

LAND CONSERVATION COUNCIL

LATROBE VALLEY

SPECIAL INVESTIGATION

FINAL RECOMMENDATIONS

October 1987

This text is a facsimile of the former Land Conservation Council's Latrobe Valley Special Investigation Final Recommendations. It has been edited to incorporate Government decisions on the recommendations made by Order in Council dated 12 April 1988, and subsequent formal amendments.

Added text is shown underlined; deleted text is shown ~~struck through~~.

Annotations [in brackets] explain the origin of changes.

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INTRODUCTION

The Land Conservation Council, Victoria - established by the *Land Conservation Act 1970* - carries out investigations and makes recommendations to the Minister for Planning and Environment on the balanced use of public land throughout the State.

In August 1986, the Council was directed to investigate certain public land in the Latrobe Valley, according to the following Order in Council.

'Whereas it is provided in Section 8 of the *Land Conservation Act 1970*, that where the Governor in Council is of the opinion that an investigation and recommendation of the Land Conservation Council in relation to any particular district or area of Victoria is necessary or expedient, the said Council may be required to make such investigation and recommendation within such time as is fixed by the Governor in Council.

And whereas the State Electricity Commission of Victoria (SECV) has identified land, some of which is surplus to its requirements and some, although it is to be retained, is not immediately required by the SECV for its purposes.

And whereas certain other public land in the Parish of Loy Yang left uncommitted in the final recommendations for the South Gippsland area, District 2, because of possible future requirements for coal production is not immediately required for that purpose.

Now therefore, His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, hereby requires the Land Conservation Council to carry out an investigation of SECV surplus land and certain uncommitted land within the area delineated on the plan hereunder and to make recommendations by the 30th day of October 1987 on the best use of this land including its disposal where appropriate and any conditions that must be satisfied where land, of strategic importance for the protection of the coalfields from fire, or for other reasons, is to be used as recommended.'

Procedure

The proposed recommendations for the special investigation area form part of a three-stage process. The first stage - a factual report describing the resources and forms of land use in the area - was published on 29 January, 1987. Subsequently, the Council received 51 written submissions from the general public and interested bodies on the future use of public land in the area.

The Council considered these submissions and published proposed recommendations for the Latrobe Valley area on 30 June, 1987. A further 44 submissions were received, and the Council considered these when preparing these final recommendations.

Availability of submissions

Submissions received by the Council are available for inspection at the Council's offices 10 days after the closing date for submissions.

The Investigation

The impetus for this study - as foreshadowed in the May 1986 report 'Latrobe Region: Framework for the Future' - comes from a review by the State Electricity Commission of Victoria (SECV) of its land-holdings in the Latrobe Valley.

Land examined in this special study principally falls within the South Gippsland area, District 2, which was first investigated by the Land Conservation Council in 1978. Final recommendations on the use of the public land were published in November 1982. Some of the land north of the Latrobe River falls within the Melbourne area, for which final recommendations were published in January 1977. With a few minor exceptions these recommendations have been accepted by the government and have been or are being implemented.

Coal-related development and planning processes

Council has formulated these recommendations in the context of future coal-related development. This development directly affects land within the special investigation area that is to be retained by the SECV.

The interval before individual parcels of this land will be required for development cannot, however, be precisely identified at the present time. Currently there is no government approval to proceed with construction of brown-coal-fired electricity-generation plant in the Latrobe Valley beyond Loy Yang B Power Station, Units 1 and 2. To cater for growth in the system and retirement of existing plant, the SECV is investigating a number of electricity supply options for the decade beyond the mid 1990s. This is currently the subject of a Parliamentary Natural Resources and Environment Committee (NREC) Inquiry, which commenced in late 1986, and is due to present its initial report by December 1987.

The Inquiry is examining the individual power supply options in principle rather than in detail. Options being considered include completion of the 4000-MW Loy Yang Project; further development of brown coal generating capacity in the Yallourn and Morwell areas and other options such as the use of natural gas; or black coal from Oaklands, N.S.W. for power generation at a new facility situated in the Murray Valley. The SECV, in evidence to the Inquiry, has indicated that options utilising existing infrastructure would be favoured where Latrobe Valley brown coal is considered.

In preparing its recommendations for the investigation land, the Council has taken into consideration the unexpired terms of existing leases, the possible development sequence based on brown coal indicated above; and the capability of the land to provide for various public uses. The probable development sequence and broad timing will not be identified more precisely until the NREC submits its final report to the government, in about April, 1988.

Regional and local planning

The SECV land in these recommendations is subject to the provisions of various planning policies and controls. As public land it is subject to processes under the *Land Conservation Act 1970*, and has previously been investigated by the Council as part of broader investigations of public land in the Melbourne and South Gippsland areas.

Much of the SECV land is former freehold, and has been maintained under a variety of uses that are subject to planning ordinances. The Ministry for Planning and Environment, and regional and local government authorities are responsible for preparing land use strategies, determining controls for these areas, and ensuring that they are observed.

The principal planning instruments for the study area are Statements of Planning Policy (SPP). These statements are designed to facilitate coordinated planning and development of the major resources of the State in the interests of all Victorians.

The Statement of Planning Policy dealing with the area's coal resource - SPP No. 9, 'Latrobe Region Brown Coal Deposits in the Context of Overall Resources' has been substantially revised so as to reflect the government's policies for brown coal development. It is scheduled for release in October, 1987. This, and other statements of government policy, such as the 1986 Timber Industry Strategy and the government's Energy Policy Statement on Brown Coal of July 1984, must be taken into account in the development of a regional strategy plan currently being prepared by the Latrobe Regional Commission.

The government established the Latrobe Regional Commission in 1984; its primary function is to prepare that strategy plan for the region. While the plan is to have very broad aims, specific powers are provided under the *Latrobe Regional Commission Act 1983* that will ensure its implementation. Local government planning schemes must be prepared or amended to comply with the plan once it is approved. Major works or undertakings carried out by or on behalf of any government department, public authority, or municipal council must also conform with the plan. The process is under way, and the Latrobe Regional Strategy Plan is scheduled to be at exhibition stage by early 1988.

Local planning control provisions

Land in the Latrobe Valley is also subject to one or other of the following existing local planning controls, administered by local government:

- Shire of Narracan Planning Scheme
- Shire of Morwell Planning Scheme
- Shire of Rosedale Planning Scheme
- Shire of Traralgon Interim Development

Approval has recently been given, under the Shire of Morwell Planning Scheme, for expansion of the Morwell urban area.

Conditions relating to the protection of brown coal and associated development in certain areas also may be superimposed over the basic zoning provisions. These limit permitted uses and developments to those that are usually rural in nature. Here, virtually all developments require planning permits, which cannot be granted without the application being referred to appropriate government agencies with responsibilities in the energy planning and developments field.

Regional impacts of these recommendations

Council is aware that its recommendations will impact on the region in a number of ways. For example, it will affect the stock of residential land available in certain localities, and the amount of other agricultural land that would otherwise have to be acquired for softwoods in the medium term.

At the same time, some 2900 ha of the investigation land has already been identified as required for coal-related development in the future. For these areas it is not a question of whether the impact should occur, but rather of when.

The effects of these changes provide important inputs to the Latrobe Regional Strategy, and the Council believes this Strategy could address aspects such as maintenance of agricultural output through increased productivity from other land, where maintenance of production at or about the present level is identified as important to the region.

Existing leases

In preparing recommendations for the SECV land, the Council is aware that some lessees will be affected by the changes in land use proposed. In particular, concern has been expressed in a number of submissions that existing leases should be allowed to run their course. Council agrees, and has adopted this general principle in preparing its recommendations.

In some instances, lessees formerly owned some of the land they now lease. However, compensation was paid at the time of acquisition of such land by the SECV, and its disposal on the open market in accordance with these recommendations is appropriate.

Council is aware that both these aspects fall principally within the implementation phase of its recommendations. However, it is concerned that lessees be able, as early as possible, to plan for any subsequent transition.

Consequently these recommendations have been framed on the basis that current leases run their course, where a change in use is proposed, or where land has been identified for disposal. In these specific instances, such a condition should not, of course, bind individual lessees who are able to make some prior transition to other activities, and who ask to be relieved of their obligations.

Return on SECV assets

It has never been the function of the Council to specify the financial arrangements that should apply to the leasing or disposal of land. However, it is government policy that the SECV obtain a return on assets employed. The SECV land under investigation forms part of these assets. The SECV therefore expects land to be disposed of or leased to generate an appropriate economic return.

Fire protection

The Council has received information in submissions concerning the fire hazards relating to various forms of land use. Factors such as temperature, wind strength and direction, nature of the topography, and point of origin of the fire relative to an area to be protected have a major influence on fire behaviour.

They are given for a particular situation. The rate at which a fire burning under these conditions spreads is, however, also influenced by the nature and arrangement of the vegetation through which it burns.

Council notes concerns expressed by the SECV that certain investigation land, including some that Council has recommended for disposal, not be revegetated with a continuous cover of native species. It considers that this aspect of land use should be addressed through planning controls.

Information provided to the Council indicates that softwood plantations are less prone to the aspects of fire behaviour attributed to native vegetation. Management and maintenance techniques - including pruning, grazing, and fuel-reduction burning - can be employed to further reduce the hazard. At the same time, the SECV Latrobe Valley assets are of major importance to the State and their protection from fire has been a major consideration in preparing these recommendations.

Those areas identified for disposal that the Council considers should not be used for softwood establishment because of the fire hazard have been identified in the recommendations. Council similarly considers this restriction should be enforced through planning controls.

