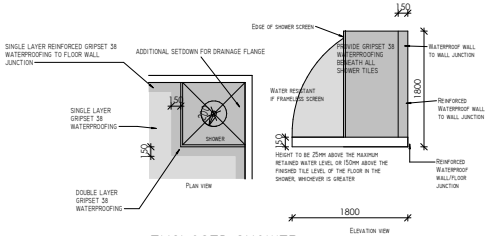
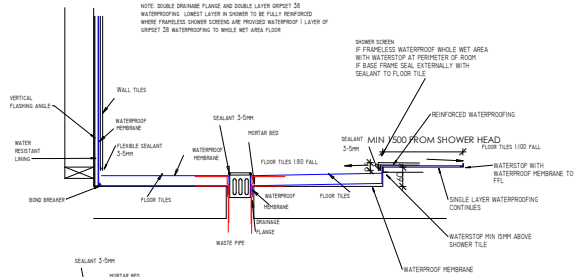
REVISIONS		SCALE	PROJECT NUMBER	DO NOT SCALE DRAWINGS
REV F 14/10/26	WWSC GOROKE SWIMMING POOL 107 MAIN ST GOROKE VIC 3412	1 : 100 (A2) DRAWING WET AREAS ISSUE: CONCEPT	25-03 DATE 05/02/26 NO 15	BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES UP

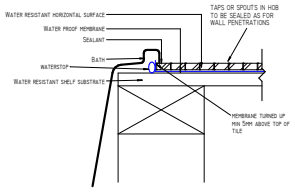
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

VICTORIA State Government

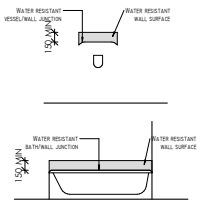


ENCLOSED SHOWER AREAS NTS

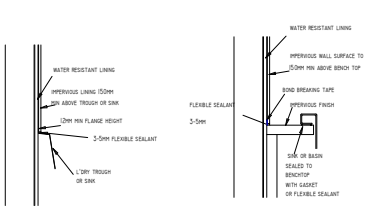




TYPICAL INSET BATH/SHELF JUNCTIONS NTS

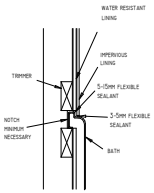


WATER RESISTANT WALL JUNCTIONS NTS

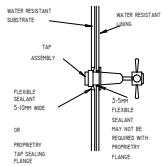


WALL RECESSED SINK OR BASIN

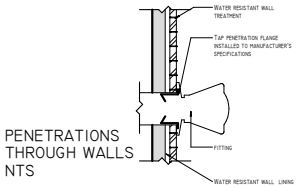
INSET SINK OR BASIN



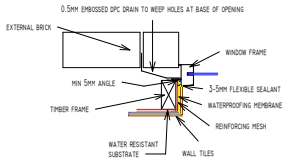
WALL RECESSED BATH

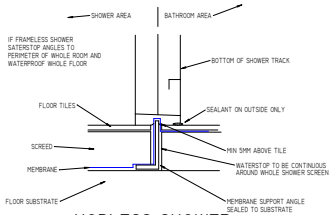


TAP PENETRATION THROUGH WALL

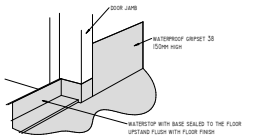


PENETRATIONS THROUGH WALLS NTS





HOBLESS SHOWER



WATERSTOP AT DOOR JUNCTION

ALEXSTAR BUILDING DESIGN

VIC REG NO DP-AD 59100
QLD REG 15547623

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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE
As indicated (A2)
DRAWING
WET AREAS
ISSUE:
CONCEPT

PROJECT NUMBER
25-03
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05/02/26
NO
16

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

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ROOF VENTILATION CLIMATE ZONE 6

10.8.3 VENTILATION OF ROOF SPACES
(2019: 5.3.7.4.)
(1)IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST HAVE A ROOF SPACE THAT-
(A)IS LOCATED-
(I)IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
(II)IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 NG/N.S, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
(III)IMMEDIATELY ABOVE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF I5.2.3(3) AND I5.2.3(4); AND

(B)HAS A HEIGHT OF NOT LESS THAN 20 MM; AND
(C)IS EITHER-
(I)VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN ACCORDANCE WITH TABLE I0.8.3; OR
(II)LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.

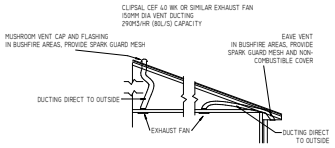
(2)THE REQUIREMENTS OF (1) DO NOT APPLY TO A-
(A)CONCRETE ROOF; OR
(B)ROOF THAT IS MADE OF STRUCTURAL INSULATED PANELS; OR ROOF THAT IS SUBJECT TO BUSHFIRE ATTACK LEVEL FZ REQUIREMENTS IN ACCORDANCE WITH AS 3959

ROOF PITCH	VENTILATION OPENINGS
<10 DEGREES	25000MM2/M PROVIDED AT EACH OF 2 OPPOSING ENDS
BETWEEN 10 AND 15 DEGREES	25000MM2/M PROVIDED AT THE EAVES AND 5000MM2/M AT HIGH LEVEL
BETWEEN 15 AND 75 DEGREES	7000MM2/M PROVIDED AT THE EAVES AND 5000MM2/M AT HIGH LEVEL PLUS AN ADDITIONAL I8000MM2/M AT THE EAVES IF THE ROOF HAS A CATHEDRAL CEILING

SANITARY COMPARTMENT VENTING

FROM AS1668

VENTING TO BE PROVIDED AT A MINIMUM OF 25L/S FOR BATHROOMS AND TOILETS
VENTING TO BE PROVIDED AT A MINIMUM OF 40L/S FOR KITCHENS AND LAUNDRIES



EXTERNAL VENT OPENINGS TO BE MIN 1/300 OF CEILING AREA OF VENTILATED ROOM, OR WHERE ROOF PITCH IS LESS THAN 22 DEGREES OPENINGS TO BE MIN 1/150 OF CEILING AREA

VENTILATION OPENING SIZES MM2						
ROOM AREA M2	ROOF PITCH GREATER THAN 22	MIN AREA TO BE WITHIN 900MM OF RIDGE	AREA THAT COULD BE IN EAVES OR BELOW 900MM FROM RIDGE	ROOF PITCH LESS THAN 22	MIN AREA TO BE WITHIN 900MM OF RIDGE	AREA THAT COULD BE IN EAVES OR BELOW 900MM FROM RIDGE
4	15400 - 150 DIA	6000 - 79MM DIA	9600 - 96MMX96MM	26700 - 184MM DIA	8000 - 101MM DIA	18700 - 136MMX136MM
8	26700 - 184 DIA	8000 - 100MM DIA	18700 - 136MMX136MM	53400 - 260MM DIA	16000 - 142MM DIA	37400 - 193MMX193MM
12	40000 - 225 DIA	12000 - 123MM DIA	28000 - 167MMX167MM	80000 - 319MM DIA	24000 - 174MM DIA	56000 - 237MMX237MM
16	54000 - 260 DIA	16000 - 142MM DIA	37400 - 193MMX193MM	106700 - 369MM DIA	32000 - 202MM DIA	74700 - 273MMX273MM
20	66700 - 291 DIA	20000 - 159MM DIA	46700 - 216MMX216MM	133400 - 412MM DIA	40000 - 225MM DIA	93400 - 305MMX305MM
24	80000 - 319 DIA	24000 - 175MM DIA	56000 - 236MMX236MM	160000 - 451MM DIA	48000 - 247MM DIA	112000 - 335MMX335MM

THE FOLLOWING DATA IS BASED ON THE AVERAGE CAPACITY OF THE EAVE AND ROOF VENTILATORS AS FOLLOWS:

EAVE VENT (418 x 220) HAS AN OPEN AREA OF **23,700mm²**

ROOF VENTILATOR HAS A COLLAR DIAMETER (VARIPITCH) OF 300MM. IT HAS AN OPEN AREA OF **70,685mm².**

HORIZONTAL DIMENSION OF THE ROOF = THIS IS MEASUREMENT FROM FASCIA TO FASCIA ALONG THE LONGEST LENGTH OF ROOF.

EAVE VENTS

FOR ROOF PITCHES UP TO 10° YOU MUST PROVIDE I EAVE VENT AT THE OPPOSING END OF THE ROOF SPACE TO PROVIDE COMPLYING ROOF VENTILATION.

FOR PITCHES 10° TO 14° YOU MUST PROVIDE 25,000 mm² PER METER OF HORIZONTAL ROOF LENGTH.

BASED ON THE ABOVE DATA, PROVIDE MORE THAN I EAVE VENT PER METER OF HORIZONTAL ROOF LENGTH. FOR EXAMPLE, IN A 10M HORIZONTAL ROOF LENGTH Y PROVIDE 2 EAVE VENTS (EVENLY DISTRIBUTED).

FOR PITCHES 15° AND ABOVE, THE BUILDING MUST BE PROVIDED WITH 7000mm² PER METER OF HORIZONTAL ROOF LENGTH.

BASED ON THE ABOVE DATA. NOTE: A PRACTICAL APPROACH HAS BEEN TAKEN ON THIS. PROVIDE EAVE VENTS IN PAIRS AND WHERE POSSIBLE OPPOSITE EACH OTHER IN ORDER TO PROMOTE GOOD CROSS VENTILATION. YOU CAN INTERPOLATE TO BRING ABOUT ODD NUMBER OF VENTS IF REQUIRED.

HORIZONTAL ROOF LENGTH	
UP TO 6M	2 EAVE VENTS
6-16M	4 EAVE VENTS
16-22M	6 EAVE VENTS
21-23M	7 EAVE VENTS
24-27M	8 EAVE VENTS
28-32M	9 EAVE VENTS

CATHEDRAL ROOF IS DEGREES AND ABOVE ADDITIONAL EAVE VENTS AT 8000MM2/M

HIGH LEVEL VENTS (EG WHIRLY BIRD/MUSHROOM ETC

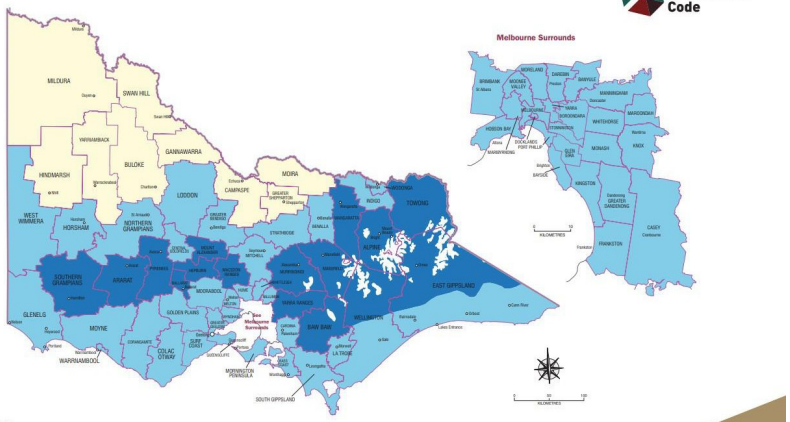
FOR ROOF PITCHES FROM 10° TO 75° PROVIDE ROOF VENT AS PER THE FOLLOWING:

0 - 10M OF HORIZONTAL ROOF LENGTH - 1 ROOF VENT.
11-20M OF HORIZONTAL ROOF LENGTH - 2 ROOF VENTS
21-30M OF HORIZONTAL ROOF LENGTH - 3 ROOF VENTS

CAPACITY OF THE ROOF VENT IS ASSUMED AS FOLLOWS:
COLLAR DIAMETER (VARIPITCH) OF 300MM - (PI X RF) = 150 X 150 X 3.14/59 = 70,685MM².
FOR EXAMPLE, IF WE HAVE A HORIZONTAL ROOF LENGTH OF 17M, WE REQUIRE 85,202MM OF ROOF VENTILATION ACCORDING TO THE BCA.
INSTALLING 2 ROOF VENTILATORS WILL PROVIDE 141,370MM² OF ROOF VENTILATION.

ABCB

National Construction Code



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Developed from a map from the Bureau of Meteorology

ALEXSTAR BUILDING DESIGN
VIC REG NO DP-AD 59100
QLD REG 15547623
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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE: As indicated (A2)
DRAWING: ZONE 6 CONDENSATION MANAGEMENT
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SMOKE ALARMS SHALL BE HARD WIRED AND COMPLY WITH AS3786
SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 500MM OF A RIDGE IN A ROOM WITH A SLOPING CEILING, AND SHALL NOT BE GREATER THAN 1500MM BELOW THE RIDGE

ALL HINGED DOORS TO AN ENCLOSED W/C TO BE PROVIDED WITH ESCAPE HINGES, OR SHALL SWING OUT OF THE ENCLOSURE

ANY AIR LOCKED BATHROOM OR W/C SHALL BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM THAT COMES ON WITH THE LIGHT, WITH AIR BEING DUCTED TO A FULLY VENTILATED ROOF SPACE, OR DIRECTLY TO OUTSIDE. FOR 'OBJECTIONABLE' AIR THE EXHAUST MUST REMAIN ON FOR SUFFICIENT TIME TO PROVIDE AIR CHANGES IN ACCORDANCE WITH AS1668.2

STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION (TOPSTAIRS/STAIRLOCK ETC) AND SHALL NOT PROVIDE ANY GAP GREATER THAN 125MM BETWEEN OPEN RISERS, BALUSTERS OR ANY OTHER COMPONENT.
BALUSTRADES SHALL BE A MINIMUM 1000MM HIGH AT LANDINGS AND 865MM HIGH ABOVE THE NOSING OF THE TREAD

STAIRS SHALL BE PROVIDED WITH A NON-SLIP FINISH

BALUSTRADES SHALL BE PROVIDED ADJACENT TO ANY PATH OF TRAVEL WHERE IT IS POSSIBLE TO FALL 1M OR MORE.

A WINDOW MUST NOT OPEN MORE THAN 125MM IF IT COULD BE POSSIBLE TO FALL 4M OR MORE THROUGH THE WINDOW OPENING, OR IF IT IS IN A BEDROOM WHERE THE FLOOR LEVEL BELOW IS 2M OR MORE AND THE OPENING SASH IS LESS THAN 1700MM ABOVE THE FLOOR LEVEL.

FOR FLOORS GREATER THAN 4M ABOVE THE SURFACE BENEATH ANY HORIZONTAL MEMBER WITHIN A BALUSTRADE OR BARRIER MUST NOT BE BETWEEN 150MM AND 760MM ABOVE THE FLOOR AND MUST NOT FACILITATE CLIMBING

WIRE BALUSTRADES SHALL COMPLY WITH TABLE 3.9.2.1 OF THE BCA

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288
MANUFACTURED WINDOWS AND DOORS TO BE IN ACCORDANCE WITH AS 2047
UNFRAMED GLASS DOORS MIN 10MM TOUGHENED SAFETY GLASS - FRAMED GLASS DOORS (MAX 2M2) 6MM GRADE A TOUGHENED SAFETY GLASS
SIDELIGHTS TO BE 6MM GRADE A TOUGHENED SAFETY GLASS
FULL HEIGHT GLAZED PANELS THAT COULD POSSIBLY BE MISTAKEN FOR A DOOR GRADE A SAFETY GLASS 4MM - 2M2, 5MM - 3M2, 6MM - 4M2
ALL GLAZING IN BATHROOM TO BE GRADE A SAFETY GLASS. MINIMUM THICKNESS FOR SHOWER DOOR 6MM

PROVIDE FRAMING TO AS1684.2
CEILING JOISTS (GENERALLY 90X45 MGP10 AT 600MM CENTRES (INTERMEDIATE TO TRUSSES)
PROVIDE 90X45 MGP10 PURLINS
PROVIDE 90X45 MGP10 TOP PLATES (TRENCHED)
PROVIDE 90X45 BOTTOM PLATES (TRENCHED)
PROVIDE 90X35 WALL STUDS GENERALLY
PROVIDE 90X45 WALL STUDS FOR WALLS OVER 2700MM.
STUD SPACING GENERALLY 600MM AND 450MM TO WET AREAS
PROVIDE 90X35 NOGGING AT MAX 1350MM CENTRES
PROVIDE 90X45 BC STABILISERS/HANGERS AT MAX 1800MM CENTRES
FOR WINDOWS OVER 2M IN WIDTH USE 2/90X35 SILL TRIMMERS

CLADDING
ROOF TILES SHALL BE INSTALLED IN ACCORDANCE WITH AS2049 AND AS2050
MECHANICALLY FIX EACH FULL TILE IN SECOND COURSE FROM EDGE OF ROOF AND ECHANICALLY FIX EVERY SECOND TILE IN EVERY COURSE FOR NZ OR GREATER OR MECHANICALLY FIX EVERY TILE IN EVERY SECOND COURSE FOR NI ALL RIDGE AND HIP TILES TO BE MECHANICALLY FIXED

WHERE A TILED ROOF IS LESS THAN 22 DEGREES PITCH, PROVIDE SARKING BENEATH THE TILES

SHEET ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

PROVIDE GENERALLY 75MM DIA DOWNPIPES TO 90MM COMMON DRAINS UNLESS OTHERWISE NOTED

EXTERNAL LININGS AND CLADDINGS TO BE FIXED TO MANUFACTURERS SPECIFICATION - ENSURE BREATHABLE MOISTURE BARRIERS ARE INSTALLED BEHIND CLADDINGS

SUBFLOOR VENTILATION SHALL BE PROVIDED TO SUSPENDED FLOORS AT A RATE OF AT LEAT 6000MM2/L/M OF WALL (CONTINUOUS PERIMETER 6MM GAP OR 90MM DIA PER M)
MINIMUM 150MM CLEARANCE BENEATH BEARER OR 400MM CLEARANCE IF ACCESS FOR INSPECTION IS REQUIRED
ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684.2 2010 DETAILS TO BE PROVIDED BY TRUSS MANUFACTURER AND TIMBER SUPPLIER OR ENGINEER AS APPROPRIATE

STRUCTURAL STEEL MEMBERS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS.

STRUCTURAL STEEL INTERNALLY IN A PERMANENTLY DRY LOCATION REQUIRES NO 'PROTECTIVE COATING', ALL OTHER AREAS PROVIDE HOT DIP GALVANISED STEEL TO 300G/M2

CORROSION RESISTANCE

MORE THAN 1KM FROM BREAKING SURF OR MORE THAN 100M FROM NON-BREAKING SURF	INTERNAL	NO PROTECTION NECESSARY
	EXTERNAL	2 COATS OF ALKYD PRIMER OR GLOSS OR HOT DIP GALV 300G/M2 OR HOT DIP GALV 100G/M2 PLUS 1 COAT VINYL PRIMER OR GLOSS
WITHIN 1KM OF BREAKING SURF OR LESS THAN 100M FROM NON-BREAKING SURF	INTERNAL	2 COATS OF ALKYD PRIMER OR GLOSS
	EXTERNAL	INORGANIC ZINC PRIMER PLUS 2 COATS VINYL GLOSS OR HOT DIP GALV 300G/M2 OR HOT DIP GALV 100G/M2 PLUS 2 COATS VINYL PRIMER OR GLOSS

MASONRY

MORTAR TO BE IN ACCORDANCE WITH AS3700
ARTICULATION JOINTS TO BE PROVIDED AT THE JUNCTION OF NEW AND EXISTING WORK, AND AT 6M MAXIMUM CENTRES GENERALLY, AND AT CHANGES IN WALL HEIGHT OF GREATER THAN 20% AND ADJACENT TO AT LEAST ONE SIDE OF ANOPENING GREATER THAN 900X900MM AT MAXIMUM 5M CENTRES. SEE ENGINEERS CONTROL JOINT LAYOUT
MASONRY LINTELS TO BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE

TIES

MEDIUM DUTY BRICK TIES TO BE USED. PROVIDE TIES IN A MINIMUM 600MMX600MM GRID. HALVE THE VERTICAL SPACING TO 300MM AROUND OPENINGS, THE TOP OF WALLS AND AT CONTROL JOINTS
USE 316 STAINLESS STEEL OR ENGINEERED POLYMER TIESWITHIN 1KM OF BREAKING SURF OR WITHIN 100M OF THE COAST - SEE PLANNING SA MAPS FOR BREAKING SURF LOCATIONS
USE 1.7DG/M2 TIES BETWEEN 1KM & 10KM FROM BREAKING SURF OR BETWEEN 100M AND 1KM OF THE COAST - SEE PLANNING SA MAPS FOR BREAKING SURF LOCATIONS
TIES IN OTHER AREAS Z600 GALVANISED STEEL

CORROSION PROTECTION

INTERIOR SPACES
DEGREASE AND POWER TOOL CLEAN AND APPLY 75UM EPOXY ZINC OR EPOXY ZINC PHOSPHATE PRIMER - OR HOT DIP GALV 300G/M2

EXTERNAL - GENERAL AREAS
BLAST TO GRADE 2.5/75UM ZINC SILICATE TYPE 3/4 OR 6 - OR HOT DIP GALV 600G/M2

COASTAL AND POOL AREAS
STAINLESS STEEL 316 GRADE - OR HOT DIP GALV 600G/M2 PLUS ABRADE WITH INDUSTRIAL GRADE ABRASIVE PAPER AND APPLY 100UM EPOXY PHOSPHATE PRIMER AND 100UM EPOXY MIO

WEATHERPROOFING
PROVIDE 0.5MM DPC AT THE BASE OF WALLS AND AROUND THE TOPS SIDES AND BOTTOM OF OPENINGS.
DRAIN THROUGH WEEPHOLES AT MAX 1250MM CENTRES

MASONRY LINTELS SUPPORTING NON LOAD BEARING MASONRY

OPENING WIDTH BAR LENGTH BAR SIZE

MAX (MM)	OPENING PLUS (MM)	
490	200	70X6 FLAT
610	200	75X10 FLAT
3010	300	90X90X6EA
3130	300	100X100X6EA
3370	300	100X100X8EA
4210	400	150X90X8UA
4330	400	150X100X10UA

ALL MS BARS TO BE PROTECTED BY BLAST TO GRADE 2.5/75UM ZINC SILICATE TYPE 3 / 4 OR 6OR HOT DIP GALV TO 600G/M2

MASONRY LINTELS SUPPORTING NON LOAD BEARING MASONRY

GALINTELS (600G/M2, R5 RATING)

OPENING	BEARING	SIZE
1200	200	85X7 FLAT
2400	300	100X100X9EA
3600	300	150X100X12UA

T-BARS FOR LOAD BEARING WALLS

3000	300	200X7 + 200X7 MULTRIB T-BAR
5400	300	200X8 + 200X9 MULTRIB T-BAR
6000	300	200X10 +200X10 TRADITONAL T-BAR

CHECK WITH ENGINEER FOR LOADING AND LINTEL WIDTH

ENERGY EFFICIENCY

ZONE 5 OR 6

INTERNAL LIGHTING MAX 5W/M2
INTERNAL LIGHTING TO GARAGE MAX 3W/M2
EXTERNAL LIGHTING MAX 4W/M2

PROVIDE MINIMUM 1000L RAIN WATER TANK PLUMBED TO THE HOT WATER SERVICE, COLD WATER IN THE LAUNDRY OR THE W/C

ENSURE ALL RAIN WATER INLETS AND OUTLETS TO THE TANK ARE PROTECTED WITH MOSQUITO MESH

PROVIDE DRAUGHT EXCLUSION DEVICES TO ALL EXTERNAL DOORS AND WINDOWS

WINDOWS TO BE IN ACCORDANCE WITH AS 2047 AND AS1288 WITH A MINIMUM 1000/150 RATING

PROVIDE SHUTTERS TO EXHAUST FANS TO HABITABLE ROOMS
GLAZING TO ATTACHED GLAZING CALCULATOR
WINDOWS SUPPLIED BY - SOUTH PACIFIC WINDOWS

ROOF INSULATION
ALL INSULATION SHALL BE IN ACCORDANCE WITH AS/NZS4859.1 AND SHALL BE INSTALLED SO THAT IT FORMS A CONTINUOS BARRIER AND ABUTS OR OVERLAPS ADJOINING INSULATION OR SUPPORTS
WHERE SISILATION IS USED AS A VAPOUR BARRIER IT MUST ALSO BE SUITABLY BREATHABLE TO MINIMISE MOULD FORMATION

WHERE DOWN LIGHTS ARE PROPOSED ENSURE ALL DOWNLIGHTS ARE FITTED WITH HEAT SHIELD COVERS

TOTAL R4.1 FOR WHITE ROOF (ADD R3.5 TO CEILING AND R0.3 TO UNDERSIDE OF ROOF)

TOTAL R4.6 FOR ZINC ROOF (ADD R3.5 TO CEILING AND R1.0 TO UNDERSIDE OF ROOF)

TOTAL R5.1 FOR DARK ROOF (ADD R3.5 TO CEILING AND R1.5 TO UNDERSIDE OF ROOF)

WALL INSULATION
TOTAL R2.8
ADD R2.5 FOR CLAD FRAME AND BRICK VENEER
ADD R0.5 TO AAC VENEER

FLOOR INSULATION
TOTAL REQUIRED R1.0
UNENCLOSED SUSPENDED TIMBER ADD R0.5
ENCLOSED SUSPENDED TIMBER ADD R0.4
UNENCLOSED SUSPENDED CONCRETE ADD 0.6
WHERE A HEATED/COOLED CONCRETE FLOOR IS INSTALLED INSTALL R1.0 INSULATION TO PERIMETER
ENCLOSED SUSPENDED CONCRETE ADD 0.4
AND R2.0 INSULATION BENEATH SLAB

EVAPORATIVE COOLERS TO BE INSTALLED WITH SELF CLOSING DAMPERS

HEATING AND COOLING DUCTWORK TO HAVE A MINIMUM R1.0 (65MM GLASSWOOL OR 70MM

POLYESTER)WITH FITTINGS TO HAVE R0.4

WATER HEATER
INSTANTANEOUS GAS HOT WATER SERVICE WITH 5 STAR RATING OR BETTER

HEAT PUMP HOT WATER SERVICE OF UP TO 400L CAPACITY CAPABLE OF 27 RECS POINTS

ALEXSTAR BUILDING DESIGN
VIC REG NO
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QLD REG 15547623
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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE
1 : 100 (A2)
DRAWING
NOTES

ISSUE:
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18

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BAL 12.5

FLOOR SYSTEMS

FLOORS TO BE SLAB ON GROUND OR SUSPENDED CONCRETE

FRAMED FLOORS GREATER THAN 600MM ABOVE GROUND ARE: -
TO BE ENCLOSED TO GROUND LEVEL WITH NON-COMBUSTIBLE MATERIAL
IF FRC IS USED A MINIMUM 6MM THICKNESS MUST BE PROVIDED OR
A WALL COMPLYING WITH 7.4.1 AND 7.4.2 OF AS1959 (SEE BELOW)

FRAMED FLOORS LESS THAN 600MM ABOVE GROUND ARE:-
TO BE ENCLOSED WITH A WALL AS ABOVE OR
IF UNENCLOSED ALL FLOORING MATERIAL INCLUDING JOISTS AND BEARERS SHALL BE IN ACCORDANCE WITH 7.3.2.2 (A) & (B)

THE BEARERS, JOISTS AND FLOORING, LESS THAN 600 MM ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:
(A) MATERIALS THAT COMPLY WITH THE FOLLOWING:
(i) BEARERS AND JOISTS SHALL BE
  (A) non-combustible; or
  (B) bushfire-resisting timber (see Appendix F); or
  (C) a combination of items (A) and (B) above.
(ii) FLOORING SHALL BE
  (A) non-combustible; or
  (B) bushfire-resisting timber (see Appendix F); or
  (C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
  (D) a combination of any of items (A), (B) or (C) above. or
(B) A SYSTEM COMPLYING WITH AS 1530.8.1

NO GAP GREATER THAN 3MM SHALL BE PERMITTED IN MATERIAL JOINS
SISILATION SHOULD BE PROVIDED BENEATH CLADDING
ALUMINIUM MESH OR PERFORATED ALUMINIUM SHEETS MUST NOT BE USED TO ENCLOSE THE SUBFLOOR

EXTERNAL WALLS

MUST BE CONSTRUCTED IN ACCORDANCE WITH 7.4.1(A) AND 7.4.2
THE EXPOSED COMPONENTS OF EXTERNAL WALLS SHALL BE:
NON-COMBUSTIBLE MATERIAL
NOTE: EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING (WITH A MINIMUM OF 90 MM IN THICKNESS)
  (a) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium
SILICATE OR NATURAL STONE.
  (b) Precast or in situ walls of concrete or aerated concrete.
  (c) Earth wall including mud brick.

