

# LATROBE VALLEY

SPECIAL INVESTIGATION

## PROPOSED RECOMMENDATIONS



**LCC** LAND CONSERVATION COUNCIL



## LAND CONSERVATION COUNCIL

Government of Victoria

Fourth Floor, 464 St. Kilda Rd. Melbourne, Victoria 3004

Phone: (03) 267 1311

Reference:

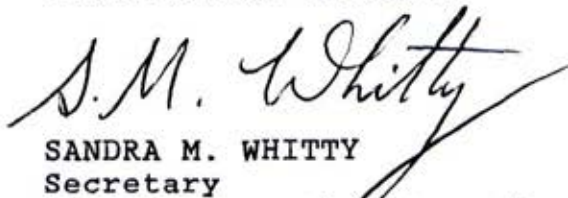
### PROPOSED RECOMMENDATIONS

#### LATROBE VALLEY SPECIAL INVESTIGATION

#### Submissions Invited

These Proposed Recommendations are published to allow all who are interested in the use of the public land under investigation in the Latrobe Valley the opportunity to comment by making written submissions to the Land Conservation Council.

All such submissions must reach the Secretary no later than Friday 28 August 1987. These submissions will be considered by the Council before Final Recommendations are made on the future use of public land in the study area. It is suggested that persons wishing to make a confidential submission should first contact the Chairman of the Land Conservation Council.

  
SANDRA M. WHITTY  
Secretary  
Land Conservation Council

# **LATROBE VALLEY**

**SPECIAL INVESTIGATION**

## **PROPOSED RECOMMENDATIONS**

**JUNE 1987**



**LAND CONSERVATION COUNCIL**

Fourth Floor, 464 St. Kilda Rd. Melbourne, Victoria 3004

Phone: (03) 267 1311

Government of Victoria



**Members of the Land Conservation Council**

D. H. F. Scott, B.A. (Chairman)

R. W. Campbell, B.Vet.Sc., M.B.Admin.; Director, Land Protection Division (Deputy Chairman)

D. M. Calder, M.Sc., Ph.D., M.I.Biol.

L. Macmillan, B. Sc. (Hons.)

R. D. Malcolmson, M.B.E., B.Sc., F.A.I.M., M.I.P.M.A., M.Inst.P., M.A.I.P.

A. H. Teese, B.Agr.Sc., T.S.T.C.

K. G. Bowen, B.Sc. (Hons.), Dip.Ed.; Group Manager—Minerals, Department of Industry Technology and Resources

G. Griffin, Dip.For.(Cres.), Dip.For.(Vic.); Acting Director-General, Department of Conservation, Forests and Lands

G. G. Newman, B.Sc., M.Sc., M.B.Admin., Ph.D.; Director, Fisheries Division

J. P. Patterson, B.Com., Ph.D.; Director-General, Department of Water Resources

D. S. Saunders, B.Agr.Sc., M.A.I.A.S.; Director, National Parks and Wildlife Division

R. P. Smith, B.Sc., M.B.Admin., Ph.D.; Director, Public Land Management and Forests Division

C. T. Patton, B.Agr.Sc., Dip.Agr.Extn., M.A.I.A.S.; Manager, Policy Development, Department of Agriculture and Rural Affairs

ISBN 0 7241 9233 6

# Contents

	Page
Introduction	1
A. Flora and Fauna Reserve .. .. .	5
B. Bushland Reserves .. .. .	6
C. Recreation .. .. .	7
D. Softwood Production .. .. .	8
E. State Forest .. .. .	11
F. Mineral and Stone Production .. .. .	14
G. Utilities and Survey .. .. .	18
H. Land to be Retained by the SECV .. .. .	20
I. SECV Land for Disposal .. .. .	24
Map A: The investigation area—1: 50 000	[follows text]

# 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.

Copies of these proposed recommendations are available to the public and are automatically distributed to those who made submissions on land use in the Latrobe Valley special investigation area following publication of the descriptive report.