Soil and water conservation

Concern has been expressed that land within the Special Investigation Area may contribute at the Regional level to stream sediment load, and salting if appropriate and adequate vegetation cover is not maintained. The maintenance of existing vegetation cover and the establishment of additional forested areas or the use of deep rooted pasture species in agricultural areas will help to mitigate against these effects. Although particular care may need to be taken concerning erosion control, when preparing sites that may be available for softwood plantations.

Off-site effects are important, particularly salinity problems arising from the highly weathered clays that predominate in the area. Agriculture causes more water and salts to reach the groundwater than forestry, thereby aggravating salinity problems further down the catchments. This problem is known to occur near Rosedale and to be serious east of Sale, where some hundreds of hectares of former dairying and cropping land have gone out of production. Rising groundwater at the bottom of the catchment may also contribute to increasing salinity in the Gippsland Lakes. The Department of Conservation, Forests and Lands has begun hydrogeological investigations into this problem.

Final recommendations

The recommendations described in the text are grouped under major land use headings. Land that is to be retained in public ownership is described under various land use categories in chapters A to H inclusive. Chapter H identifies land that is to be retained by the SECV as it will be required at some time in the future for coal-related development.

Chapter I describes land that is no longer required by the SECV; nor does Council believe it should be retained as public land for any particular use. Table 1 summarises the recommendations in terms of the major forms of use.

Table 1: Public Land Use

Categories	Area (ha)	Percentage of area under investigation	Percentage of study area	Percentage of public land
Flora and Fauna Reserve	833	13.7	1.1	3.6
Bushland Reserves	60	1	< 1	< 1
Recreation	6	<1	<1	<1
Softwood Production	310	5.1	<1	1.4
State Forest	320	5.2	<1	1.4
Minerals and Stone Production	20	<1	<1	<1
Utilities and Survey	19	<1	<1	<1
Land to be Retained by SECV	2 760	45.2	3.7	12.0
SECV Land for Disposal	1 770	29.0	2.3	7.6

Study area: 75 000 ha
 Public land: 23 000 ha
 Public land under investigation: 6 100 ha

[Note: These areas have not been adjusted for subsequent changes.]

The text is accompanied [Note: not in this version] by a map at the scale of 1:50 000 (map A), which covers the whole study area and gives a broad view of recommended land uses. The boundaries of many areas are subject to minor modifications, road excisions, easements and other adjustments. These are referred to in the text, but are not all depicted on Map A. Additional information on boundaries is held by the Land Conservation Council.

A. FLORA AND FAUNA RESERVE

Such reserves are significant because they provide valuable habitat for populations of native fauna and contain examples of native vegetation with considerable floristic value in a natural or relatively natural state.

In all such reserves, suppression of fires remains the responsibility of the Department of Conservation Forests and Lands. Appropriate fire-prevention measures such as maintenance of fire access tracks and protective burning will be carried out where necessary as will the control of vermin and noxious weeds.

Traralgon South

This remnant in the north-eastern foothills to the Strzelecki Ranges contains diverse open forest and woodland vegetation associations of yertchuk, shining peppermint, narrow-leaf peppermint, rough-barked manna gum, but-but, scent-bark, messmate, silvertop, and saw banksia that have developed on alluvial outwash material.

The number of associations, and diversity of understorey types, is attributable to various factors, including relatively undulating topography, and the presence of impeding layers at depth in some of the acidic leached soils that have developed here on alluvial outwash material. Understories range from open heaths, to dense scented paperbark and prickly tea-tree in depressions.

The reserve also contains the catchment of Shingle Creek, an area of red soils developed on Tertiary basalt. The Land Protection Division of the Department of Conservation, Forests and Lands has classified the land forms developed on this material within the Thorpdale land system. Most occurrences are found near that locality, and it is unusual to find examples that have not been cleared for intensive agriculture. As an uncleared remnant of this land system, the Shingle Creek catchment is of considerable importance. The wetter depressions carry open forest III of messmate—narrow-leaf peppermint—mountain grey gum. Red box is also found as an associated species - an unusual occurrence for the area.

A substantial remnant of formerly more extensive vegetation types, this reserve also provides valuable habitat for populations of native fauna. Some 18 species of mammals, including the white-footed dunnart, feather-tailed glider, and red-necked wallaby have been recorded here, as have a large number of native bird species.

Council considers that some of the SECV land carrying native vegetation should be included in the reserve.

Recommendation

A1 That the area of 833 ha shown on the map be used to:

- (a) conserve native plants and animals
- that
- (b) apiculture be permitted
- (c) passive recreation such as nature study and picnicking be permitted
- (d) grazing be phased out by 31 December 1989
- (e) hunting and use of firearms not be permitted

(f) timber harvesting not be permitted

and that it be permanently reserved under Section 4 of the *Crown Land (Reserves) Act 1978*, and managed by the Department of Conservation, Forests and Lands.

Notes:

1. The reserve includes 213 ha of SECV surplus land, comprising allotments 7T, 7Tt, 8X and part 8U of Section A, part Lot 3 L.P.133695, and lots 11, 12, part 13 and part 19 L.P.110604, Parish of Loy Yang.
2. The reserve does not include the Shire of Traralgon gravel pit (see Recommendation F5). Council considers sufficient provision has been made for stone production from this site, and that a pit on public land to the east of the Old Callignee Road should be reclaimed and the area revegetated.
3. Grazing occurs at present only on some 60 ha of the SECV land.
4. This area does not overlie land required for coal-related development.

B. BUSHLAND RESERVES

Throughout the predominantly agricultural regions of the study area, a number of parcels of public land carry remnants of native vegetation. This vegetation, particularly the ground flora, has often been modified from the original by grazing and invasion of weeds. Native tree species remain, however, and these areas provide landscape diversity, particularly where more intensive agriculture is resulting in a gradual reduction in the numbers of trees on freehold land.

Council recommends that several of these small remnants of the native vegetation should become bushland reserves. Their major uses are to maintain the distinctive Australian character of the countryside and to provide diversity in the landscape. When accessible, they may also provide some opportunities for passive recreation in relatively natural surroundings, but it is not intended that they be developed for recreation.

These bushland reserves are generally too small to have major significance for fauna conservation, although some may be important for migratory birds.

Management should aim at the maintenance of the native flora, particularly the tree species. Limited gravel extraction, low-intensity grazing, and the cutting of small amounts of firewood and an occasional post and pole are not necessarily incompatible with this primary aim, provided they are carefully planned and controlled and do not spoil the appearance of the reserves, particularly as viewed from roads and lookout points. These uses may not be appropriate to all reserves. In some instances the land manager may have to exclude them, at least temporarily, in order to permit regeneration of tree species.

In all bushland reserves the suppression of fires remain the responsibility of the Department of Conservation, Forests and Lands. Appropriate fire-prevention measures will be carried out where necessary.

Recommendations

B1-B2 That the areas indicated on the map and described below be used to:

- (a) maintain the character and quality of the local landscape that
- (b) passive recreation such as picnicking and walking be permitted
- (c) apiculture be permitted

and that, at the expiration of their present leases, these areas be permanently reserved under Section 4 of the *Crown Land (Reserves) Act 1978* and be managed by the Department of Conservation, Forests and Lands.

~~**B1** Crinigan Road (39 ha), being part of allotment 86s, Parish of Maryvale.~~

~~Abutting the Morwell urban area, this open forest II of narrow leaf peppermint and rough barked manna gum with scattered but but and swamp gum is extensively used by local school children for nature interpretation, and by the people of Morwell for walking and horse riding. It forms an important component of the landscape viewed by west bound traffic on the Princes Freeway. Provision exists under the *Crown Land Reserves Act 1978* for appointment of Committees of Management. Council has no objection to the appointment of a Committee of Management for Crinigan Road Bushland Reserve following the area's reservation.~~

Notes:

1. ~~The area is currently leased by the Shire of Morwell, and under the control of a committee of management, appointed by that Council.~~
2. ~~In the management of this area provision should be made for continued use of tracks within the reserve for informal horse riding, and for rehabilitation of portions of the extensive internal fire breaks.~~
3. ~~Council is aware that the Shire of Morwell has the power to acquire freehold land adjoining Maryvale Road, in the event that a private hospital is to be established on portion of this land. Should approval for a hospital on this site be given, Council would support the exchange of some 2.3 ha of the bushland reserve, shown hachured on Map A, for 3 ha of land providing a frontage to Maryvale Road.~~
4. ~~Protection of the Morwell urban area from fire should be a consideration in the management of this land.~~

(Revoked, Order in Council 25/10/1994)

B2 Sayers Trig (20 ha), being parts of allotments 10C and 10D of Section A, Parish of Narracan.

Principally open forest II of yertchuk, this elevated area contains one of the few remaining patches of the vegetation that formerly covered the Haunted Hills.

Note: Council has made provision for continued use of portion of this area for a trigonometric station (see Recommendation G7). The maintenance of lines of sight through parts of this reserve will require consultation between the SECV and the land manager.

C. RECREATION

The term recreation includes the multitude of different activities that people undertake during their leisure time. In fact, the distinguishing characteristic of recreation is not the activity itself so much as the attitude with which it is undertaken - activities undertaken with little or no feeling of compulsion are almost certainly recreation.

Outdoor recreation is of particular interest to Council, as the public land of the study area provides important opportunities for it. Throughout, these recommendations refer to the many forms of outdoor recreation in a number of ways:

- Formal recreational activities include all organised sports and other group activities, while activities such as picnicking, fishing and hiking are grouped as informal.
- Passive recreation covers situations where the individual obtains his recreation through enjoying the sights, sounds and atmosphere of the surrounding environment while expending little physical effort. Examples are picnicking, nature observation, and strolling.
- Active recreation covers situations where the individual must expend considerable physical effort to obtain some mastery of physical forces in order to satisfy his particular recreational needs. Examples are playing organised sport, bushwalking, and water-skiing.
- Open-space recreation includes all recreational activities that require spacious outdoor surroundings, whether the activities be active or passive, formal and informal.
- Intensive recreation involves large numbers of people per unit area.