ANY SARKING MATERIAL MUST HAVE A FLAMABILITY INDEX LESS THAN 5 OR
A TIMBER FRAMED WALL WITH SARKING AND COMPLYING WITH 5.4.1 AND 5.4.2

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400 MM FROM THE GROUND OR LESS THAN 400 MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE WALL SHALL BE:
(A) NON-COMBUSTIBLE MATERIAL.
(B) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 KG/M3 OR GREATER AT A 12 PERCENT MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90 MM AND A MINIMUM THICKNESS OF 70 MM (SEE CLAUSE 3.11); AND SAUSE PLANED. OR
(C) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL AND IS
  (i) non-combustible material; or
  (ii) fibre-cement a minimum of 6 mm in thickness; or
  (iii) bushfire-resisting timber (see Appendix F); or
  (iv) a timber species as specified in Paragraph E1, Appendix E; or
  (v) a combination of any of items (i), (ii), (iii) or (iv) above. or
(D) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C) ABOVE.

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED,
BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3 MM.

WINDOWS

MUST COMPLY WITH 5.5.1, 5.5.1A & 5.5.2

WHERE FITTED, BUSHFIRE SHUTTERS SHALL COMPLY WITH CLAUSE 5.7
BUSHFIRE SHUTTERS SHALL:
(A) BE FIXED TO THE BUILDING AND BE NON-REMOVABLE;
(B) WHEN IN THE CLOSED POSITION, HAVE NO GAP GREATER THAN 3 MM BETWEEN THE SHUTTER AND THE WALL, THE SILL OR THE HEAD;
(C) BE READILY MANUALLY OPERABLE FROM EITHER INSIDE OR OUTSIDE;
(D) PROTECT THE ENTIRE WINDOW ASSEMBLY OR DOOR ASSEMBLY;
(E) CONSIST OF MATERIALS SPECIFIED IN CLAUSES 5.5.1 (BELOW), AND
(F) WHERE PERFORATED, HAVE
  (i) uniformly distributed perforations with a maximum aperture of 3 mm when the shutter is providing radiant heat protection or 2 mm when the shutter is also providing ember PROTECTION (SUCH AS WHERE THE OPENABLE PORTION OF THE WINDOW IS NOT SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE BAL); AND
  (ii) a perforated area no greater than 20% of the shutter. If bushfire shutters are fitted to all external doors then at least one of those shutters shall be operable from the inside to FACILITATE SAFE EGRESS FROM THE BUILDING. AND BE MADE FROM
    (a) non-combustible material; or
    (b) a timber species as specified in Paragraph E1, Appendix E; or
    (c) bushfire-resisting timber (see Appendix F); or
    (d) a combination of any of items (a), (b) or (c) above.

WHERE FITTED, **SCREENS FOR WINDOWS AND DOORS** SHALL MAKE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3 MM. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM:
(A) METAL; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E.

WINDOW ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER AS ABOVE OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 5.5.1A. OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
  (i) For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE WINDOW FRAME, WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM
    (A) Bushfire-resisting timber (see Appendix F); or
    (B) A timber species as specified in Paragraph E2, Appendix E. or
    (C) Metal; or
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
  (ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
  (iii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 EGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE WINDOW FRAME, THE GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 4 MM THICKNESS, OR GLASS BLOCKS WITH NO RESTRICTION ON GLAZING METHODS.
NOTE: WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.
  (iv) Where glazing is other than that specified in item (iii) above, annealed glass may be used.
  (v) The openable portions of windows shall be screened internally or externally with screens that comply with Clause 5.5.1A.

SUPPORTING POSTS

MUST BE NON-COMBUSTIBLE OR
PROTECTED WITH NON-COMBUSTIBLE MATERIAL FOR AT LEAST 400MM ABOVE GROUND LEVEL OR
BE ON METAL STYRUPS A MINIMUM 75MM ABOVE GROUND LEVEL

EXTERNAL DOORS

MUST COMPLY WITH 5.5.1, 5.5.1A (AS ABOVE) AND 5.5.3, 5.5.4, AND 5.5.5
SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) DOORS AND DOOR FRAMES SHALL BE PROTECTED BY BUSHFIRE SHUTTERS OR
(B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 5.5.1A. OR
(C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:
  (i) Doors shall be
    (A) non-combustible; or
    (B) a solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35 mm for the first 400 mm ABOVE THE THRESHOLD; OR
    (C) a door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400 mm above the THRESHOLD; OR
    (D) a door, including a hollow core door, protected externally by a screen that complies with Clause 5.5.1A; or
    (E) a fully framed glazed door, where the framing is made from materials specified for bushfire shutters, or from a timber SPECIES AS SPECIFIED IN PARAGRAPH E2, APPENDIX E.
  (ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
  (iii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.
  (iv) Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE DOOR (SEE FIGURE D3, APPENDIX D), THAT PART OF THE DOOR FRAME SHALL BE MADE FROM:
    (A) Bushfire-resisting timber (see Appendix F). or
    (B) A timber species as specified in Paragraph E2, Appendix E. or
    (C) Metal. or
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
  (v) Weather strips, draught excluders or draught seals shall be installed at the base
OF SIDE-HUNG EXTERNAL DOORS.

SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 5.5.1A. OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
  (i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
  (ii) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be made from:
    (A) Bushfire-resisting timber (see Appendix F). or
    (B) A timber species as specified in Paragraph E2, Appendix E. or
    (C) Metal. or
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant STEEL AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
  (iii) There is no requirement to screen the openable part of the sliding door.
HOWEVER, IF SCREENED, THE SCREENS SHALL COMPLY WITH CLAUSE 5.5.1A.
  (iv) Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE DOOR, THAT PART OF THE DOOR FRAME SHALL BE MADE FROM:
    (A) Bushfire-resisting timber (see Appendix F). or
    (B) A timber species as specified in Paragraph E2, Appendix E. or
    (C) Metal. or
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
  (v) Weather strips, draught excluders or draught seals shall be installed at the base
OF SIDE-HUNG EXTERNAL DOORS.

THE FOLLOWING APPLY TO **VEHICLE ACCESS DOORS**
(A) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400 MM OF THE GROUND WHEN THE DOOR IS CLOSED (SEE FIGURE D4, APPENDIX D) SHALL BE MADE FROM
  (i) non-combustible material; or
  (ii) bushfire-resisting timber (see Appendix F); or
  (iii) a fibre-cement sheet, a minimum of 6 mm in thickness; or
  (iv) a timber species as specified in Paragraph E1, Appendix E; or
  (v) a combination of any of items (i), (ii), (iii) or (iv) above.
(B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3 MM.
(C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3 MM AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR
(D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

ROOFS

MUST COMPLY WITH 5.6.1, 5.6.2, 5.6.3, 5.6.4 AND 5.6.6
(A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.
(B) THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3 MM, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
(C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL:
(A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
(B) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
(C) EXTEND INTO GUTTERS AND VALLEYS.

SHEET ROOFS SHALL:
(A) BE FULLY SARKED AS ABOE, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; AND
(B) HAVE ANY GAPS GREATER THAN 3 MM (SUCH AS UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES BY:
  (i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze; or
  (ii) mineral wool; or
  (iii) other non-combustible material; or
  (iv) a combination of any of items (i), (ii) or (iii) above.

THE FOLLOWING APPLY TO **VERANDA, CARPORT AND AWNING ROOFS**
(A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF
(B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL COMPLYING WITH CLAUSE 5.4. SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING.

THE FOLLOWING APPLY TO **EAVES LINING, FASCIAS AND GABLES**
(A) GABLES SHALL COMPLY WITH CLAUSE 5.1.
(B) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS, AS SPECIFIED IN CLAUSE 5.6.5.
(C) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE. JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

ALUMINIUM MESH OR PERFORATED SHEET MUST NOT BE USED FOR SCREENING
SARKING MUST HAVE A FLAMABILITY INDEX NO GREATER THAN 5

VENTS AND WEEPHOLES

SUBFLOOR SPACES AND WEEPHOLES MUST BE FITTED WITH EMBER GUARDS MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A MAXIMUM 2MM APERTURE

ROOFLIGHTS/SKYLIGHTS

MUST COMPLY WITH 5.6.5 (SEE BELOW)
ALUMINIUM MESH OR PERFORATED SHEET MUST NOT BE USED
ROOF LIGHTS AND SHAFTS THROUGH THE ROOF SPACE MUST BE SEALED WITH A NON-COMBUSTIBLE SLEEVE OR LINING

ROOF MOUNTED EVAP COOLERS AND VENTS

MUST COMPLY WITH 5.6.5
(A) ROOF PENETRATIONS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
(B) OPENINGS IN VENTED DOME LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE
THIS REQUIREMENT DOES NOT APPLY TO THE EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS.
IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.
NOTE: GASFITTERS ARE REQUIRED TO PROVIDE A METAL FLUE PIPE ABOVE THE ROOF AND TERMINATE WITH A CERTIFIED GAS FLUE COWL COMPLYING WITH AS 4566.
(C) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.
(D) GLASS ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS MINIMUM 4 MM THICKNESS, SHALL BE USED IN THE OUTER PANE OF THE IGU.
(E) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF A FIRE-RETARDANT MATERIAL, PROVIDED
THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMMABILITY INDEX NO GREATER THAN 5.
(F) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS
CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE.
(G) VENT PIPES MADE FROM PVC ARE PERMITTED.
ALUMINIUM MESH OR PERFORATED SHEET SCREENING MUST NOT BE USED
ALL COMPONENTS, EG AERIALS, VENT PIPES, SOLAR PANELS AND SUPPORTS MUST BE NON-COMBUSTIBLE

GUTTERS AND DOWNPIPES

MUST COMPLY WITH 5.6.7
IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.
BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NONCOMBUSTIBLE MATERIAL.

WATER AND GAS SUPPLIES

MUST COMPLY WITH 5.8 - ABOVE GROUND SERVICES MUST BE METAL

VERANDAHS AND DECKS AND TRAFFICABLE SURFACES

MUST BE CONCRETE SLAB ON GROUND, OR
SUSPENDED CONCRETE SLAB
ANY SUPPORTING COLUMNS MUST COMPLY WITH THE COLUMNS SECTION
ANY SUPPORTING WALLS MUST COMPLY WITH THE WALLS SECTION
WHERE SHEET OR TONGUE AND GROOVE FLOORING IS USED IT MUST COMPLY WITH THE FLOORS SECTION
WHERE TIMBER DECKING IS USEDTHE GAP BETWEEN BOARDS MUST NOT BE LESS THAN 5MM ANDTHE
PERIMETER OF THE DECK MUST NOT BE ENCLOSED OR ACCESS IMPEDED TO THE SPACE BENEATH AND THE
FLOOR MUST BE SEPARATED FROM THE REMAINDER OF THE BUILDING IN A MANNER THAT WILL NOT PERMIT
THE SPREAD OF FIRE TO THE BUILDING

P & D CODE BUSHFIRE PROTECTION REQUIREMENTS

GENERAL AREAS - NOMINAL BAL LOW
MEDIUM AREAS - NOMINAL BAL 12.5
URBAN INTERFACE - WITHIN 500M OF HIGH BUT GREATER THAN 100M - NOMINAL BAL LOW

WATER SUPPLY - MAY BE TANK OR SWIMMING POOL - METAL OR CONCRETE CONSTRUCTION

WHERE A FIRE TRUCK CAN NOT PARK ON THE ROAD AND ACCESS ALL PARTS OF THE BUILDING WITHIN 60M, TRUCK ACCESS AND TURN AROUND TO BE PROVIDED

GENERAL AND MEDIUM AREAS - 200OL DEDICATED STORAGE CONNECTED TO MAINS;
OR
- 500OL DEDICATED STORAGE NOT CONNECTED TO MAINS
- DOMESTIC FITTINGS

HIGH OR CODE ASSESSED URBAN INTERFACE WITH BAL 12.5 OR BAL 19

ALLOTMENT LESS THAN 500M2 - 200OL DEDICATED STORAGE CONNECTED TO MAINS;
OR
- 500OL DEDICATED STORAGE NOT CONNECTED TO MAINS
- DOMESTIC FITTINGS

FIRE FITTINGS REQUIRED FOR ALL SITUATIONS BELOW
ALLOTMENT 500-1500M2 - 500OL DEDICATED STORAGE CONNECTED TO MAINS; OR
- 10000L NOT CONNECTED TO MAINS
ALLOTMENT MORE THAN 1500M2 - 10000L WHETHER CONNECTED TO MAINS OR NOT

FITTINGS

WHERE CONNECTED TO MAINS, MUST HAVE AN AUTOMATIC FLOAT VALVE TOP UP SYSTEM
DOMESTIC - METAL OR BRASS FITTINGS
- **OUTLET MIN 400MM ABOVE GROUND WITH CLEAR ACCESS**
- MIN 300MM CLEARANCE TO ALL SIDES OF OUTLET
FIRE - FIRE SERVICE ADAPTOR WITH MIN 50MM OUTLET TO A 65MM STORZ CONNECTOR WITH GATE OR BALL VALVE; OR
- MIN 200MM INSPECTION OPENING IN LID IF NO MORE THAN 1500MM ABOVE GROUND WITH TRUCK ACCESS WITHIN 3M
- SWIMMING POOL WITH TRUCK ACCESS WITHIN 3M

PUMPS

- TO BE PROVIDED WHERE FIRE FITTINGS ARE REQUIRED
- MIN 5.7KW (5HP) DIESEL OR PETROL POWERED
- MIN 38MM INLET, CONNECTED TO DEDICATED FIRE WATER SUPPLY
- OTHER PUMPS THAT CAN BE RUN INDEPENDENT OF MAINS POWER TO BE INDIVIDUALLY ASSESSED
- MUST BE MAINTAINED AND OPERABLE
- POSITIONED ON A HARD SURFACE WITH A NON-COMBUSTIBLE COVER WITH ADEQUATE VENTILATION FOR OPERATION
- ALL CONNECTIONS TO BE METAL OR PROTECTED BY A NON-COMBUSTIBLE COVER

PIPEWORK

- INLET PIPES FROM SUPPLY TO PUMP MUST NOT BE SMALLER THAN THE INLET
- ANY NON-METAL SUPPLY PIPES TO BE BURIED A MINIMUM 300MM BELOW GROUND
- ALL RISERS AND ABOVE GROUND SUPPLY TO BE METAL

HOSES

- TO BE PROVIDED WHERE PUMPED WATER IS REQUIRED
- MUST BE CAPABLE OF REACHING ALL PARTS OF THE BUILDING - MORE THAN I HOSE MAY BE REQUIRED
- BE ABLE TO WITHSTAND THE PRESSURE AVAILABLE AT THE WATER SUPPLY
- BE IN ACCORDANCE WITH AS1221 - FIRE HOSE REELS
- MINIMUM INTERNAL DIAMETER 18MM
- MAX 36M LENGTH
- BE ALWAYS AVAILABLE FOR USE
- WHERE WATER IS SOURCED FROM A POOL, AN ADDITIONAL HOSE OR CONNECTION MUST BE PROVIDED FROM THE POOL TO THE PUMP

HAZARDOUS VEGETATION SHOULD BE CLEARED FOR A DISTANCE OF AT LEAST 20M FROM THE BUILDING

WHERE ANY PART OF A BUILDING IS GREATER THAN 60M FROM THE PUBLIC ROAD AN ACCESS ROAD MUST BE PROVIDED AND MUST BE A MINIMUM OF 3M WIDE AND CAPABLE OF ACCESS BY A FIRE TRUCK WITH A TURN AROUND AREA WITH A 12.5M MINIMUM RADIUS OR A 'T' WITH A MINIMUM 9.5M INTERNAL RADIUS AND LENGTH OF AT LEAST 11M

NB: ALL SARKING REQUIRED FOR PROTECTION OF STRUCTURAL ELEMENTS MUST HAVE A FLAMABILITY INDEX NOT GREATER THAN 5

ALL CLAUSES REFERENCED IN THIS SECTION UNLESS OTHERWISE NOTED ARE FROM AS3959

ALEXSTAR BUILDING DESIGN
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QLD REG 15547623
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REVISIONS
REV F
14/10/26

WWSC GOROKE SWIMMING POOL
107 MAIN ST GOROKE VIC 3412

SCALE 1 : 25 (A2)
DRAWING BAL 12.5
ISSUE: CONCEPT

PROJECT NUMBER 25-03
DATE 05/02/26
NO 25

DO NOT SCALE DRAWINGS
BUILDER TO VERIFY ALL WORK INCLUDING DIMENSIONS AND LEVELS BEFORE BUILDING COMMENCES
UP

Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

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L250007-0XX-Sp-mrl	Technical Specification

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project: Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

TITLE AND INDEX

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-001 | Revision: P4

L250007

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GENERAL

1. These drawings shall be read in conjunction with all Lacus Consulting Pty Ltd, architectural and other consultant's documents, specifications and other written instructions as may be issued during the course of the contract.
2. For the purpose of these notes the following definitions shall apply:
   a. Engineer: denotes an engineer employed by Lacus Consulting Pty Ltd
   b. Consultant: denotes another consultant who is a part of the design team and is not an employee of Lacus Consulting Pty Ltd
   c. Superintendent: denotes the party who oversees and/or directs the project
   d. Client: denotes the party who has engaged the consultant team and the contractor to complete the project
   e. Contractor: denotes the head contractor for the site and all of their subcontractors
   f. Geotechnical engineer denotes: a geotechnical consultant involved in the project
   g. Demolition and/or erection engineer: denotes a professional and insured engineer who is engaged by the contractor, at the contractor's expense, to advise on all demolition and temporary works required for the contractor to complete the construction
3. A copy of these drawings shall be kept on site during the construction period.
4. Any discrepancy on the drawings or between the drawings and/or the specification and/or the specified Australian Standards shall be referred to the engineer and a written instruction received prior to proceeding with the work. During tendering the tenderer shall assume the large/greater criteria in terms of cost in the absence of other instructions.
5. All materials and workmanship shall be in accordance with the requirements of the current Australian Standards, including all amendments, and the by-laws and ordinances of the relevant building authority, except where varied by the project specification.
6. The contractor shall verify all dimensions relevant to setting out site work on site before construction and fabrication. The engineer's drawings are not to be scaled. No responsibility will be taken by the engineer for dimensions obtained by scaling the drawings.
7. All substitutions must be presented at the time of tendering as a non-conforming tender submission. Substitutions are to be fully documented as to the advantage to the project they will bring in adopting the substitution. The design and specification of the substitution remains the responsibility of the contractor to ensure that the substitution is fit for purpose and full fills the required design life. Even when the engineer approves the use of a substitution, the responsibility of the substitution remains with the contractor.
8. During construction the contractor shall, at their own cost, engage an erection engineer;
   a. who shall be responsible for maintaining the structure in a stable condition; ensuring no part shall be over-stressed during construction activities.
   b. Who shall be responsible for the design and erection of all temporary works.
   c. Who shall be responsible for the delivery, fabrication, construction and erection of all elements of the structure.
9. The structural drawings do not show all details of fixtures, inserts, sleeves, openings, etc. Required by the various trades. All such details, including openings for construction purposes, must be approved by the engineer before proceeding with construction. The contractor shall allow for additional support members where required.
10. Any damaged structural material shall be repaired or replaced to the engineer's satisfaction ensuring the original durability strength and serviceability characteristics are maintained.
11. Should additional services or changes to the structural documentation be requested by the contractor, the contractor shall be responsible for all associated consultant fees and expenses.
12. The contractor shall allow for the preparation and cost of detailed shop drawings. The contractor shall check and coordinate the shop drawings with all trades, other consultant documents and site conditions.
13. The engineer does not provide "as built" drawings for the structure that reflect the as built conditions at the completion of construction. Should the contractor request assistance from the engineer for production of "as built" drawings the contractor shall be responsible for all associated consultant fees and expenses.
14. The contractor shall engage a geotechnical engineer for the purpose of certifying the required ground conditions as nominated in the documents. The geotechnical engineer may be the same who prepared the geotechnical investigations for the consultant team or an independent geotechnical engineer.
15. The contractor shall engage an independent welding inspection and site supervision service to carry out all steelwork testing and examinations required by Australian Standards. Minimum steel examinations required by this contract are:
    - 100% visual weld inspections
    - 10% radiographic or ultrasonic weld inspections
    - 100% bolt tightening inspection after erection
16. The contractor shall engage a registered Building Practitioner (RBP) to carry out all site inspections, and to submit fortnightly reports to the contractor and superintendent for record. The building practitioner shall be a practicing structural engineer category/class civil engineer who is not involved with the day to day running of the project, who can demonstrate knowledge and experience in commercial buildings of similar type and size and who has been given written approval to carry out the inspections by the superintendent. All foundations, pre slab, concrete reinforcement, structural steel work, timber or metal framing are to be inspected for compliance with structural documents, additional spot check of masonry tiles and mortar joints by the RBP to be included.
17. Prior to commencing site works, the contractor shall confirm and locate all existing structures, services and other assets that may be affected by the works. The contractor shall seek direction from the engineer should any existing structures, services or assets be different to those shown on the consultant's documents.
18. The design life of the works shall be 50 years or as otherwise agreed with the client. All materials and workmanship provided by the contractor shall ensure that the required design life is achieved.
19. Should the contractor require Lacus Consulting Pty Ltd. To participate in an online centralized data management system such as aconex the contractor shall allow to pay all associated participation fees required by the service operator in their tender price. The contractor shall notify Lacus Consulting Pty Ltd in writing of this requirement during tendering of the project. Within three (3) months of practical completion of the project, the contractor shall provide free of charge to Lacus Consulting Pty Ltd a complete record of all data that Lacus Consulting Pty Ltd were able to access on the system during the project. Such data shall be provided in a common readable and searchable format and be recorded on cd, DVD or similar media.
20. Should the contractor require assistance or additional information, all Requests For Information (RFI) shall be submitted in writing to the Superintendent. Where the Contractor wishes to use alternative materials, supplies, methods and or contractors other than specified, the request shall be made in a formal RFI with a completed Request for Substitution Form. The contractor shall allow in their program a minimum 5 working days for the response to their RFI.

DESIGN CRITERIA

1. The superimposed dead and live loads shall be calculated in accordance with AS1170.1 and AS1170.0. Refer to the general arrangement drawings for specific load criteria.
2. The wind loads shall be calculated in accordance with AS1170.2 and AS1170.0. The following criteria apply:

Ultimate Regional Wind Velocity (m/s) VR 1000	46
Serviceability Regional Wind Velocity (m/s) VS 20	37
Region	A5
Terrain Category	2.0
Topographical Multiplier	1
Structure Importance Level	3
Building Height (m)	<10m

3. The earthquake loading shall be calculated in accordance with AS1170.4. The following design criteria apply;

Probability of exceedance	1/1000
Importance level	3
Probability Factor	1.25
Hazard Factor	0.08
Site subsoil Class	Ce
Earthquake Design Category	ECD1
Building Height (m)<10m	

4. The minimum lateral resistance load of 2.5% of (G + Yc Q) for each level, shall be applied simultaneously at each level for a given direction, in accordance with AS1170.0.
5. The general deflection limits are as follows:

ELEMENT	SERVICEABILITY PARAMETER	MAXIMUM DEFLECTION
Total Deflection	Mid Span	Span/250
Total Deflection	Cantilever	Span/125
Members supporting New Brittle Partitions	Mid span	Span/500
Members supporting New Brittle Partitions	Cantilever	Span/250
Members supporting Existing Brittle Partitions	Mid span	Span/100
Members supporting Existing Brittle Partitions	Cantilever	Span/500
Wind Load Steel Building Non-Brittle Finishes	Deflection at top	Span/150
Wind Load Steel Building Brittle Finishes	Deflection at top	Span/250
Horizontal defection of Handrail Rails	Mid span	Span/240
Horizontal defection of Handrail Rails	Mid span	Span/150

SITE SUPERVISION AND INSPECTION

1. The contractor shall ensure a suitably qualified, registered building practitioner carries out all the required inspections, as specified by the building surveyor, to enable it to provide a certificate of compliance - construction at the conclusion of the works.
2. The contractor shall give a minimum of two (4) working days' notice prior to inspections being required. Scheduled inspections should be canceled a minimum of two (2) working days prior to the scheduled time if work will not be ready for inspection.

If an area of work is not completed at the scheduled time of inspection, or it is defective and requires re-inspection, the re-inspection shall be at the contractor's expense.

Inspection times shall be between the engineer's working hours of 9am to 4pm Monday to Friday (excluding public holidays). Generally, no inspections shall be carried out on Saturdays, Sundays or public holidays except in emergency situations and by special booking arrangements (including provision for additional fees for the engineer).

3. The contractor shall allow in their program a minimum period of ten (10) working days from receipt of the shop drawings by the engineer to approval of the drawings.

Unless otherwise arranged, the drawings shall be submitted progressively in packages (relating to marking plans) so as to allow the engineer to check the drawings in a timely manner.

BULK EXCAVATION

1. The contractor is to notify all service authorities and arrange for disconnection of services or supply as applicable including all cutting, disconnection or sealing off of services and drains as required. Services or supply lines that are to be retained shall remain undamaged and given all necessary protection.
2. The bulk excavation shall be carried out to the bulk excavation profile on the drawings or to the underside of the structure, inclusive of subbase materials. The contractor shall verify any levels shown on the structural documents with the architectural documents. Any discrepancy shall be referred to the superintendent for direction.
3. Unless authorised by the superintendent over-excavations shall not be claimed as variation. Such excess excavations shall be filled with 3% cement stabilised sand unless compacted backfilling is approved by the engineer.
4. The contractor shall engage, at their own cost, their own geotechnical engineer to advise and inspect all groundworks, the contractor's geotechnical engineer shall provide site inspection reports/certification as deemed necessary by the building surveyor.
5. The contractor shall provide all bracing necessary to retain earth banks, roads, pavements, walls and footings of adjoining properties and prevent caving and displacement of adjacent soil or structures. The contractor shall provide and design all necessary components of such bracing.
6. All excavated material shall be removed from the site. This material shall not be used for leveling, filling excess excavations or backfilling behind retaining walls unless written approval has been obtained from the superintendent.
7. Base of the bulk excavation shall be compacted to seal the top layers of clay and crowned to ensure all water sheds to swale drains.
8. The contractor shall provide all pumps, temporary sumps and drains as may be necessary to maintain the excavation free of standing water at all times.
9. Bulk excavation batters around the perimeter of the site are to be as shown below unless noted otherwise on the drawings or geotechnical report. Tops of batters are to be offset from the site boundary by and minimum of 1000mm, before grading to the base of the excavations at grades nominated in the geotechnical report.
10. All ground unsuitable for the purposes of the works, shall be removed and filled with 3% cement stabilised sand or approved compacted backfilling as nominated by the geotechnical engineer.
11. No variation will be approved for rectification of subgrades as a result of poor drainage and water management on site.

