

**1.2 1221-1249 CENTRE ROAD, OAKLEIGH SOUTH
USE AND DEVELOPMENT OF THE LAND FOR PRELOADING OF EARTH AND
CONSTRUCTION OF BUILDINGS AND WORKS (TEMPORARY LANDFILL GAS
VENTING TRENCH) AND ALTERATION OF ACCESS TO A TRANSPORT ZONE, 2
(TPA/53179)**

EXECUTIVE SUMMARY:

This application proposes further remediation and rehabilitation works on the site of the former Talbot Road Quarry. Ground improvement works (pre-loading) and a temporary landfill gas venting trench are proposed in the north west corner of the site.

The application was subject to public notification. Twenty three (23) objections to the proposal have been received.

Key issues to be considered relate to use and development of the land for stockpiling, site management, and amenity impacts.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework and issues raised by objectors.

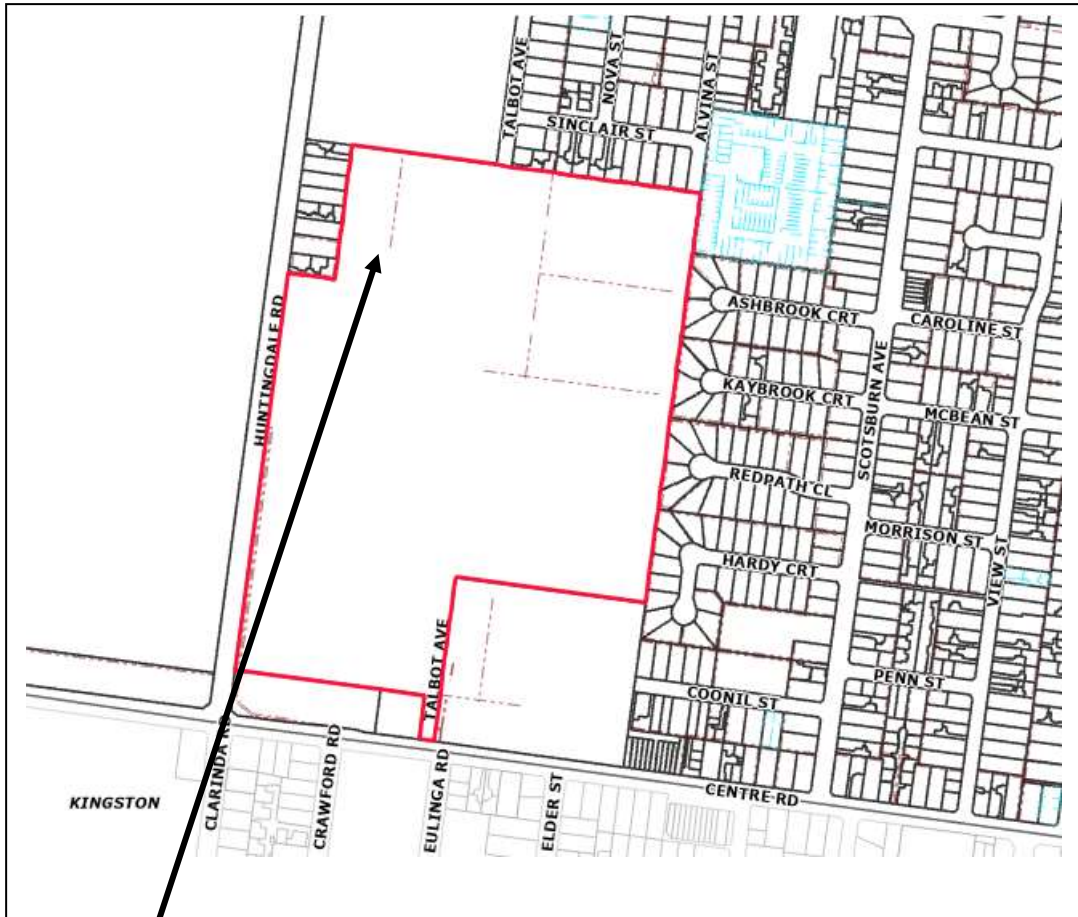
The reason for presenting this report to Council is due to significance of the site and extent of the proposed works.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Anne Maree Roberts
WARD:	Oakleigh
PROPERTY ADDRESS:	1221-1249 Centre Road, Oakleigh South
EXISTING LAND USE:	Vacant land – former quarry and municipal landfill site.
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	Twenty-three (23)

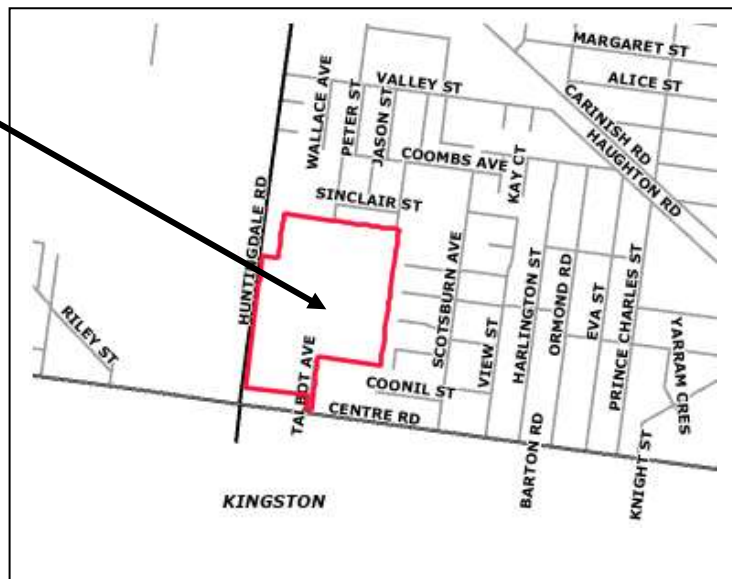
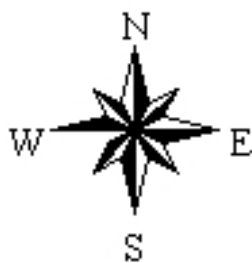
ZONING:	Part Special Use Zone, 2 Part General Residential, Schedule 3
OVERLAY:	Environmental Audit Overlay
RELEVANT CLAUSES: <u>Planning Policy Framework</u> Clause 13 - Environmental Risks and Amenity Clause 13.04 - Soil Degradation Clause 15.03-2S – Aboriginal Cultural Heritage Clause 19.03-3S- Integrated Water Management	<u>Local Planning Policy Framework</u> Clause 21- Municipal Strategic Statement Clause 21.08- Transport and Traffic Clause 21.13- Sustainability and Environment Clause 22.04- Stormwater Management Policy Clause 22.05 Tree Conservation Policy Clause 22.09- Non-Residential Use and Development in Residential Areas <u>Particular Provisions</u> Clause 52.17 – Native Vegetation Clause 53.18- Stormwater Management in Urban Development Clause 52.29 – Land Adjacent to the Principal Road Network Clause 65 – Decision Guidelines
STATUTORY PROCESSING DATE:	15 February 2022
DEVELOPMENT COST:	\$970,000

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Grant a Planning Permit (TPA/53179)** for the use and development of the land for the preloading of earth and construction of buildings and works (temporary landfill gas venting trench) and alteration of access to a Transport Zone 2, at 1221-1249 Centre Road, Oakleigh South subject to the following conditions:

Amended Plans required

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned. When the plans are endorsed they will then form part of the Permit. The plans are to be generally in accordance with the plans prepared by Tetra Tech Coffey dated 11 October 2021, contained within the Domain 1 Preload Design Report prepared by Tetra Tech Coffey, dated November 2021 and the Site Environmental Management Plan prepared by Verve dated 28 September 2021 but modified to show:
 - a) The location and height of the proposed silt fencing to be shown on sectional diagrams prepared by Tetra Tech Coffey.
 - b) The location and minimum setbacks of the proposed swale drain to adjoining properties and identified on sectional diagrams on the plans prepared by Tetra Tech Coffey.
 - c) The location of the crest of the sand quarry pits in relation to the property boundaries to be shown on the Site Environmental Management Plan prepared by Verve, dated 28 September 2021;
 - d) Clarification of the level of compaction and target densities of the preload stockpiles to be documented to ensure the stability of the stockpile slopes around the perimeter of the site to be provided in the Preload Design Report prepared by Tetra Tech Coffey.
 - e) Confirmation of the level of compaction of any existing fill underlying the perimeter slopes of the pre load stockpiles to be provided in the Preload Design Report prepared by Tetra Tech Coffey.
 - f) A Storm Water Management Plan in accordance with Condition 4 of this Permit.

All to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority, except for minor alterations to the design and alignment of the trench (maximum

of 1 metre deviation). Any alteration must be approved by the Environmental Auditor.

Endorsed documents forming part of this permit include:

- Plans prepared by Tetra Tech Coffey;
- Preload layout and trench detail plans prepared by Tetra Tech Coffey;
- Workplan For Zone 1 Temporary Boundary Venting Measures prepared by Tetra Tech Coffey dated 11 November 2021;
- Domain 1 Preload Design Report prepared by Tetra Tech Coffey;
- Site Environmental Management Plan prepared by Verve;
- Construction and Environmental Management Plan;
- Traffic Management Plan prepared by Cardno dated 29 September 2021.
- Tree Removal Plan prepared by Tetra Tech Coffey dated November 2021.
- Storm Water Management Plan per Condition 1.
- Construction Management Plan per Condition 34.

Including any amendments which would supersede any earlier plan or document.

Construction Environmental Management Plan

3. Prior to the commencement of works, an amended Construction Environmental Management Plan must be submitted and approved by the Responsible Authority. The Plan must include the recommendations as identified within the Construction Environmental Management Plan prepared by Coffey Environments Australia dated May 2020, but also include the following:

Dust management:

- Requirement that pre-load stockpiles must be vegetated, or other appropriate method (such as soil binder) for the top surface of the stockpile as soon as reasonably practicable following placement to assist in dust management.
- Include definitive requirements for when dust monitoring must be conducted.
- Include definitive weather conditions and observations that require works to cease, e.g. wind speeds >40 kmph / visible movement of dust off-site.

Noise and Vibration Management:

- Detail the applicable environmental values and required indicators and objectives for the ambient sound environment outlined in the Environment Reference Standard¹ (ERS), the requirements of EPA

Publication 1834 Civil construction, building and demolition guide (November 2020).

- Include methods for controlling noise and vibration at the source.
- Develop a timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken when.
- Develop a procedure for approval of any noise/vibration sensitive tasks that need to be completed outside of designated working hours.

The updated Construction Environmental Management Plan is to be verified by the appointed environmental auditor and this verification provided in writing to the Responsible Authority

Stormwater Management Plan

4. Prior to the commencement of works, a Stormwater Management Plan must be prepared by the principal contractor to manage stormwater quality, site drainage and including any water and silt run off during construction and during the presence of stockpiles. The plan must demonstrate that all stormwater discharge and water and/or silt run off is to be controlled within the site and this plan is to be submitted and approved by the Responsible Authority.
5. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into adjoining properties, Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
6. The stormwater drainage system is to be inspected every month or after any rain event greater than 10 mm.
7. Sediment collected by the sediment fence is to be removed and fences maintained and/or replaced to prevent the transportation of sediment to the stormwater system and adjoining properties.
8. The silt fences should be inspected at the same time and cleaned if required in line with the manufacture's specification. Should there be any signs of a loss of integrity in sections of the silt fence, these should be replaced.
9. Inspection and maintenance will be the ongoing responsibility of the Principal or delegated to the Principal Contractor.

Vibration Management Plan

10. A Vibration Management Plan prepared to document specific vibration controls to be implemented during the works.

Gas Venting Trench

11. The boundary venting system must be installed in accordance with the Coffey Workplan verified by the appointed environmental auditor or a revised workplan subsequently verified by the appointed environmental auditor.
12. An appointed environmental auditor must be engaged to verify the installation and completion of the temporary boundary venting system.
13. Designated hold points are to be enforced where construction of the trench as per the agreed design is not practicable to enable discussion and endorsement of the proposed design change from the auditor.
14. During any pre-loading activities in Domain 1 (following construction of the trench), on-going landfill gas monitoring must be implemented in accordance with the auditor approved workplan or a revised plan verified by an appointed environmental auditor.
15. Works conducted onsite during construction must comply with Victorian Occupational Health and Safety (OH&S) Regulations (2017). The Site Manager shall ensure appropriate OH&S measures are implemented and that all site personnel (including those employed / engaged by sub-contractors) are aware of all potential OH&S issues at the site.
16. Monitoring for the presence of hazardous ground gases or a potentially explosive or oxygen deficient atmosphere using an LEL meter must be undertaken as part of any ground opening works. Existing gas monitoring infrastructure should be maintained during construction

Stockpiling

17. The importation of any fill soils to the site must be in accordance with EPA Victoria legislative requirements, the CEMP (Coffey 2020) (as attached to the Statements to Environmental Audit) and associated Site Backfilling Protocol (Coffey 2015). Importation is subject to specific site criteria and must be approved prior to importation
18. The batter surfaces of the proposed pre-load surcharge stockpile must be vegetated (e.g. with grass seed) as soon as reasonably practicable to reduce further the potential for surface soils erosion. The top surface of the pre-load must be either vegetated or utilise another other appropriate method (such as a soil binder) to reduce potential for soil erosion.
19. The height of the stockpiles shall be limited so that no part is higher than the RL heights shown on the Proposed Works Plan or the Preload Design report.