Council believes that activities such as these can be accommodated, without detriment to other values, somewhere on public land. Consequently, Council points out that outdoor recreation in general is an acceptable primary or secondary use of much public land (except reference areas and some water storages and their buffers) and has left the details of recreational use to the land manager.

Council believes that the land manager should aim at controlling the levels and patterns of recreational use according to the capability of the area to sustain such use without irreversible damage or significant conflict with the primary purposes of the area, while at the same time avoiding unnecessary restrictions on usage. Special care will be required in the location and management of areas zoned for intensive recreation, to prevent environmental damage. Thus, more stringent restrictions can be expected in areas where the vegetation and soils are sensitive to damage and where the natural environment or special natural features are being preserved.

Recommendations

C1 That public land continue to be available for a wide range of recreational uses where these can be accommodated without detriment to other values, and that authorities with management responsibilities aim at controlling the types, levels, and patterns of recreational use according to the capability of particular areas to sustain such use without irreversible change or significant conflict with the primary purpose of the area.

C2 That the area of 6 ha, being Lots 21 and 22, LP 132346, Parish of Yinnar, shown on Map A be used for low intensity informal recreation such as picnicking, as permitted by the land manager;

that native trees be conserved where possible

and that it be permanently reserved under section 4 of the *Crown Land (Reserves) Act 1978* and managed by the Department of Conservation, Forests and Lands.

Notes:

1. Development of this area should be undertaken with regard for the residential amenity of adjoining properties.
2. Provision of access to a proposed picnic area on Billy's Creek, which is intended to reduce recreational pressure on the nearby Morwell National Park, should be provided via Junction Road and then along Billy's Creek. The Shire of Morwell has identified land that would be suitable for this purpose. Council notes the current prohibition on the use of this access for horse-riding and trail-bikes.

D. SOFTWOOD PRODUCTION

Softwood production and the conversion of softwood to diverse products - including pulp, paper, panelboard, sawn timber and preservative-treated round timber - comprise a major decentralised industry in Victoria. Of all the Australian States, Victoria has the highest level of private investment in plantations, comprising some 48% of the total planted area.

The government's Timber Industry Strategy, which was released in August 1986, sets goals for managing State softwood plantations and defines targets for the expansion of softwood plantation areas. The Latrobe Valley forms portion of one of eight such zones in Victoria identified for softwood establishment - the Latrobe Softwood Management Area.

The Area already carries more than 60 000 ha net of softwood plantations, of which some 14 200 ha have been established by the Department of Conservation, Forests and Lands. These plantations supply the Australian Paper Manufacturers pulp and paper mill at Maryvale, and softwood sawmills, veneer mills, and preservation plants at Morwell and elsewhere.

The government plans to expand the Area's State softwood plantation to 25 000 ha net. This will ultimately enable the supply of saw- and veneer-logs to be increased to at least 150 000 cu.m per annum, from the present 41 000 cu.m. Softwood roundwood is also supplied to the pulp and paper mill at Maryvale in accordance with a legislated agreement, which provides for supply of this material to rise from 50 000 cu.m per annum in 1986/87 to 100 000 cu.m per annum from 1 July 1999, and 200 000 cu.m per annum for the period 1 July 2004 to 30 June 2024.

The company, for its part, has undertaken a \$50 million expansion program at its Maryvale plant and, under the legislated agreement, will make payments totalling \$950 000 by 30 March 1988 to assist the Department of Conservation, Forests and Lands to purchase land necessary for plantation development to provide the later supply commitments.

It is government policy that land carrying native forest not be used for the establishment of softwood plantations. While this policy has removed the impact of clearing from native forest, the government still requires the Department of Conservation, Forests and Lands to acquire other land for plantation establishment. The Department has an active land-purchase program in the Latrobe Softwood Management Area, and during the last three financial years (1984/85, 1985/86 and 1986/87) has so far purchased 26 properties for softwood planting, with a total area of 3340 ha.

Given that the Department of Conservation, Forests and Lands must, after this season, still establish some 9000 ha net of softwood plantation in the area by 1996, the options are: to purchase the land with low agricultural capability, but high softwood capability, in the Strzelecki Ranges; to purchase farmland elsewhere; or to lease government land such as the SECV land required in the longer term for coal-related development.

In preparing these recommendations, the Council has assessed the suitability of the land under investigation for a number of uses and has considered several important factors that determine whether land could be used for softwood production. These include the requirement for the Department of Conservation, Forests and Lands to have access to land for a minimum of 15 years prior to it being required for coal-related development, in the case of land to be retained by the SECV. In this regard, the expiration date of existing leases is important. The Council has also taken into account the location of existing plantations, fire protection considerations, and possible environmental impacts of softwood establishment.

Some 140 ha of the 310 ha recommended below for softwood production comprise land that the SECV will not require for coal-related development. On those areas that will be required, Council considers that softwood production is an appropriate interim use.

The bulk of this land is currently held under a number of leases of varying duration. The Council considers that the rights of the lessees as provided for in the leases should be protected, as referred to elsewhere in these recommendations.

It has also identified elsewhere in these recommendations some 840 ha of land for disposal that may be used by the purchaser for either softwood production or agriculture in conformity with local planning controls.

In all, some 1150 ha of land could become available for softwood plantation establishment if all the above land for disposal that is suitable for softwoods were also purchased for this purpose.

NREC Inquiry

The Council is aware that the current Parliamentary Natural Resources and Environment Committee Inquiry into electricity supply options for the decade beyond the mid-1990s may identify a sequence of coal development in the Latrobe Valley other than that upon which these recommendations have been based. However, given the nature of existing leases on areas that are to remain SECV land, and the evidence presented to date to the NREC Inquiry, the Council does not consider that it can identify any more of this land for softwood production at this time.

Plantation planning guidelines

At the inception of its program of investigating public land use in Victoria, Council recognised the need for a set of guidelines that would apply to the clearing of native vegetation on public land for softwoods. Accordingly, it prepared Plantation Planning Guidelines to be applied to land which it had identified may be used for softwood production. These guidelines apply to existing plantation areas as well as areas recommended to be used for softwoods.

Council notes, that, in conformity with government policy, the establishment by the Department of Conservation, Forests and Lands of softwood plantations on areas of native forests has been phased out as of June, 1987. In addition, arising from the government's Timber Industry Strategy, a draft Code of Forest Practices that includes sections relating to plantation establishment has been prepared. It is the government's intention that, following community consultation on the draft, the Code be adopted.

The Council considers that reference to the Plantation Planning Guidelines is therefore no longer appropriate. These recommendations have been framed in the expectation that the land identified here will be established to softwoods in conformity with a legislated Code of Forest Practices, which will incorporate detailed planting and harvesting prescriptions.

Recommendations

D1-D3 That the areas described below, totalling 175.6 ha and shown on Map A, be leased for softwood production in accordance with a Code of Forest Practices provided the areas are available for at least 15 years before they are required for coal-related development;

and that in the event any of these areas is not available for at least 15 years following expiration of current leases, existing uses continue.

D1 70 ha, Derhams Lane, being Lot 4, LP 64939, Parish of Maryvale.

D2 86 ha, Site of Stocks Creek storage, being part allotments 76A, 77A, 77c, LP 128445, Parish of Narracan South.

Note: This area is currently zoned Rural B under the Shire of Morwell Planning Scheme. Council notes that consideration should be given by the Shire to rezoning this area Rural A in light of the intended use for the area.

D3 19.6 ha, High Level Storage, being part allotments 85 and 90B, Parish of Traralgon.

Note: Erosion-control works are required on the land, where it adjoins the Loy Yang Power Station high-level water storage.

D4 That the area of ~~135~~ 50 ha being Lots ~~1~~ 8-10, part 13, ~~14-18-15~~, ~~part 19~~, 20-21, LP 110604, all Lot 2, LP 66070, and part allotment 16K, Parish of Loy Yang, be used for softwood production in accordance with the Code of Forest Practices; and that it become reserved forest under the provisions of the *Forests Act 1958* and be managed by the Department of Conservation, Forests and Lands.

(Part revocation for north part, Order in Council 1/8/1995; LCC advice to the Government was that the recommendation for the southern part was no longer appropriate, and that it should be added to flora reserve A1)

Note: This land is no longer required by the SECV for its purposes. It includes an area currently leased by Latrobe Valley Bowmen.

The area adjoins existing softwood plantations. Protection of the Loy Yang open cut from fire is to be taken into consideration in plantation establishment and maintenance.

Council notes that portion of this land, under native forest, will not be planted to softwoods.

E. STATE FOREST

State forest

The larger areas of forested public land in the State that were not incorporated into parks, or set aside in various reserves or for softwood production, were in the past designated by the Council as either areas for hardwood timber production, or as uncommitted land. In the Council's final recommendations for the Alpine Area - Special Investigation, published in November 1983, it was proposed that such forested land be managed as a single unit.

The Council decided to refer to this land as 'State forest', as it believes that term best describes public land in timber production areas and uncommitted land, even though this may contain a range of vegetation types from tall mountain forests through to woodlands, mallee scrub, heathlands and swamplands. The name is used only in a descriptive sense rather than as a term defined in the *Forests Act 1958*.

State forest comprises a mosaic of forests of varying productivity, and the separation of land into timber production areas and uncommitted land has tended to reinforce the belief that the State's commercially productive hardwood forest is entirely located within hardwood production areas and that timber production is the sole object of management there. In fact, a significant volume of commercial timber is extracted, in conformity with Council's recommendations, from uncommitted land; at the same time, hardwood production areas are managed for a range of uses as well as for wood production.