FOUNDATION

1. The minimum safe bearing capacity of the foundation material is to be:

Pool Subgrade	150kPa (match existing)
Pad footings	150kPa
Bored piers:	
End bearing	150 kPa in Nat Sand
Side resistance	-kPa TBC in Nat Sand

Refer to geotechnical report
Dated: February 2026 By: Tonkin Consulting Pty Ltd

Reference number: 250407R001B

2. The contractor shall engage at their own cost their own geotechnical engineer to advise and inspect all groundworks, the contractors geotechnical engineer shall provide site inspection reports/certification as deemed necessary by the building surveyor.
3. Before any reinforcement or concrete is placed, the safe bearing capacity of the ground is to be verified by the geotechnical engineer. Excavation shall continue until the required bearing capacity is found. Any over-excavation shall be backfilled with 15 MPa blinding concrete to the underside of the works.
4. Refer civil drawings, specification and the geotechnical report for site preparation requirements for the works unless noted otherwise.
5. The depths to the underside of all footings within the documents are provisional only. After excavation, approval shall be obtained from the geotechnical engineer for the exposed founding material, prior to further work. All footings to be founded a minimum of 200mm into the founding material. Refer to the geotechnical report for further details.
6. The foundation excavation is to be kept free of water at all times by bailing and pumping if necessary, particularly prior to concreting. Concrete shall not be placed in water. Where founding material and the base of foundation excavations has been damaged by water, all effected material is to be removed from the excavation and re-approval provided by the geotechnical engineer prior to pouring blinding concrete.
7. Minimum 50mm concrete blinding shall be placed within 24hrs of excavation once approval has been given by geotechnical engineer.

CONCRETE

1. All workmanship and materials shall be in accordance with AS3600 and the specification.
2. Concrete sizes shown do not include finish and must not be reduced without the engineer's approval. Depths of beams are given first and include slab thickness. Slabs and beams are to be poured together and in accordance with AS3600 and the specification.
3. Construction joints shall be properly formed and used only where shown or specifically approved by the engineer.
4. All concrete shall be grade N32, normal density unless noted otherwise. Maximum aggregate size 20mm. Admixtures shall not be used without the prior approval of the engineer. Maximum basic shrinkage at 56 days shall be 650 micro strain.
5. All cement is to be "GP" general purpose Portland cement or "GB" general purpose blended cement or type "SR" sulphate-resisting cement as required complying with AS3972 unless noted otherwise on the drawings. Extra rapid hardening super sulphated and high alumina cements shall not be used. The use of fly ash and/or silica fume as a cement substitute, other than that proportion allowed as part of the "GB" cement content will only be permitted as part of a designed concrete mix which has been approved in writing by the engineer.
6. External concrete elements shall be minimum grade S32 meeting the following requirements:
   a. Minimum Portland cement content 400kg/m3 (no fly ash to be used)
   b. Maximum water/cement ratio 0.5
   c. Shrinkage limit 650 micro strain after 56 days
   d. Chloride content to be restricted as per clause 4.9 of AS3600
   e. No salts shall be added

   External elements are those exposed to weather or water penetration, AS3600 exposure classification B1 unless noted otherwise.
7. Swimming pools, water tanks, water retaining structures pool concourses and splash pad concrete elements shall be minimum grade S40 meeting the following requirements:
   a. Minimum Portland cement content 320kg/m (no fly ash/slag to be used to reduce the cement content)
   b. Maximum water/cement ratio 0.50
   c. Shrinkage limit 650 micro strain after 56 days
   d. Chloride content to be restricted as per clause 4.9 of AS3600
   e. No salts shall be added
   f. Total reactive Alkali content not greater than 3.0kg Na2O (equivalent) per cubic metre
   g. Average compressive strength at the completion of curing not less than 75% of the specified f'c ie 75% of 40MPa = 30MPa
   h. Aggregate,
      h.a. Pool general structure and concourses maximum 20mm
      h.b. For pool walls and gutter maximum 16mm
   i. Minimum concrete cover 50mm
   j. Flyash and/or slag may be added to improve durability, workability and to reduce overall shrinkage, however is to be done so in addition to minimum cement content.

   Swimming pools, water tanks, water retaining structures, pool concourses and splash pad concrete elements are those exposed to chlorinated pool water or water penetration, AS3735 and AS3600 exposure classification B2 unless noted otherwise.
8. Concrete slump shall be a maximum of 80mm unless noted otherwise on the drawings.
9. Free dropping of concrete from a height greater than 1000mm is not permitted.
10. Camber to suspended slabs and beams shall be as noted on the drawings. No camber is required to post-tensioned slabs and beams unless noted on the documents.
11. All exposed concrete corners to have 15mm chamfer unless noted otherwise
12. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in the concrete members without the prior approval of the engineer.
13. All steel embedment's shall be hot dip galvanized.
14. Concrete must be cured by an approved method in accordance with the specification for seven days after pouring.
15. Concrete shall be separated from supporting masonry by two layers of malthoid or poly course (or an approved equivalent). Vertical faces of concrete shall be kept free of adjoining surfaces by 10mm thickness of Ablefiex (or an approved equivalent). All non-loadbearing walls shall be kept clear of the underside of slabs and beams by 20mm unless noted otherwise.
16. Brickwork must not be built on concrete slabs or beams until formwork supporting it has been removed.
17. High frequency vibrators shall be used to compact all concrete.
18. Surfaces receiving grout shall be left rough and free of laitance.
19. Reinforcement is represented diagrammatically and not necessarily shown in true projection.
20. Cover to reinforcement and concrete grade shall be as schedule below unless noted otherwise.
    a. Cover is the clear distance between any reinforcing (including fitments) and the face of the structural element
    b. All covers shall be maintained using approved bar chairs. In slabs bar chairs shall be at 800x800 mm minimum centres. Bar chairs shall be provided along the edges of all construction joints. Stop ends shall not be used to maintain covers.
    c. For all external surfaces, provide fully plastic bar chairs. Tie wire shall not be nailed to the forms. Reinforcing bars shall not be used to keep forms apart. Through tie system shall be used to tie forms.
    d. Provide an approved vapor barrier for slabs, beams and thickenings cast against the ground.
21. Reinforcement notations;
    N denotes deformed bars grade 500N to AS/NZS 4671
    R denotes plain round bars grade 250N to AS/NZS 4671
    SL, RL denotes hard-drawn wire reinforcing fabric grade 500L to AS/NZS4671
    EW denotes Each Way
    EF denotes Each Face
    NF denotes Near Face
    FF denotes Far Face
    Typ. Denotes Typical

    The number immediately following the bar grade symbol represents the nominal bar diameter in millimetres. The figure following the fabric symbol is the reference number. Substitution of 500N reinforcing by 500L mesh is not permitted.
22. Splices in reinforcement shall be made in the positions shown or as otherwise approved by the engineer. Grade 500N bars shall be lapped a minimum of 40 Bar diameters unless noted otherwise on the drawings. Minimum lap for all fabrics shall be the spacing of two transverse wires plus 25mm.
23. Welding of reinforcement shall not be permitted without the written approval of engineer.
24. All reinforcement shall be supported in its correct position on approved bar chairs at 1000mm maximum centres both ways, so as not to be displaced during concreting. Where required provide N16 support bars at 1000mm centres.
25. Unless otherwise shown, provide N12-300 top & bottom both ways minimum tying steel where required, lapped 500mm at splices.
26. 3-N12 diagonal corner bars 1200mm long are required at all re-entrant corners in slabs and walls (1 set of 3 each face)
27. Reinforcement set-out dimensions are related to column centrelines, quarter span points and beam edges unless noted otherwise.
28. Reinforcement lengths indicated are in millimetres and are plan length only. Turn downs and cranks are not included in the dimension.
29. Bars shown staggered on plan shall be placed alternately.
30. Bars shall be evenly distributed over the width of the strip unless noted otherwise.
31. Reinforcement shall not be cut or welded on site unless approved by the engineer. Bars conflicting with small holes and other minor penetrations less than 300mm long may be displaced laterally.
32. Formwork shall be designed and constructed in accordance with AS3610. No concrete shall be placed until the formwork is inspected and certified by the formwork engineer at the contractor's expense.
33. The class and colour of the concrete surface finish shall be as specified on the architectural drawings and/or the specification. Approval of the concrete mix does not absolve the contractor of the need to comply with the required concrete colour requirements.
34. Back propping or an undisturbed formwork shall be used. Reshoring systems are not permitted
35. Minimum formwork stripping times are as a guide in ambient temperatures between 12°c and 20°c as follows, provided the target concrete strength is achieved:
    a. Vertical surfaces 2 days (fcm = 5 MPa)
    b. Soffits of beams and slabs 6 days (fcm = 22 MPa)
    c. Floor back propping 18 days (fcm = 28 MPa)

    Fcm is the target concrete strength at the time unless noted otherwise.
36. Minimum of 3 levels of formwork and/or back prop supports are required, unless noted otherwise.
37. Horizontal loads on formwork are to be resisted by the formwork bracing. Strutting of the formwork from the permanent structure to resist horizontal loads is not permitted.
38. Creation of any penetrations into concrete (including for the installation of fixings and anchors) shall only be carried out via the use of equipment, procedures and materials that do not damage the embedded steelwork including reinforcement and /or post-tensioning cables.
39. Where not nominated elsewhere the minimum concrete strengths at 28 days (f'c) shall be as follows

Element	Concrete Strength	Internal Cover	External Cover	Slump
Blinding	N15			80mm
Footings	N25	75mm	75mm	80mm
Bored Piers	N32	75mm	75mm	60mm
Slabs on Ground	N32	50mm	50mm	80mm
Suspended Slabs	N32	50mm	50mm	80mm
Columns	N40	50mm	50mm	80mm
Beams	N32	50mm	50mm	80mm
Swimming Pools, Splash Pads, Tanks, Plant Rooms and Pool Concourses				
Refer note 7	S40	50mm	50mm	80mm

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

NOTES
SHEET 1 OF 3
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: Date: 09/05/2026
Project Number: L250007 Drawing Number: AE-002 Revision: P4

L250007

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STRUCTURAL STEEL

1. All materials, workmanship, fabrication and erection shall comply with the requirements of AS4100, AS4600, AS1554 and the specification.
2. Unless shown otherwise, all steel shall be in accordance with the following table

Member Type	Grade MPa
Rolled section (UB, UC, PFC, EA, UA)	300 PLUS
Flat products	300 PLUS
Welded sections	300
Hot rolled plates, floor plates and slabs	250
Hollow sections	C350
Rod bracing	300 PLUS
Cold formed Purlins and Girts	G450, Z350

3. Unless shown otherwise on the drawings, all connections shall be in accordance with the following minimum requirements:
4. All welds shall be 6mm continuous fillet weld
5. All bolts shall be m20-8.8/s, with a minimum of 2 bolts per connection.
6. All gusset, stiffening and cleat plates shall be 10mm thick.
7. All cap plates shall be 12mm thick.
8. All base plates shall be 20mm thick.
9. All end / seal plates shall be 6mm thick.
10. Bolt designation: 4.6/S refers to commercial bolts of strength grade 4.6 to AS1111 tightened to a snug tight condition.
11. 8.8/S refers to high strength structural bolts of grade 8.8 to AS1252 tightened to a snug tight condition.
12. 8.8/TB refers to high strength structural bolts of grade 8.8 to AS1252 fully tensioned to AS4100 as a bearing joint.
13. 8.8/TF refers to high strength structural bolts of grade 8.8 to AS1252 fully tensioned to AS4100 as a friction joint.
14. Provide locknuts for bolts in moving parts or parts subject to vibration and for vertical bolts in tension.
15. High strength bolted joints shall be in accordance with AS4100. The specified bolt tension shall be obtained by the use of approved tension indicators.
16. All bolts, nuts and washers shall be hot dip galvanised.
17. Where slotted holes are provided for movement connections the joint shall be free to move in the direction of the slot. Bolts shall be located mid slot unless noted otherwise.
18. Bolt holes shall not be slotted without written approval of the engineer, unless noted otherwise.
19. All welds shall be SP category in accordance with AS1554. All butt welds shall be full strength complete penetration welds. All electrodes shall be E48 grade.
20. Substitutions for steel sections shown on drawings shall not be made without the written approval of the engineer.
21. All steelwork exposed to weather shall be hot dipped galvanised. All steelwork below ground or finished surface level is to be encased in 75mm minimum concrete all round, with minimum SL41 mesh reinforcement.
22. All above ground concrete encased structural steelwork to be enclosed by SL41 mesh placed centrally within encasement. Concrete encasing to be 75mm minimum unless noted otherwise on the drawings.
23. All steelwork, except that which is to be concrete encased, fire sprayed or contact surfaces of friction type joints, shall be surface cleaned and painted in accordance with the specification.
24. Unpainted steelwork shall be free from scale.
25. The contractor shall provide all cleats and drill all holes necessary for fixing steel, timber and other elements to the steel whether or not detailed on the structural drawings.
26. The fabrication and erection of the structural steelwork shall be supervised by approved independent welding inspection service to ensure that all requirements of the design are met.
27. Details of erection sequence shall be prepared by the contractor's own erection engineer submitted to the superintendent for comment prior to commencement of erection. The approved erection sequence shall not be varied during the erection without written comment from the erection engineer and the superintendent.
28. Columns and mullions shall have their base plates fully grouted in accordance with the specifications after plumbing and leveling on steel packers located at each bolt. A single stack of packers located centrally under the column base plate shall not be used.
29. All rafters and beams over 6000mm in length shall be pre-cambered 5mm for every 2000mm of length unless noted otherwise on the drawings.
30. The contractor shall submit steel shop drawings to the superintendent for review prior to commencement of any fabrication. The contractor shall be responsible for verification of dimension on site, layout and member dimensions.
31. The contractor shall be responsible for ensuring that the steelwork is not damaged or distorted during the fabrication or galvanising
32. Purlin centres nominated on plan are maximum and may need to be reduced to comply with support spacing required for architectural finishes including end spans. The fabricator shall determine the number of purlin runs required. The total number of purlin runs shall be based on the written information contained on the structural and architectural drawings and the building set out dimensions shall be obtained from the architectural drawings. The fabricator shall provide all trimming angles required for the support of gutters, flashing and both edge and end supports of wall and roof sheeting
33. Allow all beams to be fly braced at 5000 centres unless noted. Otherwise allow braces to each side of transfer beams.
34. Refer to architect's drawings for any additional incidental and secondary steelwork required not shown on structural drawings.

TIMBER- GENERAL

1. All timber framing, including bracing, shall be constructed in accordance with AS1720 and AS1684 unless noted otherwise on the drawings, specifications, or notes.
2. Roof trusses are to be detailed by the manufacturer
3. Proprietary floor trusses, floor joists and floor beams shall be designed and detailed and specified by the manufactures, sizes and specification provided on the drawings are to permit the design of structures around the proprietary trusses to be completed
4. All timber sizes shall be as shown on these drawings. Refer to the architect's drawings and the specification for sizes not shown on these drawings.
5. Unless noted otherwise on plans, all timber members shown on the drawings are to be seasoned with a moisture content of < 15%

Hazard Level	Exposure	Specific service conditions	Stress Grade (min)
H1	Inside, above ground	Completely protected from the weather and well ventilated and protected from termites Framing, flooring	F5, F7, F8, MGP10, MGP12, MGP15
H2	Inside, above ground	Protected from wetting, Nil leaching Framing, flooring, etc. used in dry situations	F14, F17, F22, F27
H3	Outside, above ground	Subject to periodic moderate wetting and leaching Weatherboard, fascia, pergola posts (above ground) window joinery, framing and decking	Treated pine, F5, F7,F14, F17, F22, F27
H4	Outside, in-ground contact	Subject to severe wetting and leaching Fence posts, greenhouses, pergola posts (in-ground) and landscaping timbers	Treated pine, F5, F7, F17, F22, F27
H5	Outside, contact with or in fresh water	Subject to extreme wetting and in-ground contact, leaching and/or where the critical use requires a higher degree of protection Retaining walls, piling, house stumps, building poles, cooling tower fill	CCA treated pine and hard woods F5, F7 F17, F22, F27
H6	Marine waters	Subject to prolonged immersion in sea water Boat hulls, marine piles, jetty cross bracing	CCA treated hard woods F17, F22, F27

All timber shall be free of gum veins, pockets, knots holes and splits within 250mm of any connection.
All bolts, nuts, washers and timber connections shall be hot dip galvanised unless noted otherwise.

WALL BRACING

1. All panel wall bracing shall be the equivalent to plywood method type G method B with bracing capacity of 6.0kN/m in accordance with AS1684.2 table 8.18
2. All strap bracing shall consist of 30x0.8mm Galvanised steel bracing and shall be installed in accordance with AS1684.2 Table 8.18 Type D providing 3.0kN/m, where bottom plate bears on a concrete slab provide minim 2-M10 tru-bolts minim 65mm embedment, spaced 100mm and each end of the braced section of wall

TIMBER ROOF BRACING

1. Unless Noted Otherwise all roof bracing shall be minimum 40x1.0mm hot dipped galvanised speed brace
2. Ends of strap brace are to be bent over thee top plate, truss, beam or rafter and fixed using minimum 6 No 30x3.15 galvanised flat head nails. Speed brace is to be hammered flat and and fixed with 2 No 30 x 3.15 galvanised flat head nails to the top of the raft/purlin
3. All strap bracing shall consist of 30x0.8mm Galvanised steel bracing and shall be installed in accordance with AS1684.2 Table 8.18 Type D providing 3.0kN/m, where bottom plate bears on a concrete slab provide minim 2-M10 tru-bolts minim 65mm embedment, spaced 100mm and each end of the braced section of wall

DEMOLITION

1. The demolition and removal of structures required to complete the works shall be done in accordance with AS2601 and Worksafe requirements
2. For full extent of demolition, refer to the architectural drawings.
3. For setting out dimensions, refer to the architectural drawings. No dimensions are to be obtained from scaling any drawings.
4. The contractor is responsible for the design of all temporary works, including localised demolition and propping, noting that temporary works indicated in these documents are indicative only and not exhaustive. The contractor must assess and evaluate full extent of temporary works prior to tendering.
5. The contractor shall allow in their tender price to engage their own demolition/erection engineer for the project who will supervise and report on the day to day works of the project.
6. The contractor shall be responsible for maintaining the stability of the structure during demolition and construction, until completion of the final construction works.
7. The contractor shall ensure that no part of the existing structure is overstressed by excessive loading.

MASONRY

1. All workmanship and materials shall be in accordance with AS3700 the design strength of masonry shall be in accordance with the masonry schedule shown on this drawing. Mortar admixtures shall not be used without the written approval of the engineer.

Element	Characteristic Unconfined Compressive Strength	Mortar Mix Cement:Lime:Sand
Block wall non load bearing	12MPa	1 : 1 : 6
Block wall load bearing	12MPa	1 : 0.25 : 3
Brick wall Non load bearing	40MPa	1 : 1 : 6
Brick wall load bearing	40MPa	1 : 0.25 : 3

2. no chases shall be cut into load-bearing masonry without the approval of the engineer.
3. Mortar joints shall be 10mm thick and have a maximum tooled depth of 3mm unless noted otherwise
4. Cleanout holes shall be provided at the base of all cores or cavities which are to be grouted or filled
5. Grout for bond beams, core filling or cavity filling shall comprise of 1-part cement, 0.25-part lime, 3 parts 10mm aggregate unless noted otherwise on the drawings. Maximum slump to be 230mm
6. Cores and cavities shall be filled in 1000mm maximum lifts
7. Wall ties shall be provided at 600mm maximum centres horizontally and vertically and consist of 3.1mm dia. Galvanised wire unless noted otherwise on the drawings
8. Reinforcing steel shall be securely fixed in position before grouting
9. Grout shall be thoroughly compacted using a plain bar
10. All mortar obstructions in cores or cavities shall be removed prior to grouting. This may be done using a rod from the top of the wall. All mortar thus removed shall be cleaned from the bottom of the wall before the clean out holes are closed for grouting
11. Control joints shall be placed in all masonry walls at 4000mm maximum centres vertically and 8000mm maximum centres horizontally at locations as shown on the architectural drawing and at locations listed below
12. At major changes in wall height
13. At changes in wall thickness other than for piers and buttresses
14. at control joints in footing, floor slabs and roof slabs.
15. at chases and recesses for pipes, columns, fixtures etc.
16. At one or both sides of wall opening
17. Near wall intersections
18. Near return angles in "I", "t" and "u" shaped structures.
19. The builder shall submit to the engineer drawings of proposed control joint locations and layout for review and comment prior to masonry construction. Inspection of non-loading masonry walls/partitions and other non-loadbearing elements is not in the structural engineer' s scope of work.
20. Masonry is not to be erected on floors until formwork and falsework systems providing support have been removed
21. All masonry is to be fixed to adjoining concrete and/or steel supporting members by MFA 3/3 masonry anchors (or equiv) at 600 maximum centres vertically and MFA 4/m masonry anchors (or equiv) at 1000 maximum centres horizontally unless noted otherwise on the drawings.
22. Masonry anchors are to be installed in accordance with the manufacturers specifications. The durability requirements for masonry shall be as per the following table the definitions of the environment all as follows:
23. Marine environment - 100m to 1km for a non-surf coast and up to 1km to 10km for surf coast shall both be regarded as marine environment. The distances specified are from the mean high - water mark.
24. Severe environment - up to 100m for a non-surf coast and up to 1km from a surf coast shall both be regarded as severe marine environment. The distance specified are from the mean high - water mark.

FIXINGS TO MASONRY

1. All masonry anchors to have shear and tensile working load capacities equivalent to Ramset Trubolts for masonry anchors, or Ramset Chemset Maxima Spin Capsules for chemical setting anchors.
2. All masonry anchors shall be embedded to depths which enable the maximum working load capacities to be obtained unless noted otherwise.
3. Details of the proposed masonry anchors shall be submitted to the superintendent for approval prior to use.
4. All masonry anchors to be hot dipped galvanised or equivalent unless noted otherwise.

PRECAST CONCRETE NOTES

1. The dimensions, locations and profiles of the precast elements, shall be obtained from the relevant architectural drawings.
2. The minimum element structural thickness shall be 150mm or as noted on drawings. The dimensions are the final structural sizes. Additional concrete thickness shall be provided
3. To accommodate the architectural rebates and surface treatments. The minimum concrete grades shall be S40 unless noted otherwise. Concrete shall be normal weight with minimum cement content of 330 kg/m3, S40 grade will meet the following criteria:
4. Shrinkage limit 650 micro strain after 56 days
5. Chloride content to be restricted as per clause 4.9 of AS3600
6. No salts shall be added
7. The precast contractor shall submit the proposed mix design for review by the engineer.
8. Acid etching and other surface treatments are to be submitted to the engineer for written approval. The precast surface finish shall be in accordance with the specifications and to the architect's approval.
9. Unless noted otherwise the cover to the reinforcement shall be:
   35mm to the external face
   25mm to the internal face
   50mm to the edges.
   The minimum cover to the vertical bars shall be 40mm.
   The tolerance shall be -0, +5 mm
10. The reinforcement in the precast elements shall be as detailed. Fabric shall be one sheet where possible. If lapping is required, it shall be to AS3600 clause 13.2.4. The splices shall not occur within 2000mm of the mid span of the precast element. Where two layers of mesh are used, the splices shall be staggered by 1000 mm unless otherwise approved by the engineer.
11. All cast-in plates, connection members, and fixings are to be hot dipped galvanised. Projecting reinforcement from precast elements forming joints in exposed final conditions shall be hot dipped galvanised.
12. The contractor shall design, supply and fit hot dipped galvanised lifting and erection ferrules as required to suit the calculated requirements by the contractor. These ferrules shall not be located on external exposed faces. Architectural fixing ferrules shall be located to suit the architectural details.
13. The formwork shall be clean and rigid enough to resist the effects of vibration and meet the surface finish class required. The finish and colour control shall meet the architect's specifications.
14. Construction joints in precast elements are not permitted. All corbels to the precast elements are to be poured monolithically with the panel. All faces in contact with cast-insitu concrete shall have roughened surfaces to a depth of 5mm.
15. The precast elements have been designed for the in-service conditions (i.e. The loads the elements are subjected to after erection on site). The contractor must assess whether any additional reinforcement is required to suit the proposed method of handling, transportation and erection. Any additional material costs will be borne by the contractor.
16. It is the responsibility of the contractor to design all elements for the stripping, lifting, storage, transportation and erection stages. The concrete stresses during these stages shall not cause cracking. Stacking shall not cause warping greater than the code limits. The contractor shall submit details and computations performed by a qualified (NPER-3) engineer experienced in precast concrete to the superintendent for their records. The location and sizes of the inserts with tests proving the insert capacity shall be included.
17. The contractor shall provide fully detailed shop drawings for approval of all precast elements showing inserts, fixings, anchors, bolts, ferrules and lifting devices etc. The contractor shall coordinate additional ferrule locations for temporary bracing of the precast elements during construction and any other fixings, inserts and openings required by other trades. Precast shall not be poured without approved shop drawings.
18. The concrete strength at stripping from the moulds shall be determined by the contractor but shall not be less than f'c = 25 MPa the proposed curing methods shall be submitted for approval.
19. Packers shall be nonferrous (neoprene or equiv.) And shall be provided with 50mm minimum cover externally or where in view.
20. During joint grouting all gaps between precast elements shall be properly sealed to stop the grout filling the required gaps between the precast and the structure and to avoid spoiling the face of the precast.
21. Grouting of dowels and joints shall be done with a waterproof pre-packed cement-based product, which shall be mixed with water on site to the recommended consistency. The compressive strength of grout must exceed 40 MPa at 7 days and 60 MPa at 28 days, or the concrete strength of the panel. The product shall be stored, handled and placed strictly in accordance with the manufacturer's instructions and recommendations.
22. The contractor shall submit written evidence of detailed inspection of grouted joints to all load-bearing precast concrete elements.
23. Where site welding of metal fixings is required in exposed areas, degrease the welded areas, chip or grind off the weld spatter, grind the weld area down and coat with an approved zinc rich paint to the manufacture's recommendations.
24. Provide fire rating to all precast connections to the approval of the building surveyor and architect.
25. For details of fire barriers and weatherproofing of joints, refer architectural drawings.
26. Clip on precast elements shall not be erected until all props are removed from the supporting floor structure.
27. No holes shall be cored and no inserts shall be "shot" or drilled into the precast elements without the engineer's approval.
28. Headed shear stud connectors shall conform to AS2327.1. Welding of the studs shall be in accordance with AS1554.2 the shear studs shall be 19 diameter of minimum tensile strength of 410 MPa.
29. Welding of N500 grade reinforcing bars to cast in plates shall comply with AS1554.3. Electrode grade E50 shall be used maximum temperature of the welded bars shall at no time exceed 200C. The bars shall be bent to their correct shape before welding.

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Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

NOTES
SHEET 2 OF 3
PRELIMINARY
NOT FOR CONSTRUCTION

Scale:
Date: 09/05/2026
Project Number: L250007
Drawing Number: AE-003
Revision: P4

L250007

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In summary the scope of works will include the following. We have broken the scope of works into stages to assist with budgets and programming the works. The division of works between the stages can be varied to suit available funding.

Project Scope of Works

The project scope of works includes the following.

- A new plant room which is to be built on the southern boundary. The plant room has been designed as a lightweight timber framed structure on a reinforced concrete slab. The ground on site is poor to a depth of about 4m and as such a stiffened raft slab has been designed with a thickened slab to assist with load distribution to the beams. The plant room has been designed to house the new filtration plant for the 25m and toddler pool. There is a spatial allowance for the toddler pool plant to also be included in the plant room when this work occurs in the future.
- The balance tank has been positioned to be away from the the plant room and the pool existing structure to allow for safe batters. The tank has been positioned outside the new plant room footprint to assist with construction programming.
- The entry to the plant room will be on the east and west ends of the plant room with the west entry being for the new chemical delivery bund.
- The new chemical delivery bund has been positioned outside the existing southern fence line.
- The drive to the chemical delivery bund will be formalised allowing for truck access and the construction of a compliant chemical delivery bund with grades that are compliant to AS1428. To achieve the required storage volume an underground tank has been included for the bund. The tank is to be fitted with dual stormwater pumps to ensure the tank is kept free of water. The stormwater pumps are to be isolated when the chemical deliveries are being received.
- One new above ground backwash holding tanks has been shown on the east side of the plant room which can discharge to sewer at a controlled rate.
- The filtration plant has been designed with large deep bed media filters which can used recycled glass for media. The filters have been sized to allow for a low filtration flux providing superior water quality. The filtration pumps have been detailed as 1450RPM pumps and fitted with variable speed drives to reduce power consumption.
- The new system must be designed to suit turnover rates for the water to meet industry standards and best practice.
- Initially the toddler pool and the 25m pool will operate on the same filtration system. In the future the toddler pool can be separated from the 25m pool if desired.
- The 25m pool is to be provided with an all-ability access ramp compliant with AS1428.
- To improve filtration through the pools, the top of the pool wall is to be removed and replaced with a wet deck. New filtered water inlets have been detailed the 25m pool through the floor and the walls to provide good water distribution.
- New concourse to both pools to improve access.