Site Management

20. Contact details of the key site personnel on-site and the principal contacts for registration and resolution of complaints must be clearly displayed in a highly visible location external to the site at all times during the stockpiling works.
21. All complaints received in relation to the works must be managed, addressed and resolved by the operator within 24 hours (or 48 hours in the case of the weekend) of receipt. Details of all complaints and the action taken by the operator in respect thereof shall be given forthwith to the Responsible Authority.
22. Construction may operate only between the hours of:
 - Monday to Friday, 7:00am-6:00pm.
 - Saturday, 8:00am-12:00pm.
 - No work permitted on Sunday or public holidays.Unless the Responsible Authority gives consent in writing.
23. The unused portion of the property must be kept drained, tidy and mown at all times to the satisfaction of the Responsible Authority.
24. At the immediate request of the Responsible Authority, the applicant must limit the scale of, or cease operations, which emit dust during windy days when dust levels are unacceptable.
25. At the immediate request of the Responsible Authority, the applicant must arrange for the external cleaning of any adjacent properties unduly affected by dust from the works being undertaken. The cleaning works as requested by the Responsible Authority, are to be undertaken at full cost of the developer/operator.
26. The applicant must ensure that vehicles leaving the site have clay and soil removed from their wheels before entering public roads. Street sweeping of roads surrounding the development is to be undertaken as requested by the Responsible Authority at full cost of the developer/operator.
27. Sediment traps or similar, must be installed to prevent the transportation of sediment, litter and wastes oil, grease and detergents from vehicles to the stormwater system and adjoining properties. Sediment control measures are to be designed in consultation with and implemented to the satisfaction of City of Monash Engineering Division.
28. The land must not be used as a waste transfer station or for refuse disposal.

29. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
30. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
31. Parking areas and access lanes must be kept available for these purposes at all times
32. A sign to the satisfaction of the Responsible Authority must be provided directing drivers to the area set aside for car parking and must be located and maintained to the satisfaction of the Responsible Authority. The sign must not exceed 0.3 square metres
33. The loading and unloading of goods from vehicles must only be carried out on the land.
34. Vehicles under the control of the operator of the use or the operator's staff must not be parked on Centre Road, Huntingdale Road, Talbot Avenue, Sinclair Street, Alvina Street, Clarinda Road, Crawford Road, Eulinga Road, Elder Street, Scotsburn Avenue, Coonil Street, Hardy Court, Redpath Close, Kaybrook Court and Ashbrook Court.

Construction Management Plan

35. Prior to the commencement of any site works (including excavation), a Construction Management Plan (CMP) must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
 - a) Construction program to be generally in accordance with the submitted "Construction Program Estimate & Sequence of Preload Earthworks and Venting Barrier Works"
 - b) Hours for construction activity in accordance with any other condition of this permit;
 - c) Appropriate measures to control noise, dust and water and sediment laden runoff;
 - d) Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - e) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;

- f) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;
- g) A program for the cleaning and maintaining surrounding road surfaces;
- h) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
- i) Measures to provide for public Safety and site security;
- j) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises.
- k) A Traffic Management Plan showing truck routes to and from the site;
- l) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- m) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
- n) The provision of contact details of key construction site staff;
- o) Noise and Vibration Management:
 - Detail the applicable environmental values and required indicators and objectives for the ambient sound environment outlined in the Environment Reference Standard¹ (ERS), the requirements of EPA Publication 1834 Civil construction, building and demolition guide (November 2020).
 - Include methods for controlling noise and vibration at the source.
 - Develop a timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken when.
 - Develop a procedure for approval of any noise/vibration sensitive tasks that need to be completed outside of designated working hours.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.

Acoustic Testing

36. At the request of the Responsible Authority, the owner or occupier must, supply an assessment by a qualified acoustic consultant of noise levels emitted from the site with readings taken at times and locations specified by the Responsible Authority. The cost of the assessment is to be borne

by the owner or occupier. If necessary, additional noise control features must be installed in consultation with an acoustic engineer, or activities and noise sources on the premises regulated at the direction of and to the satisfaction of the Responsible Authority. The frequency of this request will be at the discretion of the Responsible Authority.

37. The amenity of the area must not be detrimentally affected by the use or development, through the:
- a) transport of materials, goods or commodities to, from and within the land.
 - b) through vehicle movements (including parking of trucks and reversing beepers etc) in any other way.
 - c) appearance of any building, works or materials.
 - d) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - e) presence of vermin.

At the immediate request of the Responsible Authority the owner must take action to respond to amenity and nuisance issues raised by the Responsible Authority including suspending operations upon request.

Stormwater Drainage

38. The site must be drained to the satisfaction of the Responsible Authority. All stormwater and water run off from the site must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Department of Transport Conditions (ref PPR:37852/21)

39. Prior to the commencement of works, the crossover and driveway on Huntingdale Road are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.
40. No right-turn movements into or out of the site by heavy vehicles are permitted between the hours of 6.00am-9.30am and 3.30pm-7.00pm on weekdays.
41. No heavy vehicles associated with the works are permitted to be stopped/parked on Huntingdale Road.
42. Prior to the commencement of works, a truck wheel-wash must be installed at the property boundary to enable all mud and other tyre borne debris from vehicles to be removed prior to exiting the land. The truck wheel-wash must be maintained in good order during the construction phase of the development and may be removed at the end of the

construction phase of the development with the prior approval of the Head, Transport for Victoria.

43. Vehicles must enter and exit the site in a forward direction at all times.

Completion of Buildings and Works

44. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Removal of works

45. At the end of the settlement/surcharge or within 5 years from the date of this permit, whichever occurs earlier all the preload fill material is to be removed from Domain 1 to the satisfaction of the Responsible Authority unless otherwise agreed in writing by the Responsible Authority.

Permit Expiry

46. In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- (i) The development and use is not started before 2 years from the date of issue.
- (ii) The development is not completed before 4 years from the date of issue.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or

- (iii) within six (6) months afterwards if the development has not commenced; or
- (iv) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

Permit Notes

- A. Building approval may be required to be obtained prior to the commencement of the above approved works
- B. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- C. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

Department of Transport Note:

- D. The proposed development requires works within the arterial road reserve. Separate approval under the *Road Management Act 2004* for this activity may be required from the Head, Transport for Victoria. Please contact DoT (Roads) prior to commencing any works: mse_workswithinroadreserve@roads.vic.gov.au.

BACKGROUND:

History

The use of the land for a sand quarry was originally established in the 1950's and continued to operate until the late 1990's. Operations of the quarry included extraction, re-washing, drying, blending, storage and sale of sands. At various times uncontrolled fill may have been brought into the land and deposited on-site.

Part of the land that comprises a former quarry pit had been used as a municipal landfill (generally uncontrolled fill and landfill materials) between 1972-1975 and is the area subject of consideration in the current application.

Existing Section 173 Agreement

The land is affected by a restriction on Title with the former City of Oakleigh having entered into a Section 173 Agreement with the previous owner (Consolidated Quarries Ltd) on 15 March 1993 and registered on Title 26 May 1993. The agreement includes obligations for any successors on Title which would include the current owners and generally relates to operating conditions associated with the former use of the site. Other requirements include:

- That upon reclamation, the land be appropriately consolidated, re-soiled and levelled.
- Establishment of a consultative committee for monitoring requirements of the agreement.

A Covenant also affects Council Land (Talbot Park) – Covenant R846089U. The covenant refers to the use of land for the purposes and gas and fuel pipelines. The Easement defined for this pipeline will not be impacted by the current proposal.

Previous Planning Permits

The site's previous uses and activities of sand quarrying and landfilling require a geotechnical and environmental management response to improve the ground conditions to enable any future use and/or development work. Consequently, there have been several planning permits issued for rehabilitation and remediation works to enable future development of the land. Any future development, however, would be subject to further approval.

Previous Planning Approvals include:

- TPA/43336 and TPA/43337
These two Planning Permits were issued on 1 June 2015 for remediation works involving backfilling and site rehabilitation of the former quarry pit (TPA/43336) and for the use and development of the land for stockpiling of earth and treatment of fill materials (TPA/43337).

Both permits were subject to numerous conditions. In relation to the stockpiling works approved under permit TPA/43337, conditions included the requirement for maintaining a buffer from the residential properties that specified:

- *Retention of all existing mounding areas within 40 metres from the boundary of the land;*
- *All works within the site setback a minimum of 30 metres from the boundary of the land;*
- *Retention of existing grassed areas and vegetation within 30 metres from the boundary of the land.*

The stockpiling works were approved in the northern and eastern areas of the site that have an interface with residential properties. These works were completed in 2019 and the planning permit has expired.

The works to backfill the quarry pit approved under Planning Permit TPA/43336, were not undertaken before the permit expired in 2019.

Council has refused the extension of time requests for both permits. It is noted that there are no current valid planning permits for the stockpiles which are located on the land. There is no current requirement for these stockpiles to be removed from the site at any particular time.

- TPA/50778
This Planning Permit was issued on 22 January 2020 for the construction of buildings and works to upgrade the existing drainage swales. These works were located adjacent to the eastern boundary of the site, and part also within Talbot Park. These works have been completed.
- TPA/51940
A Notice of Decision to grant a permit was issued on 9 February 2021 for construction of a boundary venting trench along the north west boundary of the site. The purpose of the trench was to provide additional protection measures to neighbouring residents from potential gas mitigation risks associated with the previous use of the site as a municipal land fill. The trench had a setback of 10 metres from the western boundary (adjoining the rear

boundary of Nos 412-426 Huntingdale Road) and 5 metres from the northern boundary adjoining the side boundary of 426 Huntingdale Road.

This matter was taken to VCAT by Objectors. The application was withdrawn by the permit applicant on the basis that it was not essential to proceed with the trenching works at that time. The works have been incorporated into this current application.

Image: Proposed Trench location in TPA/51940



Request for Rezoning - Amendment C129 to Monash Planning Scheme

On 25 September 2018 Council resolved to follow the advice of the Independent Panel and abandon the amendment request by the owners to rezone the land to a Comprehensive Development Zone to potentially allow for the development of the land. The Panel found that the site was too complex to be rezoned in the staged process that was proposed. Due to the known contamination on the site, the Panel recommended that the land should be fully and comprehensively audited prior to consideration of a rezoning.

Environmental Audit

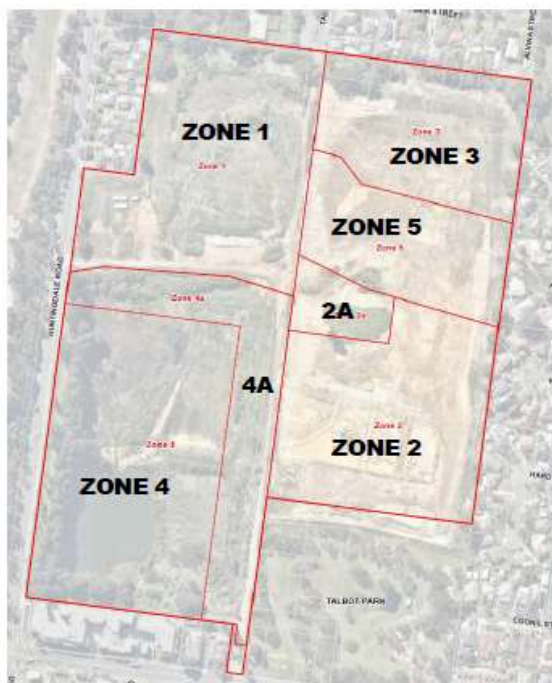
An environmental audit was completed for the site under Section 53X of the Environment Protection Act 1970 (Ref: 8004092), issued on 14 May 2020. An audit

involves an assessment of the land's condition by an EPA-appointed auditor, including a site history review and site investigation through a sampling program.

Three individual Statements of Environmental Audit were issued for different areas of the site, based on the environmental conditions and associated management requirements, and comprised:

- Zone 1 and Zone 2A;
- Zone 2, Zone 3, and Zone 5; and
- Zone 4 and Zone 4A.

Image: Zone Boundaries in Environmental Audit:



The statement issued for Zone 1, the land subject of this application, states that the site is suitable for the development and use of sensitive uses, subject to specified conditions. It was recognised in the audit that the construction of temporary and / or permanent boundary intervention measures was needed and endorsed in the conditions of the Statement of Environmental Audit. This includes recommendations and required works for the monitoring and management of land fill (methane) gases resulting from the former use as municipal landfill. The construction of a temporary (or permanent) boundary venting system is required prior to undertaking preload works in Zone 1.

The Site and Surrounds

The subject land is located on the eastern side of Huntingdale Road in Oakleigh South. The land is significant in size having an overall area of approximately 19 hectares (46.94 acres). The land has a typical width of 300m-400m from east to west and length of 400m-585m from north to south. Huntingdale Road runs along

the western boundary and Centre Road is accessible at the southern most end of the land.

Soil embankments of varied heights are located along the perimeter of the site, which are commonly grassed. Some significant scattered vegetation occupies part of the northern and western boundaries. The topography of the land is undulating. The existing quarry pit is located within the south-west corner of the land.

The portion of this land subject to the application is that within the north-west of the site identified as Lot 1 within LP38793 and Lots 1,2 and 3 on TP803687. The site is identified as part of Zone 1 within the Environmental Audit prepared for the site or Domain 1 in the Geotechnical Reports.

Image: Domain boundaries across the entire site:



Image - Existing Conditions highlighting Domain 1 only

Land surrounding the site can be described as:

North

- Davies Reserve immediately adjoins the subject land and is a Council owned recreation reserve comprising athletics track, pavilion and large areas of public open space. This reserve provides open space, pedestrian and cyclist links through to Huntingdale Road and Wallace Avenue;
- Residential properties (11) orientated to Talbot Avenue and Sinclair Street. The setback of dwellings to the common boundary is typically in the range of 1.5 metres to 20 metres, with several garages and outbuildings located on the common boundary. Some scattered vegetation is located along the common boundary of the land.
- The southern end of Talbot Avenue and Alvina Street.

East

- Former Clayton West Primary School known as 10 Alvina Street. Presently 96 medium density dwellings with associated subdivision are under construction in accordance with Planning Permit TPA/49091.
- Residential properties (17) orientated to Ashbrook Court, Kaybrook Court, Redpath Close and Hardy Court. The setback of dwellings to the common boundary is typically 1.9 metres to 10 metres, with several garages and outbuildings located on the common boundary. Some scattered vegetation is located along the common boundary of the land.
- Talbot Park is located immediately adjacent to the south-east corner of the subject land. This Council owned recreation reserve comprises large green

space areas and children's playground. Some scattered vegetation is located along the common boundary of the land. This reserve provides open space pedestrian and cyclist links through to Centre Road and Coonil Street.

South

- A four storey apartment building is located on the north-eastern corner of the intersection of Centre Road and Huntingdale Road at 1215 Centre Road.
- A two storey residential apartment building comprising 16 x single bedroom apartments. The development has a setback of approximately 17 metres from the subject land. Car ports and car parking areas are located immediately adjacent to the subject land.
- The area to the further south across Centre Road includes Clarinda Primary School and detached dwellings orientated to Centre Road.