Although many of the outstanding natural features and values occurring on public land are included in parks and reserves, the hardwood production areas and uncommitted land contain significant water production, landscape, historical and conservation values. Many rare plants are found in State forest and, considering it occupies about two-thirds of all public land, it is of major significance as faunal habitat. The term 'hardwood production' implies quite erroneously that such areas have few values other than for timber production, while the term 'uncommitted land' belies the significance of this land for many different uses including timber production.

The Council has defined an area of State forest within the study area and, in line with the concept of unified (and) coordinated management, believes it would be appropriate for all State forest to be administered under one Act and be securely reserved under a single land tenure incorporating provisions similar to those currently applying to land administered under the Forests Act.

Land use goals

State forest through out the State has a multiplicity of uses. It is important for the protection of water supply catchments, conservation of plants and animals, and timber production and provides many opportunities for outdoor recreation. The forests also provide honey, forage, road-making materials, minerals, and other forest products to satisfy various community needs.

Management of State forest should take into account these various values and should ensure that they can be maintained and that the range of forest products can continue to be supplied in the future. As indicated in the government's 1986 Timber Industry Strategy, a legislated 'Code of Forest Practices' will:

- protect forests and their associated vegetation and fauna from damage by wildfire and from injury by biological or other agents
- conserve landscape values, wildlife habitats, and floral, historical, and other natural values

- provide a continuing supply of hardwood timber on a regional sustained-yield basis
- provide opportunities and facilities for public recreation and education
- protect water supply catchments and stream environments in general
- protect adjacent plantations from fire
- provide for apiculture, forest grazing, extraction of road-making materials, defence training, and mineral exploration and mining etc. where appropriate.

In relation to these goals a number of principles applying to this category of land use, for the State as a whole, are referred to below. These are based on harvesting prescriptions used by the Department of Conservation, Forests and Lands. In addition, certain values of the specific area are listed and these should be protected by the implementation of management prescriptions. The following principles apply to State forest in general.

Soil conservation and catchment protection

Adequate buffer strips - generally 40 metres wide on either side along major streams and 20 metres along ephemeral watercourses and hydrologically sensitive areas - should not be logged, and where possible other operations that cause soil disturbance should not take place in the buffer strips. They should, as far as practicable, be protected from fire. The width of the buffer should be determined after consideration of the sensitivity of the particular stream environment.

All roads and snig tracks, log landings, and dumps should be designed and constructed to minimise erosion. These should be adequately drained, breached, and barred when not required, and ripped to encourage rapid regeneration.

Intensive utilisation operations should be excluded from areas of high erosion hazard and from slopes generally greater than 30°.

Except in some mixed-species forests at lower elevations, logging operations should be restricted during winter and during and following periods of heavy rainfall; consideration should be given to closing unsurfaced logging roads during these periods. Seasonal closure of other roads will continue to be necessary because of excessive damage, erosion, or cost of maintenance, or because of extreme fire hazard.

Under the new forest planning system outlined in the Timber Industry Strategy, forest roading and harvesting operations will be subject to plans prepared by the Department of Conservation, Forests and Lands to ensure the aims outlined in the above principles can be achieved.

Forestry operations in water supply catchments should be undertaken in accordance with a 'Code of Forests Practices' and/or prescriptions agreed to by the Department of Water Resources or the delegated water authority.

Recreation and landscape

In planning for recreation and protection of landscape, special consideration should be given to road location, size and shape of logging coupes, and other activities carried out in the forest in areas of high landscape value.

Specific prescription should be applied to logging and other activities involving disturbance to the natural environment near major roads and walking tracks.

All refuse associated with logging, mining, or quarrying operations (such as tyres, drums, and disused huts) should be removed at the end of the operations.

Activities involving disturbance to the natural environment should not occur in buffer zones around popular recreation sites and beauty spots.

Nature conservation

Significant vegetation communities (such as heathlands and wetlands) and colonies of rare or endangered plants and animals should be protected, following consultation with specialist groups such as the National Herbarium. Some species or communities may require long-term monitoring in order to assess their habitat requirements and the most appropriate methods of management to ensure their survival. The managing authority may, in some cases, need to:

- create and manage buffer zones of adequate size
- erect protective fencing
- provide additional weed and vermin control
- manipulate fire regimes to maintain or enhance the viability of certain species
- collect and store seed for use in planting and re-establishment programs.

It may be appropriate for the managing authority to involve local field naturalist groups or other interested parties in some of these management operations.

- Protection strips along streams and watercourses in logging coupes should be linked to other areas in which timber harvesting does not occur, in order to provide wildlife corridors.
- Sufficient mature and veteran trees in logging areas should be retained for fauna habitat.
- All logged areas should, as far as possible, be regenerated with forest tree species native to the locality, and the species mix on the site should be retained.
- Aerially applied pesticides and fertilisers should be used with caution; no compounds that may significantly affect native animals should be used; any compounds should be carefully applied so as to avoid damage to retained native vegetation and aquatic environments.

Historic sites

Sites of historical significance or interest (such as relics of mining, logging, or early settlement) should be identified, and the sites and their environs should be protected, and the desirability or otherwise of upgrading vehicular access to each one should be considered when logging roads are being designed.

Recommendation

E1 320 ha, Flynn's Creek

That the area shown on the map be used in accordance with the principles outlined above to:

- (a) supply water and protect catchments and streams
- (b) produce hardwood timber
- (c) conserve native plants and animals, and provide opportunities for the development of wildlife conservation techniques
- (d) provide opportunities for open-space recreation (including hunting) and education
- (e) produce honey, forage, gravel, sand, and other forest produce

- (f) protect the values in the areas described in Note 2 below by the implementation of management prescriptions.
 - (g) provide opportunities for mineral exploration and mining, subject to the principles and guidelines outlined in Chapter F, Mineral and Stone Production;
- and that it become State forest, and be managed by the Department of Conservation, Forests and Lands

Notes:

1. This land overlies Category B coal and may be required for coal-related development beyond the next 30 years.
2. The Management plan for this area should include measures to maintain the heath understoreys in the woodland and open forest communities, and should ensure that occurrences of *Grevillea chrysophaea* are protected.
3. Hunting activities are controlled by a number of Acts and Regulations applying to this and other public land, and under the Wildlife Act protection is afforded to particular species.

F. MINERAL AND STONE PRODUCTION

The continued existence of our technological society will depend on the availability of minerals. The special investigation area contains known deposits of 'minerals' as defined in *the Mines Act 1958*. Nevertheless, knowledge of the location of our mineral resources is far from complete and new deposits of commercial significance will undoubtedly be found. Furthermore, currently uneconomic deposits of important minerals may become economically exploitable, and other minerals that are not used at present may become important. The following are general statements of position, principles and guidelines that have been adopted by the Council.

Exploration for minerals

The government has the responsibility to establish the existence and extent of the State's mineral resources. The government, in the main meets this responsibility through the provisions in the *Mines Act 1958* that provide the tenure under which private enterprise is encouraged at its own cost to locate new mineral deposits. When a new deposit is discovered in an area where mining is not a currently approved land use, it may be of such importance that a change of the land use is required in the State's interest. The decision on whether such a change is in fact necessary can only be made against a background of the best available knowledge of the location and extent of the particular mineral deposit. It is important therefore that the reservation of conservation areas should not automatically exclude exploration for mineral and fossil fuel resources. Attention should be directed towards ensuring that other values and interests are protected, rather than preventing exploration activities.

The protection of other values - particularly those historical values around old mine sites - should never be enforced to the point that it places human life at risk. In relation to public safety, nothing in the recommendations affects the powers of Inspectors under the *Mines Act 1958* and the *Extractive Industries Act 1966*.

Gold

Increases in the price of gold have resulted in an upturn in mineral exploration and mining in recent years. This trend has been particularly strong in 1987 which has seen a marked demand for Miner's Rights, Miner's Right Claims, Exploration Licences, Mining Leases, Tailings Removal Licences and Tailing Treatment Licences. Known goldfields have been the focus of most activity and several former mines have been re-opened. Those involved range from the part-time hobby prospector to large mining companies, but in numerical terms, it is the former group that has experienced the most substantial growth. To a large extent, this is due to the ready availability of modern, low-cost, technology in the form of metal detectors and eductor dredges, which have enhanced the prospects of small operators.

Fossicking and prospecting

Fossicking and prospecting are often taken to mean one and the same thing. In mining terms a fossicker is a person who casually works over old mine workings and waste rock heaps in the hope of finding small amounts of gold or other minerals. Unlike prospecting, the term 'fossicking' has no basis in legislation under the *Mines Act 1958*. Fossicking is also accepted as a wider term that embraces not only the search for gold and minerals, but also for other items such as bottles or coins.

Prospecting is a systematic activity, defined in *the Mines Act 1958* as 'all operations conducted for the purpose of discovering or establishing the presence or extent of mineralisation of a mineral'. It is necessary to hold an exploration licence, or a Miner's Right, before prospecting may be undertaken. Most individual miners and prospectors operate under a Miner's Right, which does not permit prospecting on private land.

Under current legislation there is a small percentage of public land in the State where prospecting under a Miner's Right is not permitted. This includes areas used for various community purposes such as golf courses, cemeteries, and flora reserves.

Council considers fossicking and prospecting to be legitimate uses of public land and as such should not be unduly restricted or regulated. There are some areas, however, where these activities may not be permitted or may require limitation and these have been specifically nominated where relevant in the recommendations for particular study areas.