The proposed works are to be broken into the following stages which may become separable portions to suit Council Budget with some stages being completed outside this contract.

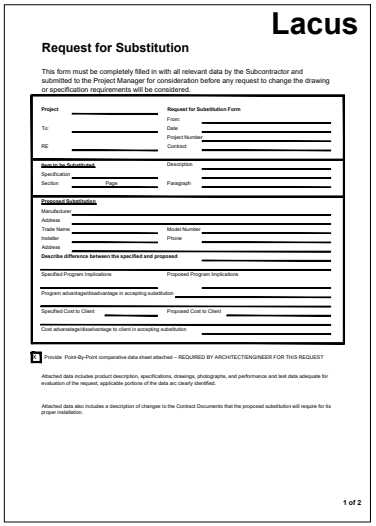
1. **Stage 1, Site Establishment, and demolition** Works to include the following.
   a. Obtain all required permits and approvals
   b. Provision of hoarding a temporary fencing to separate the proposed works zone from the pool and the existing pool plant.
   c. Conduct services location survey on site to be marked on site and the mark maintained for the duration of the project.
   d. Engage an arborist to advised with respect to excavation near existing trees.
   e. Demolition of pool plant room
   f. Demolition of the pool concourse and pathway
   g. Dismantling/removal of the shade structures which are to be safely stored until they are to be reinstalled.

2. **Stage 2, Pool Hydraulics, Balance Tank and Filtration System.** Works to include the following.
   a. Dewatering of the site through the pool under drain pit
   b. Excavation & dewatering of the worksite being the pool shell, balance tank and propose pipe runs/excavations.
   c. Emptying of the pools and maintaining the pools in a stable condition while pool associated works are being conducted.
   d. Marking out and cutting the top of the pool wall off.
   e. Demolishing the pool wall and stair for the new access ramp
   f. Coring in new hydrostatic relief valves as soon at the water level is low enough.
   g. New pool hydraulics
   h. Excavation as required and disposal of spoil off site.
   i. Providing a perimeter wet deck to the toddler pool
   j. Finishing of the pools including but not limited to
   i. New tiling to top of pool walls.
   ii. Pool crack repair
   iii. Rebuilding of the pool expansion joints.
   iv. Smoothing existing pool shell in preparation for painting
   v. Painting pool shell

3. **Stage 3, Plant, Room Super structure** Works to include the following.
   a. Installed hydraulics to be turned up though floor slab.
   b. Plant room base slab and footings.
   c. Perimeter hob to lift plant room structure off floor slab.
   d. Walls, roof framing,
   e. Acoustic and thermal insulation
   f. Lighting to provide 300 lux throughout without glare and shadow.
   g. General Power & Lighting
   h. Mechanical Ventilation to plant and storeroom providing a minimum of 12 air changes per hour to all parts of the plant and storeroom, fresh air to be sourced down low and vented at high level.
   i. Provision of designated corrosion resistant ventilation over acid store to exhaust minimum 1.2m above roof level.
   j. Plant room stormwater and connections.
   k. 2 No. Powered Roller B&D Commercial 100mm slat roller shutter doors. Bottom 1.5m of roller shutter door to be slotted to assist in passive ventilation system.
   l. New Filtration Supply board
   m. 1 No combination soft eye wash and deluge shower
   n. Bunded Chemical storage facilities for dry and liquid chemicals to replace existing pallets.

4. **Stage 4, Chemical Delivery Bund, and Pavements.** Works to include the following.
   a. Chemical delivery bund storage tank, chemical delivery bund side entry pit
   b. Chemical delivery bund pump transfer system
   c. 1 No combination soft eye wash and deluge shower
   d. Pouring and finishing chemical delivery Bund paving and kerbs
   e. Paving and concourse slabs
   f. Site Stormwater and connections to legal point of discharge
   g. New cross over and driveway to chemical delivery bund to ensure complaint grades.
   h. Top dress landscaped areas with tops soil and plant seed

1. Should the contractor wish to offer alternative products a solution for the proposed product, they are to be offered at the time of tendering as a non-conforming tender which must be accompanying and conforming tender submission.
2. All requests for alternative products and methods must be submitted with a completed Request For Substitution Form, following which the request will be reviewed for suitability for the project. A soft copy of the form can be obtained from Lacus Consulting Pty Ltd
3. All Request For Information shall be submitted in writing to the Superintendent. The contractor shall allow a minimum of 5 working days in their program to receive a response for each RFI submitted.


Lacus

Request for Substitution

This form must be completely filled in with all relevant data by the Subcontractor and submitted to the Project Manager for consideration before any request to change the drawing or specification requirements will be considered.

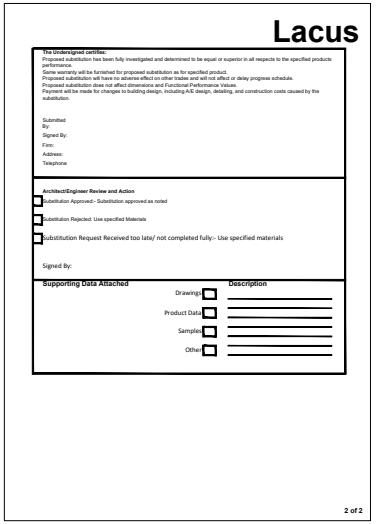
Project
To:
RE:
Request for Substitution Form
From:
Date
Project Number
Contract
Item to be Substituted
Specification
Section Page
Description
Paragraph
Proposed Substitution
Manufacturer
Address
Trade Name
Model Number
Installer
Phone
Address
Describe difference between the specified and proposed
Specified Program Implications
Proposed Program Implications
Program advantage/disadvantage in accepting substitution
Specified Cost to Client
Proposed Cost to Client
Cost advantage/disadvantage to client in accepting substitution

Provide Point-By-Point comparative data sheet attached – REQUIRED BY ARCHITECT/ENGINEER FOR THIS REQUEST

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request, applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

1 of 2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The Undersigned certifies:
Proposed substitution has been fully investigated and determined to be equal or superior in all respects to the specified products performance.
Same warranty will be furnished for proposed substitution as for specified product.
Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
Proposed substitution does not affect dimensions and Functional Performance Values.
Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted By:
Signed By:
Firm:
Address:
Telephone

Architect/Engineer Review and Action
Substitution Approved - Substitution approved as noted
Substitution Rejected: Use specified Materials
Substitution Request Received too late/ not completed fully:- Use specified materials

Signed By:

Supporting Data Attached
Description
Drawings
Product Data
Samples
Other

2 of 2

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P1	Preliminary	LC	mrl	26 Sept 2025
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Client: West Wimmera Shire Council

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VICTORIA State Government
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Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

NOTES
SHEET 3 OF 3
PRELIMINARY
NOT FOR CONSTRUCTION
Scale:
Date: 09/05/2026
Project Number: L250007
Drawing Number: AE-004
Revision: P4

L250007

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Purpose
Occupational Health & Safety Acts operating around Australia require the designers of a building/structure, which is to be used as a workplace, to ensure where reasonably practicable that it is safe and without risks to the health and safety of the users of that workplace.

Although hazard identification and mitigation has always been part of our work as professionals, we are required to formalize and document the process and manage risk.

Procedure
A safe design review involves hazard analysis and risk management to identify workplace hazards to be eliminated or controlled throughout the design process and beyond through collaboration with the employer / owner (client) of the workplace.

An initial safe design review involves establishing the basis of hazard identification and obtaining information from the client on known hazards in their industry / workplace. This is ideally done at brief / return brief stage and may involve advising the client of assumptions made. Note that the client has an obligation under the Act to consult its health and safety representatives and building user groups.

Identify 'in scope' workplace hazards; for example, those which are affected by the design and which must be considered during the design process, and record them in the Safety in Design Risk Matrix

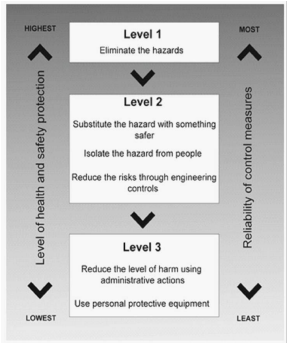
Assess the risk profile of the identified Hazard by applying and Severity Rating and a Likelihood of Occurring rating. The rating are multiplied to provide a final figure representing the Risk Level associated with the item being assessed

The Risk Level for Each Item is assessed as being Unacceptable, Acceptable or Reasonable.

For those item that are Unacceptable, mitigation, engineered solutions, substitution and or replacement is to be applied to reduce the risk to and Acceptable Level. The controls implemented to reduce the risk is recorded in the Risk Matrix and the resulting revised Risk Level Recorded

Hazards which have not been able to be eliminated need to be transferred as 'Residual Risks' to the client

The hazard assessment is a living document. The client and constructing agent have responsibility for managing the ongoing residual risks. If design assumptions, materials, nominated methodologies, control measures etc. are changed or the actual design is changed following handover, the hazard assessment must be amended accordingly.



SEVERITY TABLE

DESCRIPTOR LEVEL	NATURE	DESCRIPTION
Catastrophic 5	People	Person could be killed.
	Assets	Damage to property, plant and equipment, finances. Massive financial loss.
	Environment	Catastrophic event with national impact for more than one year (e.g. habitat destruction).
Major 4	People	Person could sustain a critical injury.
	Assets	Damage to property, plant and equipment, finance. Major financial loss.
	Environment	Major incident with regional impact for more than one year (e.g. creek contamination).
Moderate 3	People	Person could sustain a serious injury.
	Assets	Damage to property, plant and equipment, finance. High financial loss.
	Environment	Major incident with regional impact for between one month and one year (e.g. creek contamination).
Minor 2	People	Person could sustain a minor injury.
	Assets	Damage to property, plant and equipment, finance. Minor financial loss.
	Environment	Minor incident with localised impact for less than one month (e.g. 20 litre oil spill).
Insignificant 1	People	Person could suffer an insignificant injury.
	Assets	Damage to property, plant and equipment, finance. Low financial loss.
	Environment	Negligible incident with localised impact for less than one month (e.g. noise pollution).

LIKELIHOOD TABLE

DESCRIPTOR LEVEL	DESCRIPTION
Almost Certain 5	Could happen at anytime
	Is expected to occur in most circumstances
	Occurs annually or more frequently.
Likely 4	Will probably occur in most circumstances
	Has occurred several times or more in the past.
Possible 3	Has occurred once in the past on a work site, workplace or property.
	Might occur under prevailing circumstances.
Unlikely 2	Could occur at some time on a work site, workplace or property.
	Could happen but unlikely.
Rare 1	May occur in exceptional circumstances
	Heard of something like this happening elsewhere
	Could happen but probably never will.

RISK SCORE MATRIX

LIKELIHOOD	SEVERITY Catastrophic 5	Major 4	Moderate 3	Minor 2	Insignificant 1
Almost Certain 5	E25	E20	E15	H10	M5
Likely 4	E20	E16	H12	M8	L4
Possible 3	E15	H12	M9	M6	L3
Unlikely 2	H10	M8	M6	L4	L2
Rare 1	M5	L4	L3	L2	L1

RISK LEVEL	ACTION YOU SHOULD TAKE
EXTREME (15-25) HIGH (10-12)	**UNACCEPTABLE RISK** Immediate action required. Eliminate or reduce risk by implementing controls
MODERATE (5-9)	**ACCEPTABLE RISK** - Work can proceed providing stakeholders understand the residual risk and specified controls have been implemented and communicated to others
LOW (1-4)	**REASONABLE RISK** - Work can proceed

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Project: **Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412**

SAFETY IN DESIGN GUIDANCE NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-005 | Revision: P4

L250007

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Safety In Design Hazard Assessment Review – Pool & Filtration Design Related Risks

Item No.	Issue	Type of Risk	Initial (Uncontrolled) Risk Rating			Adopted control measures (How has the Designer controlled the risk)	Residual (controlled) Risk Rating			Responsibility for managing residual risk
			s	L	RR		s	L	RR	
1.00	**Pool and Plant Functions**									
1.01	Water Feature suction points located with the pool	Potential for physical and suction entrapment of bathers to the water feature suction point	5	5	25	Pool has been converted to and wet deck and the deep water suction has been upgrade to a compliant submerged suction grate	1	1	1	Onsite Operations/Facility Management
1.02	People, deliveries and vehicles safely access the workplace	Delivery of pool chemicals to the plant room	3	4	12	New compliant chemical delivery bund has been detailed with grades that are compliant to AS1428, to be all ability accessible	2	2	4	Onsite Operations/Facility Management
1.03	Boundary defined, prevent unauthorised access	Access by general public through unauthorised entry points	3	3	9	Existing perimeter fence to be maintained. Back of house areas that are not to be accessed by public are to be provided with fencing	2	2	4	Onsite Operations/Facility Management
1.04	Slip, trip hazards to paths, steps, stairs	Existing concourse is in poor/degraded condition	3	3	9	New concourse has been specified to works zone with minimum compliant grades to AS1428	2	2	4	Onsite Operations/Facility Management
1.05	Safety signage posted, no entry, PPE requirement, etc	Plant room access and identification/ separation from public	3	3	9	Signage and PPE has been specified within the contract	2	2	4	Onsite Operations/Facility Management
2.00	**Building and Pool Structure**									
2.01	Contamination, ground, existing structures	Existing ground conditions are contaminated	3	3	9	Geotechnical investigation to be undertaken by successful contractor where contaminated ground is suspected	2	2	4	Superintendent/Successful Contractor
2.02	Building materials causing slips, trips	Plant room floors are wet areas, potential for slips and trips	4	4	16	Plant room has been specified with minimum floor grades of 1 in 80 and to be free draining back to floor wastes. Floor to be epoxy coated/sealed to assist with maintaining and clean plant room. Hose bobs provided to assist with regular wash downs	2	2	4	Onsite Operations/Facility Management
2.03	Lightning, static electricity protection. Earthing, Transient current	Potential for electrical discharge/shock to staff and bathers	5	3	15	All metallic pool fitting and pool plant have be specified to be Equipotentially Bonded in accordance with AS3000	1	1	1	Onsite Operations/Facility Management
2.04	Ventilation, airflow to workplace & work areas	Potential for the build up of fumes, humidity and extreme heat	5	3	15	Plan room has been specified to have mechanical and passive ventilation to provide and minimum of 12 air changes per hour. Low ventilation grates have been specification the access door.	2	2	4	Onsite Operations/Facility Management
3.00	**Work Environment**									
3.01	Directional / Information signage, internal	Unauthorised access to the plant room	3	3	9	Plant access door to be provide with Authorised Persons Only Signage and automatic door closer	2	2	4	Onsite Operations/Facility Management
3.02	Aisle ways, passages lined, exits marked, 800min	In sufficient room to move freely and /or complete required tasks in the plant room	3	3	9	Minimum 1000 wide passage way provided through plant room to permit ease of movement of materials chemicals and people	2	2	4	Onsite Operations/Facility Management
3.03	Aisle ways, passages well lighted	In sufficient light and/or glare/shadow to be able to complete task safely	3	3	9	Minimum 300 Lux lighting has been specified within the plant room which is to provide light to all areas of the plant room without glare/shadow	2	2	4	Onsite Operations/Facility Management
3.04	Slip, trip hazards to floors, ramps, walkways	Slips and trips within and the access to the plant room	3	3	9	Pavement and floor grades are typically 1 in 50 to provide good drainage an smoothed transitions, Plant room floors are to be epoxy coated to provide and smooth non slip surface	2	2	4	Onsite Operations/Facility Management
3.05	Materials storage, stacked & secured	Materials storage in the plant rooms	3	3	9	Drum spill bunds etc are to be used for the storage of dry and liquid chemicals. Bund are to be sized to house all full and empty containers. The buckets are typically sized to be no more that 15kg in weight Chlorine and acids are to be stored a minimum of 3m apart	2	2	4	Onsite Operations/Facility Management
3.06	Fire protection available, extinguishers, hydrant	Risk of fire.	4	3	12	Dry chemical fire extinguisher is specified to be provided adjacent to the electrical board	2	2	4	Onsite Operations/Facility Management
3.07	Exits clearly signed & marked, no obstructions	Inability to located exit of exit is obstructed	4	3	12	Plant room has been provided wit and clear passage minimum 1000 wide, Exit sign to be provided over exit door	2	2	4	Onsite Operations/Facility Management
3.08	Exits & exit doors, clear, open from inside	Obstructed or reverse swinging exit doors	3	3	9	Plantroom door has been specified to open outwards in direction of travel	2	2	4	Onsite Operations/Facility Management
3.09	Dust, eliminate, minimise, eye, ingestion protect	Risk of air borne dust	4	3	12	Plant room has been provided with good ventilation, the floor has been epoxy coate to assist with regular wash down to removed dust build up. Staff who are handling powdered/dusty material are to use the appropriate PPE	2	2	4	Onsite Operations/Facility Management
3.10	Noise	Risk of excessive noise, pumps and plant can be noisy	3	3	9	Pumps and plant have been specified to limit the noise in the plant room. Hearing protection is to be worn while in the plant room	2	2	4	Onsite Operations/Facility Management
4.00	**Welfare Conditions and Amenities**									
4.01	Air quality, pressure systems, controls	Poor air quality, lack of fresh air, presence of low Oxygen levels	3	3	9	Plant room has been provided with good mechanical and passive ventilation. CO2 has not been specified an as such no CO2 and Low O2 sensors and alarms have been specified	2	2	4	Onsite Operations/Facility Management
4.02	Temperature control, cooling, ventilation, heating	Excessive temperatures as a result of solar radiation and the plant heat loads	3	3	9	Existing plant room has been provided with large roller doors to improve ventilation. When required additional ventilation can be provided with portable fans	2	2	4	Onsite Operations/Facility Management
4.03	Washing, basin, soap, drying	Cleanliness and hygiene	2	4	8	Existing Plant room has been provided with a stainless steel sink to be used for sample water and chemical testing. Cold after is provided to sink which can be used for washing hands etc	2	2	4	Onsite Operations/Facility Management
4.04	Emergency wash, eye bath, drench shower	Risk of splashes of liquid and dry pool chemicals	4	4	16	Plant room has been provided with a Combination soft eye wash and safety drench shower	2	2	4	Onsite Operations/Facility Management
5.00	**First Aid**									
5.01	First Aid personal, kits, signage	In case of injury and illness	4	4	16	Existing First aid facilities to be utilised	2	2	4	Onsite Operations/Facility Management
5.02	First Aid & sick rooms	In case of injury and illness	4	4	16	Existing First aid facilities to be utilised	2	2	4	Onsite Operations/Facility Management
6.00	**Confined Spaces**									
6.01	Confined spaces identified & listed	Pool Balance tank	4	3	12	Balance tanks to be provide with 2 access openings, Each access opening to be provided with a lockable lid. Each opening to be provided with and a stainless steel safety grill fabricated form 10mm dia Grade 316 SS bars at 200 max ctrs. The grill is to be under the access hatch, hinged and can only be opened with tools	2	2	4	Onsite Operations/Facility Management
6.02	Confined spaces location signage	Pool Balance tank	4	3	12	Access hatches to be clearly signed as Confined Space No Entry	2	2	4	Onsite Operations/Facility Management
6.03	Entry procedures provided	Pool Balance tank	4	3	12	Balance tanks to be provided with permanently fixed inclined rung ladder with retractable walk through stiles in accordance with AS1657, to provide means of exit in case someone should fall into the tank	2	2	4	Onsite Operations/Facility Management
6.04	Entering a confined space to attend to foot valves and in-tank hydraulic fittings	Pool Balance tank	5	4	20	Hydraulic fitting to be provided with flanged connections that are accessible from the access hatch to allow the relative hydraulic fitting to be disconnected a removed from the tank without having to enter the tank. All foot valves are to be provided with a manual release a jiggle chain to secured under the access hatch to assist with clearing obstruction with out having to enter the tank	2	2	4	Onsite Operations/Facility Management
6.05	Provision of suitable ventilation, air supply, PPE	Pool Balance tank	4	3	12	Balance tank has been provided with two points of entry to provide ease for mechanical ventilation and exhaust. Gas/Low O2 monitors are to be used. Access to the tank is to only be undertaken by personnel with current confined space access qualifications. Those accessing the tank are to provide all necessary rescue and access equipment and to undertake their own risk assessment for the proposed works	2	2	4	Onsite Operations/Facility Management

Safety In Design Hazard Assessment Review – Pool & Filtration Design Related Risks

Item No.	Issue	Type of Risk	Initial (Uncontrolled) Risk Rating			Adopted control measures (How has the Designer controlled the risk)	Residual (controlled) Risk Rating			Responsibility for managing residual risk
			s	L	RR		s	L	RR	
7.00	**Manual Handling including materials movement, packing, stacking, storage**									
7.01	Manual handling tasks identified, assessed	Handling of the chemicals and materials for the pool operation and plant repair and maintenance	4	3	12	Pool plant required is obtainable in small sealed buckets with and maximum weight if 15kg. Plant maintenance required heaving lifting is to be done with mobile hoisting equipment to be supplied by the maintenance contractor to the task in hand	2	2	4	Onsite Operations/Facility Management
8.00	**Electrical Services**									
8.01	Overhead / underground supply protected	Power supply to the new plant room will be through the existing roof	4	3	12	Power supply cable to be in suitable conduit fixed in place	2	2	4	Superintendent/Successful Contractor
8.02	Protection against shock, excessive temperature	Power supply to the new plant room will be through the existing roof	4	3	12	Power supply cable to be in suitable conduit fixed in place	2	2	4	Superintendent/Successful Contractor
8.03	Adequate access & egress to boards	Clear access required to all electrical boards	4	3	12	min 1 m clear access provided to Plantroom board	2	2	4	Onsite Operations/Facility Management
8.04	Existing pool plant and pool fitting are not bonded/earthed properly	Electrocution/death	5	5	25	Existing pool plant and pool fittings are to be confirmed as being in compliance with AS3000 Equipotential bonding requirements and items not in compliance are to be made good	2	2	4	Superintendent/Successful Contractor
8.05	New pool plant and pool fitting is not bonded/earthed properly	Electrocution/death	5	5	25	New pool plant and pool fittings are to be bonded/earthed in compliance with AS3000 Equipotential bonding requirements. Refer to design drawings and specification	2	2	4	Superintendent/Successful Contractor
8.06	Extinguishers at hand, dry chemical	Risk of fire associated the electrical board and plant	5	4	20	Dry powder fire extinguisher to be provided adjacent to electrical board	2	2	4	Onsite Operations/Facility Management
9.00	**Barricades and Handrails**									
9.01	Pool Safety Fencing and barriers	fenced and barriers to keep small children away from deep water	4	3	12	Pool Safety fencing and barrier to toddler pool be modified to suit new site conditions, all gates and latches are to be serviced and made good	2	2	4	Onsite Operations/Facility Management
10.00	**Hazardous Materials including atmospheres, biohazards, chemicals, fumigants, herbicides, pesticides**									
10.01	Hazardous substances identified & listed	Pool Chemicals are to be clearly identified	3	3	9	Pool Chemical are to be clearly label and recorded on a schedule of the chemicals kept on site	2	2	4	Onsite Operations/Facility Management
10.02	Hazardous area identified, defined, access controls	Pool Chemicals are to be clearly identified	3	3	9	The pool chemical register is to be kept up to date with current safety data sheets	2	2	4	Onsite Operations/Facility Management
10.03	Hazchem external signs, not obstructed	Hazchem sign not clearly visible	3	3	9	Hazchem signs to be appropriately positioned and maintained	2	2	4	Onsite Operations/Facility Management
10.04	Hazchem internal signs, not obstructed	Hazchem sign not clearly visible	3	3	9	Hazchem signs to be appropriately positioned and maintained	2	2	4	Onsite Operations/Facility Management
10.05	Storage containment, spill management	Chemical spill from storage container or accident	3	3	9	All chemicals are to be stored with their required separation and provided with suitable and correctly sized bunded storage. Appropriate spill management bin to be provided on site being SpillSmart Hazchem Spill Kit 120L. Hazardous chemicals are to be stored in/on suitable bunded storage facilities such as Bulding Spill Pallet (2 Drum 120L)	2	2	4	Onsite Operations/Facility Management
10.06	Personnel protective equipment provided	Suitable PPE to be available to all personnel in the plant room	3	3	9	Plant room to be provide with PPE as specified	2	2	4	Onsite Operations/Facility Management
10.07	Suitable storage for personnel protective equipment	Suitable storage PPE to keep it in good order	3	3	9	PPE to be suitable stored on site in and accessible location	2	2	4	Onsite Operations/Facility Management
10.08	Overloading of local sewerage system	Back wash water from pool filters exceeding the capacity of the local sewerage system	2	5	10	Back wash water to be directed to a back wash storage tanks nominally 5,000lt. Tank contents to be transferred to sewer via an approved air gap at a controlled rate	1	2	2	Onsite Operations/Facility Management
11.00	**Storage Facilities**									
11.01	Racks & bins in good condition, level, practical	Chemical stores not to be over loaded	3	3	9	Chemical to be stored on the floor in suitable storage bunds	2	2	4	Onsite Operations/Facility Management
11.02	Manual handling conditions, assess load, unload, lift	Manual handing of chemicals and plant	3	3	9	Existing delivery bay and procedure to be used for this site	2	2	4	Onsite Operations/Facility Management

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Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government

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Project: **Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412**

SAFETY IN DESIGN RISK MATRIX
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: | Date: 09/05/2026
Project Number: **L250007** | Drawing Number: **AE-006** | Revision: **P4**

L250007

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SYMBOL LEGEND - PIPING LAYOUTS & PROCESS SCHEMATICS

SYMBOL	MEANING	SYMBOL	MEANING	SYMBOL	MEANING
	NON-RETURN VALVE		PRE-FILTER	FWG	FLOOR WASTE GRATE
	BUTTERFLY VALVE		TUNDISH	T	SQUASH TOP TUNDISH
	BUTTERFLY VALVE - NORMALLY CLOSED		SOLENOID	MU	MAKE-UP WATER
	GATE VALVE	M	MOTOR	LP	LEVEL PROBE STAND PIPE
	VALVE	TS	TEMPERATURE SWITCH		PIPE DIRECTION CHANGE
	BALL VALVE	FI	FLOW INDICATOR OR METER	R	PIPE RISER
	GLOBE VALVE	PL	PRESSURE LIMITING	D	PIPE DROPPER
	AIR RELIEF VALVE		CENTRIFUGAL PUMP		CAPPED PIPE
	3-WAY VALVE		METERING PUMP		FILTERED WATER INLET NOZZLE
HRV	HYDROSTATIC RELIEF VALVE		VANE TYPE BLOWER c/w FILTER/SILENCER	HDR	HEADER PIPE
	MANUALLY OPERATED VALVE		Y STRAINER	OP	OVERFLOW STAND PIPE
	SOLENOID VALVE		PIPELINE	FW	FILTERED WATER
	REGULATOR		FLEXIBLE LINE	SW	SOILED WATER
PRV	PRESSURE REDUCING VALVE		FLANGE	MD	MAIN DRAIN
PRV	PRESSURE INCREASING VALVE		BAYONET CONNECTOR	JPS	JET PUMP SUCTION
PL	PRESSURE LIMITING VALVE		PIPE FLEXIBLE COUPLING	JPR	JET PUMP RETURN (DELIVERY)
	PRESSURE RELIEF VALVE		REDUCER (CHANGE IN PIPE SIZE)	H	DOMESTIC HOT WATER
	DIAPHRAGM VALVE	PF	PIPE PUDDLE FLANGE	C	DOMESTIC COLD WATER
	STAD-T VALVE	EJP	PIPE EXPANSION JOINT	E	SOFT EYEWASH
	ACTUATOR	A	ALARM	V	VENT
CW	COLD WATER	PI	PRESSURE GAUGE WITH PETCOCK	F1, F2, ETC.	FILTERS
HB	HOSE BIB	BI	BINDER POINT	P1, P2, ETC.	MAIN CIRCULATING PUMPS
NO	VALVE NORMALLY OPEN DURING PLANT OPERATION	TI	TEMPERATURE INDICATOR	HP1	SECONDARY HEATING PUMP
NC	VALVE NORMALLY CLOSED DURING PLANT OPERATION	LFS	LOW FLOW SWITCH	BP1	BACKWASH TANK SUMP PUMP
RPZD	BACKFLOW PREVENTION DEVICE	HWL	HIGH LIMIT SAFETY SHUT OFF	CPS	CONSTANT PRESSURE SYSTEM
DPZD	REDUCED PRESSURE ZONE DEVICE		FLOW SENSOR & METER		
Strainer	STRAINER BASKET		FLOW SENSOR	S	SINK
EP	EMERGENCY STOP	AE	SENSING ELECTRODES		FILTRATION SUB-BOARD
VSW	VACUUM SWITCH		ELECTRICAL INTERLOCK (CONTROLS)	A	TANK ACCESS HATCH
CO_2	CO_2 LEAK DETECTOR	A	INTERCONNECTED CIRCUITS	CJ	CONTROL JOINT - CONCRETE STRUCTURE
	RAIN SENSOR	T	TIMER OPERATION	EJ	EXPANSION JOINT - CONCRETE STRUCTURE
Sight glass	SIGHT GLASS WITH BARREL UNIONS	VFD	VFD VARIABLE FREQUENCY DRIVE		PIPE CROSSING (NOT CONNECTED)
	MAKE UP SOLENOID VALVE		MAKE UP SOLENOID VALVE		PIPE JUNCTION
	FOOT VALVE				