West

- Residential properties (10) orientated to Huntingdale Road, adjacent to the northern end of the site. The setback of dwellings to the common boundary is typically in the range of 1.8 metres to 23 metres, with several garages and outbuildings located on the common boundary.
- Huntingdale Golf Club is located opposite the land across Huntingdale Road.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The application seeks approval for the use and development of preloading of earth and the construction of a temporary venting trench. The application has been submitted as the first proposal for further ground improvement works across the site in a staged approach of works required under the Environment Audit completed in 2020 to enable future development of the land.

Details of the application are as follows:

Preloading works

Preloading is a ground improvement technique that involves the placement of fill over areas of the ground that have poor structural properties. The weight of the preload seeks to induce settlement prior to construction. The preload is proposed to create a uniform stockpile across the former backfilled quarry pit and land fill that has been partially and unevenly backfilled in the past.

Specific details are as follows:

- The preload will be placed at three levels across Domain 1 varying from RL66m at the northern end, RL65m in the middle and RL64m at the southern end due to the existing uneven surface levels.
- The stockpiles will have a height of up to 5.3 metres (measured in height above the level of adjoining residential properties) with batter slopes adjacent to the boundaries of the site.
- The toe of the preload stockpile will be set back approximately 5m from the western boundary of the site adjoining residential properties.
- The crest of the stockpiles is setback between 10 and 15 metres along the western boundary.
- The stockpiles will be revegetated with grass seed.
- The preload is expected to be in place and monitored for settlement for around 12-18 months. It is proposed that after settlement the preload will be removed and used as backfill material for the quarry void in Domain 4 (This is subject to a separate planning application and is not part of consideration).
- The Domain 1 Preload Design Report (Coffey 2021) states that the importation of any fill soils to the site must be in accordance with EPA Victoria legislative requirements, the Construction Environment Management Plan (Coffey 2020) and associated Site Backfilling Protocol (Coffey 2015). Importation is subject to specific site criteria (e.g. geotechnical) and must be approved prior to importation.

Venting Trench

- The proposed trench has a width of 600 mm and depth of 4m-5m below the current ground surface (to the approximate depth of the water table) to ensure there is no pathway for land fill gas to migrate under the trench.
- The trench will be set back 5 metres from the western boundary adjoining the rear of the properties at No 412 -426 Huntingdale Road and the northern boundary of the site adjoining the side boundary of No 426 Huntingdale Road.
- A high density polyethylene (HDPE) geomembrane and geotextile liner is to be installed on the site boundary side of the trench. The trench will then be filled with permeable materials such as basalt aggregate.
- A 0.5 m thick layer of mulch topping (biofiltration system) is proposed for the length of the trench that will assist in treating methane (prior to discharge) and will also mitigate any potential odour impacts.
- The length of the trench is approximately 196 metres.
- A series of vent risers with a minimum of 20 metres spacings are to be located along the length of the trench. The vent risers will have a height of 2 metres above the final preload level. These are passive risers with no mechanical/powered features.

- The construction of the trench is to be undertaken prior to the preloading works.
- A monitoring program (including continuous monitoring in five monitoring bores for three months) is proposed during and following preloading of the Domain 1 area to identify landfill gas migration beyond the venting trench should it occur.
- The proposed trench is an amended design to that previously considered under TPA/51940 which was setback 10 metres from the western boundary and 5 metres from the northern boundary, but is of a similar length and depth.

The below images detail a cross section showing the differences in site levels with proposed preload, venting trench and vent riser.

Image – Cross Section

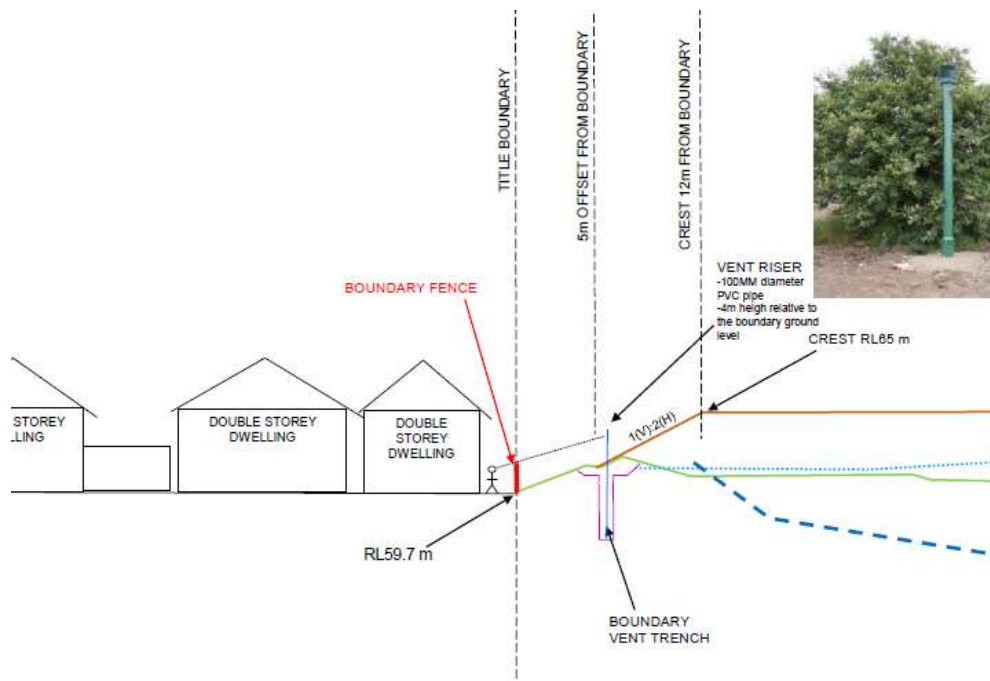


Image - Proposed works -Domain 1Storm Water Management Works

It is proposed to undertake drainage works to enable stormwater to drain southwards (toward the quarry pit) during construction and while the stockpiles are in place. This includes:

- Construction of drainage swales close to the edge of the preload stockpile crest and within the centre of the preload stockpile. The swale drains will allow for conveyance of stormwater at a slower, controlled rate and acts as a filter medium for removing pollutants before entering the stormwater system. Rather than a traditional drain, a swale acts as both a slowing and cleaning process for stormwater.
- Additional swales are proposed around the boundaries of the stockpiles to collect water from the stockpile batters.
- The proposed swales will be a minimum of 0.3 metres below natural ground level.
- Silt fences are to be located at the crest and toe of the stockpiles to ensure soil does not wash down the stockpile batters. The fences have a height of 500mm and will be located between the stockpile and the northern and western boundaries.

Other works

- Removal of 11 individual trees and 3 tree groups along the boundaries of the site.
- Widening of the existing access to Huntingdale Road to enable trucks to enter and exit the site during pre-loading works.

Documentation forming part of the application submission includes:

- Plans and Domain/ Zone Plans prepared by Tetra Tech Coffey;
- Preload layout and trench detail plans prepared by Tetra Tech Coffey;
- Letter in support of the Zone 1 Temporary Boundary Venting Trench prepared by Tetra Tech Coffey dated 15 December 2021;
- Workplan For Zone 1 Temporary Boundary Venting Measures prepared by Tetra Tech Coffey dated 11 November 2021;
- Domain 1 Preload Design Report prepared by Tetra Tech Coffey dated November 2021;
- Site Environmental Management Plan prepared by Verve, dated 28 September 2021;
- Arboricultural Assessment and Report prepared by Tree Logic dated 15 September 2021;
- Aboriginal Cultural Heritage Assessment prepared by Ecological Australia dated 31 March 2021;
- Construction and Environmental Management Plan, dated 1 May 2020 (as appended to the Statements of Environmental Audit).
- Letter of Verification from Environmental Auditor, EHS Support Pty Ltd for Workplan for Gas Venting Trench, dated 11 November 2021

The preload and gas venting trench design has been prepared by Tetra Tech Coffey and has been endorsed by an accredited EPA Environmental Auditor that the works are in accordance with the conditions of the Audit for the site.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:Zoning

The subject site is located within a General Residential Zone - Schedule 3 (GRZ3) and Special Use Zone - Schedule 2 (SUZ2) under the provisions of the Monash Planning Scheme. A permit is required pursuant to:

- Clause 32.08-2 (GRZ3) for use of the land for earthworks within the General Residential Zone.
- Clause 32.08-9 (GRZ3) for buildings and works associated with the use.

- Clause 37.01-4 (SU2) for the use of the land for earthworks within the Special Use Zone, Schedule 2
- Clause 37.01-4 (SU2) buildings and works associated with the proposed use.

Earthworks are defined in the Monash Planning Scheme as land forming, laser grading, levee banks, raised access roads and tracts, building pads, storage embankments, channel banks and drain banks and associated structures.

Overlays

The land is covered by an Environmental Audit Overlay. A Certificate of Environmental Audit or a Statement by an Environmental Auditor is required before a sensitive use commences or the carrying out of buildings and works in association with a sensitive use commences. As the works are not associated with a sensitive use, this is not required. However, as noted above, an Audit has been undertaken of the site.

Particular & General Provisions

Clause 52.08 - Earth and Energy Resources Industry

A permit is required to use the land for earth and energy resources industry.

Earth and energy resources industry is defined as land used for the exploration, removal or processing of natural earth or energy resources.

The application does not seek any new use of the land for quarrying or sand extraction. The proposed works relate to rehabilitation of the former quarry where operations previously included sand extraction, washing, drying, blending, storage and sale of sands and improving the mitigation of landfill gas venting across the site.

Clause 52.09 - Extractive Industry and Extractive Industry Interest Areas

The application does not seek approval for stone extraction under the provisions of Clause 52.09.

Clause 52.17 – Native Vegetation

A permit is required to remove, destroy, or lop native vegetation including dead native vegetation. The proposed tree removal has been assessed as having been planted or self-sown from planted specimens and exempt from a permit.

Clause 52.29 - Land adjacent to a Transport Zone 2.

A permit is required to create or alter access to a road in a Transport Zone 2.

Aboriginal Cultural Heritage

The south western portion of the site is within an area of Aboriginal Cultural Heritage Sensitivity (Domain 4). A preliminary cultural heritage assessment has been carried out by Ecological Australia in March 2021 with additional detail provided on 2 December 2021. This assessment concluded that the previous activities on the site has resulted in significant ground disturbance and the mandatory cultural heritage management plan (CHMP) will not be required for the proposed works or any future redevelopment of the site on the basis that no areas of Aboriginal cultural heritage sensitivity are present within the study area.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further information was requested of the Permit Applicant on 26 October 2021 and on 19 November 2021 with officers also raising the following preliminary concerns:

- Concern is raised with the slope of the batter in relation to the proximity of the boundaries and the interface with the residential properties. This will need to provide for a more gradual and gentle slope.
- Additional information/justification is required assessing the impact of the proposed works within 30 metres from the boundary to the adjoining residential properties. Conditions were placed on the original permits (TPA/43336 and TPA/43337) requiring this setback and also that existing grassed soil mounds were maintained with other mitigation measures to minimise the potential impacts to adjoining properties. The proposed works significantly intrude within the 30 metre buffer and insufficient evidence has been provided to justify the permit conditions are no longer applicable or demonstrate the net gain to the adjoining residents by the works intruding within the setback.
- Please provide a statement from an accredited expert that the submitted CHMP dated 28 March 2021 prepared by Ecological is applicable to the specific works proposed in the current application.

The Permit Applicant responded on 19 November 2021, 6 December 2021 and 15 December 2021 with additional documentation relating to the setbacks from the residential boundaries and the design of the pre-load. On 21 December the applicant provided an additional statement confirming that the works do not require the preparation of a Cultural Heritage Management Plan.

The Applicant was verbally advised that this application was coming to the December Council meeting, and a letter was sent to the Applicant with the details of the Council meeting.

The Applicant has been verbally advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

The application was extensively advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and two signs displayed along the Huntingdale Road frontage and a sign on the Talbot Road entrance to the site (via Centre Road).

Twenty three (23) objections were received. The objections raised the following concerns:

- The proposal is defined as “extractive industry” and is prohibited in the General Residential Zone.
- The application does not comply with Clause 52.09 of the Planning Scheme (Extractive Industry & Extractive Industry Interest Areas.)
- Concern with noise from trucks and machinery.
- Traffic.
- Management of contamination.
- Additional mental and physical health issues.
- Future residential development cannot sustain level of population increase.
- Impact on property values.
- Land fill gas currently escapes safely through the soil without impact to residents.
- The preloading introduces the need for LFG venting mechanisms and the application is to solve a problem created by the applicant.
- Recent preloading/stockpiling has impacted negatively with loud noise, house vibrations, dust inside the house, loss of use of private open space, damage to fences.
- Trenches and rises will create a negative visual impact.
- No confidence in the owner to maintain and oversee the site.
- Dangers to physical and mental health with possible release of buried chemicals.
- Council is biased towards the owner of the site as the principal polluter and any decisions need to be independent from Council.
- What decision has the environmental auditor made regarding the default 500 metre buffer as per the EPA’s Guidelines for Landfill BEPM (Best Practice Environmental Management) relating to all surrounding properties.
- The Planning Panel found the site needs to be looked at “wholistically.” No further applications should be considered until the land is rezoned.
- Temporary stock piles are still in place from 2017 and not required to be removed by Council and are the height of single storey roof lines.
- Flooding caused by existing stockpiles.
- Proposed hours of construction are unacceptable based on past experience.

- Height of risers could be up to 7-9 metres above the current RL and visually obtrusive.
- Removal of trees is unnecessary.
- Applicant is relying on aerial images to extend the pre-load closer to the boundary. No test pits have been excavated.
- An independent technical review and assessment of geotechnical issues and risks should be undertaken.

Public information session

An online Information Session was held on 6 December 2021 and was attended by nineteen residents. During the session various questions were put to the applicant and due to the technical nature of the proposal, the applicant provided a written response to the questions on 14 December 2021. This additional information provided by the Applicant was placed on Council's Web site as agreed at the Information Session.

Attachment 4 details the location of objector properties.