Publication of these recommendations will be followed by another 60-day period during which the Council invites further submissions. All these submissions will be carefully considered and the Council will then make its final recommendations to the Minister for Planning and Environment.

## 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 utilizing 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. It is expected that the probable development sequence and broad timing will have been identified more precisely as a consequence of the NREC investigation by the time that the Council prepares its final recommendations in October 1987.

### **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 co-ordinated 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 revised and is currently under consideration by the Minister for Industry, Technology and Resources and Minister for Planning and Environment. 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 the end of 1987.

### **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 Order

A planning scheme for the Shire of Narracan has recently been approved by the Minister for Planning and Environment, replacing that Shire's Interim Development Order. In addition, the Shire of Morwell has advanced proposals for further 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 3000 ha of the investigation land has already been identified by the SECV 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 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.

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. 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 deeprooted 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 will also contribute to increasing salinity in the Gippsland Lakes. The Department of Conservation, Forests and Lands has begun hydrogeological investigations into this problem.

### Proposed 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 for any particular public use. Table 1 summarizes the recommendations in terms of the major forms of use.

The text is accompanied 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.

**Table 1: Public Land Use**

<i>Categories</i>	<i>Area (ha)</i>	<i>Percentage of area under investigation</i>	<i>Percentage of study area</i>	<i>Percentage of public land</i>
Flora and Fauna Reserve	820	13.4	1.1	3.5
Bushland Reserves	60	1	< 1	< 1
Recreation	6	< 1	< 1	< 1
Softwood Production	320	5.2	< 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	2922	47.9	3.9	12.7
SECV Land for Disposal	1615	26.4	2.1	7.0
Study area:	75 000 ha			
Public land:	23 000 ha			
Public land under investigation:	6 100 ha			



## 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 820 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 200 ha of SECV land, comprising allotments 7T, 7T<sup>1</sup>, 8X and part 3U of Section A and part Lot 3 L.P.133695, 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-** That the areas indicated on the map and  
**B2** 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 86B, 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. The area is currently leased by the Shire of Morwell, and under the control of a committee of management, appointed by that Council.

Note:

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.

- 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). It will therefore be necessary for the SECV to maintain lines of sight through parts of this reserve.



## 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 organized 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 organized 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 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. This area could provide access to a proposed picnic area on Billy's Creek, which is intended to reduce the recreational pressure on the nearby Morwell National Park. The recommendation is made subject to appropriate investigation of this proposal.
2. The provision of legal access to farmland to the south of this block requires determination.



## 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 decentralized 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 at least 30 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, visual amenity, and possible environmental impacts of softwood establishment.

Some 150 ha of the 320 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 850 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 1170 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 option 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 time interval required to justify establishment of an area to softwoods, the Council does not consider that it can identify any more of this land for softwood production at this time.

### **Plantation planting guidelines**

The Council believes that the impact large plantations of softwood have on the natural environment can be reduced by retaining selected areas of native vegetation, and by adhering to catchment prescriptions prepared by the relevant authorities after consultation with the Land Protection Division where applicable. The guidelines set out below apply to the establishment of plantations on public land in Victoria.

No continuous plantation units should exceed 1400 ha without obvious break-up areas retained as native forest. Samples (100–200 ha) of all vegetation types in the area should be retained. Where possible, several should be combined in one unit. The unit may be sited to improve the appearance of the plantation, or to combine with land unsuitable for planting to form a range of habitats for wildlife. Units may also include stands of native hardwood managed for timber production. While logging and fuel-reduction burning need not be prohibited in areas where native vegetation is retained, it is important to protect their functions in relation to soil conservation, water quality, and nature conservation. Any utilization, including that carried out prior to clearing, should be carefully controlled, and

slash, snig tracks, and landings cleaned up. No retained area should be fuel-reduced in its entirety in any one year.