Existing Combined 25m & Toddler Pool Plant Schedule

Mark	Description	Model/Duty	Comments
P1	Filtration circulation pump	8 L/s @18m duty Astral Maxim	2900 RPM
P2	Filtration circulation pump	8 L/s @18m duty Astral Maxim	2900 RPM
P3	Solar Pump		
F1	Filter	Astral Praga 1600	250KPa,
CC1	Chemical Controller	Prominent	ORP & pH
DP1	Chlorine Dosing Pump		
DP2	Acid Dosing Pump		

Proposed Combined 25m & Toddler Pool Plant Schedule

Mark	Description	Model/Duty	Comments
P1	Filtration circulation pump	27 L/s @18m duty Southercross	1450 RPM VSD Final size to be confirmed to suit hydraulics to be fitted with VFD, Full Grade 316 Pump
P2	Filtration circulation pump	27 L/s @18m duty Southercross	1450 RPM VSD Final size to be confirmed to suit hydraulics to be fitted with VFD, Full Grade 316 Pump
P3	Solar Circulation Pump	TBC with System	
ST1	Strainer	Jag Poly LLP 30	To be used with P1
ST2	Strainer	Jag Poly LLP 30	To be used with P2
F1	Filter	Waterco SMDD 2200	400KPa, Glass Media, external auto air release Laterals to suit Air scour, Sight glass, 2 pressure gauges, lateral access opening
F2	Filter	Waterco SMDD 2200	400KPa, Glass Media, external auto air release Laterals to suit Air scour, Sight glass, 2 pressure gauges, lateral access opening
CC1	Chemical Controller	Prominent Dialog 700	
DP1	Chlorine Dosing Pump	Prominent Beta 4	
DP2	Acid Dosing Pump	Prominent Beta 4	250lt mixing tank and bund
FSB	Filtration Sub Board		
SC1	Solar Controller	Sunbather	Or Approved Equivalent

Existing 25m & TODDLER POOL WATER MANAGEMENT DATA

Pool Water Surface Area	360	m2
Pool Water Volume	455	m3
Pool Maximum Instantaneous bather load*	34	Persons
Pool Maximum Turnover Period*	8.0	Hours
Required Balance tank volume(operational)	N/A	
System Filtration Rate (16lt/s)	59	m3/hr
Pool Filter Back Wash Volume	5	m3
Pool Filter Wash/Rinse Frequency	Weekly	
Evaporation (Average)	2.0	m3/day
Pool Water Consumption (Average)	2.0	m3/day
Pool Usage Rate	0.02	Lt/s
Min Free Available Chlorine(with stabiliser)	3.0	ppm

* *Based on* Public Swimming Pool & Spa Pool Advisory Document

- Denotes Filtered Water
- Denotes Soiled Water
- Denotes Waste Water
- Denotes Chemical
- Denotes Other
- Denotes Heated Water Loop
- Denotes Stormwater
- Denotes Existing Filtered Water
- Denotes Existing Soiled Water
- Denotes Existing Waste Water
- Denotes Existing Chemical
- Denotes Existing Other
- Denotes Existing Heated Water Loop
- Denotes Existing Stormwater

- Denotes Demolition Works
- Denotes Heavy Duty Pavement
- Denotes Pool Concourse Concrete
- Denotes Medium Duty Pavement

Proposed 25m & TODDLER POOL WATER MANAGEMENT DATA

Pool Water Surface Area	400	m2
Pool Water Volume	475	m3
Pool Maximum Instantaneous bather load*	150	Persons
Pool Maximum Turnover Period*	2.5	Hours
Required Balance tank volume(operational)	110	m3
System Filtration Rate (54lt/s)	190	m3/hr
Pool Filter Back Wash Volume	20	m3
Pool Filter Wash/Rinse Frequency	Weekly	
Evaporation (Average)	2.0	m3/day
Pool Water Consumption (Average)	4.8	m3/day
Pool Usage Rate	0.05	Lt/s
Min Free Available Chlorine(with stabiliser)	3.0	ppm

* *Based on* Public Swimming Pool & Spa Pool Advisory Document

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P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
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Project: **Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412**

P&ID LEGEND & PLANT SCHEDULES
PRELIMINARY
NOT FOR CONSTRUCTION
Scale:1: 100 @ A1 | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-010 | Revision: P4

L250007

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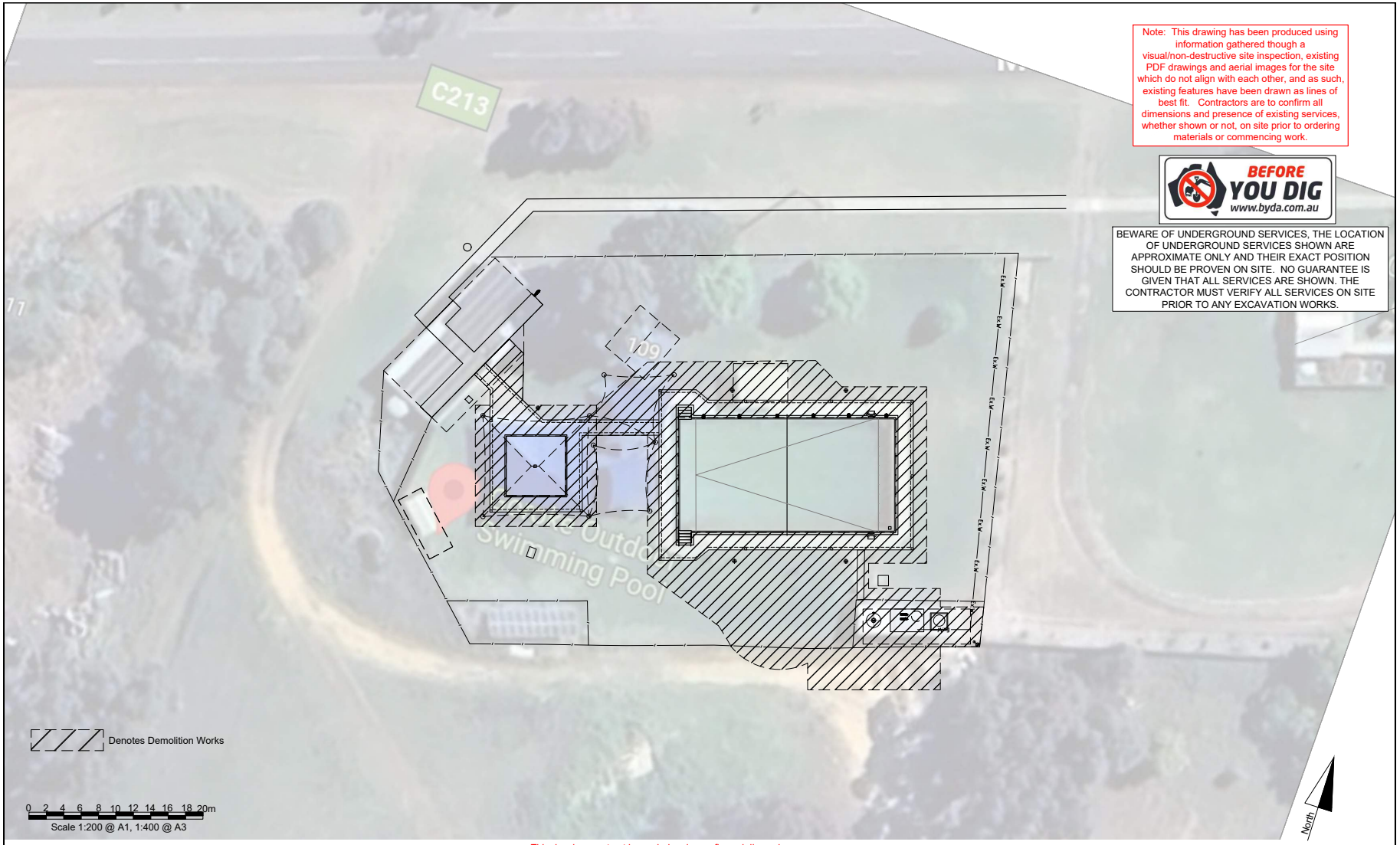

Note: This drawing has been produced using information gathered though a visual/non-destructive site inspection, existing PDF drawings and aerial images for the site which do not align with each other, and as such, existing features have been drawn as lines of best fit. Contractors are to confirm all dimensions and presence of existing services, whether shown or not, on site prior to ordering materials or commencing work.

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Project:
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EXISTING SITE PLAN & DEMOLITION PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
Scale:1: 200 @ A1 | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-100 | Revision: P4

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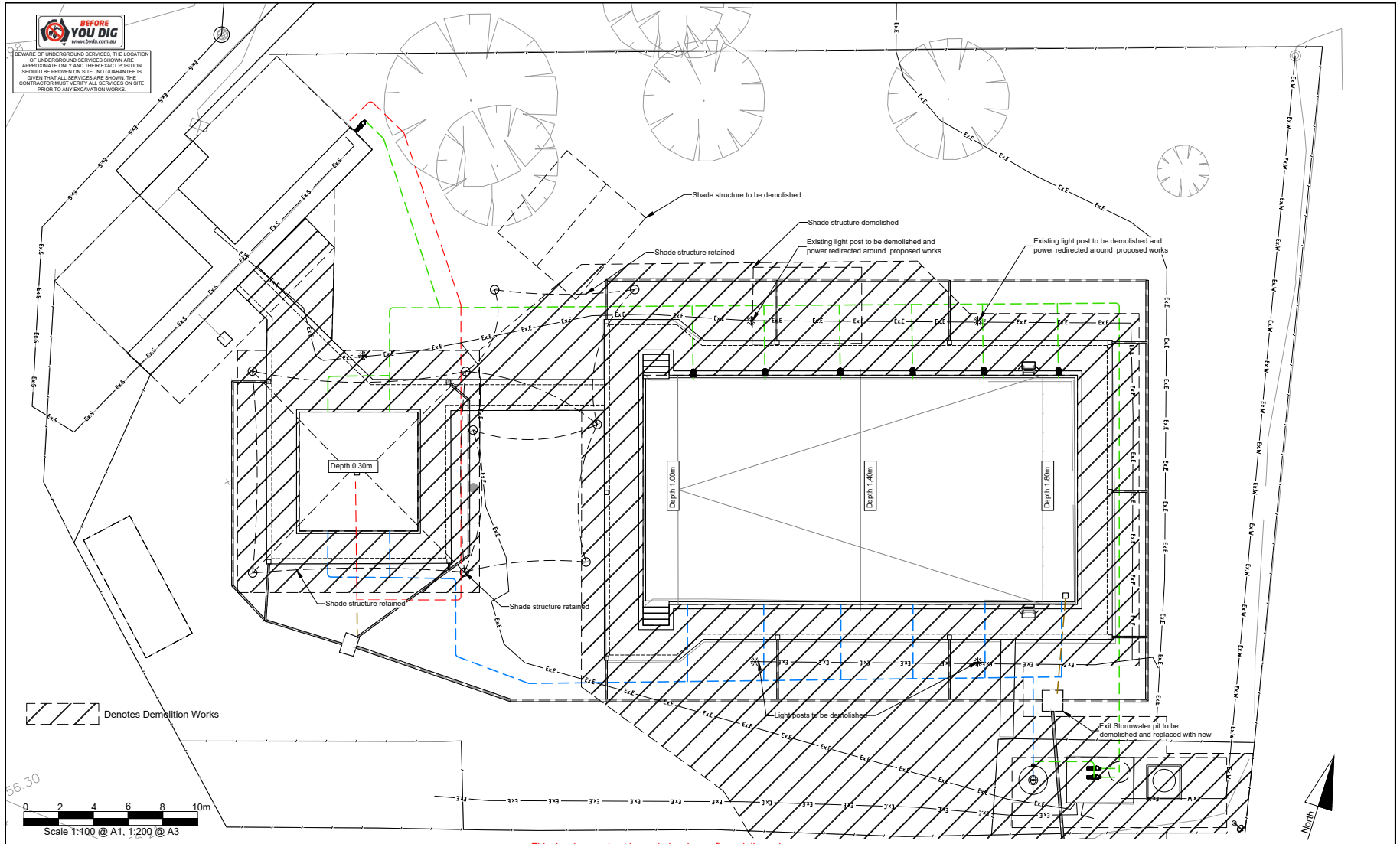

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P4	Preliminary	LC	mrl	9 May 2026

Consultant:

WEST WIMMERA SHIRE COUNCIL

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Client: VICTORIA State Government

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Project:
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EXIST. GENERAL ARRANGEMENT & DEMOLITION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Scale:1: 100 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-120 | Revision: P4

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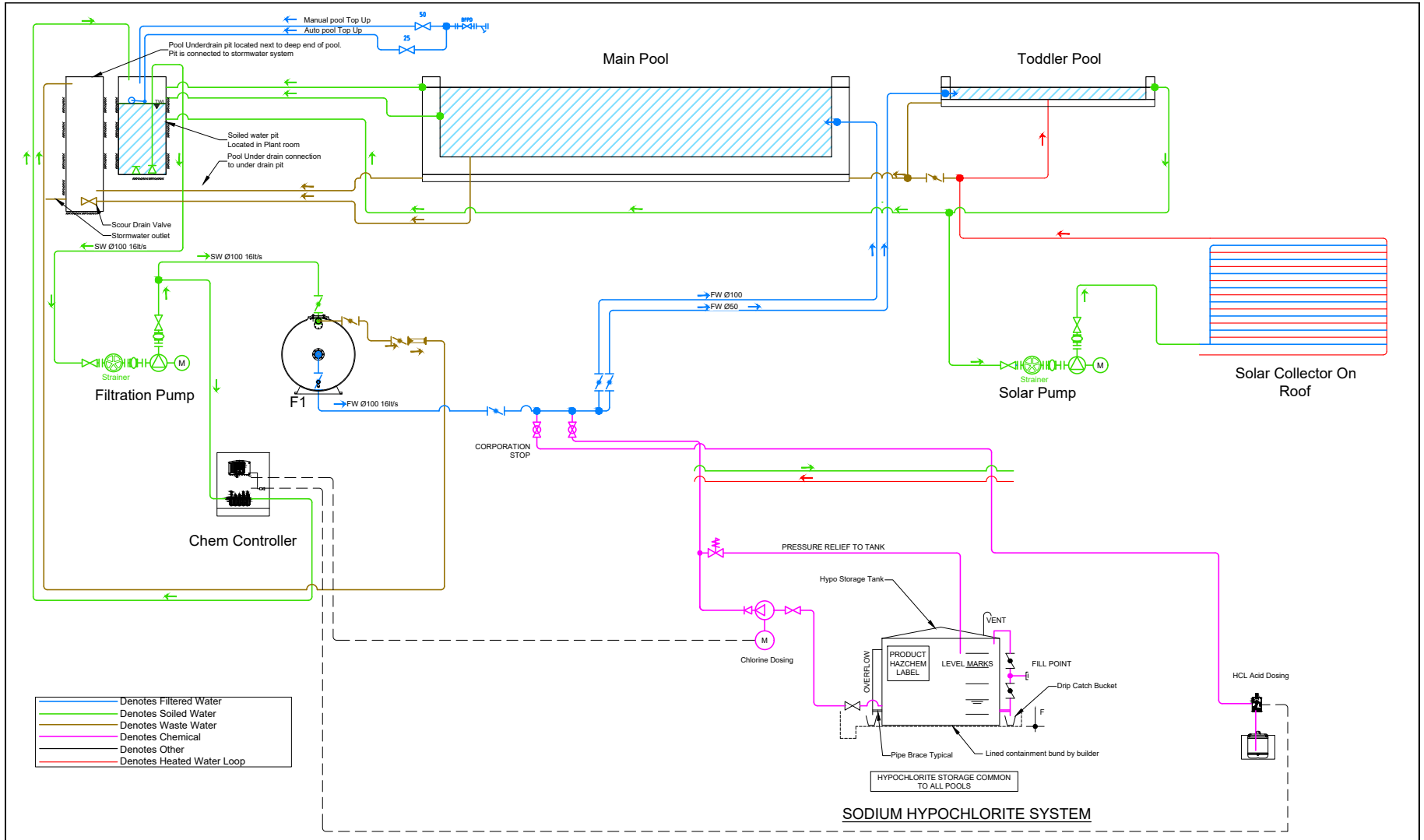

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P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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Project:
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EXISTING FILTRATION P&ID
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: N/A | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-140 | Revision: P4

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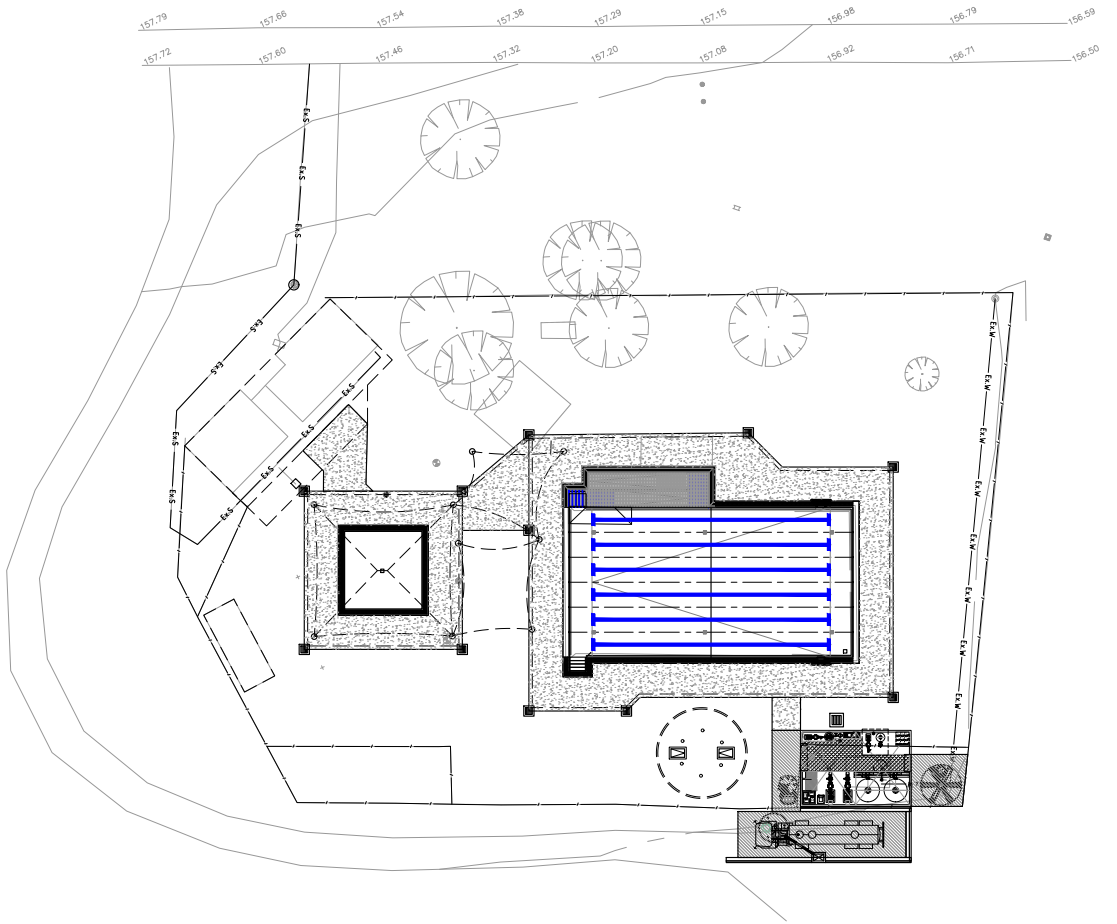

0 2 4 6 8 10 12 14 16 18 20m

Scale 1:200 @ A1, 1:400 @ A3

North

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Issue	Description	Drawn	Checked	Date
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P4	Preliminary	LC	mrl	9 May 2026

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PROPOSED SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Scale:1: 200 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-200 | Revision: P4

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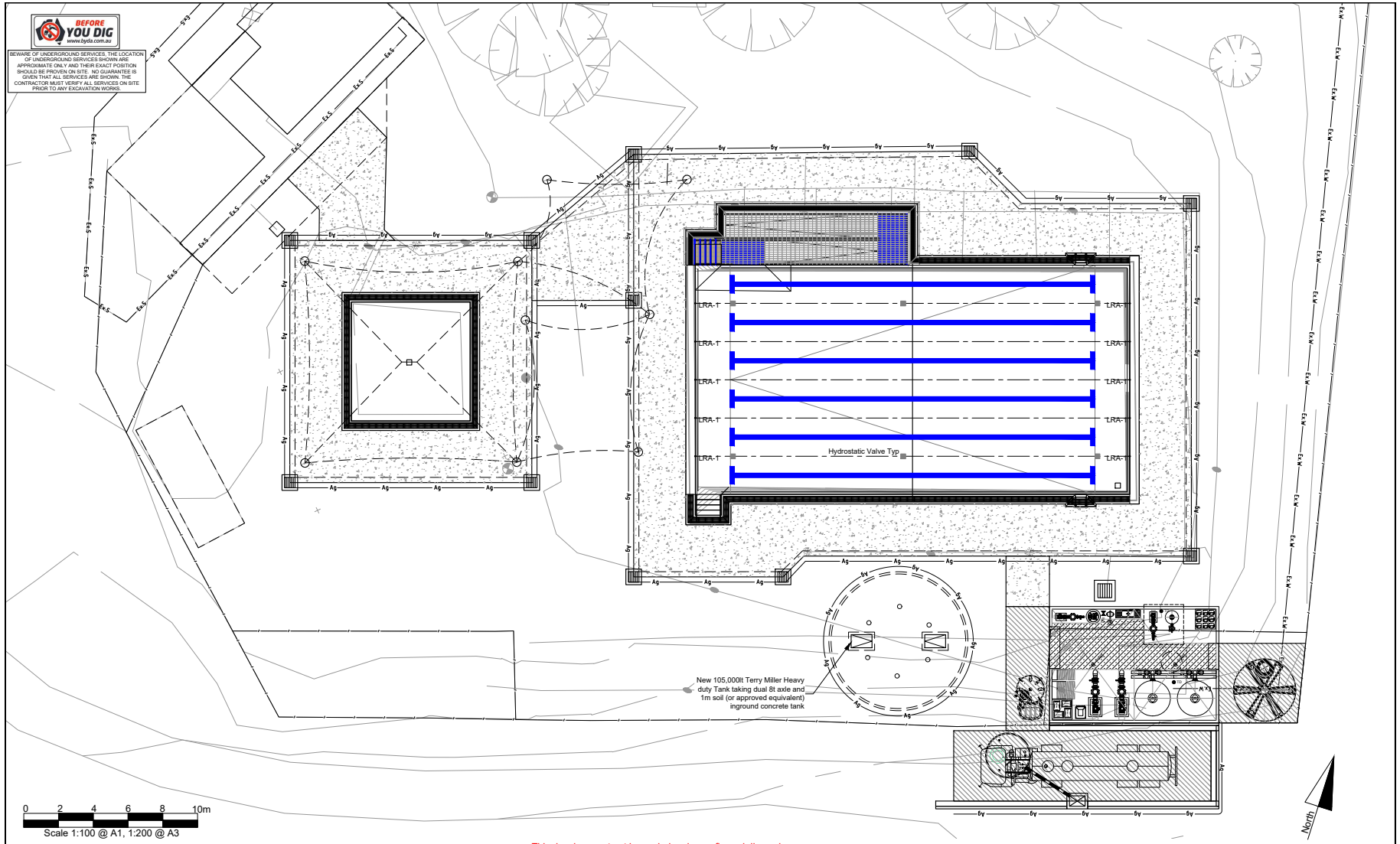

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PROPOSED GENERAL ARRANGEMENT
PRELIMINARY
NOT FOR CONSTRUCTION

Scale:1: 100 @ A1 | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-221 | Revision: P4

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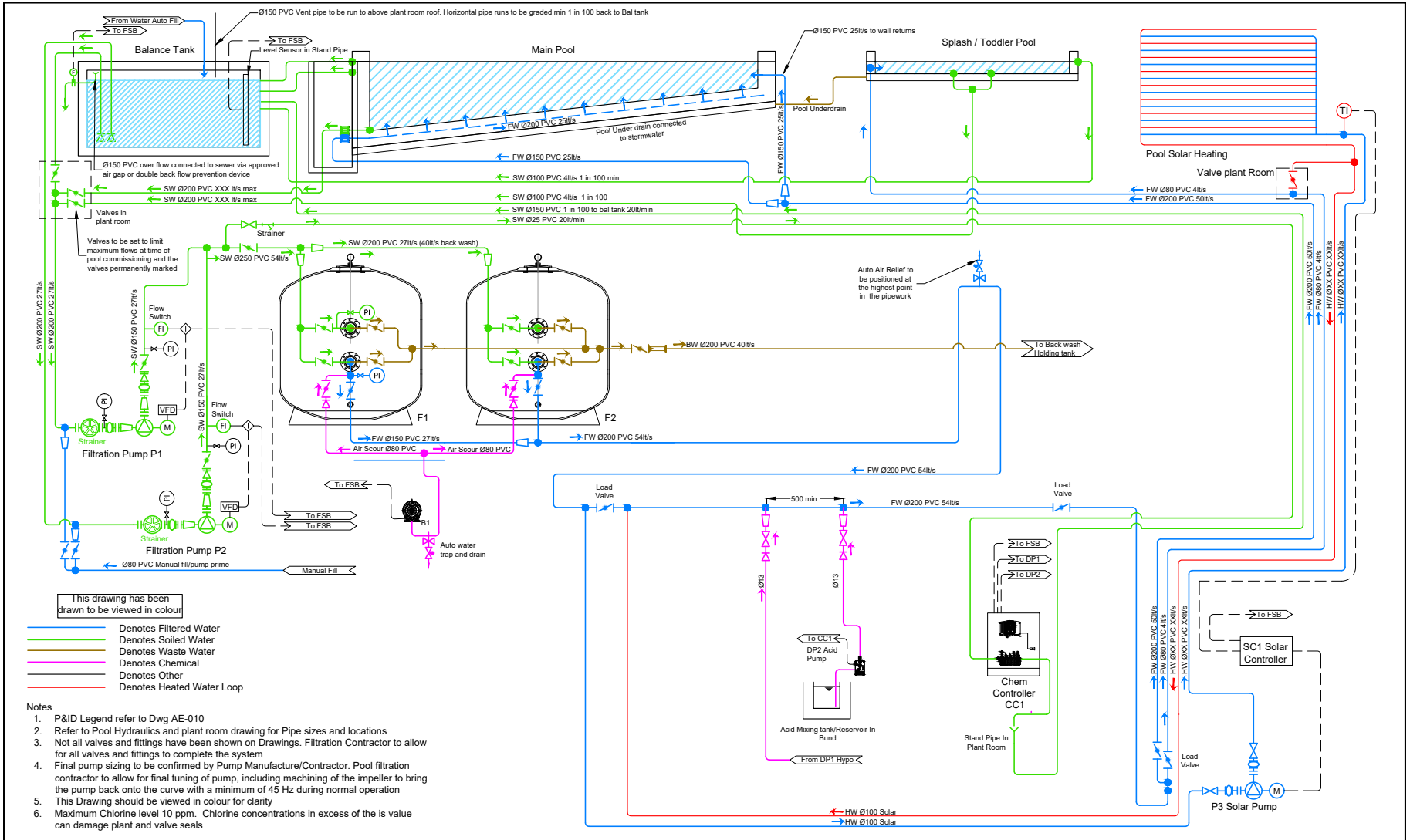