In addition to these, there may be other limited areas of land surface that, because of their special public importance or inherent instability, warrant either permanent or temporary exclusion from fossicking and prospecting. These areas may include, for example:

- land that, if disturbed, may detrimentally affect water quality, especially where the water is used for domestic consumption
- important habitats for plant species or fauna
- important historic relics that could be damaged
- sites of high erosion hazard
- community assets such as recreation areas and water or sewerage installations
- important geological formations.

These limited areas of land surface have not been specified in the recommendations, but will be determined by the land manager and the Department of Industry, Technology and Resources together. Fossicking and prospecting, where they involve minimal disturbance to soil or vegetation, will be permitted on public land other than these limited areas and those specifically nominated in the recommendations. Areas currently exempted or excepted under existing legislation should remain so, unless otherwise specified in these recommendations or unless the land manager and the Department of Industry, technology and Resources together determine that such exemptions or exceptions should no longer apply.

Stone

Materials covered by the definition of 'stone' in the *Extractive Industries Act 1966* (including rock, gravel, clay, sand, and soil) are widespread in the State. There is a strong community demand for new and better roads and buildings, and so for the materials necessary for their construction. Most of these materials are provided from private land, but public land is also an important source - particularly for road-making material.

The Council is concerned by the complexity of legislation and procedures governing extraction of 'stone'. (For example the Road Construction Authority and municipal councils are not bound by many provisions of the *Extractive Industries Act 1966*.)

There is need for:

- review of existing legislation and procedures to enable more rational use of the 'stone' resource of the State
- provision of adequate resources for the reclamation of old extraction sites on public land.

Poorly planned and located excavations can affect surrounding lands through noise, dust, unsightliness, and erosion and can diminish the value of the land. With care, however, these effects can be avoided or minimised.

Principles and guidelines

The terms 'exploration and extraction', referred to below, do not relate to the activities described above as prospecting under a Miner's Right and fossicking.

The Council believes that the following principles should apply.

1. Some areas of land surface - because of their inherent instability or special public significance (for example, community assets or areas with important scenic, archaeological, historical, recreation, or nature conservation values) - warrant permanent or temporary exclusion from exploration and/or extraction of 'minerals'. The Department of Industry, Technology and Resources and the land manager should together determine these areas. Consultations take place as required between officers of the Department of Industry, Technology and Resources and the Department of Conservation, Forests and Lands to determine those areas that should be excluded and the conditions under which particular areas of public land are used for exploration for, and production of, minerals and stone.
2. When tenure is issued for operations under the *Mines Act 1958* on public land, the land manager should be consulted regarding the conditions to apply and the supervision should be in accordance with the agreed conditions as specified in the claim, licence, or lease and with the requirements of the *Act*.
3. Consultation should continue between the land manager, the Department of Industry, Technology and Resources, the Department of Conservation, Forests and Lands, and the other relevant authorities with respect to the procedures to be adopted for the exploration and extraction of 'stone' on public land. Any operations on public land should continue to be subject to the approval of the land manager.

In all cases, the procedures that are established should apply to municipal councils, the Road Construction Authority, and other public authorities as well as to commercial operators. To ensure this, the relevant *Acts* may have to be amended.

4. A system should be established that would ensure, before work commences, the availability of funds for progressive and final reclamation of any excavation or operation. Provision should also be made to enable the acceleration of the rehabilitation of all existing extraction areas on public land.
5. Royalties for materials extracted from public land, including site rental when appropriate, must be more closely related to the market value of the material. This would eliminate any temptation to use public land purely on the grounds of the nominal royalties sometimes levied in the past.
6. The following guidelines should apply to all extraction from public land:
 - (a) The Department of Industry, Technology and Resources should not issue leases for petroleum production or for the mining of 'minerals' unless satisfied with the program submitted by the applicant. In the case of Miner's Right claims, prior assessment is impractical and the Department should ensure the lodgement of a bond as surety is adequate for rehabilitation. Wherever practical, the Department should seek the lodgement of mining plans that show the expected post-mining state of the land and should state operating conditions to achieve an appropriate standard of rehabilitation acceptable to the land manager.

- (b) No sites for the extraction of 'stone' should be opened in areas that the land manager, in consultation with the Department of Industry, Technology and Resources, considers to be of greater value for other uses including aesthetic or nature conservation values. The advice of the Department should also be sought as to the desirability of proposed excavations, having regard to alternative sources of 'stone'.
- (c) Extraction of 'stone' should generally be concentrated on the fewest possible sites in an area, and any one site should be substantially worked out and where possible reclamation ensured before a new site is exploited. The type of excavation to be carried out should be that with the lowest environmental impact consistent with the effective use of the resource. In general, and where the nature of the resource permits, excavations for 'stone' should be deep and limited in area in preference to shallow excavation over a wide area. The extraction of granite sand occurring as shallow deposits in the weathered profile should be discouraged unless it has been established that no suitable alternatives are available. In the special circumstances where approval is given for this form of extraction, particular attention should be given to the prevention of soil erosion.
- (d) Where an application for the removal of 'stone' from a streambed is considered, the land manager should take particular care to ensure that the operations will not directly or indirectly cause erosion of the bed or banks, or undue pollution of the stream. In addition to the arrangements outlined above for 'stone', the land manager should also consult with the relevant water supply and conservation authorities, and should consider the scenic and recreation values of the area.

Alternative sources with a lower environmental impact should be used where they are available. The environmental effect of extraction may be reduced if alluvial stone is obtained from properly managed quarries on the river terraces, rather than from the present stream-bed.

- (e) All extraction sites should be fully reclaimed where possible. Reclamation should follow extraction progressively when possible, but otherwise should begin immediately extraction is completed. The requirements for reclamation should continue to be included in the conditions of the lease or licence before any approval to extract is granted. The reclamation may include, for example, replacing topsoil, revegetating the site with plantation forest, allowing a quarry to fill with water and developing the site as a park, using a gravel pit for off-road vehicles, using a quarry for garbage disposal prior to reclamation, or restoring the site as closely as possible to its original topography and revegetating it with species native to the site.

In addition to the above, approval of the Director General, Department of Conservation, Forests and Lands should continue to be sought for the exploration or extraction operations for 'minerals', 'petroleum', or 'stone', where the subject land is within a proclaimed water supply catchment.

Recommendations

- F1** That prospecting under Miner's Right and fossicking, involving minimal disturbance of soil or vegetation, be permitted on public land other than:
 - (i) those areas specifically excluded by a recommendation of the Council
 - (ii) those areas that the land manager and the Department of Industry, Technology and Resources together may determine (see the guidelines in the section on fossicking and prospecting)
 - (iii) the areas referred to in F2 below.

F2 That those areas of public land currently exempted or excepted from occupation for mining purposes under a Miner's Right or from being leased under a mining lease, remain so excepted or exempted unless the land manager and the Department of Industry, Technology and Resources together determine that such exemption or exception should no longer apply.

F3 That public land in the study area (other than reference areas and other areas as determined by the government) continue to be available for exploration under licence and for extraction of 'minerals', 'petroleum' and groundwater, subject to Recommendation F2 and the principles and guidelines set out above.

Note: This recommendation does not refer to prospecting under a Miner's Right, which is covered by Recommendation F1, but does include claims registered under a Miner's Right.

F4 That public land in the study area (other than specific areas as determined by the government) continue to be available for exploration for 'stone' subject to the principles and guidelines set out above.

F5 That the area of 20 ha being portion of allotment 8, Parish of Loy Yang including the existing quarry, and shown on the Map, be used for the extraction of 'stone' in accordance with the principles and guidelines outlined above and that it be temporarily reserved under section 4 of the *Crown Land (Reserves) Act 1978*, with management plans prepared by the Department of Conservation, Forests and Lands.

Note: This site is the principal source of road-base material for the Shire of Traralgon. Provision has been made in these recommendations for extension to the deep workings sufficient to provide for the Shire's requirements for the next 15 to 20 years. At the completion of extraction operations the site should be rehabilitated and added to the Flora and Fauna Reserve.

G. UTILITIES AND SURVEY

Many utilities occupy public land. They include roads, pipelines, power lines, garbage depots, sanitary depots, and emergency pondages. These recommendations do not specifically refer to many of the small areas used for the purposes listed above, as no change of use is proposed. It is intended that for such areas existing legal uses and tenure should continue.

In the absence of firm planning proposals, accompanied by the necessary detailed information, it is not possible for the Council to provide for future requirements of land for survey and utilities. The use of land for these purposes will be considered when the need arises.

Government agencies concerned with provision and installation of communications equipment, transmission lines, pumped storage sites, power stations, port facilities, pipelines, roads, etc. are requested to submit proposals involving occupation agreements or the setting aside of sites on public land to the appropriate land managers at an early planning stage. This would assist in achieving coordinated planning, and perhaps avoid the necessity for costly resurveys.

Recommendations

General utilities

G1 That existing easements continue to be used to provide access and services.

G2 That new power lines, pipelines, communications equipment, and other utilities be planned to minimise disturbance to public land and protect the values associated with this land, that they not be sited on public land without the agreement of the management authority, and that new pipelines and power lines follow existing easements if possible (this may require widening of some easements). Wherever possible, utilities such as power lines and pipelines should not be located along streams or lakes.