Native vegetation should be retained for at least 80 m from each bank along major streams and 40 m from each bank along minor streams. In order to maintain soil stability and water quality, it may be necessary to retain a strip of native vegetation of at least 20 m from the the centre line along some other watercourses. This is in line with other Council recommendations that all wetlands on public land should be conserved. These strips of native vegetation should be kept free of exotic vegetation, and bulldozed material and windrows should be swept back to protect them from hot burns. The importance of ground cover and surface soil conditions in reducing the amount of sediment reaching streams should be recognized.

Landscape values of areas visible from main roads and major vantage points should be maintained or enhanced, with preference given to landscapes carrying native forests. The aim should be to avoid as far as practicable views of continuous swathes of cleared country, during both the establishment phase and the final felling of the mature crop.

This may be achieved by:

- retaining uncleared foreground reserves
- breaking up areas to be cleared with strategically located strips or blocks of vegetation
- retaining native forests as a backdrop on higher slopes and ridges.

On minor through roads, an interesting environment should be maintained by amenity plantings (preferably of native and local species). Where plantations are to be established adjacent to private property, consideration should be given to reasonable requests by the landholders for the retention of native vegetation along boundaries.

Clearing prior to planting makes the soil more liable to erosion until a new vegetation cover forms. Special care must be taken to ensure that soil erosion does not begin or increase during this period, and that water catchment values are not impaired. Clearing is to be confined to areas with a ground slope generally less than 20 degrees. Other factors that influence the extent of erosion hazard—such



as aspect, soil type and parent material, length of slope, and the amount of rainfall—should also be considered prior to clearing operations. Roading is a major cause of concentration of water flows and a major source of sediment. In some plantations, special criteria in respect of road location, design and maintenance may be necessary.

Prior to the commencement of clearing operations, the Land Protection Division should be consulted on matters affecting soil stability and water quality.

### **Recommendations**

- D1- D3** That the areas described below, totalling 175.6 ha and shown on Map A, be used for softwood production in accordance with the above Plantation Guidelines, provided the areas are available for at least 30 years before they are required for coal-related development.
- 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.

- 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 146 ha being Lots 1-21, LP 110604, all Lot 2, LP 66070, Parish of Loy Yang, be used for softwood production in accordance with the above Plantation Guidelines.

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.

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.



## 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) co-ordinated 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 throughout 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 Practice" 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 minimize erosion. These should be adequately drained, breached, and barred when not required, and ripped to encourage rapid regeneration.

Intensive utilization 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 and public comment invited prior to their implementation, 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 Practice" 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 fertilizers 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.



## 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 which 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 mineralization 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 minimized.

## 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 under the *Soil Conservation and Land Utilization Act 1958* 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 co-ordinated 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 minimize 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 existing legal garbage depot, being part of allotment 86B, Parish of Maryvale, continue to be available for garbage disposal.

Note:

This facility has recently been extended following the purchase of adjoining freehold land by the Shire of Morwell. The site, held under long-term lease, is on land required in the longer term for coal-related development.

Proposals for a regional garbage-disposal facility are currently being evaluated. The Council notes that investigations are at an early stage and that a number of sites, including Andersons Creek, are under consideration.

- 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 I22.

- 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 19 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.

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- That

- H3 (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.

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.

#### Areas for recreation purposes

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

H6 68 ha, comprising the Morwell Golf Course, and being part of allotment 86B, Parish of Maryvale. This area includes an 18-hole golf course, clubhouse, and caretaker's residence.

Notes:

1. Morwell Golf Club holds this land under long-term lease.
2. The SECV has indicated that some 23 ha are no longer required in the longer term for coal-related development.

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

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.

### **Area for educational purposes**

**H7** That the area of 49.4 ha, being part of allotments 8A, 8B, 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** That the area of 1470 ha shown on the map be available for agriculture or

forestry under lease from the SECV until required for coal-related development.

Notes:

1. This falls within the site of the proposed Anderson Creek overburden dump.
2. 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 30 years following the expiration of current leases.
3. The land should not be considered for softwood plantations until following the expiration of current leases.
4. 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.