This drawing has been drawn to be viewed in colour

- Denotes Filtered Water
- Denotes Soiled Water
- Denotes Waste Water
- Denotes Chemical
- Denotes Other
- Denotes Heated Water Loop

Notes

1. P&ID Legend refer to Dwg AE-010
2. Refer to Pool Hydraulics and plant room drawing for Pipe sizes and locations
3. Not all valves and fittings have been shown on Drawings. Filtration Contractor to allow for all valves and fittings to complete the system
4. Final pump sizing to be confirmed by Pump Manufacture/Contractor. Pool filtration contractor to allow for final tuning of pump, including machining of the impeller to bring the pump back onto the curve with a minimum of 45 Hz during normal operation
5. This Drawing should be viewed in colour for clarity
6. Maximum Chlorine level 10 ppm. Chlorine concentrations in excess of the is value can damage plant and valve seals

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PROPOSED COMBINDED FILTRATION P&ID
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: N/A
Date: 09/05/2026
Project Number: L250007
Drawing Number: AE-250
Revision: P4

L250007

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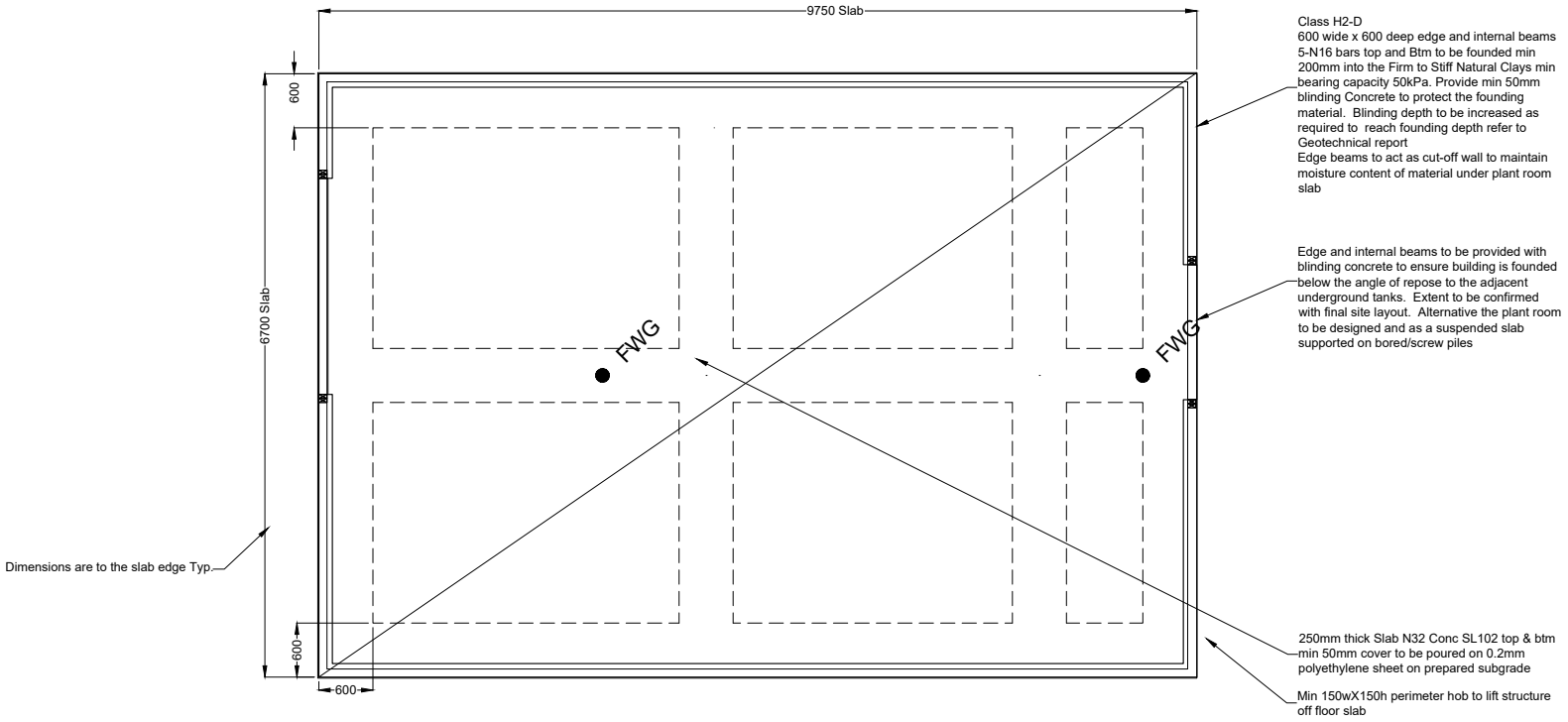
BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

All service trenches extending to under the to pool and under building structures are to be provided with a clay plug to prevent water from migrating along the trench and accumulating under the pool and/or building structure. The clay plug is to be constructed by removing all crushed rock and pervious material from the service trench, natural and imported clay is to be packed around the pipes in a moist but not wet condition. Detailed packing of spaces between pipes may be done by hand to avoid damage or displacement of the pipework. The clay plug is start a minimum of 200mm under the edge thickening and extend and minimum of 800mm along the trench away from the edge of the pad. Ie clay plugs is a minimum of 1000mm long. Refer to geotechnical report for further details



Plant Room Slab

0 1 2m
Scale 1:25 @ A1, 1:50 @ A3

North

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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PO Box 91,Highett, VIC 3190
ABN: 68 613 723 738

VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

PLANT ROOM SLAB

PRELIMINARY
NOT FOR CONSTRUCTION

Scale:1: 25 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-300 | Revision: P4

L250007

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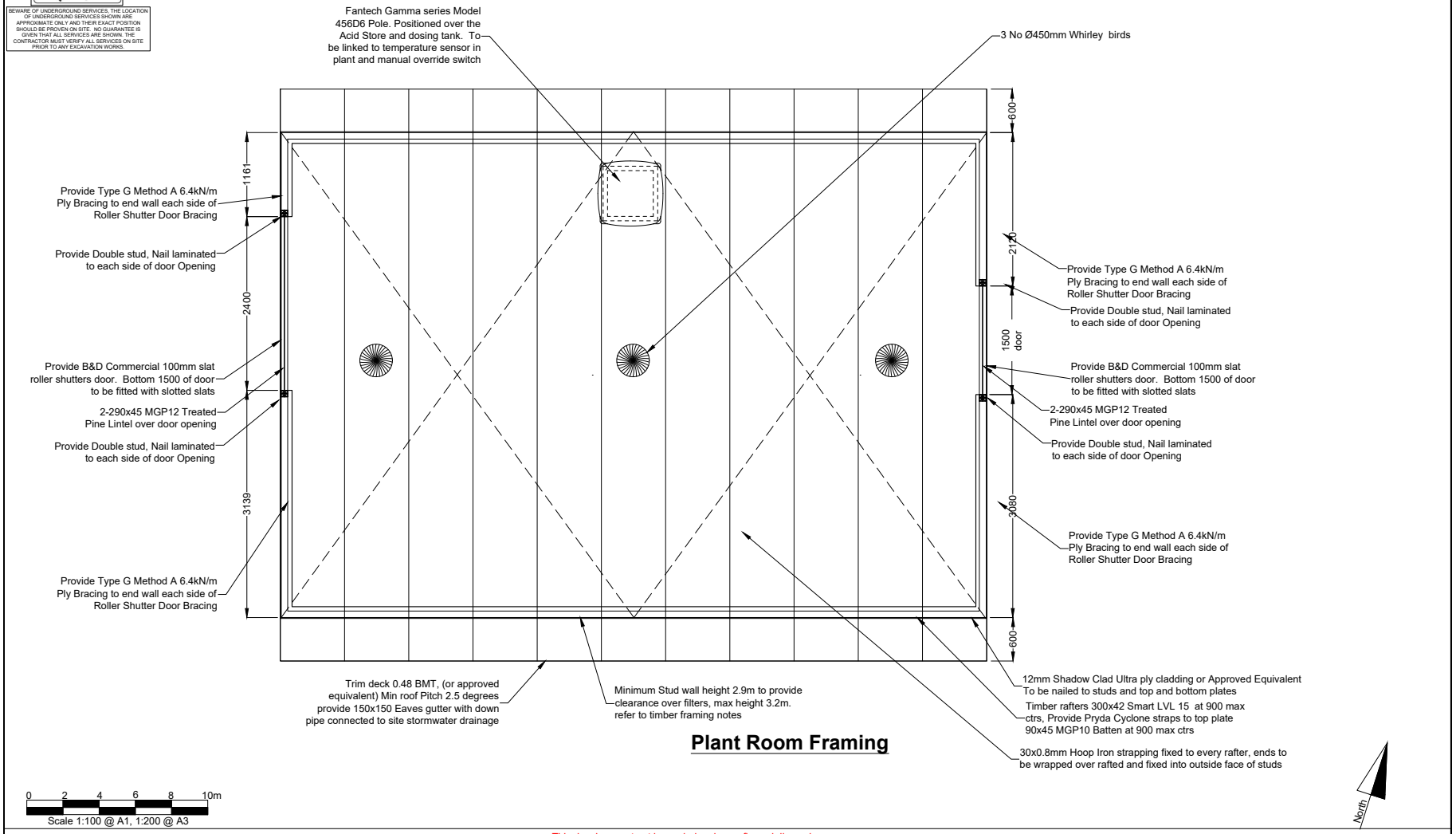

Plant Room Framing

Scale 1:100 @ A1, 1:200 @ A3

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
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Project: **Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412**

PLANT ROOM FRAMING

PRELIMINARY
NOT FOR CONSTRUCTION

Scale:1: 100 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-310 | Revision: P4

L250007

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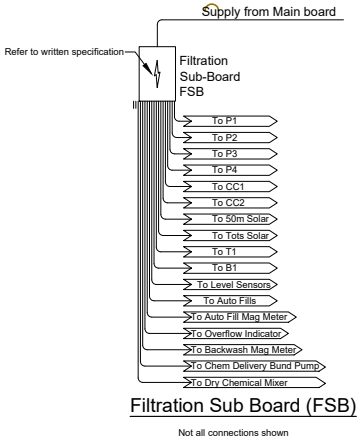
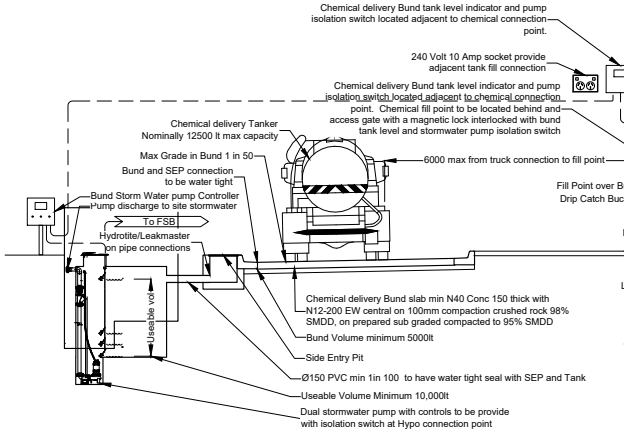


Filtration Sub Board (FSB)

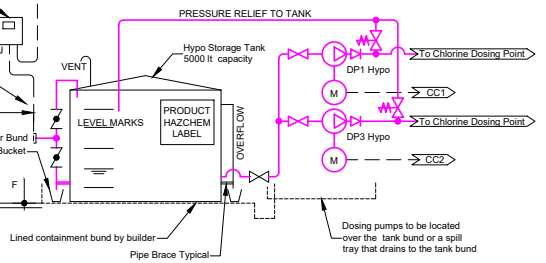
Not all connections shown



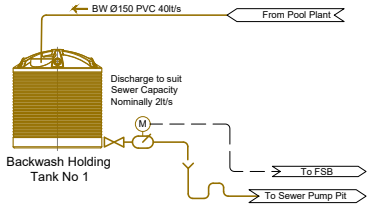
Chemical delivery Bund Use Procedure

1. Truck parks in bund
2. Driver checks bund tank level reads empty
3. Driver isolates stormwater pumps in storage tank using isolation/delivery switch/button
4. Driver connects delivery hose and completes transfer. Note that access to the chemical connection point to be interconnected with the tank level and the pump isolation, preventing access to the connection point unless the pumps are isolated and the tank is empty
5. If no spill event Driver reinstates stormwater pumps using isolation/delivery switch/button
6. If a Spill occurs, stormwater pump is not to be reinstated until spill has been remedied in accordance with suppliers and Council requirements

Chemical Delivery Bund

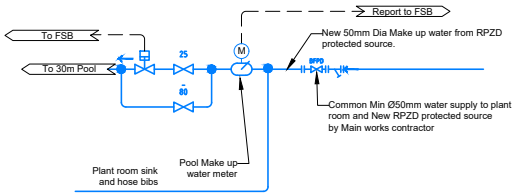


Sodium Hypochlorite System

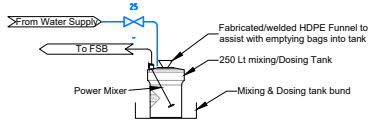


Pool Plant Room Notes:

1. All Pumps to be Full Stainless steel construction with Mechanical seals
2. All filters to be Rated to 400kPa minimum
3. Abbreviations
   - 3.1. FWG Denotes Floor Waste Grate, with removable strainer
   - 3.2. HB Denotes Hose Bib minimum locations
   - 3.3. TD Denotes Tundish
   - 3.4. FSB Denotes Filtration Sub Board
   - 3.5. RM Denotes Pumps Line (Rising Main)
   - 3.6. IO Denotes Inspection Opening
4. Plant room floor to be graded nominally 1 in 80 to floor wastes and to be free draining Max grade 1 in 50. Prior to sealing the the plant room floor, the contractor will undertake a bucket test in the presence of the Superintendent to confirm the plantroom effectively drains, without puddling. A 20-litre bucket shall be filled and emptied in corners of the room and locations suspected to be poorly drained. The water shall drain in a timely manner to the floor wastes and drain without leaving puddles.
5. Areas deemed to be hold excessive water by the Superintendent are to be made good by the contractor at no additional cost.
6. Floor slab and plinths to be finished, prepared and sealed with minimum 3 coats of Dulux Luxafloor LGE to provide and minimum Dry Film thickness of 250 micron. First two coats to be applied prior to plant being installed. Last coat to be applied after completion of plant installation
7. All plant to be on concrete plinths a minimum 100mm high to lift plant off the floor and provide flat and level surface to support plant
8. Plant room floor slab to be minimum 40MPa concrete with minimum 50mm cover to the reinforcement,
9. Plant room to be provided with lighting with minimum 300lux, without glare and shadow, not to be supplied from the Filtration Supply Board. Lighting design by Others
10. Plant room to be provided with mechanical ventilation providing a minimum of 5 l/s per sqm, with a minimum of 12 air changes per hour. Ventilation to be provided by Others
11. Fire extinguisher to be provided adjacent to the Filtration Sub Board (FSB)
12. Plant room is to be provided with a SpillSmart Hazchem Spill kit 240L
13. Plant has been spaced to allow for pipework
14. All pipe work circulating pool water is to be insulated/lagged in accordance with NCC Clause J7.3, providing a minimum R rating of 1.7, and provided with suitable covers/armor to suit the pipe's exposure to protect the insulation from damage a wear



Pool Auto Fill System



Dry Chemical Mixing Tank

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Client: WEST WIMMERA SHIRE COUNCIL

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Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

COMMON PLANT

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: N/A | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-350 | Revision: P4

L250007

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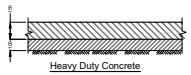


Heavy Duty Concrete



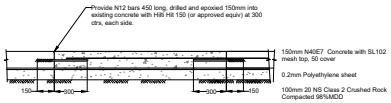
Medium Duty Concrete Pavement



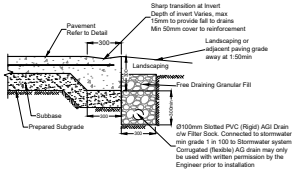
Pool Shell Infill Concrete



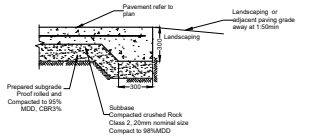
Pool Concourse Concrete



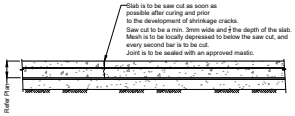
Concourse Repair/Reinstatement



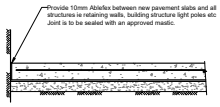
Pavement Edge Thickening, Spoon Drain & AG Drain



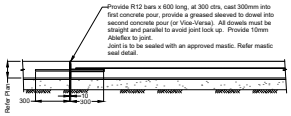
Pavement Edge Thickening



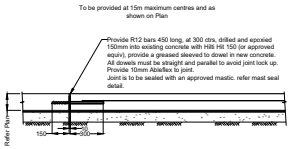
Saw Cut Joint Shown SCJ on Plan



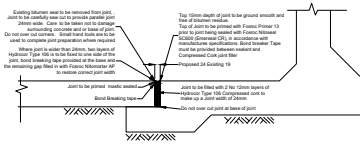
Isolation Joint Shown IJ on Plan



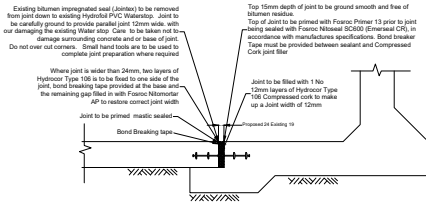
Doweled Expansion Joint Concrete Shown DEJ on Plan



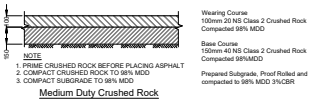
Doweled Expansion Joint to Existing Concrete Shown DEJ2 on Plan



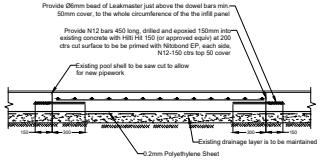
Existing Joint Repair



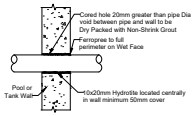
Existing Joint Repair



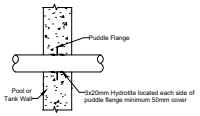
Medium Duty Crushed Rock



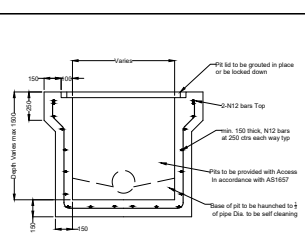
Pool Shell Reinstatement



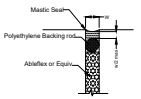
Pipe Penetration Cored Thru Existing Wall



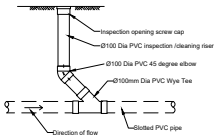
Pipe Penetration Cast into New Wall



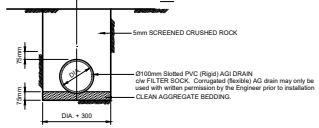
Typical Junction Pit Detail (Grated pit Similar)



Typical Mastic Seal to Expansion Joint In Pavements



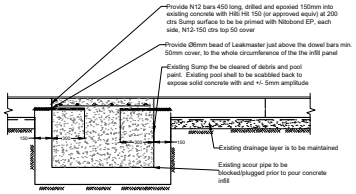
Agricultural Drain Inspection Opening IO



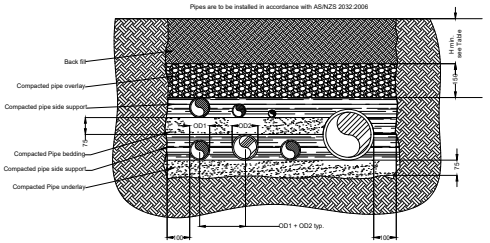
AGI DRAIN DETAIL

(Invert level of AGI drain shall be as required by adjoining construction but not less than the 500mm below finished surface level and/or 300mm below the formation level of adjacent channelling pavement systems.

All kerbs, retaining walls, pavement edges, etc are to c/w AGI drains to be connected to main in ground drainage system to suit. AGI drains not shown on drawings for clarity. refer to details.



Existing Pool Shell Scour Drain In fill



Typical Pipe Installation in a Trench

Extract AS2032:2006 Table 5.1
MINIMUM COVER OVER PIPE H

Loading condition	Minimum Cover m
Not subject to vehicle loading	0.30
Subject to Vehicle Loading-	
a. no carriageway	0.45
b. Sealed Carriageway	0.60
c. Unsealed Carriageway	0.75
Pipes in embankments of subject to construction equipment loads Refer AS/NZS 2566.2	0.75

Note:
1. Requirements of local authorities may specify different depths for local conditions

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DETAILS SHEET 1 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:20 @ A1 | Date: 09/05/2026

Project Number: **L250007** | Drawing Number: **AE-401** | Revision: **P4**

L250007

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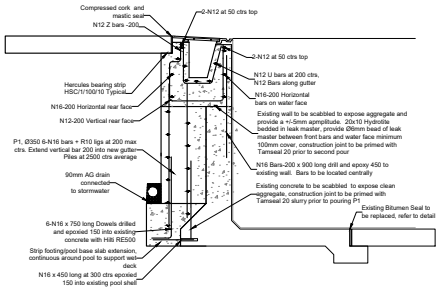
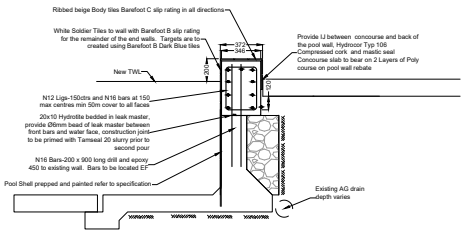
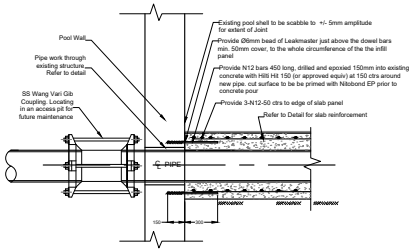


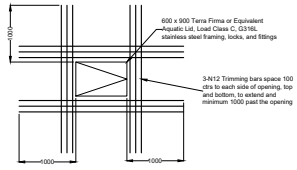
Typical Wet Deck Gutter to Existing Pool Wall



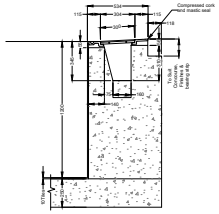
Shallow End Wall Detail
(Deep End Wall Similar)



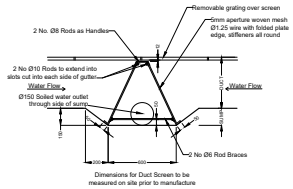
Pipe Thickening To Existing Pool Wall



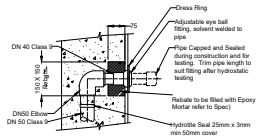
Balance Tank Access Hatch Trimming Bars
Scale 1:20



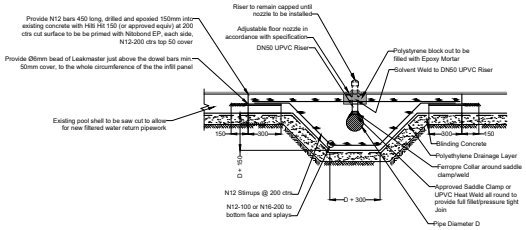
Typical Gutter Detail with Rebate
Scale 1:10



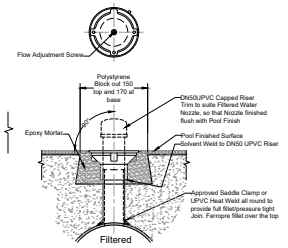
Duct Screen & Gutter Sump Detail
Scale 1:10



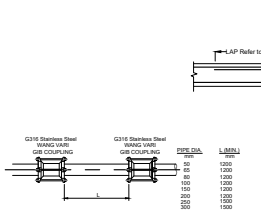
TYPICAL WALL INLET
(EYE BALL)
Scale 1:10



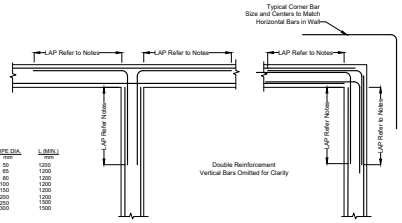
FILTERED WATER FLOOR RETURNS
To Existing Pool Shell
Scale 1:10

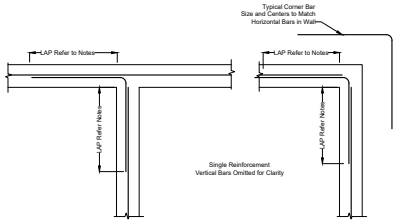


FILTERED WATER NOZZLE DETAIL
Scale 1:5

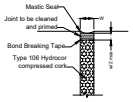


TYPICAL PRESSURE FLEXIBLE COUPLING
LENGTH BETWEEN COUPLINGS TO SUIT MAXIMUM ANGULAR DEFLECTION OF WANG VARI GIB COUPLING Nom.3°

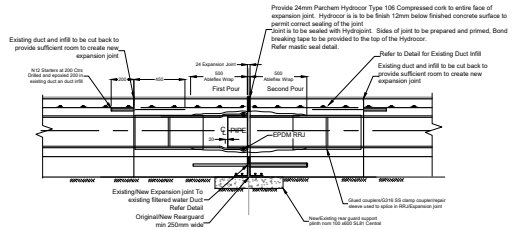




Typical Wall Intersection Details



Pool Expansion Joint
Mastic Seal Detail



Filtered Water in Existing Duct Expansion Joint

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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ABN: 68 613 723 738

VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

DETAILS SHEET 2 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:20 @ A1 | Date: 09/05/2026