Referrals

External Referrals

Department of Transport

The application was referred to the Department of Transport as a determining referral authority pursuant to Clause 52.29 to create or alter access to a road within a Transport Zone. On 11 November 2011 the Department requested the applicant to provide further information.

The applicant provided the additional information and on 3 March 2022 the Department advised of no objection subject to conditions relating to restriction of right turn movements, parking of heavy vehicles on Huntingdale Road and the provision of a truck wheel wash.

Department of Jobs, Precincts and Regions

The application was referred to the Earth Resources Regulation Branch of the Department informally. The Department has no comment to make in relation to the application.

Environment Protection Authority

The application was referred to the EPA informally. The EPA has no concerns with the proposal, however advised Council to seek verification letters to demonstrate compliance with the relevant conditions in the statement of environmental audit.

Internal Referral

Traffic Engineer

Council's Traffic Engineers have no concerns with the proposal subject to conditions requiring the reconstruction of the existing vehicle crossing and revision of the existing drainage pit lid to allow for heavy vehicles.

Drainage Engineer

Council's Drainage Engineers have no concerns with the proposal subject to conditions addressing stormwater management and approval required for all drainage and civil works.

Geotechnical Consultants

Independent experts have been engaged to review the scientific and technical documents submitted with the application. This information will be used in the assessment of the proposal.

DISCUSSION:

Use of the land

The proposed development and use for preloading works are considered an innominate use, permit required use within both zones.

One objector has submitted that the proposed use falls within the definition of "extractive industry" and is a prohibited use within the General Residential Zone (GRZ) and that the application does not comply with Clause 52.09 of the Planning Scheme (Extractive Industry and Extractive Industry Interest Areas) as works are within 20 metres of the boundary.

Extractive industry relates to stone and the previous use of the land which included sand quarrying. Extractive Industry is defined in the Planning Scheme as:

"Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works. It includes:

- *the rehabilitation of land; and*
- *the treatment of stone (such as crushing and processing) or the manufacture of bricks, tiles, pottery, or cement or asphalt products on, or adjacent to, the land from which the stone is extracted or removed.*

The activities proposed on the land do not fall under the definition of extractive industry and the proposed use is permitted in both zones affecting the land.

It does not follow that the rehabilitation of an area previously used for an extractive industry is extractive industry. An objector is of course free to challenge this at VCAT in the event that Council determines to support the application.

Gas Venting Trench

Clause 13 identifies that Planning adopt a best practice environmental management and risk management approach and should identify, prevent and minimise the risk of harm to the environment, human health, and amenity.

In this case a Statement of Environmental Audit of the site has been undertaken by an approved Auditor. The Statement issued on 14 May 2020 found that the site was suitable for sensitive (residential) land uses subject to a number of conditions outlined in three Statements of Environmental Audit including the requirement for landfill gas protection measures and an engineered landfill cap. In this report it was identified that there is 'very low hazard potential' of landfill gas migration.

In relation to Zone 1, Condition 5(a) the Statement requires:

The CEMP and CDSMM prepared by Coffey Services Australia Pty Ltd attached to this Statement, also must be adhered to prior to the commencement of construction and followed in detail regarding the proposed staging; the location of required gas protection measures (i.e. gas pathway intervention and building/ services protection measures); and required continuing monitoring of landfill gases. In particular:

- a) *A temporary or permanent boundary gas venting system constructed prior to pre-loading*

The applicant has provided verification from the appointed Environmental Auditor, Kenneth Mival, confirming that the proposed workplan complies with the conditions of the CEMP (Construction and Environmental Management Plan) and CDSMM (Conceptual Design of Site Management Measures) of the Audit. The gas venting trench is identified as a requirement of the Audit, prior to any preloading works taking place in Zone 1 of the site.

The application is seeking approval for the works associated with the temporary venting trench. The purpose of the trench is a precautionary and preventative measure to provide a pathway for landfill gas to vent to the atmosphere and limit gas migration movement towards the adjoining residential properties.

The trench will provide an in-ground pathway intervention (between the known source of landfill gas and nearby residential properties) as a preventative measure in the case that any lateral Land Fill Gas migration was to occur. The applicant has advised that the system would be repurposed as a permanent trench as part of the any future redevelopment.

The boundary venting trench must be located between the source of the LFG (Land Fill Gas -ie buried landfill wastes) and the receptor (adjacent residential properties). The trench also needs to be installed on the boundary side of any the stockpiling (pre-load) extent. These principles determine the location of the

trench and ensure that any potential lateral LFG migration towards the site boundary would be intercepted.

It is considered that the proposed trench has been installed as far from the site boundary as practicable, to achieve the intent possible. The trench is designed as a passive system (i.e. no active pumping of LFG) to provide a pathway intervention were LFG migration to occur and will not cause LFG to accumulate or be drawn towards the boundary. Were LFG migration to occur and gas is vented from the trench it would dissipate into the atmosphere and would not pose a risk to neighbouring residents.

The proposed works will not unreasonably impact these properties with respect to building bulk given the proposed works will not extend above the ground level. The visual impact of the vent risers is not considered to be significant given they are to be located at minimum of 20 metres spacings and have been revised to be a maximum height of 4 metres above the existing ground level at the boundary. It is anticipated that there will be three rises along the northern boundary and seven along the western boundary. With a width of 100mm and the rises will appear as a flagpole when viewed from rear of the residential properties and is not unreasonable.

The proposed works will not result in any future noise impacts given there are no mechanical elements to the venting system.

The Tetra Tech Coffey Workplan and CEMP (2020) includes specific monitoring requirements and trigger levels for LFG, with monitoring required to be implemented during and following the trench construction and any future stockpiling works. Compliance with these documents would be required as permit condition.

Preloading works

A key issue identified in the 21.13-2 of the Municipal Strategic Statement recognises:

“Previous work practices, particularly associated with industrial activities, may have resulted in soil or water contamination. Planning procedures should ensure that areas undergoing renewal and redevelopment are investigated for the presence and extent of contamination and appropriate actions taken to remediate the site.

Relevant policy seeks to seeks to (amongst other strategies) *‘ensure that planning, development and associated infrastructure complies with the principles of economic prosperity, social advancement and environmental protection’.*

The pre-load stockpile has been designed to allow for the further use and development of the site as well as the required environmental management measures as outlined in the Audit. This is the same concept of ground rehabilitation works as approved by Council in 2015 but the major difference with the current proposal is that the works are to extend to 5 metres of the adjoining residential properties, rather than 30 metres as required by conditions on the permit.

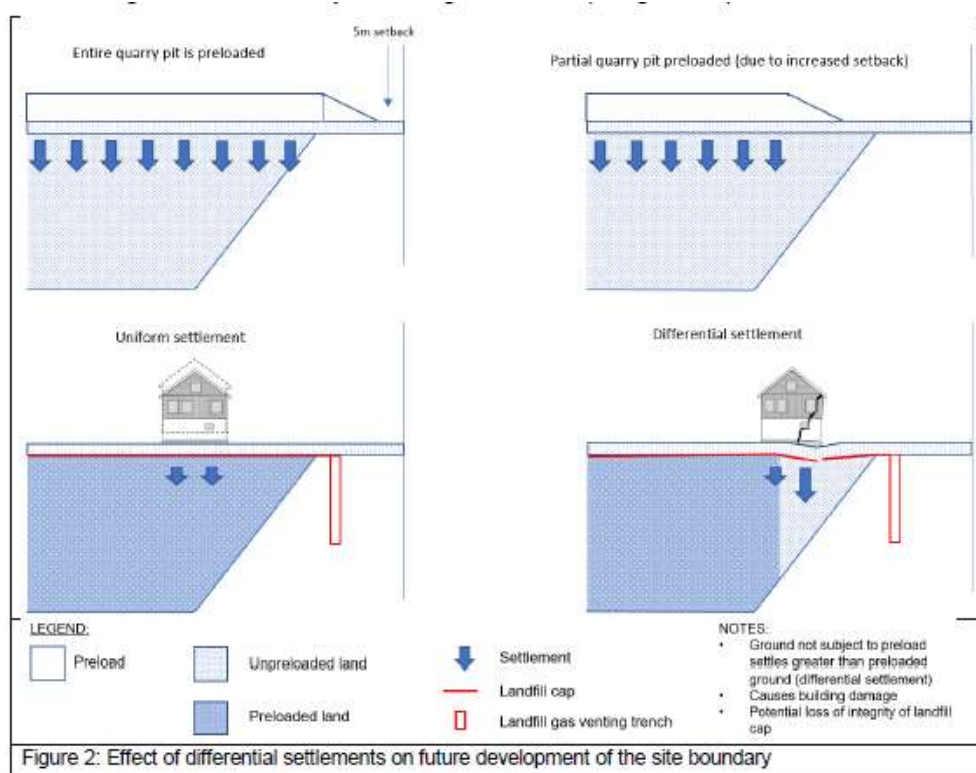
In response to the request to provide justification for the slope and height of the batter and for the necessity of works intruding within the setback, the applicant advised:

- Significant geotechnical testing and investigations have been carried out since the former planning permit for stockpiling was issued in 2015 and expired in 2019. To fully rehabilitate the site, ground improvement works need to be carried out closer to the site boundaries than an arbitrary 30m setback.
- Due to the previous use for Landfill Domain 1 is understood to have low levels of methane gas. Treatment of the uncontrolled fill and gas management controls will be required in this area. The landfill cap needs to cover all buried landfill wastes in Domain 1 (i.e. extends across the extent of the filled area). As such, the preload should extend as close as practicable to the edges of the former pit to mitigate the impact of potential differential settlement on the integrity and performance of the landfill cap and venting system.

Additional information and data provided by the project's geotechnical engineer (Tetra Tech Coffey dated 15 December 2021) detailing differential settlement studies concludes:

- Essentially, the extent of preload is required to fully cover the former quarry pit to ensure a uniform settlement of old fill material and limit differential settlement (the ground not subject to preload settling greater than the preloaded ground). Differential settlement could result in structure or building damage or the potential loss of the integrity of the landfill cap.
- Due to the variability of the landfill materials and in particular the anticipated difference in settlement behaviour between the landfill and the natural ground, some form of ground improvement is required to reduce future settlement across the site to meet tolerable limits of movement typically adopted for future development. These movement limits are required to reduce the potential impact on the integrity and function of the landfill cap and associated boundary venting system which are required to comply with the Statement of Environmental Audit for the site.
- The ground improvement identified by the investigations and studies to date is to preload the site to cause some of the total settlement to occur before future development.

- The preload has been designed with a 5m buffer from the site boundary to the toe of preload batter. This enables the crest/top of the preload to extend to the edge of the pit crest to provide a uniform surcharge over the landfill to reduce subsequent total and differential settlement of the landfill capping layer and structural fill layers.
- The slope of the preload enables the greatest setback of the toe of the preload from the boundary. A steeper slope would result in a reduced setback.
- The results of the preload settlement monitoring will provide data to assess the settlement properties and to assist in predicting future settlement across the site. The predicted settlement will then be used to assess whether preloading alone will be suitable to allow the construction of the landfill cap and future development or whether other additional ground improvement methods will be required to allow development of this area.



(Extract from Tetra Tech Coffey dated 15 December 2021)

Clause 22.09 - Non-Residential Use and Development in Residential Areas seeks to *'ensure that development is appropriate having regard to the residential environment of the surrounds and that the amenity of the neighbourhood is not adversely affected by a business conducted in a residential area.'*

Council Officers have been in ongoing discussion with specialist consultants to review the technical data and information regarding the scale and scope of the

proposed works and to assess the management of impacts to adjoining properties. It has been concluded that the proposed works will allow for the intended result of the works (satisfying the Audit requirements) whilst seeking to minimise amenity impacts to residents as much as practicable.

The consultants had recommended some additional measures to be required as conditions on permit regarding providing clarification of the level of compaction of the preload stockpiles to ensure the stability of the stockpile slopes around the perimeter of the site. This has been addressed as a permit requirement.

The construction of the preload is required to be undertaken in accordance with the Construction Environmental Management Plan (CEMP) prepared by Coffey (2020) that provides generic environmental management measures across the whole site regarding:

- Importation of fill material.
- Stormwater management including erosion and sediment control.
- Dust management.
- Ground gas monitoring.

Visual Impacts

Whilst it is acknowledged that the stockpiles will be visible from adjoining properties, the proposed works are necessary in treating the site to enable it to be used and developed in the future. The stockpiles will be a temporary measure for the site, and conditions of the Permit will require that these be removed in a timely manner once they have completed their purpose.

Dust

Potential dust impacts to residents will be minimised as much as possible, by minimising vehicle speeds on the site, limiting work on dry windy days, water spraying on stockpiles and in work areas, application of dust suppressant on completed stockpile areas and the sowing of grass seeds on the stockpiles.

The following additional measures will be required by way of a condition requiring an amended CEMP:

- Requirement that pre-load stockpiles must be vegetated as soon as reasonably practicable following placement to assist in dust management.
- Include definitive requirements for when dust monitoring must be conducted.
- Include definitive weather conditions and observations that require works to cease, e.g. wind speeds >40 kmph / visible movement of dust off-site.

Noise and Vibration Management

Noise will be expected during the works. To minimise impacts to adjoining residents, it is proposed to limit hours of work to Monday to Friday 7am-6pm, Saturday 8am-12noon with no work on Sundays or Public Holidays.

The CEMP recommends where activities are planned which have the potential to generate unacceptable levels of vibration off-site, or to nearby structures a vibration management plan should be prepared to document specific vibration controls to be implemented during the works.

The following additional measures will be required by way of a condition requiring an amended CEMP:

- Detail the applicable environmental values and required indicators and objectives for the ambient sound environment outlined in the ERS.
- Include methods for controlling noise and vibration at the source.
- Develop a timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken when.
- Develop a procedure for approval of any noise/vibration sensitive tasks that need to be completed outside of designated working hours.

Stormwater and Drainage

Stormwater at the site currently drains to the Zone 4 quarry void. The stockpiling involves altering the levels of the land and changing the natural rainwater run off pathways. A swale will be built at the top of the stockpiles to collect and direct stormwater southwards. An additional swale will be provided around the perimeter of the stockpile to direct stormwater away from neighbouring properties. A swale drain is a common method for slowing and cleaning stormwater before entering the stormwater system. The flow of water will occur only during heavy rainfall periods.