### **Various existing uses**

**H9-** 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—that is, within the next 30 years.



**Table 2: Land to be Retained for Existing Uses**

<i>Rec No.</i>	<i>Area (ha)</i>	<i>Allotment Nos.</i>	<i>Parish</i>	<i>Current Use Conditions</i>	
H9	2	Lot 1 L.P.122118	Tanjil East	Residential	2c, 4
H10	24.7	Pts, C/A, 11B, 12, 13 Sec C	Tanjil East	Agriculture	3a
H11	8.1	Pt C/A, 41D; 41D L.P.22464	Maryvale	Residential	2a, 4
H12	20.7	Pt C/A 39B	Maryvale	Agriculture	2a
H13	4.0	Lot 3 L.P.42048	Maryvale	Agriculture	2a
H14	4.0	Lot 5 L.P.42028	Maryvale	Residential/ Community	2a, 4
H15	12.2	Lot 8 L.P.42028; Lot 3 L.P.98796; Lot 18 L.P.99865	Maryvale	Agriculture	2a
H16	167.4	Lot 1-3 L.P.11865; Pt 43; Lot 2 L.P.143169; C/A 76A; Pt C/A 43; Lots 8, 15-18 L.P.111605; Lots 15, 22, 24-27, 30, 32, 36-39 L.P.99865	Maryvale	Agriculture	2a
H17	0.5	Pt C/A 43 L.P.134334, Lot 2	Maryvale	Residential	2a, 4
H18	46.4	47A Sec A	Narracan	Agriculture	2a
H19	3.5	Lot 1 P/S 148229F Pt C/A 61, Pt C/A 57	Maryvale	Vacant	2b
H20	2.0	Lot 1 L.P.98905	Maryvale	Residential	2b, 4
H21	66.0	Pt C/A 8B, Pt 7C, 60	Maryvale	Agriculture	2b, 3a
H22	1.6	Pt C/A 8B	Maryvale	LVWSB Pump	2b, 3a
H23	4.4	28A and Pt 28	Narracan	Agriculture	2a
H24	246.0	C/A 71A, Pt C/A 13; Pt C/A 70B L.P.134237; Pt 71B; Lot 1 L.P.86569; Pt C/A 73C, Lots 10-12, 14, 28-34, L.P.131301; Lots 45, 73D, Lot 31, and various Lots L.P.126480	Narracan and Narracan Sth	Agriculture	2a
H25	2.0	Lot 16 L.P.126480; Pt C/A 73B	Narracan Sth	Residential	2a, 4
H26	27.4	15 Sec A	Narracan	Agriculture	2a, 3a
H27	6.1	L.P.119118 Pt C/A A4; Lot 4; Lot 1	Hazelwood	Residential	2a, 4
H28	106.9	Lots 1-5 L.P.115296; Part A12; 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
H29	90.3	Pt F1, Pt 37	Hazelwood	Various	2b, 3a
H30	0.5	Lot 1 L.P.125062 Pt C/A 29	Hazelwood	Residential	2b, 4
H31	40.0	Lot 1 L.P.132852; Lot 1 L.P.114358; Lot 2 L.P.124466; Lot 2 L.P.126692	Hazelwood	Agriculture	2b
H32	5.0	Lot 2 L.P.113502	Hazelwood	Agriculture	2b
H33	121.0	Lots 1-3 L.P.98353; C/A 8A and 8B; Pt 23A; 9F and Pt 9C, 9H, 9J, 19, Sec A	Hazelwood	Agriculture	2b, 3a
H34	0.1	Lot 2 L.P.72440	Hazelwood	Residential	2b, 3a
H35	15.3	19C	Yinnar	Agriculture	2b
H36	8.7	Lot 2 L.P.129798	Yinnar	Agriculture	2b
H37	128.4	13, 14, 15 and various	Loy Yang	Agriculture	2b, 3a
H38	59.0	15K, 15K1	Loy Yang	Agriculture	2a, 3a
H39	4.1	Lot 1 L.P.119772 Pt C/A 151	Loy Yang	Agriculture/ Residential	2a, 4
H40	24.6	Lots 2-6 L.P.119772	Loy Yang	Agriculture	2a



**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.



# 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.

Recognizing 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 co-ordinated 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.