Project Number: **L250007** | Drawing Number: **AE-402** | Revision: **P4**

L250007

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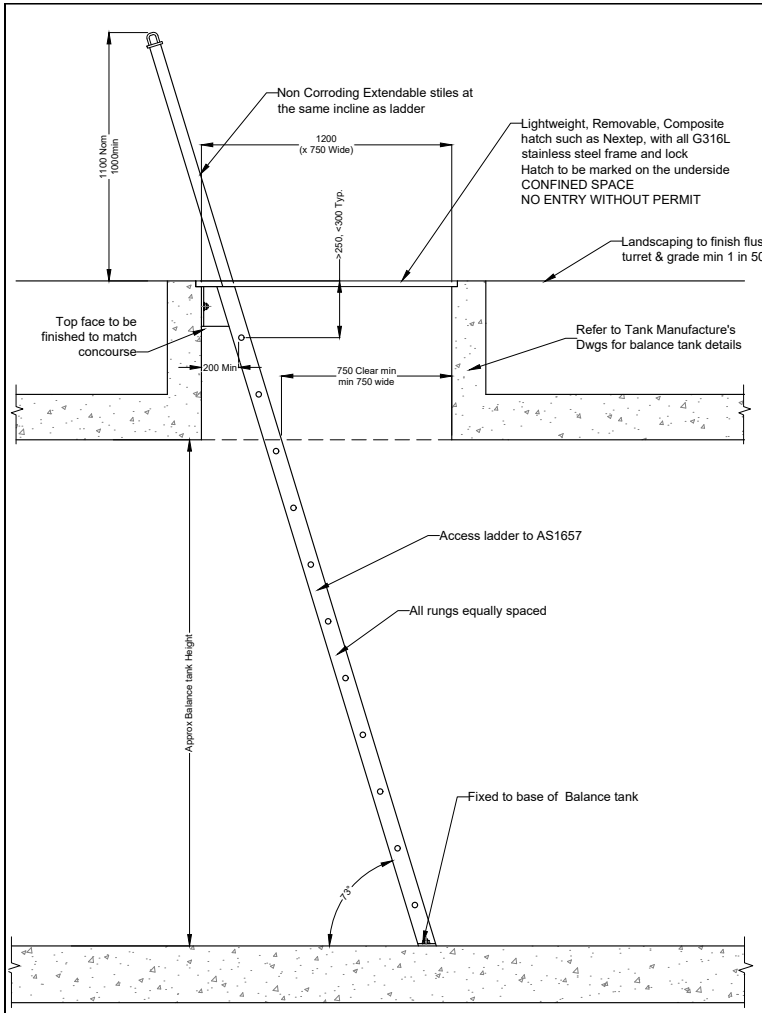
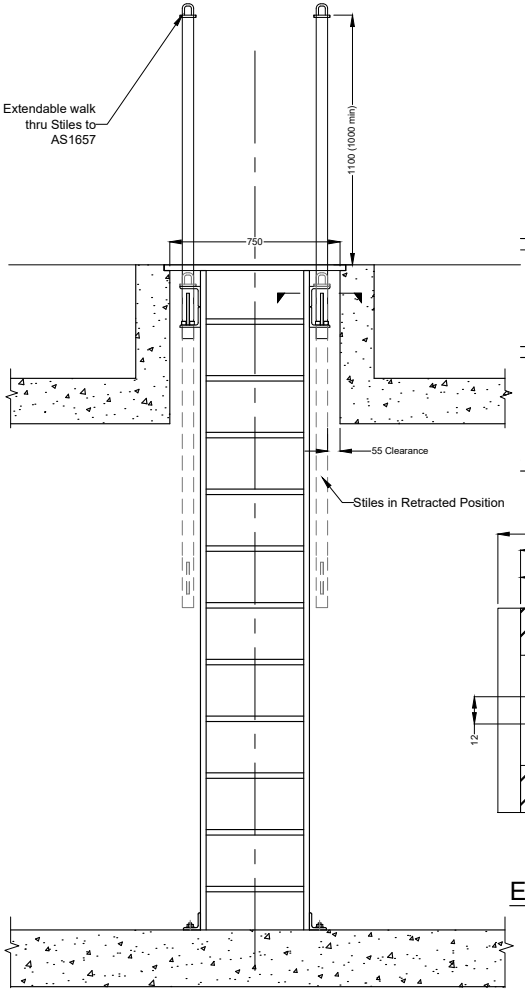
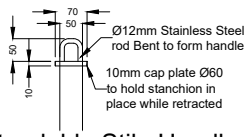


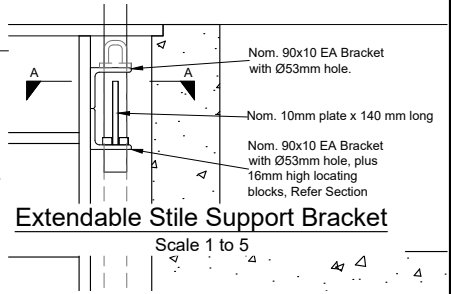
Balance Tank Access, Side Elevation
Scale 1 to 10



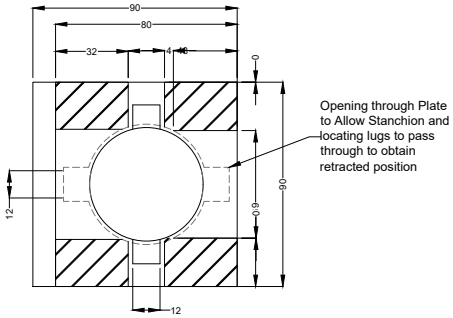
Balance Tank Access, Front Elevation
Scale 1 to 10



Extendable Stile Handle
Scale 1 to 5



Extendable Stile Support Bracket
Scale 1 to 5



Extendable Stile Support Plate Section AA
Scale 1 to 1

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
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P2	Preliminary	LC	mrl	14 April 2026
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P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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VICTORIA State Government
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Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

DETAILS SHEET 3 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:10 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-403 | Revision: P4

L250007

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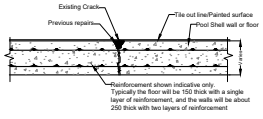
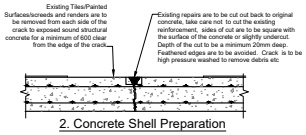
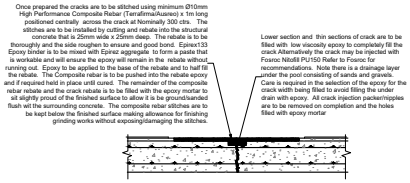


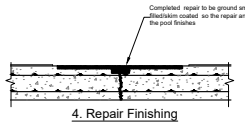
1. Existing Conditions



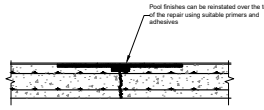
2. Concrete Shell Preparation



3. Crack Stitching



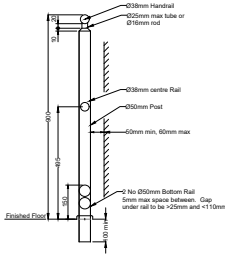
4. Repair Finishing



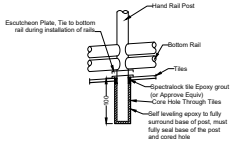
5. Pool Finishes Reinstatement

Notes:
1. This specification has been prepared for the repair of the cracks within the pool shell to lock the crack up so they no longer move/are active allowing finishes to be run over the top
2. The diagram indicates a slab repair however the same procedure is to be used for wall and wet deck gutters
3. The specification does not address, or repair corroding reinforcement and/or degrading concrete
4. Following removal of existing repairs and the crack preparation, should corroding steel reinforcing be identified, the steel is to be excavated out, cleaned and treated an accordance to the concrete repair specification which is to be used in conjunction with the stitching of the cracks
5. The spacing of the stitches shall be to such to install more stitches as opposed to reducing the number of stitches. For example considering a crack that is 300long, technically 1 single stitch in the middle would comply with the spacing requirements however this specification requires a minimum of 2 stitches, spaced at 200mm positioned centrally within the 300mm. This approach shall be adopted throughout the project
6. All products are to be used strictly in accordance with manufacturer's recommendations, including surface preparation and required primers, unless specifically noted otherwise

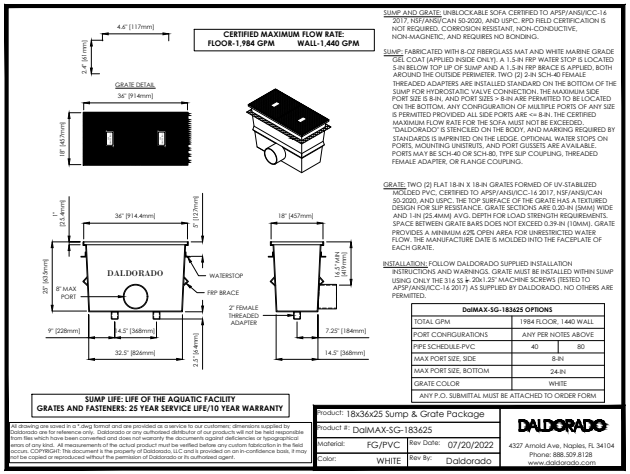
Structural Crack Repairs
in Slabs and Walls

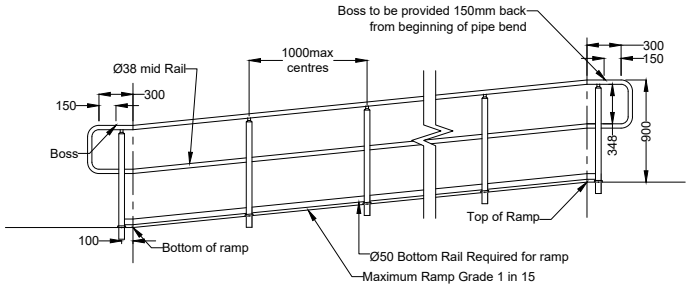


TYPICAL POST DETAIL
SCALE 1:5



POST ANCHOR DETAIL
SCALE 1:5

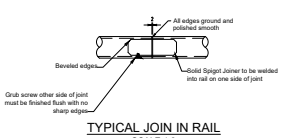




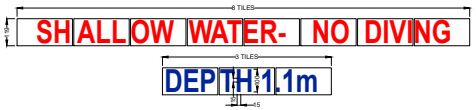
Typical Handrail to Ramp Elevation
Scale 1:20

SPECIFICATION
Posts - 50Ø tube x 2mm Alt 1.6mm thick and base of post reinforced with schedule 40 pipe (or approved equivalent) welded inside base of stanchion to min 300mm above FFL top and mid rails - 38Ø tube x 2mm
bottom rail - 50Ø tube x 1.6mm
passivated and mirror polish finish 316ss
Posts at 1m centres maximum, where Handrail is a barrier ie there is change in height of 300mm of more in the FFL
Flanges (if used) - 8mm minimum welded both sides to posts with cts fixings
Stock 2B tubes mirror polished to no. 8 finish
All handrail and guard rails to to be stiff/rigid enough to the satisfaction of the Superintendent

ALTERNATIVE DETAILS MAY BE ACCEPTABLE BUT ALL HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF AS1428.1 AND AS1657

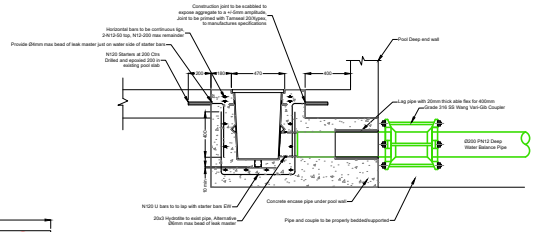


TYPICAL JOIN IN RAIL
SCALE 1:2



Typical Tile Lettering Details

Note:
1. All letters to comprise of 15mm wide lines
2. All lettering shall be a contrasting colour on back ground
3. UNO Acceptable colours are as follows
3.1. Depth markers Dark Blue on white or beige background
3.2. Advisory tiles Red on white or beige background
4. Where positioned on the concourse/wet deck tiling advisory and depth tiles shall be minimum C slip resistance UNO
5. Letters may be produced with gritted over glaze kiln fired or inter-laid water jet tiles of the appropriate colours with all sharp edges stoned smooth



Daldorado 18x36x25 Sump and Grate Package Install detail

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P3	Preliminary	LC	mrl	4 May 2026
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Victoria State Government
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Project:
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DETAILS SHEET 4 OF 7
PRELIMINARY
NOT FOR CONSTRUCTION
Scale: 1:20 @ A1 | Date: 09/05/2026
Project Number: L250007 | Drawing Number: AE-404 | Revision: P4

L250007

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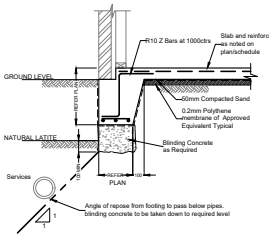
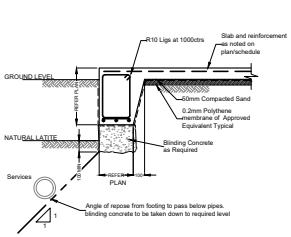
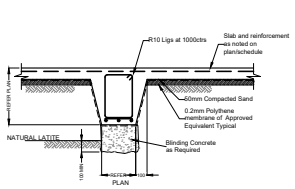


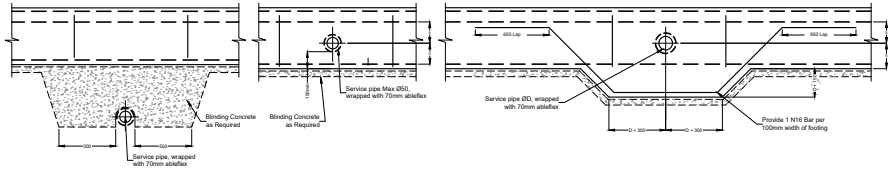
Typical Edge Beam Detail - With Rebate



Typical Edge Beam Detail - No Rebate



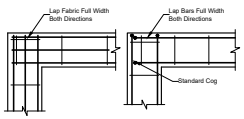
Typical Internal Beam Detail



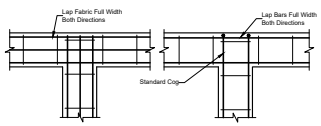
Service Pipe Under Edge/Internal Beam

Service Pipe <Ø50mm Through Edge/Internal Beam

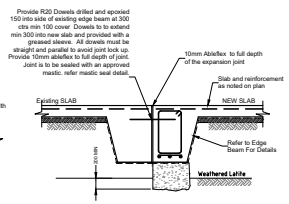
Service Pipe <Ø50mm Through Edge/Internal Beam



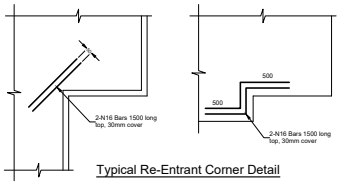
Typical Footing Corner Detail



Typical Footing Intersection Detail

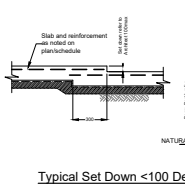


Typical Dowel Joint between Raft Slabs Detail

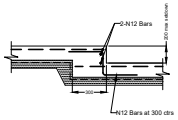


Typical Re-Entrant Corner Detail

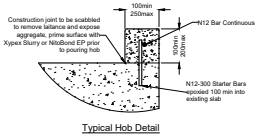
NOTE:
FILL UNDER SLAB IF REQUIRED SHALL BE COMPACTED TO 100% MDD
FILL TO COMPLY WITH THE FOLLOWING:
MAXIMUM LIQUID LIMIT 35
MAXIMUM PARTICLE SIZE 40mm
MINIMUM PERCENTAGE FINER THAN 75um 15%
GRADINGS AND PLASTICITY LIMITS TO BE SUBMITTED FOR APPROVAL
FILL TO PLACED UNDER LEVEL 1 GEOTECHINCAL ENGINEERING SUPERVISION



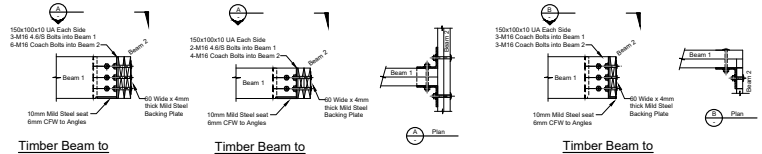
Typical Set Down <100 Details



Typical Set Down >100 Details



Typical Hob Detail



Timber Beam to Timber Beam #1

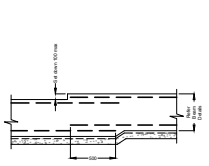
(To be applied to all timber beam to timber beam connections with section depth 290 to 300mm UNO)

Timber Beam to Timber Beam #2

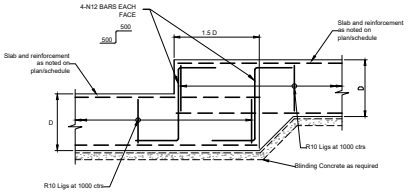
(To be applied to all timber beam to timber beam connections with section depth 240mm UNO)

Timber Beam to Timber Beam #3

(Only to be used where noted Section depth 290 to 300mm UNO)



Typical Set Down <100 Internal and External Beams



Typical Set Down >100 Internal and External Beams

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DETAILS SHEET 5 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:20 @ A1 | Date: 09/05/2026

Project Number: **L250007** Drawing Number: **AE-405** Revision: **P4**

L250007

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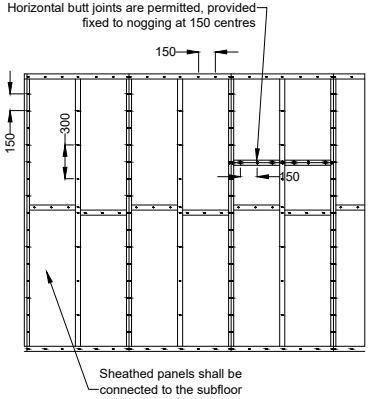


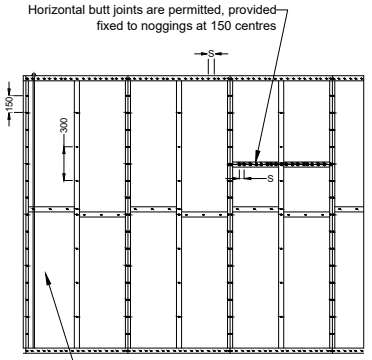
Minimum Plywood Thickness mm			Bracing Capacity (KN/m)
Stress Grade	Stud Spacing		
	450	600	
No Noggings (except Horizontal butt joints)			
F8 F11 F14 F27	7 4.5 4 3	9 7 6 4.5	3.4
One Row of Noggings			
F8 F11 F14 F27	7 4.5 4 3	7 4.5 4 3	

Type G Ply Bracing to AS 1684.2
Plywood shall be fixed to frame using 30mmx Ø2.8mm galvanised flat head nails or equivalent.

Fastener spacing to be 150 centres to top and bottom plates
150 centres to vertical edges and noggings
300 centres to intermediate studs

Where required, provide one row of noggings staggered or single line at half height or as required to provide stud stability
Notes
1. For ply bracing fixed to both sides of the wall see AS1684.1 Clauses 8.3.6.5 & 8.3.6.10
2. No other rods or straps are required between tops and bottom plate
3. Fix bottom plate to floor frame or slab with normal fixings only see AS1684.1 Table 9.4

Type G Ply Bracing to AS1684.2 3.0kN/m Capacity



Minimum Plywood Thickness mm			Bracing Capacity (KN/m)
Stress Grade	Stud Spacing		
	450	600	
No Noggings (except Horizontal butt joints)			
F8 F11 F14 F27	7 6 4 4	9 7 6 4.5	Method A 6.4 Method B 6

Type G Ply Bracing to AS 1684.2
Plywood shall be fixed to frame using 30mmx Ø2.8mm galvanised flat head nails or equivalent.

Method A, M12 rods shall be used at each end of sheathed section top plate to bottom plate/floor frame
Fastener spacing to be 150 centres to top and bottom plates
150 centres to vertical edges and noggings
300 centres to intermediate studs
Method A Fixing of bottom plate to floor frame or slab, provide M12 rods as shown plus 13kN capacity connections at 1200mm centres max

Method B has no rods but sheathing shall be nailed to top and bottom plates, and any horizontal joints at 50mm centres
Fastener spacing to be 50 centres to top and bottom plates
150 centres to vertical edges and noggings
300 centres to intermediate studs
Method B Fixing of bottom plate to floor frame or slab, provide 13kN capacity connections at each end and at 1200mm centres max

Where required, provide one row of noggings staggered or single line at half height or as required to provide stud stability
Notes
1. For ply bracing fixed to both sides of the wall see AS1684.1 Clauses 8.3.6.5 & 8.3.6.10

Type G Ply Bracing to AS1684.2 6.0kN/m Capacity

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

Lacus
Structural, Civil and Aquatic Engineering
Lacus Consulting Pty Ltd
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Ph: +61 (0) 422 969 199
PO Box 91,Highett, VIC 3190
ABN: 68 613 723 738

VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project:
Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412

DETAILS SHEET 6 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:20 @ A1 | Date: 09/05/2026

Project Number: L250007 | Drawing Number: AE-406 | Revision: P4

L250007

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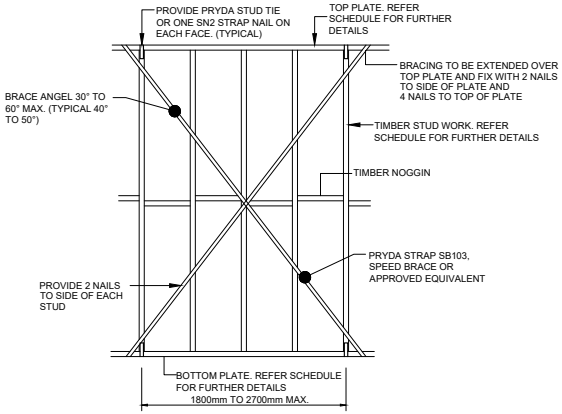
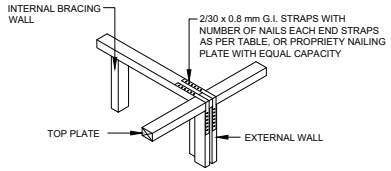


Type B Ply Bracing to AS1684.2 1.5kN/m Capacity

Strap Bracing Notes

1. Ply brace to be installed in accordance with the N.C.C. and AS1684 as a minimum
2. All fasteners are to be galvanised or suitably coated in accordance with the manufacturers requirements
3. Ply bracing to comply with AS2269.
4. Ply brace moisture content <= 18% prior to closing in a wall cavity.
5. All nails and associated fixings to be in accordance with the brace manufacturers requirements



Bracing Wall to External Stud Wall Detail

Typical Timber Framing

Infill wall to steel framing are to be fixed by the outer studs and the top and bottom plate by minimum M12/4.6/s bolts at 900 ctrs

All walls are to be provided with Metal strap bracing in accordance with AS1684 type B unless noted otherwise

Stud walls are to be fixed to the base slab by Hot Dipped Galv. M12 TruBolts at 900 max ctrs max. Where the wall is to be fixed on top of a hob M12 Chemset must be used with Hot Dip Galv. Studs.

Internal partition walls are to be stabilised laterally by providing 90x45MGP10 diagonal bracing to the roof frame over at 2500 max ctrs

Load Bearing and Partition Stud Walls up to 2400 High
90x45 MGP10 bottom Plate
90x45 MGP10 studs at 450 max ctrs 1 row of noggings
2 No 90x45 MGP10 top plate nail laminated

Load Bearing and Partition Stud Walls up to 3200 High
90x45 MGP12 bottom Plate fixed to base slab
90x45 MGP12 studs at 450 max ctrs 2 row of noggings
2 No 90x45 MGP12 top plate nail laminated

Timber Lintels to Non Load Bearing and Partition Walls
up to 900 clear span 90x45 MGP12
up to 2000 clear span 190x45 LVL Hyspan
up to 3000 clear span 240x 45 LVL Hypsan

All lintel are to be supported on minimum 2 No 90x45 MGP12 stud nail laminated

For framing required out side these parameters this office is to be contacted

This drawing must not be scaled, only use figured dimensions

Issue	Description	Drawn	Checked	Date
P1	Preliminary	LC	mrl	26 Sept 2025
P2	Preliminary	LC	mrl	14 April 2026
P3	Preliminary	LC	mrl	4 May 2026
P4	Preliminary	LC	mrl	9 May 2026

Client: West Wimmera Shire Council

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Structural, Civil and Aquatic Engineering
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PO Box 91,Highett, VIC 3190
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VICTORIA State Government
The Goroke Swimming Pool Facilities Design was supported by the Victorian Government.

Project: **Goroke Outdoor Swimming Pool Refurbishment, 107 Main St, Goroke VIC 3412**

DETAILS SHEET 7 OF 7

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1:20 @ A1 | Date: 09/05/2026

Project Number: **L250007** | Drawing Number: **AE-407** | Revision: **P4**

L250007

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Site Classification Report - Final

Goroke Swimming Centre, Goroke VIC 3412
West Wimmera Shire Council

February 2026

Ref No. 250407R001B

Principal Contact

Daniel Gardner

MOUNT GAMBIER
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Building exceptional outcomes together

Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	Preliminary Issue	DG	JNB	DG	01/12/2025
B	Issued as final	DG	TCP	DG	04/02/2026

SITE CLASSIFICATION

Site Address: Goroke Swimming Centre, Goroke VIC 3412

Brief:	Tonkin has been engaged to undertake a site classification at Goroke Swimming Centre, Goroke VIC 3412. The site classification contained herein has been undertaken in accordance with the requirements outlined in AS2870-2011 'Residential slabs and footings' at the time of reporting.
Site Description:	Existing swimming centre located on Main Street in Goroke.
No. of Boreholes:	Three (BH01, BH02 & BH03).
Soils Present:	Varies (Refer to the attached bore logs)
Fill:	Fill was identified to a depth of 600mm - 900mm in boreholes 2 & 3 (BH02 & BH03).
Rock:	Rock was not encountered within the depth of the soil investigated.
Water Table:	At the time of investigation groundwater was not encountered within the depth of the soil investigated.
Trees:	At the time of the site investigation there were no trees present which may impact the shrink swell characteristics of the soils encountered or otherwise adversely affect the performance of the footing system.
Estimated Characteristic Soil Surface Movement (y_s):	50mm
Estimated Additional Surface Movement Due to Tree Effects (y_t):	41mm (in accordance with Appendix H of AS 2870)
Site Classification:	**Class H1-D/P** Further the site is classified P 'Problem Site' due to the presence of trees onsite causing unusual moisture conditions together with uncontrolled fill material identified throughout boreholes 2 & 3. This site classification has been undertaken in accordance with the requirements outlined in AS2870-2011 'Residential slabs and footings'.
Wind Classification:	**N3** (in accordance with AS1684.2 – Table 1.1) This wind classification has been determined in accordance with AS/NZS 1170.2 and classification provided for non-cyclonic areas to AS1684.2.
Footing Recommendation:	It is recommended that any new footings be piered/ deepened beyond the fill material, bearing minimum 200mm into firm natural ground. Any proposed foundations in the vicinity of the existing pool structure are to be deepened 200mm beyond the expected line of influence of 1 in 2. The above values of y_s and y_t can be used in the design of a footing system. All footing designs reliant on this site classification should be undertaken using engineering principals for increased estimated mound height ($y_m = 0.7y_s + y_t$), in accordance with design procedures outlined in Appendix H of AS2870

All potential footings are to be designed and constructed in accordance with AS2870.

Table 1: Allowable Vertical Bearing Pressure

Soil Unit	Depth Range (mBGL)	Allowable Vertical Bearing Pressure (kPa)
1 - FILL	0 – 0.9	N/A
2 – Clayey SAND	0 – 0.6	100
3 – SAND	0.9 – 1.5	150
4 – Sandy CLAY	1.5 – 5.0	200

Table 2: Geological Model

Soil Unit	Depth Range (mBGL)	Bulk Unit Weight (kN/m^3)	Internal Angle of Friction Φ' (°)	Cohesion c' (kPa)
1 - FILL	0 – 0.9	N/A	N/A	N/A
2 – Clayey SAND	0 – 0.6	18	32	0
3 – SAND	0.9 – 1.5	18	34	0
4 – Sandy CLAY	1.5 – 5.0	18	27	10

Geotechnical Risks and Considerations

Presence of Fill

Fill consisting of a combination of Clayey Sand and Sand (likely site won) was encountered in boreholes BH02 & BH03 to a depth of up to 0.9mBGL. As no documentation of the construction of the fill is available, this fill must be treated as uncontrolled fill. Proposed footings shall not bear in uncontrolled fill, and any fill encountered during construction shall either be removed and replaced with controlled fill compacted to 95% SMDD, or footings shall be deepened to bear min 200mm into natural ground below the fill layer.

The recommendations herein have been made based upon the conditions encountered at the locations of the boreholes, and lesser or greater depths of fill may be present in other locations. Should conditions that differ from those detailed in this report be encountered during construction, advice should be sought from a suitably qualified and experienced geotechnical practitioner to establish suitable design parameters.

Excavatability

We expect that the soils encountered during the investigation will be readily excavated with conventional earthmoving machinery such as excavators, loaders, and the like. Investigations were able to reach full depth (5.0mBGL) without encountering rock-strength material. As such, it is unlikely that specialised excavation will be required during site development. It should be noted that Tonkin's investigations were limited across the site due to existing infrastructure. Whilst the presence of rock-strength material is unlikely there is still potential for encounters outside of Tonkin's investigation locations.