Silt fences are proposed at the crest and toe of the stockpiles to ensure soil and debris does not wash down the stockpile batters or into adjoining properties.

The CEMP includes a number of measures which will be required to minimise the potential for stormwater and sedimentation including that prior to construction works commencing, a stormwater management plan must be prepared by the Principal Contractor to manage stormwater quality and site drainage during construction. Plans will also be required to include any recommendations in this report (such as the location of swales) on development plans.

Length of Works

The applicant has advised that the preload mounds are a temporary measure and after completion are expected to be in place for approximately 12-18 months and then removed. The disruption caused by the works over an extended period has raised considerable concern with residents.

The applicant has provided an indicative construction program with the sequencing of works. The preloading is to commence after the installation of the venting trench that is expected to take three months. The preloading works has been broken into quarters with each stage expected to take 1-2 months and are

expected to be carried out over a 4 – 6 month period. This however, is subject to weather conditions and material availability.

It is considered this approach will assist in reducing the impacts to residents as the works being concentrated in nominated areas for a shorter targeted timeframe is preferable to ongoing works across the whole Domain 1 over a long period of time. This program can be incorporated as a permit condition with the preparation of a Construction Management Plan, however, the timeframes need to be flexible to allow for unforeseen delays. A condition will also require that the stockpiles are removed after the settlement period within a prescribed timeframe.

Traffic Impacts

In response to issues raised by the Department of Transport the applicant was required to provide anticipated numbers of truck movements to and from the site over the construction period. The applicant has advised that is expected:

- Between 50-70 truck and trailer loads of soil would be delivered to the site each work day equating to trucks every 10-12 minutes entering and exiting the site.
- There is likely to 6-15 trucks circulating on the site.

The Department has advised of no objection subject to conditions specifically restricting that there is to be no right-turn movements into or out of the site by heavy vehicles between the hours of 6.00am-9.30am and 3.30pm-7.00pm on weekdays. Further, there are to be no heavy vehicles associated with the works are permitted to be stopped/parked on Huntingdale Road.

Vegetation Removal

Due to the setback of the works from the northern and western boundaries, the application requires the removal of 11 trees and 3 tree groups that are unable to be retained with the development. The arborist report submitted with the application has assessed the majority of the trees with a low retention value and four have a moderate retention value. It is considered that the removal of the trees is acceptable, and replacement planting will be required with any future application for the development of the land.

Response to Objections

- Future residential development cannot sustain level of population increase.
The application proposes site works to enable future development of the land that is subject to further approval. There is no residential or commercial development proposed with the current application.
- Impact on property values.
This is not a valid planning consideration.

- The reference to the EPA's Guidelines for Landfill BEPM (Best Practice Environmental Management) is a reference document that is not relevant to consideration of this application. The guidelines relate to consideration of contaminated land with respect to development of properties proximate to closed landfill areas (500m by default). In this case an Audit has been conducted on the subject site which has determined that an engineered land fill cap needs to cover all the buried the landfill and therefore needs to extend closer to the boundary,

CONCLUSION:

It is considered the proposed works are appropriate and required in rehabilitating the site for its future use and re-development. Significant geotechnical testing and investigations have been carried out since the former planning permit for stockpiling was issued in 2015 and expired in 2019. The proposed works have been verified by an EPA appointed environmental auditor to satisfy the conditions required by the Environmental Audit to enable future development of the land. The scale of works on a substantial site with a complex history adjoining residential properties requires detailed permit conditions to manage the disruption and impacts.

Subject to detailed conditions, in addition to the requirements of the Environmental Audit, the application should be approved.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (February 2022).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.



EXISTING GROUND LEVELS – DOMAIN 1



SITE GEOTECHNICAL DOMAINS

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LEGEND

- 65 — EXISTING GROUND CONTOUR
- TOP OF BANK
- TITLE BOUNDARY
- - - DOMAIN BOUNDARY
- - - BOUNDARY LEVELS
- - - DOMAIN BOUNDARY
- - - CHAINAGE

revision	description	drawn	approved	date	NOTES:	drawn	FK		client:	HUNTINGDALE ESTATE NOMINEES PTY LTD		
	DRAFT	FK	IP	23.07.21		approved	IP		project:	TALBOT AVENUE, OAKLEIGH SOUTH		
	DRAFT	FK	IP	07.09.21		date	21.09.21		title:	EXISTING CONDITIONS PLAN		
	V0	FK	IP	21.09.21		scale	AS SHOWN		project no:	GEOTABTF092574AA	figure no:	1
	V1	FK	IP	11.10.21		original size	A3					



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TEMPORARY CONSTRUCTION ACCESS

LEGEND	
	EXISTING GROUND CONTOUR
	TOP OF BANK
	TITLE BOUNDARY
	CHAINAGE
	DOMAIN BOUNDARY
	PIT CREST INTERPRETED FROM TEST PITS
	PROPOSED PRELOAD LEVELS
	TEMPORARY CONSTRUCTION ACCESS (1:15 RAMP)
	SETBACK FROM BOUNDARY TO THE TOE
	VENT RISER LOCATION (AT NO MORE THAN 20M SPACING WHERE PRELOAD OVERLAPS BOUNDARY VENTING TRENCH)
	BOUNDARY VENT TRENCH
	PRELOAD STOCKPILE AT RL66m
	PRELOAD STOCKPILE AT RL65m
	PRELOAD STOCKPILE AT RL64m
	TRANSITION BATTER

revision	description	drawn	approved	date	NOTES: - FINISHED STOCKPILE LEVELS APPLY TO NEW FILL AND DO NOT APPLY TO EXISTING SITE LEVELS THAT ARE HIGHER - THE BOUNDARY TRANSITION BATTER SLOPES AT 2H:1V. THE EXTENT OF THE BATTERS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY SUBJECT TO MINOR CHANGES DURING CONSTRUCTION.	drawn	FK		client:	
	DRAFT	FK	IP	23.07.21		approved	IP		project:	
	DRAFT	FK	IP	07.09.21		date	21.09.21		TALBOT AVENUE, OAKLEIGH SOUTH	
	V0	FK	IP	21.09.21		scale	AS SHOWN		title:	
	V1	FK	IP	11.10.21		original size	A3		project no:	figure no:
								HUNTINGDALE ESTATE NOMINEES PTY LTD	GEOTABTF092574AA	2

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- ← FIGURE 4: 412 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 5: 414 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 6: 416 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 7: 418 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 8: 420 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 9: 422 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 10: 424 HUNTINGDALE ROAD CROSS SECTION
- ← FIGURE 11: 426 HUNTINGDALE ROAD CROSS SECTION

- ← FIGURE 12: HUNTINGDALE ROAD CROSS SECTION

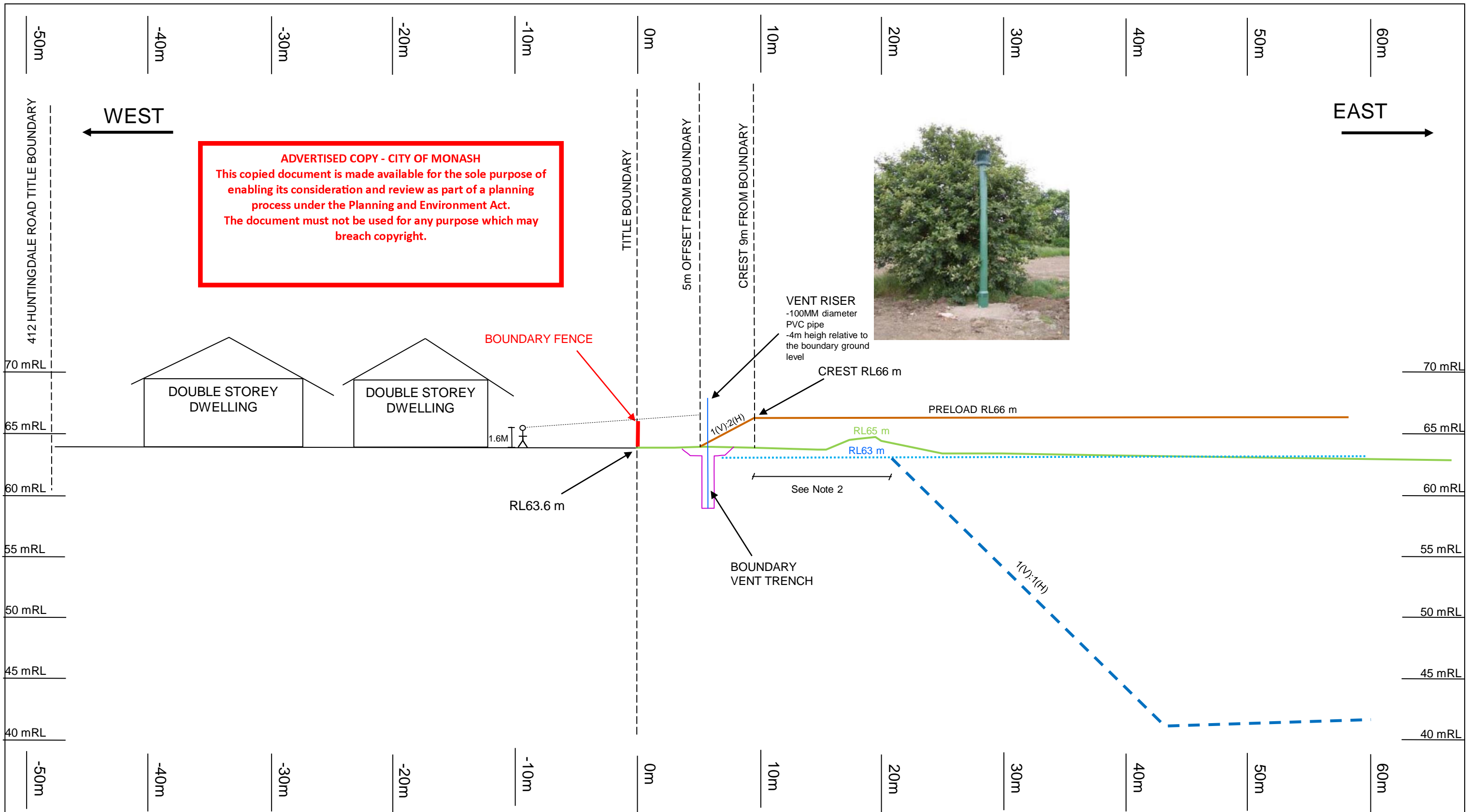
FIGURE 14: 2/426 HUNTINGDALE ROAD CROSS SECTION

FIGURE 13: SCOUT HALL CROSS SECTION

LEGEND

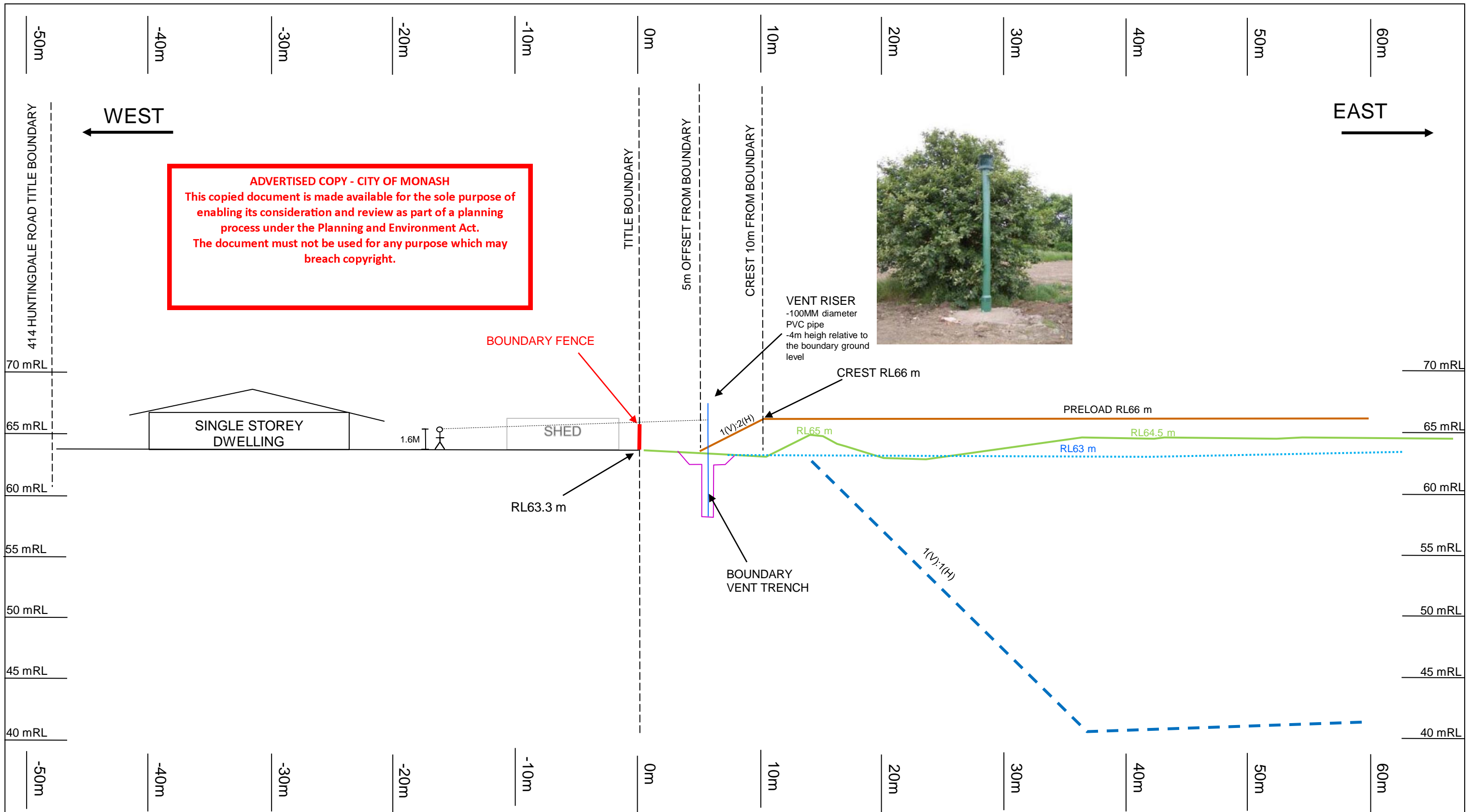
EXISTING GROUND CONTOUR	VENT RISER LOCATION (AT NO MORE THAN 20M SPACING WHERE PRELOAD OVERLAPS BOUNDARY VENTING TRENCH)
TOP OF BANK	PRELOAD STOCKPILE AT RL66m
TITLE BOUNDARY	PRELOAD STOCKPILE AT RL65m
CHAINAGE	PRELOAD STOCKPILE AT RL64m
DOMAIN BOUNDARY	TRANSITION BATTER
CROSS SECTIONS	
PROPOSED PRELOAD LEVELS	
BOUNDARY VENT TRENCH	

revision	description	drawn	approved	date	NOTES: - FINISHED STOCKPILE LEVELS APPLY TO NEW FILL AND DO NOT APPLY TO EXISTING SITE LEVELS THAT ARE HIGHER - THE BOUNDARY TRANSITION BATTER SLOPES AT 2H:1V. THE EXTENT OF THE BATTERS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY SUBJECT TO MINOR CHANGES DURING CONSTRUCTION.	drawn	FK		client:	HUNTINGDALE ESTATE NOMINEES PTY LTD		
	DRAFT	FK	IP	23.07.21		approved	IP		project:	TALBOT AVENUE, OAKLEIGH SOUTH		
	DRAFT	FK	IP	07.09.21		date	21.09.21		title:	CROSS SECTIONS LOCALITY PLAN		
	V0	FK	IP	21.09.21		scale	AS SHOWN		project no:	GEOTABTF092574AA	figure no:	3
	V1	FK	IP	11.10.21		original size	A3					