~~**G3** That the area of 5.7 ha leased by the Shire of Morwell for a garbage depot, being part of allotment 86s, Parish of Maryvale, having been filled to the extent permitted by the Environment Protection Authority licence, be rehabilitated and that, on completion of rehabilitation, such portions no longer required as part of the garbage depot be excised from the lease.~~

Notes:

- ~~1. This facility has recently been extended following the lease of adjoining freehold land by the Shire of Morwell.~~
- ~~2. The SECV lease area, with the exception of a compound for receiving car bodies, is currently being replanted with softwoods. This site is on land required in the longer term for coal related development.~~
- ~~3. Council notes that some other areas of investigation land have been identified as potential regional landfill sites, as part of a regional waste disposal study funded by the Latrobe Regional Commission. The Council cannot make specific provision in these recommendations as detailed investigations remain to be undertaken. However, potential landfill sites are identified by notes to the Recommendations (H8, H33, 124, 127).~~

~~(Revoked, Order in Council 21/11/1995)~~

G4 That areas used on a temporary basis (such as garbage depots and sanitary depots) be fully rehabilitated. This should apply to sites used illegally as well as those used legally. Where the user or users are known, rehabilitation should be at their expense.

G5 That, within areas reserved as garbage depots, disposal of waste be confined to small sections of the site at any one time, and that steps be taken to prevent the dumping of garbage other than in the designated area.

Trigonometrical stations

G6 Hernes Oak

That within part allotment 10C of Section A, Parish of Narracan, the minimum area necessary for survey purposes, provision for access and the right to maintain lines of sight be registered as an encumbrance on the title before the land, being SECV land recommended for disposal, is offered for sale.

Note: Also see recommendation 122.

G7 Sayers

That within part allotment 10D of Section A, Parish of Narracan, the minimum area necessary for survey purposes around the trigonometrical station described above remain SECV land and that the SECV continue to have the right to occupy a minimum area around the station to provide lines of sight, and the right to obtain access to the area.

Note: Also see recommendation B2.

Other utility areas

G8 That the area of 13.5 ha, being part of allotments 85A and 86, Parish of Maryvale, continue to be used as an emergency pondage and be managed by the Latrobe Valley Water and Sewerage Board.

Note: The SECV has indicated that this land is surplus to requirements and may be disposed of.

H. LAND TO BE RETAINED BY THE SECV

A number of areas of land have been identified by the SECV that will be required for coal-related development in the future.

Council has made a number of recommendations about the way in which this land could be used until it is required by the SECV. The Council notes an expectation by the SECV that it receive rentals reflecting current market values for this land.

In these recommendations, areas have only been aggregated for ease of reference. The recommendations below should not, therefore, be taken in every instance as representing a basis for individual leases. They are presented in the following use categories.

Recommendations

Areas carrying significant native vegetation

H1- H3 That

- (i) for the areas listed below and shown on the map, the native vegetation be protected from grazing or other disturbance until the land is required for coal-related development.
- (ii) the vegetation on these areas be given priority for further investigation and study - including identification of any representations elsewhere on public land.
- (iii) to the greatest extent possible preservation of remnants of the vegetation be incorporated into planning for coal-related development.

and that propagation of significant species also be undertaken with a view to maintaining the representation of those species in the area.

Note: Before development at these sites can proceed, Environment Effects Statements will be prepared.

H1 Anderson Creek (14 ha), at the intersection of Anderson and Kaye Roads, being part of allotment 7G, Parish of Tanjil East.

Note: This area falls within the site of the proposed Anderson Creek overburden dump.

H2 Jeffereys (33 ha), being Allotment 41, Parish of Narracan.

This area contains specimens of Yarra gum (*Eucalyptus yarraensis*), and of yellow stringybark (*E. muellerana*).

The Haunted Hills contain the western-most recorded inland occurrence of yellow stringybark, and this is one of the few sites in this locality. Yarra gum is an uncommon species with restricted occurrence in the Latrobe Valley.

Note: There is a current bee-keeping licence for the area.

[LCC advised the Government that this land could be transferred to NRE]

H3 Yinnar (13 ha), being Allotment 19B, Parish of Yinnar.

This area contains an unusual association of messmate—narrow-leaf peppermint—swamp gum open forest II that has not been identified on other investigation land. Specimens of the uncommon three-veined cassinia (*Cassinia trinerva*) and the silky daisy-bush (*Olearia myrsinoides*) occur here.

[LCC advised the Government that this land could be transferred to NRE]

Areas for recreation purposes

H4-H6 That the following areas continue to be used for recreation until required for coal-related development.

~~**H4** 15 ha, comprising portion of the Morwell Golf Course, and being part of allotment 86B, Parish of Maryvale.~~

Notes:

- ~~1. Morwell Golf Club holds this land under long term lease.~~
- ~~2. The balance of the Golf course, comprising some 52 ha, has been recommended to be disposed of for recreation purposes (Recommendation I3).~~

(Revoked, Order in Council 8/10/1991)

~~**H5** 4.2 ha comprising the Morwell Gun Club Shooting Range, and being part of Crown allotment 42A, Parish of Maryvale.~~

(Revoked, Order in Council 1/8/1995)

~~**H6** 12 ha, comprising Hazelwood Pondage Aquatic Centre and Municipal Camping Area, and being part of allotment 9A of 1, Parish of Hazelwood. The area includes the clubrooms, camping facilities, boat ramp, and caretaker's residence.~~

Note: The Shire of Morwell holds this land under long term lease.

(Revoked, Order in Council 19/9/1995)

Area for educational purposes

H7 That the area of 49.4 ha, being part of allotments 8A, 8s, and 13, Section C, Parish of Tanjil East and shown on the map, be used for educational purposes under lease from the SECV to the adjoining Camp Woorabinda, until it is required by the SECV for coal-related development.

Notes:

1. The part of the area cleared and currently used for grazing should continue to be used for this purpose, to demonstrate contrasting land uses to students.
2. The area should not be used to provide accommodation.
3. Camp Woorabinda caters mainly for primary age children, and provides environmental education. It is run under the direction of a board of management comprising representatives of various schools and bodies.

Areas for agriculture or forestry

H8-H10 That the areas described below, totalling 1670 ha, and shown on Map A, be available for agriculture or forestry under lease from the SECV until required for coal-related development;

that softwood plantations should not be established on this land unless there is a reasonable expectation that it will not be required for coal-related development for at least 15 years following the expiration of current leases;

and that the land should not be considered for softwood plantations until following the expiration of current leases.

H8 1470 ha, Andersons Creek, Parish of Tanjil East, shown on Map A.

Notes:

1. The site of the proposed Anderson Creek overburden dump lies in this vicinity.
2. In the event that this area is used for softwoods, the SECV will determine appropriate fire protection measures in consultation with the Department of Conservation, Forests and Lands.
3. Land overlying the Esso-BHP oil pipelines and the Gas and Fuel Corporation natural gas pipeline, both of which pass through here, should not be planted to softwoods.
4. Land in the north-western corner has been identified as a potential regional waste disposal site in a recent study funded by the Latrobe Regional Commission (see recommendation G3, Note 3). The Council notes that provision of suitable access to this site would require extensive upgrading of existing roads.

~~**H9** 46 ha, comprising allotment 47A of section A, Parish of Narracan.~~

Notes:

- ~~1. This land is required for works associated with the proposed Driffield Power Station.~~
- ~~2. Land overlying the Gas and Fuel Corporation natural gas pipeline passing through this land should not be planted to softwoods.~~

~~(Revoked, Order in Council 21/11/1995)~~

~~**H10** 153.5 ha, comprising part allotment 13, section A, vol. 9381 folio 174, vol. 9570 folio 764, and former government road vol. 9570 folio 765, Parish of Narracan, and allotments 71A, 71B, and part 73C Lots 10, 11, 12, 14, 28-34 L.P. 131301, Parish of Narracan South.~~

Notes:

- ~~1. This land is required for works associated with the proposed Driffield Power Station.~~
- ~~2. That portion of the land under the SECV 500 kV transmission lines and overlying a Gas and Fuel Corporation natural gas pipeline should not be planted to softwoods.~~
- ~~3. Some of this land is zoned Rural B under the Shire of Morwell Planning Scheme. Council notes that consideration should be given by the Shire to rezoning the land Rural A in light of the intended use for the area.~~

~~(Revoked, Order in Council 21/11/1995)~~

Various existing uses

H11-H40 That the areas listed below and shown on the map continue to be available under lease for various purposes in accordance with local planning controls until such time as they are required by the SECV for coal-related development.

Note: The areas contain valuable improvements, are of insufficient size for viable softwood plantations to be established, or will be required for coal-related development before a softwood crop could be established and harvested.

