

HI-QUALITY GROUP'S PLANNING SCHEME AMENDMENT:



FAQ AND INFORMATION SHEET

In March 2021, the Victorian Minister for Planning approved Hi-Quality Group's proposed Planning Scheme Amendment under 20(5) of the Planning and Environment Act 1987.

This approval provides Hi-Quality with the required planning permissions to construct and operate a purpose-built facility to collect, treat, and safely dispose of the material excavated by the tunnel boring machines used on the West Gate Tunnel Project.

As the owners of approximately 1000 acres of land surrounding the facility, we have a long-term vision that puts us here beyond 2046, and we're committed to leaving a positive legacy. Hi-Quality has undertaken rigorous assessments as part of our Planning Scheme Amendment application, and our designs meet and exceed the highest environmental, operational, and safety standards.

On March 5th, 2021 Hi-Quality Group also received approval from EPA Victoria on our Environmental Management Plan. While both of these approvals are important steps, the competitive tender process run by CPB John Holland for the contract is still underway, and Hi-Quality will need to undertake a range of works before the site will be in a position to receive and safely manage excavated material from the West Gate Tunnel Project.

We understand the community may have questions, and we encourage anyone to reach out via www.hiqualityecohub.com.au.

FREQUENTLY ASKED QUESTIONS

Does the PSA approval mean Hi-Quality Group will build the facility?

While this is an important step in the process, Hi-Quality Group will only construct this facility if it is chosen as the preferred contractor by the West Gate Tunnel Project builders, CPB John Holland. However, to help expedite construction should Hi-Quality be awarded the project, some preparatory works – such as site preparation – may occur before construction of the processing facility begins. These works do not signal that Hi-Quality is expecting to be awarded the project - the competitive tender process is still underway.

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<p>Exactly what does the PSA cover?</p>	<p>The Planning Scheme Amendment provides Hi-Quality with the required planning permissions to construct and operate a purpose-built facility to collect, treat and safely dispose of the spoil excavated by the tunnel boring machines used as part of the West Gate Tunnel Project. The proposed facility would be constructed within Hi-Quality Group's existing Sunbury Eco-Hub located at 570-650 Sunbury Road, Bulla.</p> <p>The Incorporated Document (one of the documents forming part of the Planning Scheme Amendment) requires commencement of the project by 1 June 2021 and completion of the project by 1 April 2024 and only relates to the West Gate Tunnel Project needs. For any future uses of the facility or other projects, Hi-Quality would be required to submit additional applications tailored to the additional proposed use.</p>
<p>Can we view the Planning Scheme Amendment?</p>	<p>The gazetted Planning Scheme Amendment is available via the Department of Environment, Land, Water and Planning's website. You can view it via https://www.planning.vic.gov.au/schemes-and-amendments/browse-amendments.</p>
<p>What will happen to the facility after the PSA expires?</p>	<p>As the owners of approximately 1000 acres of land surrounding the facility, we're committed to leaving a positive legacy. We have long-term regeneration plans in place for when the facility is no longer required that ensure minimal impacts to the surrounding environment.</p> <p>The site is also highlighted as growth area within the Sunbury South Precinct Plan and has been earmarked for future industrial and commercial development. All of our operations are undertaken with the commitment to ensuring our land is suitable for future use in accordance with this Plan.</p>
<p>Are there conditions imposed on the PSA?</p>	<p>The Planning Scheme Amendment includes an Incorporated Document, which contains several conditions that Hi-Quality must adhere to for the construction and operations of the facility. The Incorporated Document can be found at the Department of Environment, Land, Water and Planning's website.</p> <p>Conditions are commonly included in Incorporated Documents to ensure a project is constructed and operated according to requirements imposed on the uses and development permitted. Hi-Quality is aware of its obligations imposed by the Incorporated Document including the requirements to submit the required plans to the Minister for Planning for approval shortly following the approval of the Planning Scheme Amendment.</p>

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<p>How is compliance ensured?</p>	<p>Hi-Quality Group will have a number of robust controls in place to ensure the facility is constructed and operated consistently and in line with the planning and environmental approvals including:</p> <ul style="list-style-type: none"> • ongoing regular independent audits; • periodic noise monitoring and validation throughout the construction and operations of the facility; and • a general monitoring program to demonstrate and record compliance <p>Hume City Council is the responsible authority for the administration and enforcement of the Incorporated Document and has a range of tools available to ensure Hi-Quality complies with the conditions.</p>
<p>Hi-Quality Group has now received both planning and environmental approvals. Does that mean you are going to be awarded the contract?</p>	<p>Hi-Quality Group is one of three potential sites being considered to manage the spoil excavated by the tunnel boring machines on the West Gate Tunnel Project. The competitive tender process run by CPB John Holland is still underway, and a decision has not been made on the preferred contractor.</p>
<p>Has Hi-Quality Group engaged Hume City Council?</p>	<p>In 2020, Hi-Quality undertook a formal community engagement process. As part of this, Hi-Quality briefed a number of Hume City Council officers in April 2020. We have since made several offers to update Officers and Councillors and continue to provide updates on the process. We remain available to Council for briefings at their discretion.</p>
<p>Did the Minister for Planning engage the local community when making his decision?</p>	<p>Hi-Quality can't speak to the process undertaken by the Minister for Planning.</p> <p>Prior to Hi-Quality requesting that the Minister for Planning approve the Planning Scheme Amendment, Hi-Quality was required to, and undertook a formal community engagement process. This was conducted between March and May 2020. During this time, we had 71 interactions with stakeholders and residents, including detailed project briefings and in-depth conversations about the proposal. We also received 165 contributions via our online engagement hub and had eight conversations via the project phone line. The findings from this process were consolidated in a report to the Minister for Planning. You can view a summary of this process via www.hiqualityecohub.com.au</p>

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	<p>Since then, Hi-Quality has been regularly engaging with the community, including local businesses, landowners, and community groups. Our online engagement hub and phone line remain open. We encourage anyone with questions to call the project hotline on 03 9021 0678, email us on getintouch@hiqualitysunbury.com.au, or ask a question via www.hiqualitysunbury.com.au.</p>
<p>When would construction of this facility start if you are chosen as preferred contractor?</p>	<p>A decision on the competitive tender is expected in the coming months. Should Hi-Quality be awarded the tender, construction of its proposed facility would begin shortly thereafter. We are committed to keeping the community updated on the progress regarding this proposal. You can sign up for project updates via www.hiqualitysunbury.com.au.</p>