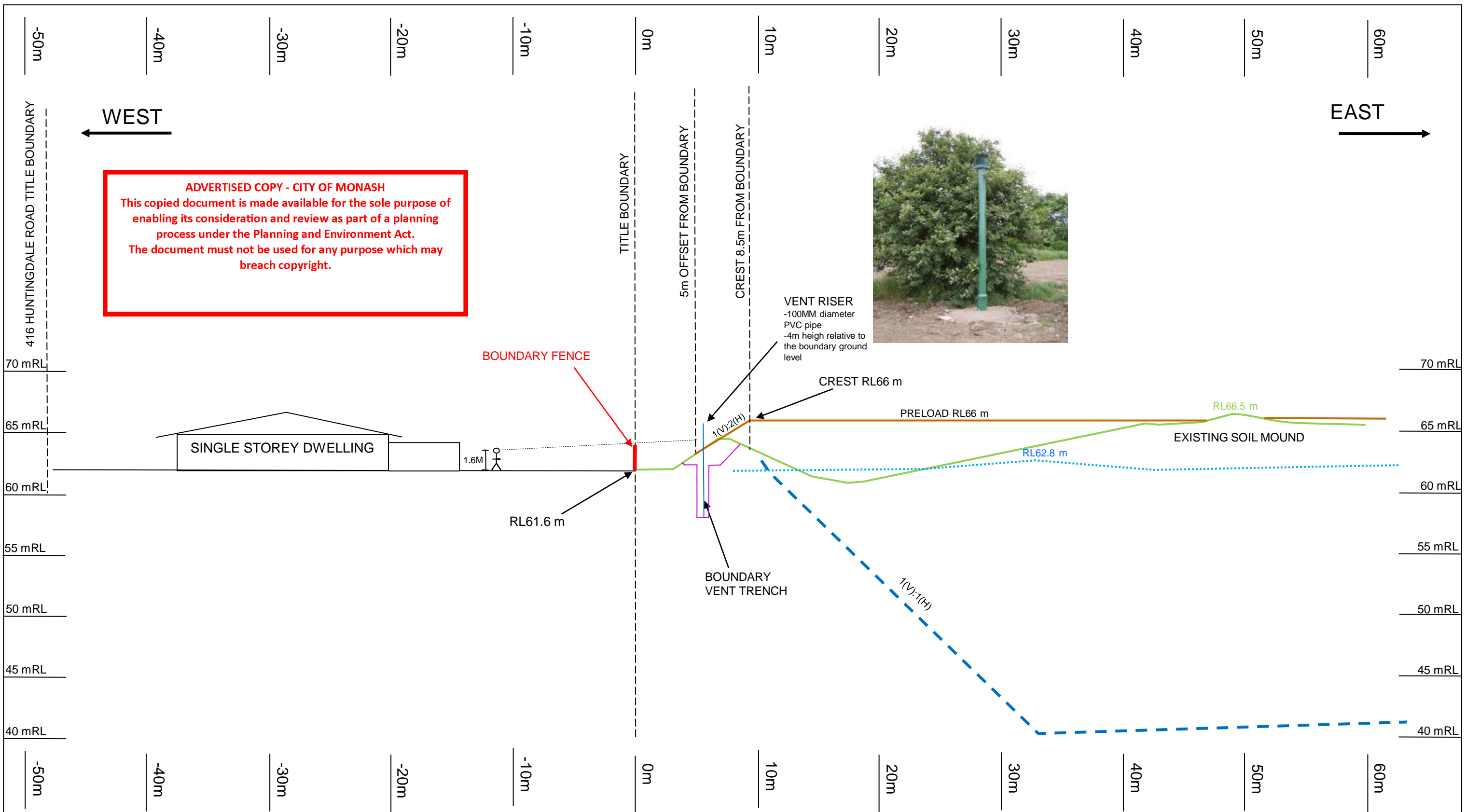
LEGEND	
	INFERRED PIT BATTER (APPROX.)
	STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)
	EXISTING GROUND LEVEL

revision	description	drawn	approved	date	NOTES: 1- Due to the presence of trees, no test pits has been excavated at this location and the quarry pit crest has been inferred from aerial image only. Due to the uncertainty, the preload has been further extended toward boundary to ensure the full coverage of the pit edge.	drawn	FK		client:
	DRAFT	FK	IP	23.07.21		approved	IP		project:
	DRAFT	FK	IP	07.09.21		date	11.10.21		TALBOT AVENUE, OAKLEIGH SOUTH
	V0	FK	IP	21.09.21		scale	AS SHOWN		title:
	V1	FK	IP	11.10.21		original size	A3		CROSS SECTION 412 - HUNTINGDALE RD
						project no:	GEOTABTF092574AA	figure no:	4



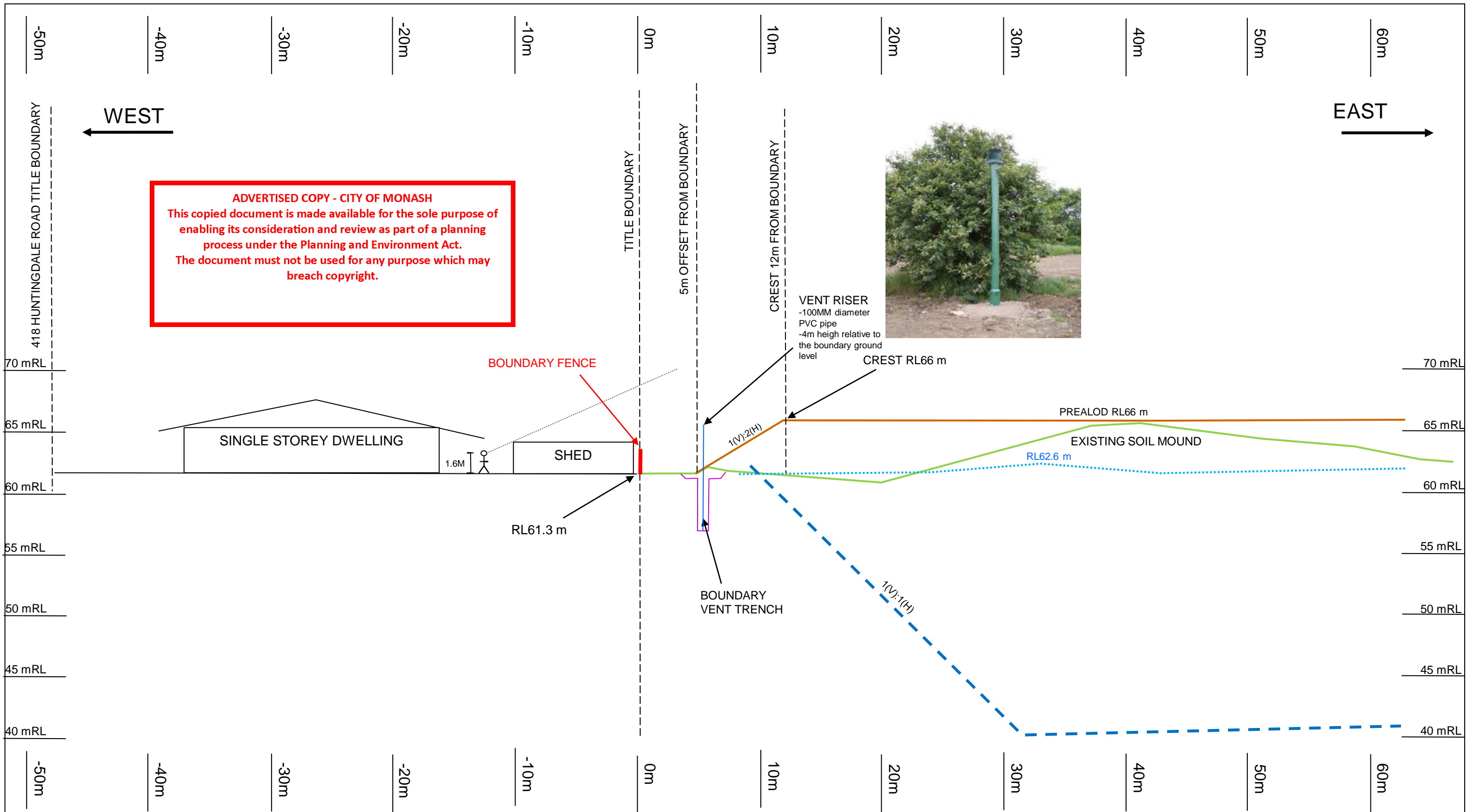
LEGEND	
	INFERRED PIT BATTER (APPROX.)
	STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)
	EXISTING GROUND LEVEL

revision	description	drawn	approved	date	NOTES:	drawn	FK		client:	HUNTINGDALE ESTATE NOMINEES PTY LTD
	DRAFT	FK	IP	23.07.21		approved	IP		project:	TALBOT AVENUE, OAKLEIGH SOUTH
	DRAFT	FK	IP	07.09.21		date	11.10.21		title:	CROSS SECTION 414 - HUNTINGDALE RD
	V0	FK	IP	21.09.21		scale	AS SHOWN		project no:	GEOTABTF092574AA
	V1	FK	IP	11.10.21		original size	A3		figure no:	5



LEGEND	
	INFERRED PIT BATTER (APPROX.)
	FINAL SITE LEVEL (APPROX.)
	STOCKPILE FILL LEVEL
	EXISTING GROUND LEVEL

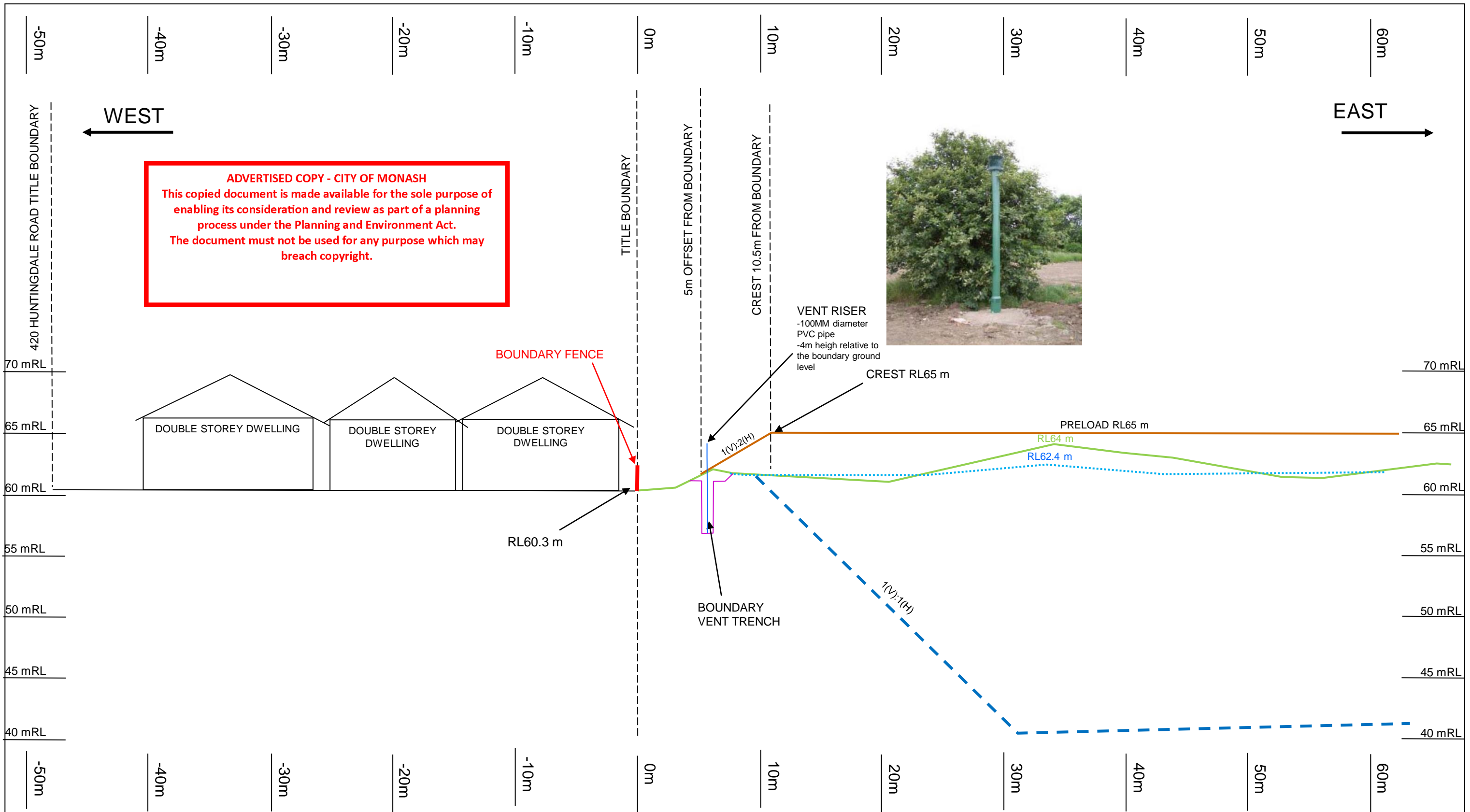
revision	description	drawn	approved	date	NOTES:	drawn	FK		client:	HUNTINGDALE ESTATE NOMINEES PTY LTD		
	DRAFT	FK	IP	23.07.21		approved	IP		project:	TALBOT AVENUE, OAKLEIGH SOUTH		
	DRAFT	FK	IP	07.09.21		date	11.10.21		title:	CROSS SECTION 416 - HUNTINGDALE RD		
	V0	FK	IP	21.09.21		scale	AS SHOWN		project no:	GEOTABTF092574AA	figure no:	6
	V1	FK	IP	11.10.21		original size	A3					