Table 2: Land to be Retained for Existing Uses

Rec no.	Area (ha)	Allotment numbers.	Parish	Current use	Conditions [listed below]
H11	2	Lot 1 L.P.122118	Tanjil East	Residential	2c,4
H12	247	Pts, C/A, 11B, 12, 13 Sec C	Tanjil East	Agriculture	3a
(Revoked, Order in Council 1/8/1995)					
H13	8.1	Pt C/A, 41D; 41D L.P.22464	Maryvale	Residential	2a, 4
(Revoked, Order in Council 1/8/1995)					
H14	40	Lot 5 L.P.42028	Maryvale	Residential/ Community	2a, 4
(Revoked, Order in Council 21/11/1995)					
H15	20.7	Pt C/A 39B	Maryvale	Agriculture	2a
(Revoked, Order in Council 1/8/1995)					
H16	4.0	Lot 3 L.P.42048	Maryvale	Agriculture	2a
(Revoked, Order in Council 21/11/1995)					
H17	12.2	Lot 8 L.P.42028; Lot 3 L.P.98796; Lot 18 L.P.99865	Maryvale	Agriculture	2a
(Revoked, Order in Council 21/11/1995)					
H18	67	Lot 2 L.P.143169; C/A 76A; Lots 15, 24 L.P.99865	Maryvale	Agriculture	2a
(Revoked, Orders in Council 1/8/1995 and 21/11/1995)					
H19	3.5	Lot 1 P/S 148229F Pt C/A 61, Pt C/A 57	Maryvale	Vacant	2b
(Revoked, Order in Council 21/11/1995)					
H20	2.0	Lot 1 L.P.98905	Maryvale	Residential	2b,4
(Revoked, Order in Council 21/11/1995)					
H21	66.0	Pt C/A 8s, Pt 7c, 60	Maryvale	Agriculture	2b, 3a
(Revoked, Order in Council 21/11/1995)					
H22	1.6	Pt C/A 8s	Maryvale	LVWSB Pump	2b, 3a
(Revoked, Order in Council 19/9/1995)					
H23	44	28A and Pt 28	Narracan	Agriculture	2a
(Revoked, Order in Council 21/11/1995)					
H24	92.5	Pt C/A 70A, Lot 1 L.P.134237, Pt C/A 70B, Lot 2 L.P.134238, Pt C/A 72, Lot 1 L.P.86569, Lots 11, 12, 15, 23, 25, 27, 32, 42, 45, 47 L.P.126480	Narracan Sth	Agriculture	2a
(Revoked, Order in Council 21/11/1995)					
H25	2.0	Lot 16 L.P.126480; Pt C/A 73B	Narracan Sth	Residential	2a, 4
(Revoked, Order in Council 21/11/1995)					
H26	27.4	15 Sec A	Narracan	Agriculture	2a, 3a
(Revoked, Order in Council 21/11/1995)					
H27	6.1	L.P.119118 Pt C/A A4; Lot 4; Lot 1	Hazelwood	Residential	2a, 4
(Revoked, Order in Council 21/11/1995)					
H28	106.9	Lots 1-5 L.P.115296; Part A-2; Lots 1-3, 5, 6, 8, 9, 11-19; Lot 7 L.P.119118; Lots 1-4 L.P.126479; Lot 1 L.P.123576; 21 Sec B; Pt 27	Hazelwood	Agriculture	2a, 2b
(Revoked, Order in Council 21/11/1995)					
H29	87.3	Pt F1, Pt 37	Hazelwood	Accommodation Centre, Agriculture Horticulture	2b, 3a
(Revoked, Order in Council 19/9/1995)					

Rec no.	Area (ha)	Allotment numbers.	Parish	Current use	Conditions [listed below]
H30	0.5	Lot 1 L.P.125062 Pt C/A 29	Hazelwood	Residential	2b, 4
(Revoked, Order in Council 21/11/1995)					
H31	40.8	Lot 1 L.P.132852; Lot 1 L.P.114358; Lot 2 L.P.124466; Lot 2 L.P.126692	Hazelwood	Agriculture	2b
(Revoked, Order in Council 21/11/1995)					
H32	5.1	Lot 2 L.P.113502	Hazelwood	Agriculture	2b
(Now part of I25)					
H33	121.6	Lots 1-3 L.P.98353; C/A 8A and 8s; Pt 23A, 9F and Pt 9G, 9H, 9J, 19, Sec A	Hazelwood	Agriculture	2b, 3a
(Revoked, Order in Council 21/11/1995)					
H34	0.1	Lot 2 L.P.72440	Hazelwood	Residential	2b, 3a
(Revoked, Order in Council 21/11/1995)					
H35	15.3	19c	Yinnar	Agriculture	2b
(Revoked, Order in Council 21/11/1995)					
H36	8.7	Lot 2 L.P.129798	Yinnar	Agriculture	2b
(Revoked, Order in Council 21/11/1995)					
H37	128.4	13, 14, 15 and various	Loy Yang	Agriculture	2b, 3a
(Revoked, Order in Council 19/9/1995)					
H38	59.0	15K, 15K1	Loy Yang	Agriculture	2a, 3a
(Revoked, Order in Council 19/9/1995)					
H39	41	Lot 1 L.P.119772 Pt C/A 151	Loy Yang	Agriculture/ Residential	2a, 4
(Revoked, Order in Council 19/9/1995)					
H40	24.6	Lots 2-6 L.P.119772	Loy Yang	Agriculture	2a
(Revoked, Order in Council 19/9/1995)					

Conditions on land use (as presented in descriptive report - Appendix IV)

1. Does not apply to this land.
2. Retained land only - timing of requirement for coalfield-related development*
 - (a) 1990-1999
 - (b) 2000-2019
 - (c) 2020+.
3. Fire hazard management**
 - (a) relevant
 - (b) important.
4. Currently rural residential lots.

Notes:

* indicative interval based on State Electricity Commission of Victoria medium-demand forecasts - currently subject of Inquiry by Parliamentary Natural Resources and Environment Committee; draft report due December, 1987.

** protection of urban areas and SECV assets from fire a consideration.

Notes to Recommendations

Notes to H21:

1. ~~Portion of this area was identified by the SECV as land for disposal, with the remainder to be retained for works associated with the proposed Morwell River Diversion.~~
2. ~~The Council has recommended that all of the land be retained for the present. However, it would not object to the disposal of some 5 ha within the area shown stippled on Map A at a future time, when appropriate provision has been made for the river diversion, and subject to definition of practical boundaries. Pipelines passing through this land and its proximity to the~~

~~proposed Princes Freeway Midland Highway interchange should also be taken into consideration.~~

~~3. This land is presently zoned B1 Brown Coal Industry, under the Shire of Morwell Planning Scheme.~~

~~Note to H29: Council is aware that the majority of the accommodation centre falls within a Special Policy Area (Construction Buffer), under the Shire of Morwell Planning Scheme, for the proposed Morwell River diversion.~~

~~Note to H32 and H36: The use of this retained land should conform with the approved use of the adjoining land following its disposal (recommendations I25 and I26 respectively).~~

~~Note to H33: This area has been identified as a potential regional waste disposal site in a recent study funded by the Latrobe Regional Commission (see recommendation G3, Note 3). The Council notes the presence of several utility easements through this land which may impose constraints on its use for waste disposal.~~

I. SECV LAND FOR DISPOSAL

Prior to the release of the government's 1984 'Energy Policy Statement' on brown coal, planning for coal-related development in the Latrobe Valley had been subject to a number of processes. The cumulative effect of these processes had been to create uncertainty in the community as to the areas required for coal-related development, the sequencing, and the rate of development. As a result, the SECV had to acquire and hold land in excess of its immediate requirements.

Recognising an increasing need for a clear statement on coalfield development priorities, the government indicated its intention to revise the principal planning instrument - *Statement of Planning Policy* No. 9. This policy, designed to facilitate coordinated planning and development of the coal resource, was first adopted in 1975.

Proposals for changes to the policy were incorporated in a report Latrobe Region; 'Framework for the Future', released for public comment in May 1986. Processes associated with the development of this document also permitted the SECV to identify some 2100 ha of land, surplus to its requirements, that could be disposed of. A further 140 ha of land near Morwell was subsequently identified for disposal following amendment to the Shire of Morwell Planning Scheme.

In considering uses for this land, the Council has identified some parcels elsewhere in these recommendations that should remain in public ownership. The areas described below are suitable for a number of uses in conformity with local planning controls, and should be progressively sold ~~following the expiration of current leases~~ and used in accordance with the following recommendations. If land is to be sold prior to the expiration of existing leases then any such sale would be conditional on the transfer of the leases which is a normal commercially accepted practice. (Order in Council 12/4/1988)

In the recommendations, areas have been aggregated for ease of reference. These should not be taken as representing, in every instance, the size of individual parcels that will be offered for disposal.

Recommendations

Areas for recreation purposes

II That the area of 36.8 ha adjoining Lake Narracan, being part of allotment 4s, Parish of Narracan and shown on the map, be available for recreation purposes in accordance with local planning controls.

Note: This land lies to the south of and abuts Lake Narracan. It has been zoned Rural Low-lying under the Shire of Narracan Planning Scheme. Similar land to the east has been developed as a golf course and caravan park.

While Lake Narracan is principally a water storage, and thus occasionally subject to draw down in water-levels, it also provides an important recreational facility. Council considers that a broad management plan for Lake Narracan and its environs, including wetlands, is required and that the recreation use for this land should be determined as part of the Latrobe Regional Strategy Plan.

I2 That the area of 13.3 ha comprising the Morwell Falcons Soccer Club, and shown on the map being part of the allotment 86B, Parish of Maryvale - including an oval, grandstand, clubrooms and parking area - continue to be available for recreation purposes. ~~following expiration of the current lease.~~ (Order in Council 12/4/1988)

Note: The Shire of Morwell holds the land under long-term lease.

I3 That the area of 52 ha comprising portion of the Morwell Golf Course, and shown on the map being part of allotment 86B, Parish of Maryvale - including the golf club-house, parking area and caretakers' residence - continue to be available for recreation purposes. ~~following expiration of the current lease.~~ (Order in Council 12/4/1988)

Notes:

1. The Morwell Golf Club holds the land under long-term lease.
2. The northern portion of the golf course, comprising some 15 ha, has been recommended to continue to be used for recreation until it is required for coal-related development (Recommendation H4).

Areas for residential purposes

Some of the land acquired by the SECV had been purchased following its subdivision into rural residential allotments. In many cases individual lots rather than entire subdivisions have been acquired and development has proceeded on adjoining lots.

Under local planning control provisions, a rural/forest zoning generally applies here. The lots that exist are of a smaller size than the minimum required for a house to be built without planning permission. Application will need to be made for approval in each case before a house can be built, and consultation will occur with the relevant planning authorities.

The Council considers that the following areas could progressively be released for development so as to not affect the property market, following the expiration of existing leases.