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 disposed of following the expiration of current leases and used in accordance with the following recommendations.

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

- I1 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.

Note:

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

### 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.



- I3-** That the areas described below and  
**I15** shown on the map be progressively sold following the expiration of current leases.

Note:

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

- I3** 3 ha, being Lot 1, LP 133273, Parish of Tanjil East.  
**I4** 32 ha, being part allotment 45 and 70; Lots 4, 5, 7, 13, 15, 16, 20, 21 and part Lot 6 of LP 11865, Parish of Maryvale.  
**I5** 4 ha, being Lot 10, LP 111605, Parish of Maryvale.  
**I6** 4 ha, being Lot 2, LP 111605, Parish of Maryvale.  
**I7** 4 ha, being part allotments 89 and 89A, Lot 10, LP 98796, Parish of Maryvale.

Note I4-I7:

Land in this vicinity is subject to a current amendment to the Shire of Morwell Planning Scheme and decision on *Statement of Planning Policy* No. 9. The Council expects that those decisions will be finalized before it prepares its final recommendations for the area.

- I8** 1.2 ha, being part allotment 86B, Parish of Maryvale.  
**I9** 6 ha, being allotment 81, Parish of Loy Yang.  
**I10** 4 ha, being Lot 1, LP 66070, Parish of Loy Yang.  
**I11** 25 ha, being part allotments 161, 161P, 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 3U, 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-** That the areas shown on the map and  
**I34** described below be progressively offered for sale following the expiration of current leases.

Note:

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

- I16** 73 ha, being Lot 8, LP 123150, Lots 360 and 361, LP 61318, and 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 a Gas and Fuel Corporation pipeline passes through it.

- I17** 62 ha, being part of allotments 7F and 7G, Parish of Tanjil East.

Note:

Pipelines pass through this land.

- 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.

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

Note:

Council will examine provision of continued access to SECV assets through this land when it prepares its final recommendations.



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

Notes:

1. The area does not include the water frontage adjoining the Tyers River. Council notes the potential to continue an existing walking track along this river, from the southern end of Tyers Regional Park to its junction with the Latrobe River, and will identify in its final recommendations any additions to the public land water frontage reserve required to provide such a track.
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.

- I22** 80 ha, being allotment part 10C and land described in LP 13191, 136221, 67507, 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.

Note:

This property surrounds Sayers Trig bushland reserve (recommendation B2).

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

- I25** 16.5 ha, being Lot 2, LP 113502, Parish of Hazelwood.

Note:

This area contains an existing residence, but Council believes it is not appropriate for further subdivision for residential purposes.

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

- I27** 169 ha, being allotments 14E, 14F, 14G, 14G<sup>1</sup>, Parish of Loy Yang.

Note:

Pipelines pass through this land.

- I28** 227 ha, being allotments 13D, 13D<sup>1</sup>, 13J, 13J<sup>1</sup>, 13J<sup>2</sup>, 13J<sup>3</sup>, 13, 14H, 14J, 14M, 15, 15A, 15A<sup>2</sup>, 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** 93 ha, being allotments 7I and 13, section A, Parish of Loy Yang, and 50G and 76K, Parish of Traralgon.

- I30** 6.3 ha, being part of allotment 16K, Parish of Loy Yang.

Note:

This parcel lies east of Callignee South Road, and forms part of developed farmland.

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

- I32** 90 ha, being allotments 8, 9, 9A, 9B, 11, 15U, 15U<sup>1</sup>, 15U<sup>2</sup> 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 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.

- I36** That the area of 32 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.

Note:

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.