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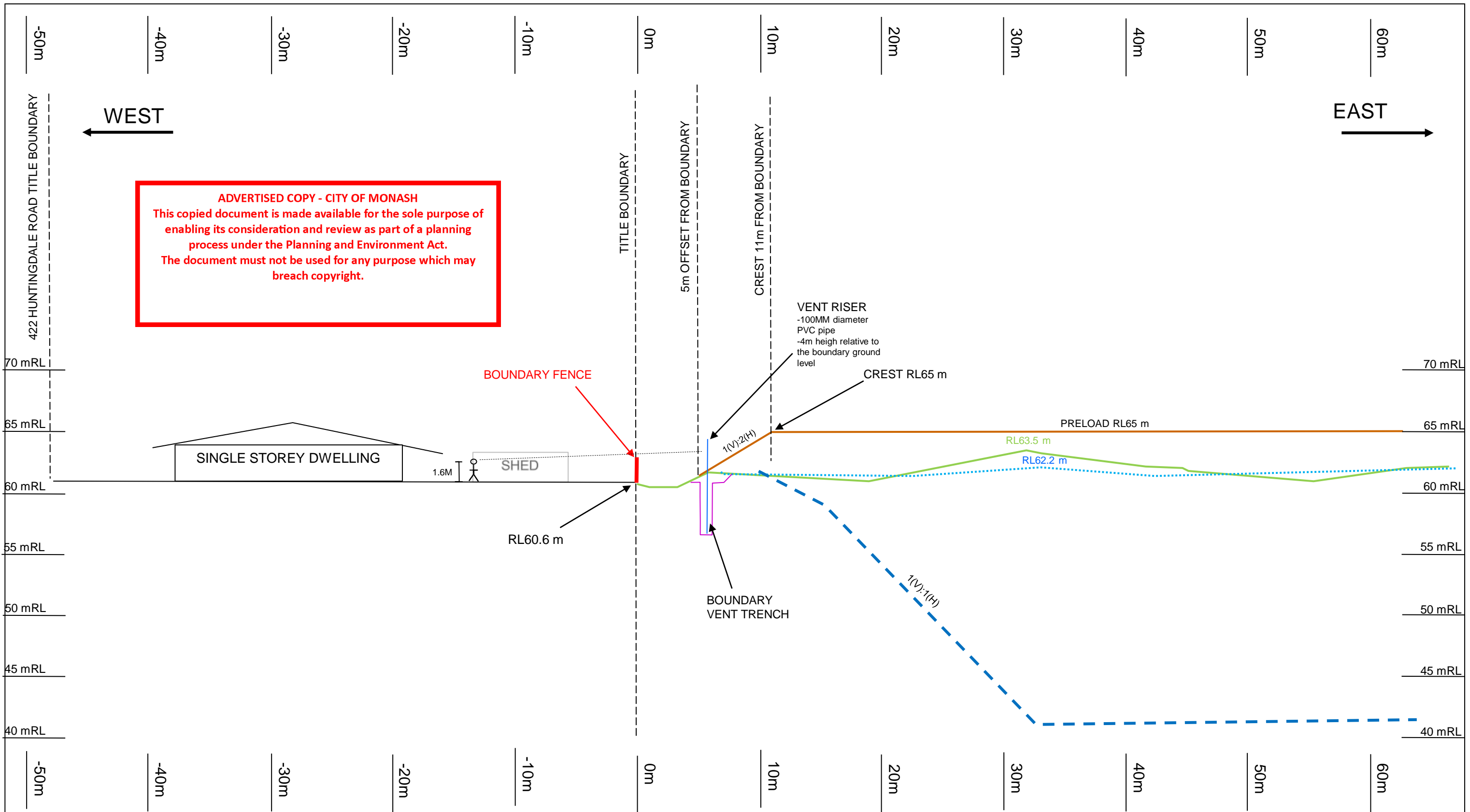
LEGEND			
	INFERRED PIT BATTER (APPROX.)		STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)		EXISTING GROUND LEVEL

revision	description				drawn	approved	date	NOTES:	drawn	FK	 TETRA TECH COFFEY	client:	HUNTINGDALE ESTATE NOMINEES PTY LTD			
		DRAFT				FK	IP		23.07.21	approved		IP	project:	TALBOT AVENUE, OAKLEIGH SOUTH		
		DRAFT				FK	IP		07.09.21	date		11.10.21	title:	CROSS SECTION 418 - HUNTINGDALE RD		
		V0				FK	IP		21.09.21	scale		AS SHOWN	project no:	GEOTABTF092574AA	figure no:	7
		V1				FK	IP		11.10.21	original size		A3				



LEGEND			
	INFERRED PIT BATTER (APPROX.)		STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)		EXISTING GROUND LEVEL

revision	description	drawn	approved	date	NOTES:	drawn	FK		client:	
	DRAFT	FK	IP	23.07.21		approved	IP		project:	
	DRAFT	FK	IP	07.09.21		date	11.10.21		TALBOT AVENUE, OAKLEIGH SOUTH	
	V0	FK	IP	21.09.21		scale	AS SHOWN		title:	
	V1	FK	IP	11.10.21		original size	A3		CROSS SECTION 420 - HUNTINGDALE RD	
							project no:	GEOTABTF092574AA	figure no:	8



LEGEND			
	INFERRED PIT BATTER (APPROX.)		STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)		EXISTING GROUND LEVEL

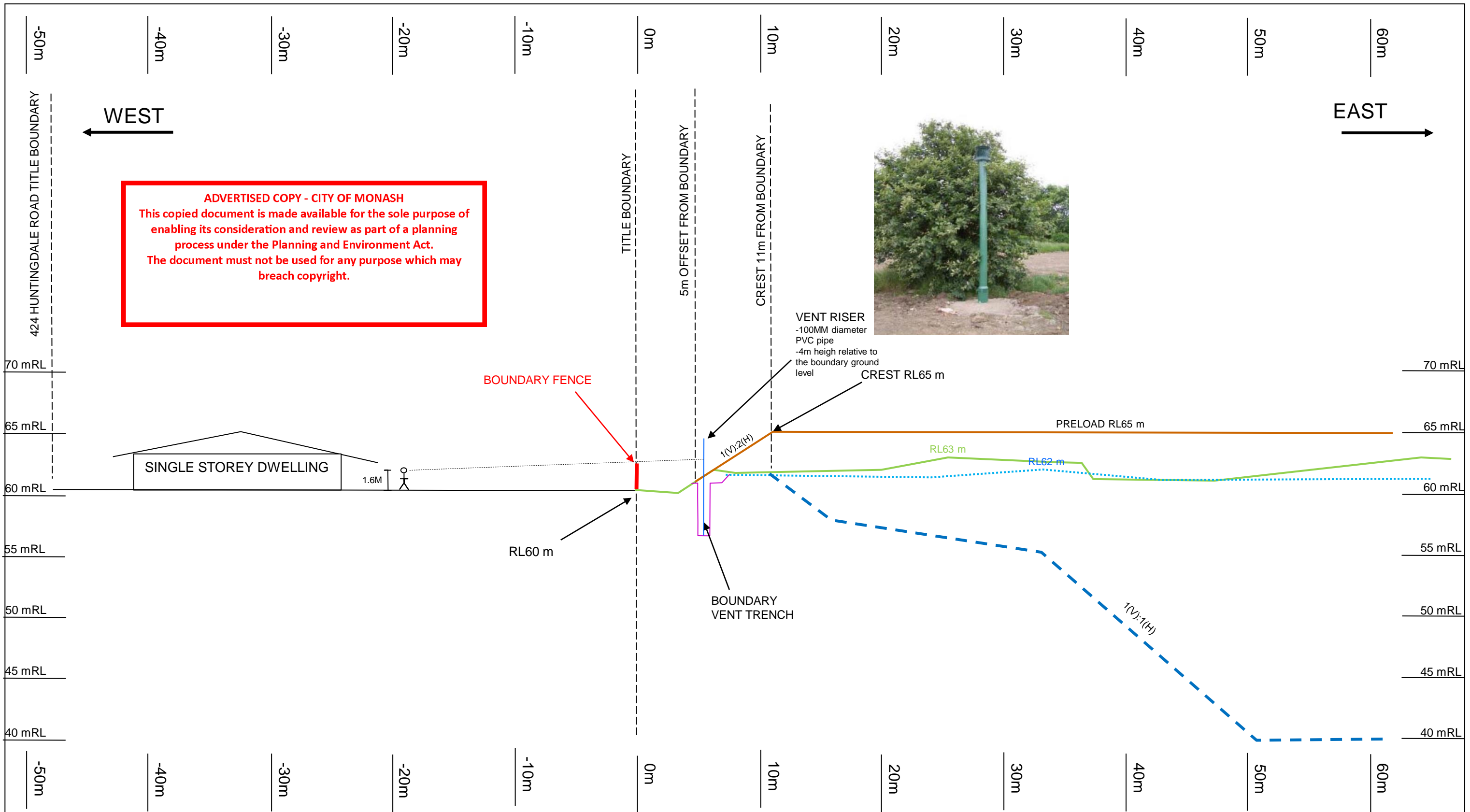
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	V0	FK	IP	21.09.21
	V1	FK	IP	11.10.21

NOTES:

drawn	FK
approved	IP
date	11.10.21
scale	AS SHOWN
original size	A3



client:	HUNTINGDALE ESTATE NOMINEES PTY LTD	
project:	TALBOT AVENUE, OAKLEIGH SOUTH	
title:	CROSS SECTION 422 - HUNTINGDALE RD	
project no:	GEOTABTF092574AA	figure no: 9