Excavation Stability

Batter slopes in the fill and topsoil materials encountered should not exceed 1 vertical to 3 horizontal and within the clays batters are likely to experience short term stability of near vertical. This is provided batters are not affected by adverse soil moisture conditions or heavy plant operation/stockpiling near the

crest of the excavation. This advice shall consider the minimum benching requirements as required by the relevant occupational health and safety regulations.

In softer cohesive or granular materials, excavations may need to be battered at no steeper than 1 vertical to 3 horizontal or shall be supported by alternative means such as sheet piles or shoring boxes.

Site won material may be suitable for reuse as engineered fill elsewhere on site (although not in trenches) provided that appropriate moisture conditioning and compaction is undertaken. Any oversize material that cannot be broken down to a particle size of less than 100mm (in the largest dimension) shall be removed prior to placement. Any engineered fill must be placed in accordance with the technical and control requirements outlined in AS3798. Any material proposed for use as fill should be appropriately tested to meet the project specification.

Limitations of Investigations

This report is based on data collected at specific locations using specific investigation techniques. Only a finite amount of information has been collected to meet the specific financial and technical requirements of our Proposal and the Brief, and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement. Actual conditions could vary from the assumed model, as no subsurface exploration programme, no matter how extensive, can reveal all subsurface details and conditions.

The borehole logs are the subjective interpretation of subsurface conditions at locations, made by trained personnel. The interpretation maybe limited by the method of investigation and may not always be definitive. Observations of a test pit or excavation allows a greater area of the subsurface conditions to be inspected than borehole locations although such methods are limited by depth and site disturbance restrictions. In borehole investigations, the actual interface between materials maybe more gradual or abrupt than the report indicates.

The Site Classification is based on current site conditions. It does not take into account factors that produce abnormal moisture conditions such as:

- removal of trees prior to construction.
- future tree planting.
- failure to provide and/or maintain adequate site drainage.
- irregular climatic effects including prolonged droughts and wet periods prior to construction.
- The effects of future site works (cut and fill), which may require site reclassification. All earthworks on the site are to be undertaken in accordance with the technical and control requirements outlined in AS 3798 – 'Guidelines on earthworks for commercial and residential developments'.

Please contact Tonkin on (08) 8723 5002 should you have any queries.

Site Classification by Characteristic Surface Movement

Characteristic Surface Movement					Class	Site Reactivity
		Ys	=	0.0mm	A	Most sand and rock sites with little or no ground movement from moisture changes.
0.0mm	<	Ys	≤	20mm	S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.
20mm	<	Ys	≤	40mm	M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.
40mm	<	Ys	≤	60mm	H1	Highly reactive clay sites, which may experience high ground movement from moisture changes.
60mm	<	Ys	≤	75mm	H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.
		Ys	>	75mm	E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.
					P	Problem sites, include sites containing material of low bearing capacity, where excessive foundation settlement may occur due to loading on the foundation, uncontrolled or controlled fill, subject to mine subsidence, landslip, collapse activity or coastal erosion, abnormal moisture conditions or any other factors resulting in potential foundation movement greater than the reactive soil movements from moisture change under normal site conditions.
					D	Suffix indicating deep-seated moisture changes characteristic of dry climates with design depth of suction change (Hs) equal to or greater than 3 m.

Note: A site can have more than 1 soil classification.

The client should be aware that:

1. Soil samples obtained at the site may not disclose all types of soil existing at the site. If soils or foundation features varying to this report are encountered during the site excavation or construction, the Engineer shall be contacted for further advice.
2. Standard soil tests for site classification will generally not detect localised or deep underground features such as pits, wells, or sub terrain caverns. Searching for such features will require a more intensive and costly testing program.
3. A more intensive investigation is costly and is usually not undertaken for domestic sites, but should the client wish then the additional work can be carried out.
4. Because of the current state of engineering knowledge and matters beyond the control of the Engineer, the Engineer is unable to provide a specification for a footing that will ensure the prevention of movement and cracking of the building beyond the chosen design levels of performance.

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Borehole Number: **BH01**

Job Number:	25.0407	Northing:	5935971
Site Address:	Goroke Swimming Centre Goroke VIC 3412	Easting:	541631
Date Sampled:	20/11/2025	Drilling Method:	Push Tube/ Auger
Logged By:	DG	Drill Rig/ Mount:	Rockmaster 4x4

DCP (AS1289.6.3.3) (blows/mm)	Depth (mm)		USCS	Soil Description (material type, composition, colour etc)	Moisture Condition	Consistency or Density index	IPT (%)
1			SC	clayey SAND, orange/ brown, fine to medium			
3				grained			
9							
12							
13	500						
9		600			D	D-VD	1
12			SW	SAND, white/ pale brown, well graded			
13							
9							
7	1000						
7							
9							
12							
10							
8	1500	1500			D	D	0
6			CH	sandy CLAY, high plasticity, orange/ red, medium			
6				grained sands			
12							
21							
17	2000						
19							
14		2200			D	St-Vst	3
15			CH	sandy CLAY, high plasticity, white/ brown, medium			
13				grained sands			
19	2500						
20							
16							
15							
15							
18	3000						
16		3100			D	Vst	3
18			CH	sandy CLAY, high plasticity, pale brown, medium			
26				grained sands			
27							
Terminated	4000	4000		Depth of suction change			3.5
	5000	5000			D	Vst	3.5
				BH01 terminated at 5.0m			

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Borehole Number: **BH02**

Job Number: 25.0407
Site Address: Goroke Swimming Centre, Goroke VIC 3412
Date Sampled: 20/11/2025
Logged By: DG
Northing: 5935986
Easting: 541619
Drilling Method: Push Tube/ Auger
Drill Rig/ Mount: Rockmaster 4x4

DCP (AS1289.6.3.3) (blows/mm)	Depth (mm)		USCS	Soil Description (material type, composition, colour etc)	Moisture Condition	Consistency or Density index	IPT (%)
2			-	FILL, clayey Sand, orange/ brown, well graded			
4							
10							
12							
10	500						
17							
24		700			-	-	0.5
Refusal			-	FILL, Sand, grey, coarse grained, charcoal			
		900		recovered	-	-	0
	1000		SW	SAND, white/ pale brown, well graded			
Augured ↓							
		1400			D	VD	0
12	1500		CH	sandy CLAY, high plasticity, red/ orange, medium			
19				grained sands			
9							
5							
7							
5	2000						
8							
9							
10							
14							
15	2500						
15							
15							
24							
27							
Terminated	3000	3000			D	VD	3
			CH	sandy CLAY, high plasticiy, pale brown, medium			
				grained sands			
	4000	4000		Depth of suction change			3.5
	5000	5000			D	Vst	3.5
				BH02 terminated at 5.0m			

tonkin	3-5 Helen Street Mount Gambier SA 5290 T +61 8 8723 5002	Borehole Number	**BH03**

Job Number:	25.0407	Northing:	5935999
Site Address:	Goroke Swimming Centre Goroke VIC 3412	Easting:	541630
Date Sampled:	20/11/2025	Drilling Method:	Push Tube/ Auger
Logged By:	DG	Drill Rig/ Mount:	Rockmaster 4x4

DCP (AS1289.6.3.3) (blows/mm)	Depth (mm)		USCS	Soil Description (material type, composition, colour etc)	Moisture Condition	Consistency or Density index	IPT (%)
2			-	FILL, clayey SAND, orange/ brown, well graded			
4							
8							
14							
22	500	500			-	-	0.5
20			-	FILL, SAND, grey, coarse grained, charcoal			
8		600		recovered	-	-	0
7			SW	SAND, white/ pale brown, well graded			
8							
14	1000	1000			D	D	0
14			CH	sandy CLAY, high plasticity, orange/ red, medium			
18				grained sands			
13							
10							
11	1500						
10							
10							
12							
18							
14	2000	2000			D	St-Vst	3.5
18			CH	sandy CLAY, high plasticity, pale brown, medium			
23				grained sands			
26							
	2500						
Augured ↓							
5	3000						
5							
10							
13							
20							
28	4000	4000		Depth of suction change			3.5
Terminated							
	5000	5000			D	Vst	3.5
				BH03 terminated at 5.0m			

BOREHOLE LOCATION PLAN

Job:	Goroke Swimming Centre - Goroke VIC	Job Number:	25.0407
Date:	November 2025	By:	Daniel Gardner



BOREHOLE LOCATION PLAN (NOT TO SCALE)

Wind Classification

In accordance with AS1684.2 – Wind Classification: N3

Borehole Location Plan

SMS Geotechnical (SE) Pty. Ltd.
6 Wattle Street
Mount Gambier, SA 5290
Ph. 0488 052 075
www.smsgeotechnical.com.au

Report No: MAT:4-2502743
Issue No: 1

Material Test Report

Client:	Tonkins Consulting
	Level 2, 170 Frome Street, Adelaide SA 5000
Project No:	SMS4.25212
Project:	Goroke Swimming Centre
Location:	Goroke - 25.0407

Accredited for compliance with ISO/IEC 17025-Testing
The results in this report relate only to the items/samples that were tested.

NATA Accredited Laboratory Number:20722

Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

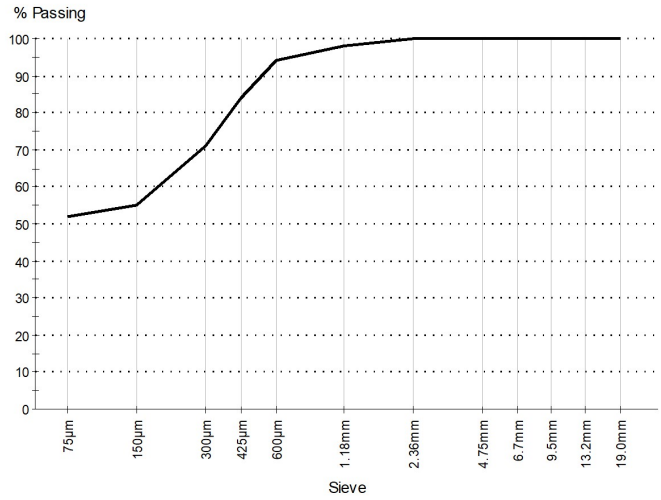
Sample ID	4-2502743
Sample Location	Goroke Pool
	TH1
Depth	3.00m - 4.00m
Date Sampled	22/11/2025
Sampling Method	Submitted by Client
Specification	-
Material Description	(CH) Sandy CLAY, high plasticity, pale brown, approx. 50% fine to coarse sand

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-Dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	15.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		Yes	
Cracking		No	

Particle Size Distribution

AS 1289.3.6.1



Date Tested: 3/12/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
19.0mm	100	
13.2mm	100	
9.5mm	100	
6.7mm	100	
4.75mm	100	
2.36mm	100	
1.18mm	98	
600µm	94	
425µm	84	
300µm	71	
150µm	55	
75µm	52	

Comments

N/A

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Ph. 0488 052 075
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Report No: MAT:4-2502743
Issue No: 1

Material Test Report

Client:	Tonkins Consulting
	Level 2, 170 Frome Street, Adelaide SA 5000
Project No:	SMS4.25212
Project:	Goroke Swimming Centre
Location:	Goroke - 25.0407

NATA Accredited Laboratory Number:20722

Accredited for compliance with ISO/IEC 17025-Testing
The results in this report relate only to the items/samples that were tested.

Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AS 1289.3.1.2	56	
Plastic Limit (%)	AS 1289.3.2.1	17	
Plasticity Index (%)	AS 1289.3.3.1	39	
Date Tested		7/01/2026	

Comments

N/A

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Report No: MAT:4-2502744
Issue No: 1

Material Test Report

Client:	Tonkins Consulting
	Level 2, 170 Frome Street, Adelaide SA 5000
Project No:	SMS4.25212
Project:	Goroke Swimming Centre
Location:	Goroke - 25.0407

Accredited for compliance with ISO/IEC 17025-Testing
The results in this report relate only to the items/samples that were tested.

NATA Accredited Laboratory Number:20722

Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

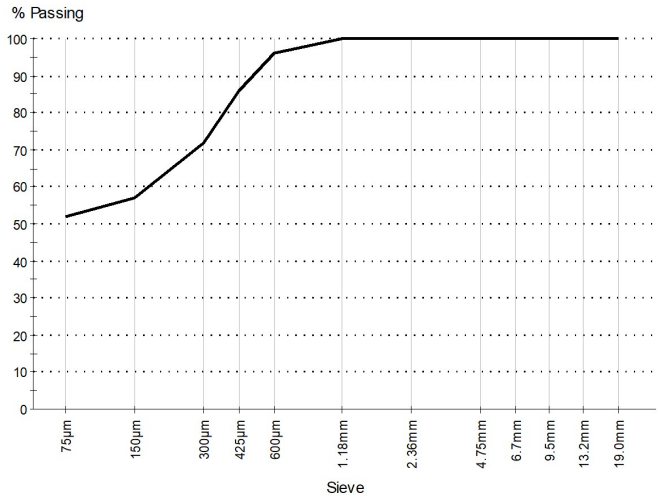
Sample ID	4-2502744
Sample Location	Goroke Pool
	TH2
Depth	1.00m - 1.50m
Date Sampled	22/11/2025
Sampling Method	Submitted by Client
Specification	-
Material Description	(CH) Sandy CLAY, high plasticity, brown, approx. 50% fine to coarse sand

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-Dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	18.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		Yes	
Cracking		Yes	

Particle Size Distribution

AS 1289.3.6.1



Date Tested: 3/12/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
19.0mm	100	
13.2mm	100	
9.5mm	100	
6.7mm	100	
4.75mm	100	
2.36mm	100	
1.18mm	100	
600µm	96	
425µm	86	
300µm	72	
150µm	57	
75µm	52	

Comments

N/A

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6 Wattle Street
Mount Gambier, SA 5290
Ph. 0488 052 075
www.smsgeotechnical.com.au

Report No: MAT:4-2502744
Issue No: 1

Material Test Report

Client:	Tonkins Consulting
	Level 2, 170 Frome Street, Adelaide SA 5000
Project No:	SMS4.25212
Project:	Goroke Swimming Centre
Location:	Goroke - 25.0407

Accredited for compliance with ISO/IEC 17025-Testing
The results in this report relate only to the items/samples that were tested.

NATA Accredited Laboratory Number:20722

Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AS 1289.3.1.2	52	
Plastic Limit (%)	AS 1289.3.2.1	18	
Plasticity Index (%)	AS 1289.3.3.1	34	
Date Tested		7/01/2026	

Comments

N/A

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SMS Geotechnical (SE) Pty. Ltd.
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Mount Gambier, SA 5290
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www.smsgeotechnical.com.au

Report No: MAT:4-2502745
Issue No: 1

Material Test Report

Client:	Tonkins Consulting
	Level 2, 170 Frome Street, Adelaide SA 5000
Project No:	SMS4.25212
Project:	Goroke Swimming Centre
Location:	Goroke - 25.0407

Accredited for compliance with ISO/IEC 17025-Testing
The results in this report relate only to the items/samples that were tested.

NATA Accredited Laboratory Number:20722

Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

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Sample Details

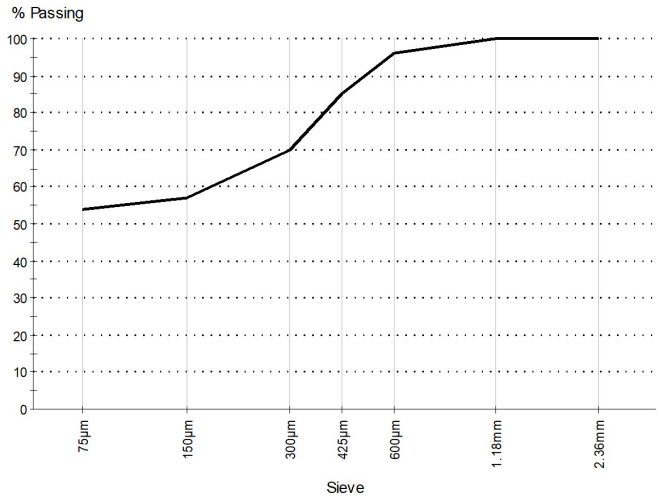
Sample ID	4-2502745
Sample Location	Goroke Pool TH 3
Depth	1.50m - 2.00m
Date Sampled	22/11/2025
Sampling Method	Submitted by Client
Specification	-
Material Description	(CH) Sandy CLAY, high plasticity, brown, approx. 45% fine to coarse sand

Other Test Results

Description	Method	Result	Limits
Sample History	AS 1289.1.1	Air-Dried	
Preparation	AS 1289.1.1	Dry Sieved	
Linear Shrinkage (%)	AS 1289.3.4.1	14.0	
Mould Length (mm)		250	
Crumbling		No	
Curling		Yes	
Cracking		No	

Particle Size Distribution

AS 1289.3.6.1



Date Tested: 3/12/2025

Note: Sample Washed

Sieve Size	% Passing	Limits
2.36mm	100	
1.18mm	100	
600µm	96	
425µm	85	
300µm	70	
150µm	57	
75µm	54	

Comments

N/A

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Client:	Tonkins Consulting
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Approved Signatory: Simon Nelson
(Laboratory Testing Manager)
Date of Issue: 2/02/2026

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Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AS 1289.3.1.2	55	
Plastic Limit (%)	AS 1289.3.2.1	19	
Plasticity Index (%)	AS 1289.3.3.1	36	
Date Tested		7/01/2026	

Comments

N/A

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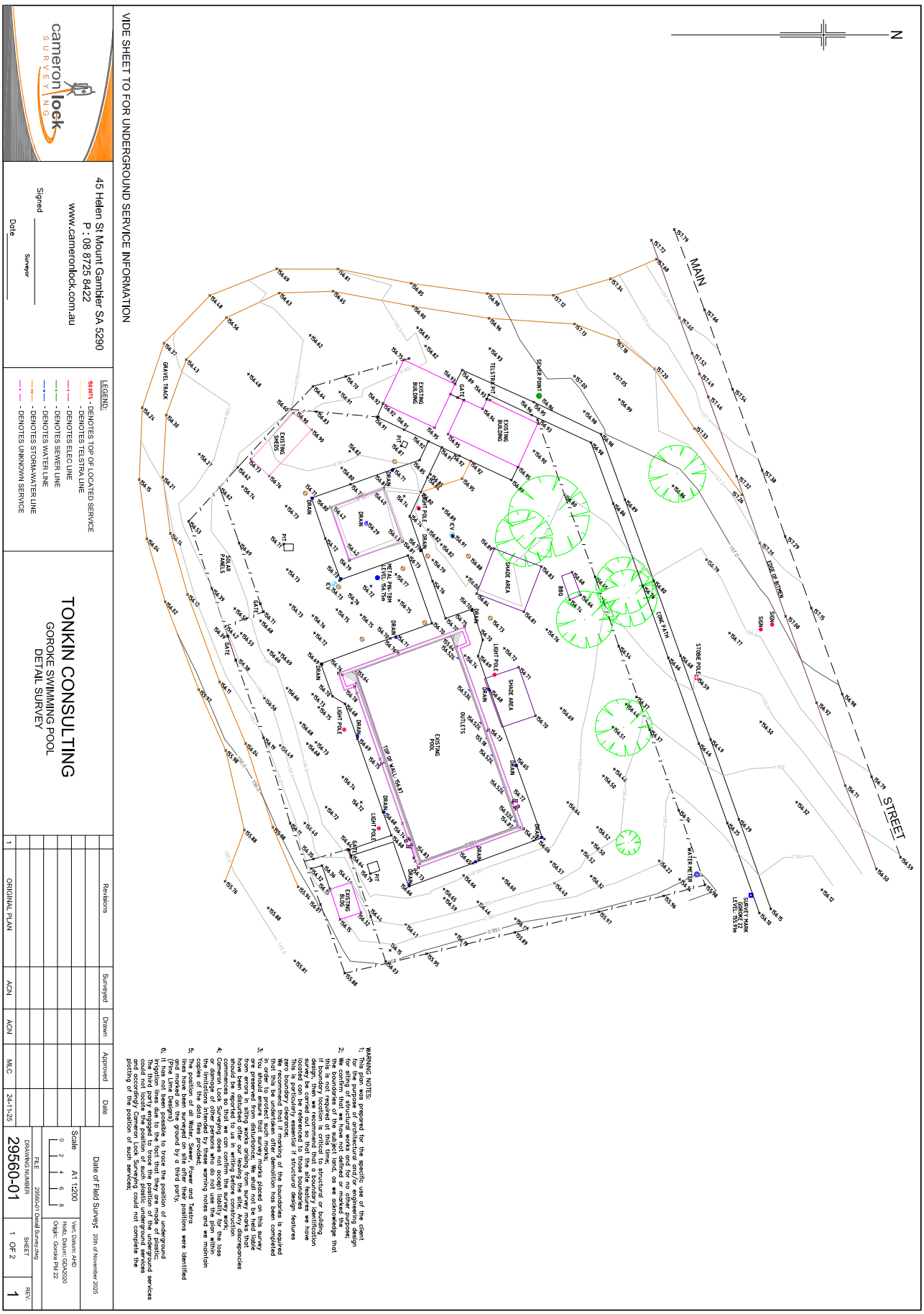
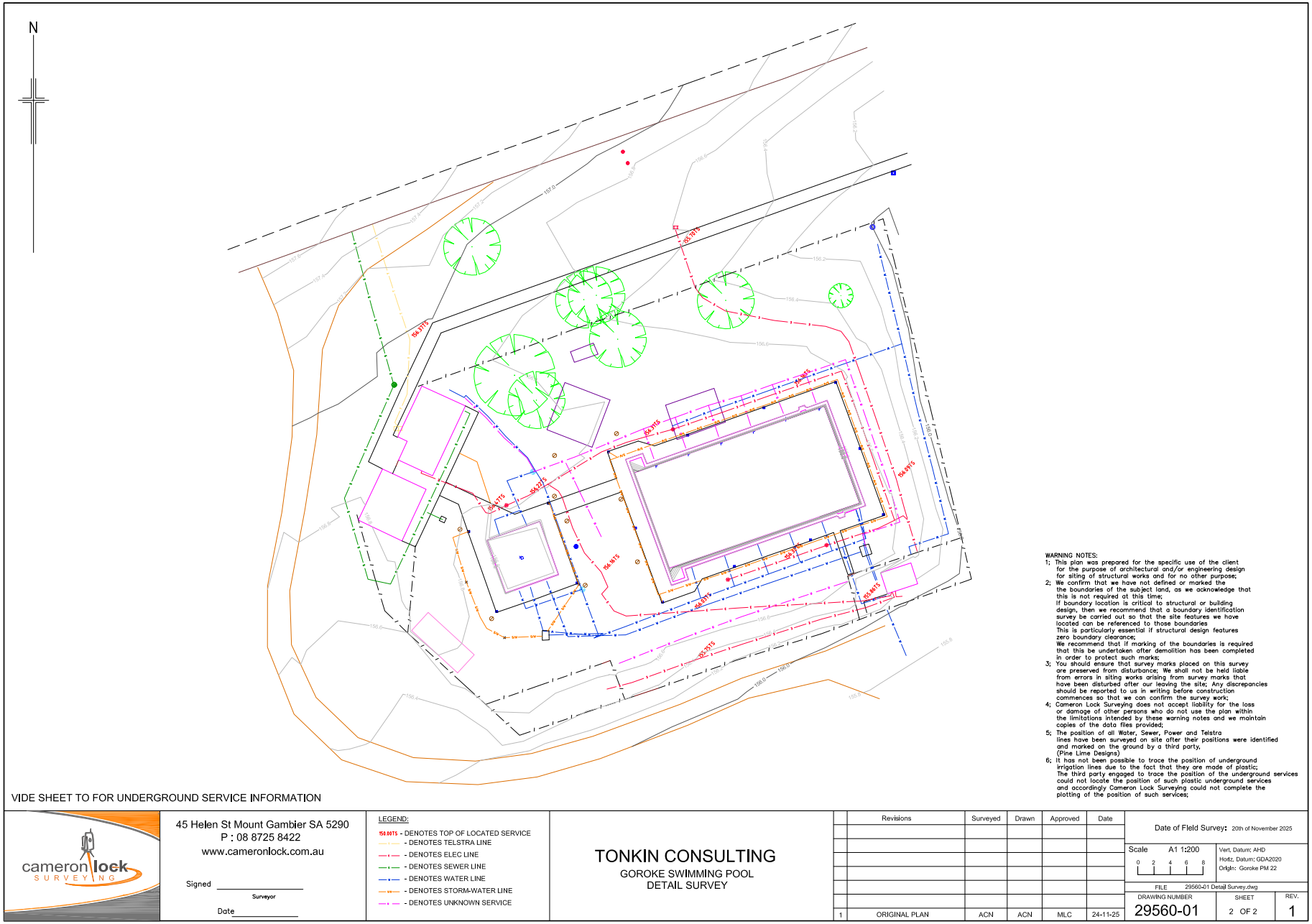

N
MAIN
STREET
EXISTING BUILDING
EXISTING SHEDS
EXISTING POOL
EXISTING BLDG
SHADE AREA
SHADE AREA
BBQ
CONC PATH
SOLAR PANELS
GRAVEL TRACK
SEWER MAN
TELSTRA PIT
SEWER MAN
GATE
GATE
GATE
PIT
PIT
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
DRAIN
LIGHT POLE
LIGHT POLE
LIGHT POLE
LIGHT POLE
STOBIE POLE
STOBIE POLE
SIGN
SIGN
EDGE OF BITUMEN
EDGE OF BITUMEN
WATER METER
WATER METER
METAL PIN TBM 55.75m
SURVEY MARK GOROKE 72 LEVEL 55.91m
TOP OF WALL 54.67
OUTLETS
OUTLETS
OUTLETS



VIDE SHEET TO FOR UNDERGROUND SERVICE INFORMATION

cameron lock SURVEYING

45 Helen St Mount Gambier SA 5290
P : 08 8725 8422
www.cameronlock.com.au

Signed _____
Surveyor

Date _____

LEGEND:

- DENOTES TOP OF LOCATED SERVICE
- DENOTES TELSTRA LINE
- DENOTES ELEC LINE
- DENOTES SEWER LINE
- DENOTES WATER LINE
- DENOTES STORM-WATER LINE
- DENOTES UNKNOWN SERVICE

TONKIN CONSULTING

GOROKE SWIMMING POOL
DETAIL SURVEY

	Revisions	Surveyed	Drawn	Approved	Date
1	ORIGINAL PLAN	ACN	ACN	MLC	24-11-25

Date of Field Survey: 20th of November 2025

Scale A1 1:200 (0 2 4 6 8)

Vert. Datum: AHD
Horiz. Datum: GDA2020
Origin: Goroke PM 22

FILE 29560-01 Detail Survey.dwg

DRAWING NUMBER	SHEET	REV.
29560-01	2 OF 2	1

16 Sealing Schedule

Item 14.2 S6 Instrument of Delegations

Item 14.3 S18 Instrument of Sub Delegations under the Environmental Protection Act 2017

17 Late Items of Business

Pursuant to West Wimmera Shire Council Governance Rules – Division 3 Section 20:

20. Late Business

If the agenda for a Council meeting makes provision for late business, business cannot be admitted as late business other than by resolution of Council, and only then if it:

- *20.1 relates to or arises out of a matter which has arisen since distribution of the agenda; and*
- *20.2 cannot safely or conveniently be deferred until the next Council meeting.*

18 Confidential Reports

OFFICER RECCOMENDATION:

That Council considers the confidential reports below in accordance with Section 66 (5) (a) and (b) of the Local Government Act 2020 and records the ground or grounds for determining to close the meeting to the public as follows:

Item 18.1 Contract for Microsoft Licences
(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;

Moved: **Cr Jodie Pretlove**

Seconded: **Cr Richard Hicks**

That Council considers the confidential reports below in accordance with Section 66 (5) (a) and (b) of the Local Government Act 2020 and records the ground or grounds for determining to close the meeting to the public as follows:

Item 18.1 Contract for Microsoft Licences

(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;

CARRIED UNANIMOUSLY (5 / 0)

19 Close of Meeting

Meeting closed:

The Council Meeting - 21 October 2026 was declared closed at 3:21pm

Next Meeting:

4 November 2026

Edenhope

Mayor's Signature