I4-I15 That the areas described below and shown on the map be progressively sold ~~following the expiration of current leases.~~ and that if land is to be sold prior to the expiration of existing leases, any such sale would be conditional on the transfer of the leases. (Order in Council 12/4/1988)

Note: In some instances it may be necessary to impose conditions preventing clearing on limited areas of unsuitable land.

I4 3 ha, being Lot 1, LP 133273, Parish of Tanjil East.

I5 42 ha, being part allotments 45 and 70; Lots 2-5, 7, 13, 15, 16, 20, 21 and part Lot 6 of LP 11865, Lots 17, 18 LP 111605, Parish of Maryvale.

Note: Under an amendment to the Shire of Morwell Planning Scheme this land has been zoned future Morwell urban area. Its disposal should conform with this zoning.

I6 38 ha, being Lot 2, LP 134334 and part allotment 43, Parish of Maryvale.

I7 67.6 ha, being Lot 1, LP 11865, Lots 2, 8, 10, 15-16 LP 111605, Lots 22, 25-27, 30, 32, 36-39, LP 99865, part allotments 89 and 89A, Lot 10, LP 98796, Parish of Maryvale.

Note to I6—I7: Under an amendment to the Shire of Morwell Planning Scheme this land has been zoned buffer to the Morwell urban area. Its disposal should conform with this zoning.

I8 2 ha, being part allotment 86s, Parish of Maryvale.

Notes:

1. This land is on separate title to the adjoining land covered by recommendation 124, and should be disposed of separately.
2. In disposing of this land consideration should be given to the needs of the present tenant, who has resided here for some 30 years.

I9 6 ha, being allotment 8L, Parish of Loy Yang.

I10 8 ha, being Lots 1–2, LP 66070, Parish of Loy Yang.

Note: This land overlies Category B coal, but contains an existing residence.

III 25 ha, being part allotments 16L, 16P, Lots 3, 4, 7 and 8 of LP 84375. Lots 7 and 13, LP 119833, Parish of Loy Yang.

I12 14 ha, being part Lot 3, LP 133695, part allotment 8U, section A, Parish of Loy Yang

Note: Comprising cleared grazing land adjoining the township of Traralgon South, this property abuts a sealed road. Council notes that amendment to use under the Shire of Traralgon I.D.O. would be required.

I13 9 ha, being Lots 2 and 3, LP 113624, Parish of Loy Yang.

I14 12 ha, being Lots 2, 3 and 5, LP 115279, Parish of Callignee.

I15 37.6 ha, being Lots 2 and 3, LP 123221, Lot 4, LP 127011 and Lot 2, LP 115017, Parish of Callignee; part allotments 16u, section A, 16U and 14K, Lots 2, 3, 4, 6, 7 and 10 of LP 118040, Lot 6, LP 121705, Lot 5, LP 99565 and Lot 1, LP 121705, Parish of Loy Yang.

Areas for agriculture or forestry

The areas described below are suitable for a range of agricultural pursuits as well as for softwood production. The Council considers that this land should be offered for sale and that the use, in conformity with planning controls, be determined by the purchaser. However, some areas are not suitable for the establishment of softwood plantations, mainly because they would pose a fire hazard to SECV assets. These are indicated in the recommendations below.

I16-I34 That the areas shown on the map and described below be progressively offered for sale ~~following the expiration of current leases~~ and that if land is to be sold prior to the expiration of existing leases, any such sale would be conditional on the transfer of the leases. (Order in Council 12/4/1988)

Note: In some instances it may be necessary to impose conditions preventing clearing on limited areas of unsuitable land.

I16 73 ha, being Lot 360, LP 61318, Parish of Tanjil East.

Note: This land falls within the Tanjil River catchment, for which a Land Use Determination has been prepared, and a Gas and Fuel Corporation pipeline passes through it.

I17 62.4 ha, being all of that land in Consolidation Plan 109786, Parish of Tanjil East.

Note: This land falls within the Tanjil River catchment, for which a Land Use Determination has been prepared, and through which the Esso—BHP pipelines pass.

I18 26 ha, being part of allotment 18G, Parish of Tanjil East.

Note: Pipelines pass through this land.

I19 30 ha, being part of allotment 18G, Parish of Tanjil East.

Note: This land falls within the Tyers River catchment, for which a Land Use Determination has been prepared.

I20 35 ha, being part of allotment 20, section A, Parish of Tanjil East.

Note: Does not include Sand Wash Road. A pipeline passes through this land.

I21 64 ha, being part of allotments 5, 6, 14E, 14F, section A, Parish of Tanjil East.

Notes:

1. The Council is aware of a proposal by the Department of Conservation, Forests and Lands to extend an existing long-distance walking track south from Tyers Regional Park towards Morwell, along the public land water frontage reserve adjoining the Tyers and Latrobe Rivers. The Council notes that it will be necessary to vary the boundary between the land identified in this recommendation and the water frontage reserve, prior to its disposal, to provide for construction of the walking track. Such variation should be made, following detailed determination of the walking track route by the Department of Conservation, Forests and Lands.
2. The portion of this land north of Tyers Road should not be used for softwood plantation establishment, due to its proximity to the Yallourn North Extension open cut. A pipeline abuts this land.

I22 80 ha, being allotment part 10C, Lots 7-10, LP 141257, Parish of Narracan.

Note: This land should not be used for softwood plantation establishment due to its proximity to the Yallourn open cut, and native vegetation in Witts Gully. The Council has also made provision for continued use by the SECV of a trigonometrical station (recommendation G6), that will require lines of sight be maintained through this area.

I23 163 ha, being part allotment 10c and 10D and land described in LP 13191, 136221 and 67507, Parish of Narracan.

Notes:

1. This property surrounds Sayers Trig bushland reserve (recommendation B2).
2. Much of this land is currently zoned Rural B under the Shire of Morwell Planning Scheme. Council notes that noise levels arising from future coal-winning operations have the potential to adversely affect the residential amenity of this area, and that consideration should be given by the Shire to rezoning this area Rural A in light of its intended use.
3. Due to its elevated position and proximity to existing plantations, native vegetation and SECV assets, this land should not be used for softwood plantation establishment.
4. SECV transmission lines pass over this land.

I24 84 ha, being part of allotment 86B, Parish of Maryvale.

Note: Pipelines pass through this land. This area has been identified as a potential regional waste disposal site in a recent study funded by the Latrobe Regional Commission (see recommendation G3 Note 3). The Council notes that Waterhole Creek passes through this land, its proximity to the Latrobe Valley Airport, and future Morwell urban area to the south.

I25 ~~16.5~~ 21.6 ha, being Lot 2, LP 113502, Parish of Hazelwood.

Notes:

1. This area contains an existing residence, but Council believes it is not appropriate for further subdivision for residential purposes. A pipeline passes through this land.
2. The western portion of this area is affected by a Public Purposes (River Diversion) under the Shire of Morwell Planning Scheme.
(Order in Council 12/4/88)

I26 30.6 ha, being Lot 2, LP 129798, Parish of Yinnar.

I27 169 ha, being allotments 14E, 14F, 14G, 14G1, Parish of Loy Yang.

Note: Pipelines pass through this land. This area has been identified as a potential regional waste disposal site in a recent study funded by the Latrobe Regional Commission (see recommendation G3 Note 3). The Council notes that the Shire of Traralgon would not support the use of the area for this purpose.

I28 227 ha, being allotments 13D, 13D1, 13J, 13J1, 13J2, 13J3, 13, 14H, 14J, 14M, 15, 15A, 15A2, Parish of Loy Yang.

Note: Due to its proximity to the Loy Yang open cut, this property should not be used for softwood plantation establishment.

I29 64.6 ha, being allotments 50D and 76K, Parish of Traralgon.

I30 28.6 ha, being allotments 7I, and 13, section A, Parish of Loy Yang.

I31 17 ha, being Lot 2, LP 113445, Parish of Loy Yang.

I32 90 ha, being allotments 8, 9, 9A, 9s, 11, Parish of Tong Bong and 15U, 15U1, 15U2 and 16H, Parish of Loy Yang.

I33 33 ha, being allotment 1F and Lot 1, LP 115279, Parish of Callignee.

I34 33.6 ha, being Lot 4, LP 123221, Parish of Callignee.

Areas for other uses

This land is suitable for the continuation or further development for existing uses, as provided in the recommendations below.

I35 That the area of ~~26~~ 24.7 ha, Firmins Lane, being part of allotment 7C and 60, Lot 1, LP 122365 and Lot 1, LP 129393, Parish of Maryvale, currently zoned industrial in the Shire of Morwell Planning Scheme, be progressively released for development ~~following the expiration of current leases.~~ and that if land is to be sold prior to the expiration of existing leases then any such sale would be conditional on the transfer of the leases.

(Order in Council 12/4/1988)

Note: Pipelines pass through this land.

I36 That the area of 35 ha adjoining Hazelwood pondage, being part of allotment F1, Parish of Hazelwood, be released for horticultural, industrial, accommodation or land-based recreational purposes in accordance with local planning controls at the expiration of

current leases.

Notes:

1. The northern boundary of this area is defined as running at right angles from the intersection of the Special Policy Area (Construction Buffer), as depicted in Shire of Morwell Planning Scheme Amendment No 25, and Nadenbouschs Road.
2. The bulk of this area is currently leased by the Latrobe Regional Commission. Council considers that proximity to a substantial body of warm water should be a consideration in determining uses for this land, and would have no objection to all or part passing into private ownership. Access into Hazelwood pondage in this vicinity is prohibited.

I37 That the area of 1.3 ha, Firmins Lane, being part of Lot 1, LP 129393, Parish of Maryvale, currently zoned industrial, continue to be available for education and training purposes.

Note: The area is currently occupied by Gippsland Group Training Ltd.

(Order in Council 12/4/1988)