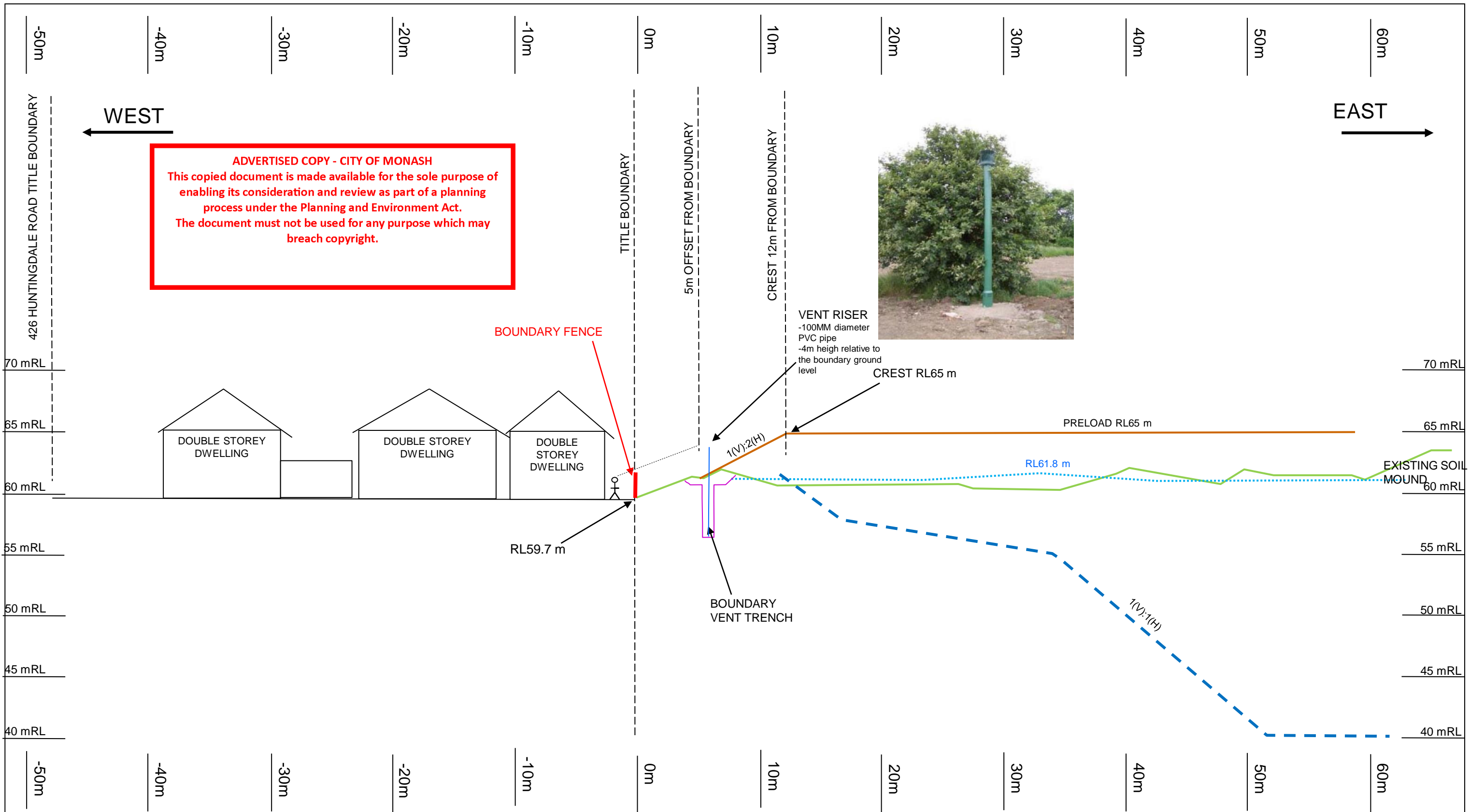


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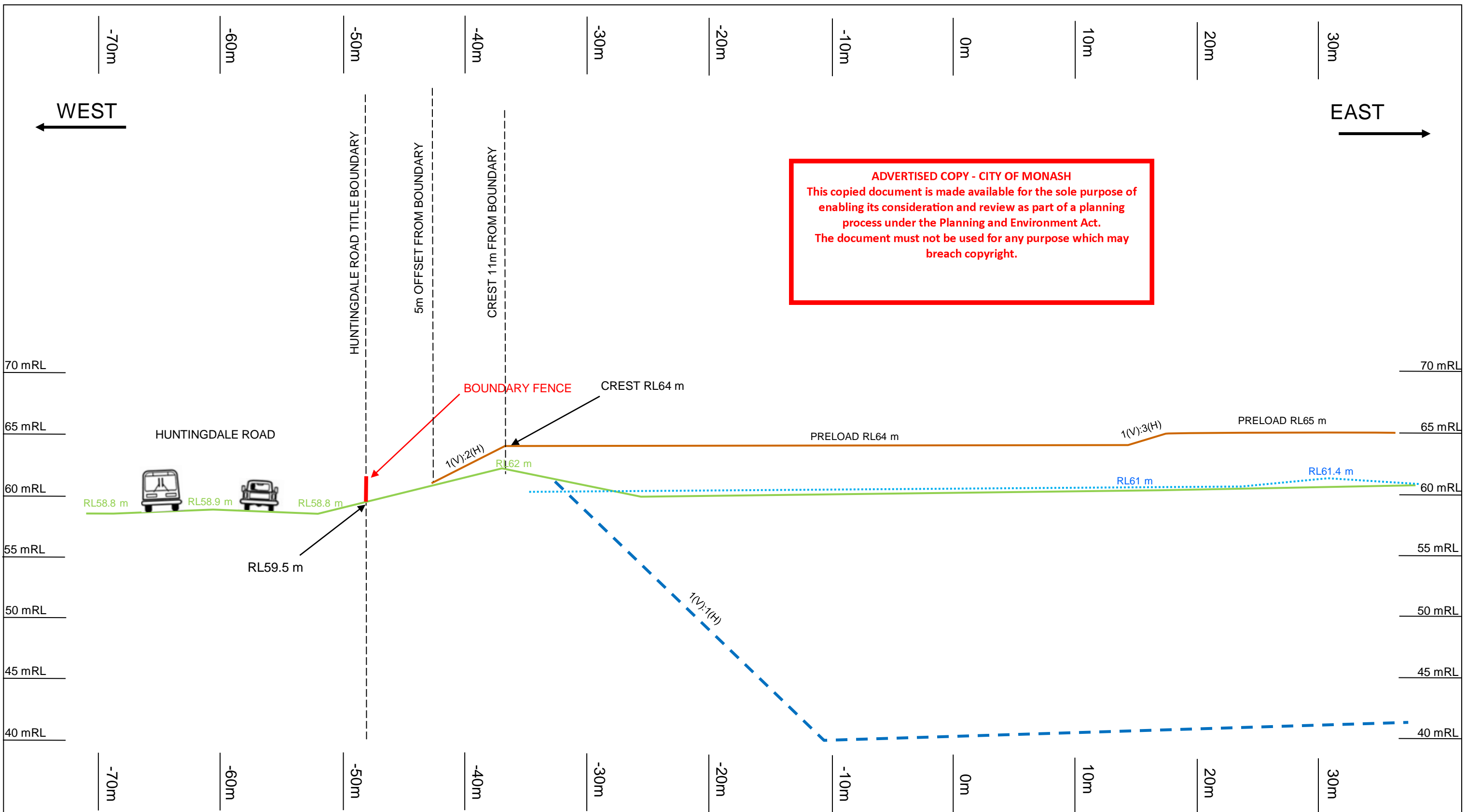
LEGEND			
- - -	INFERRED PIT BATTER (APPROX.)	—	STOCKPILE FILL LEVEL
.....	FINAL SITE LEVEL (APPROX.)	—	EXISTING GROUND LEVEL

revision	description	drawn	approved	date	NOTES:	drawn	FK		client:	
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	DRAFT	FK	IP	07.09.21		date	11.10.21		TALBOT AVENUE, OAKLEIGH SOUTH	
	V0	FK	IP	21.09.21		scale	AS SHOWN		title:	CROSS SECTION 424 - HUNTINGDALE RD
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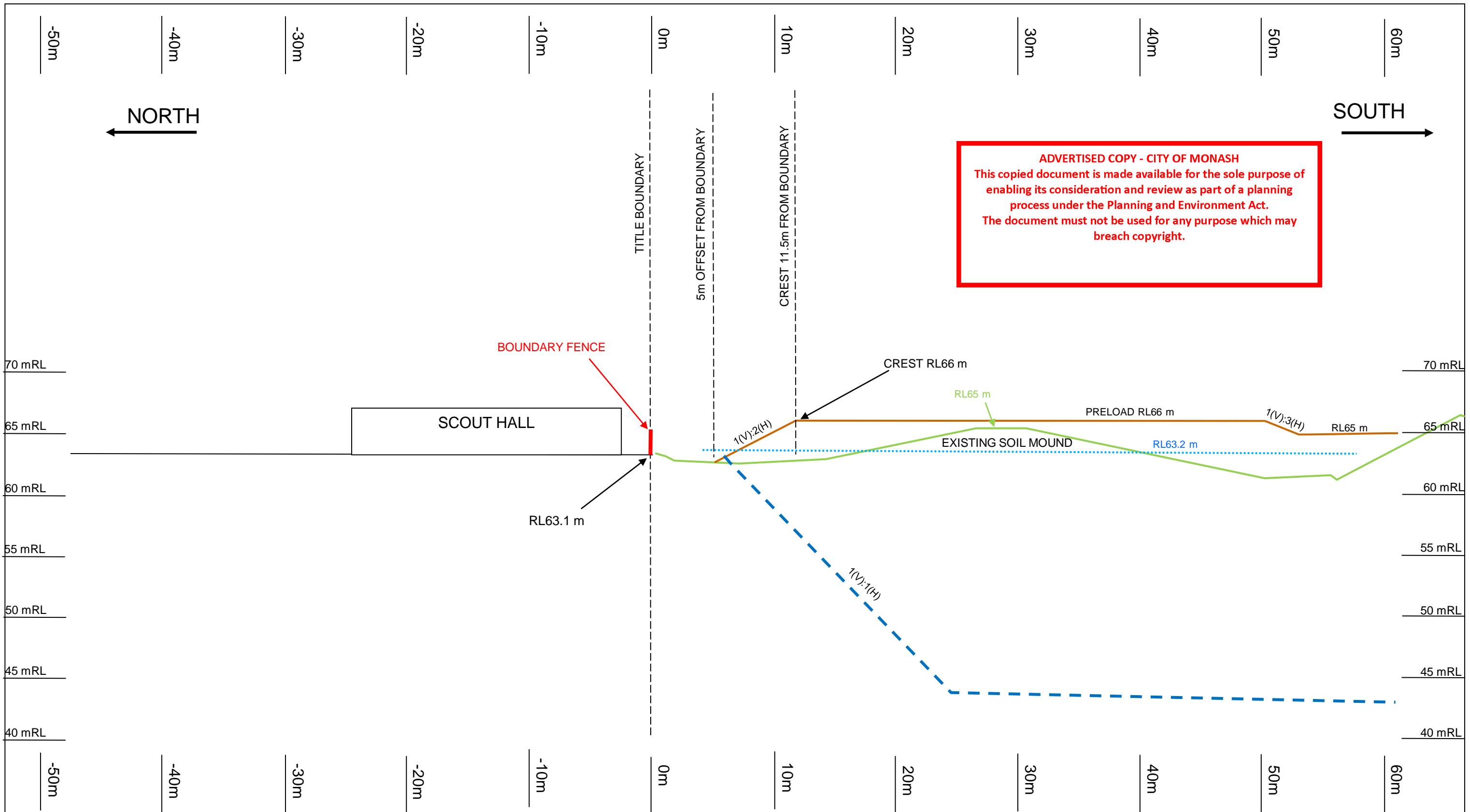


LEGEND			
	INFERRED PIT BATTER (APPROX.)		STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)		EXISTING GROUND LEVEL

revision	description			drawn	approved	date	NOTES:	drawn	FK		client: HUNTINGDALE ESTATE NOMINEES PTY LTD	
	DRAFT			FK	IP	23.07.21		approved	IP		project: TALBOT AVENUE, OAKLEIGH SOUTH	
	DRAFT			FK	IP	07.09.21		date	11.10.21		title: CROSS SECTION 426 - HUNTINGDALE RD	
	V0			FK	IP	21.09.21		scale	AS SHOWN		project no: GEOTABTF092574AA figure no: 11	
	V1			FK	IP	11.10.21		original size	A3			




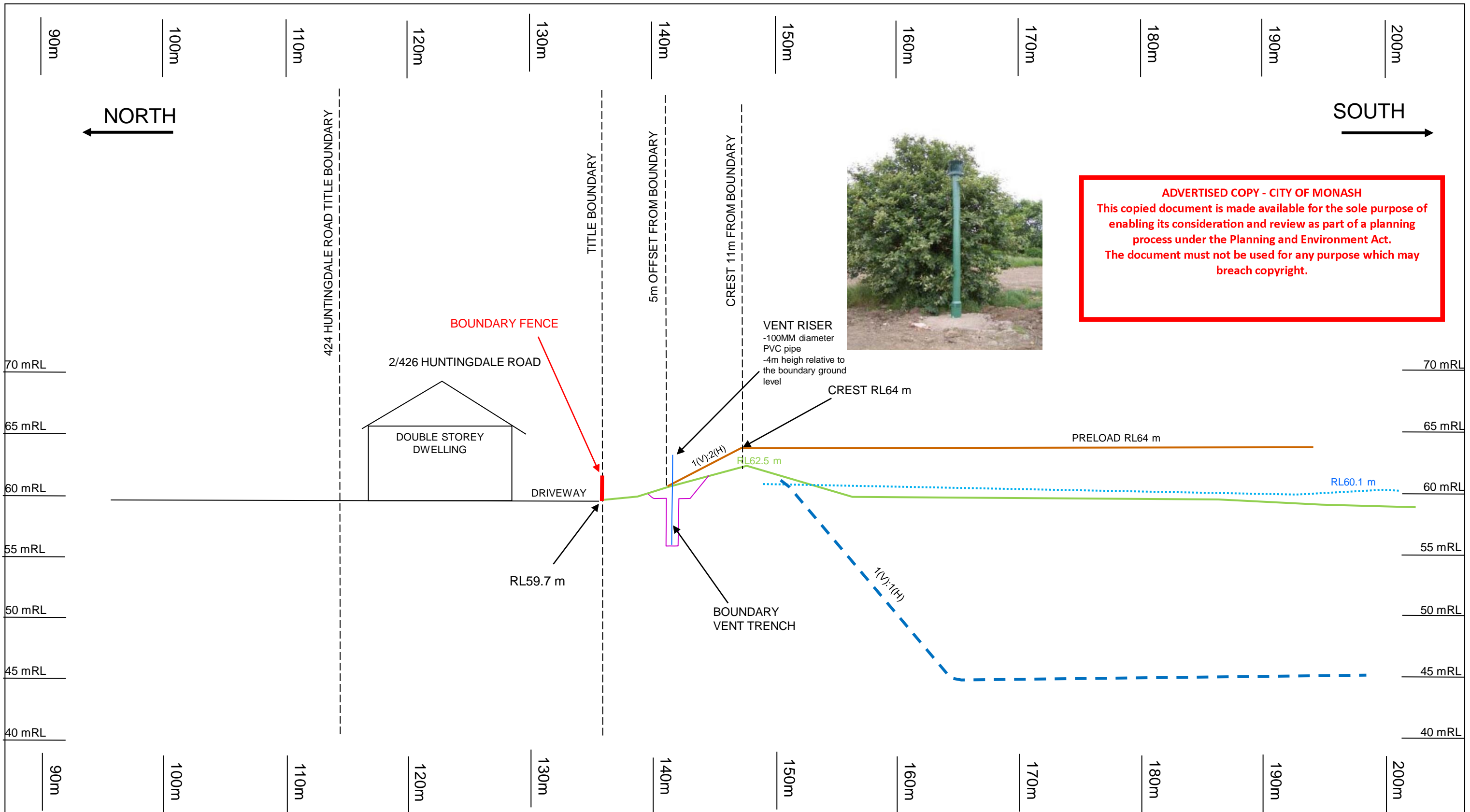
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	DRAFT	FK	IP	07.09.21		date	21.09.21		TALBOT AVENUE, OAKLEIGH SOUTH	
	V0	FK	IP	21.09.21		scale	AS SHOWN		title:	HUNTINGDALE ROAD CROSS SECTION
						original size	A3		project no:	GEOTABTF092574AA



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LEGEND			
- - -	INFERRED PIT BATTER (APPROX.)	—	STOCKPILE FILL LEVEL
.....	FINAL SITE LEVEL (APPROX.)	—	EXISTING GROUND LEVEL

revision	description	drawn	approved	date	NOTES:	drawn	FK	 TETRA TECH COFFEY	client:	HUNTINGDALE ESTATE NOMINEES PTY LTD		
	DRAFT	FK	IP	23.07.21		approved	IP		project:	TALBOT AVENUE, OAKLEIGH SOUTH		
	DRAFT	FK	IP	07.09.21		date	21.09.21		title:	SCOUT HALL CROSS SECTION		
	V0	FK	IP	21.09.21		scale	AS SHOWN		project no:	GEOTABTF092574AA	figure no:	13
						original size	A3					



LEGEND			
	INFERRED PIT BATTER (APPROX.)		STOCKPILE FILL LEVEL
	FINAL SITE LEVEL (APPROX.)		EXISTING GROUND LEVEL

revision	description	drawn	approved	date
	DRAFT	FK	IP	23.07.21
	DRAFT	FK	IP	07.09.21
	V0	FK	IP	21.09.21
	V1	FK	IP	11.10.21

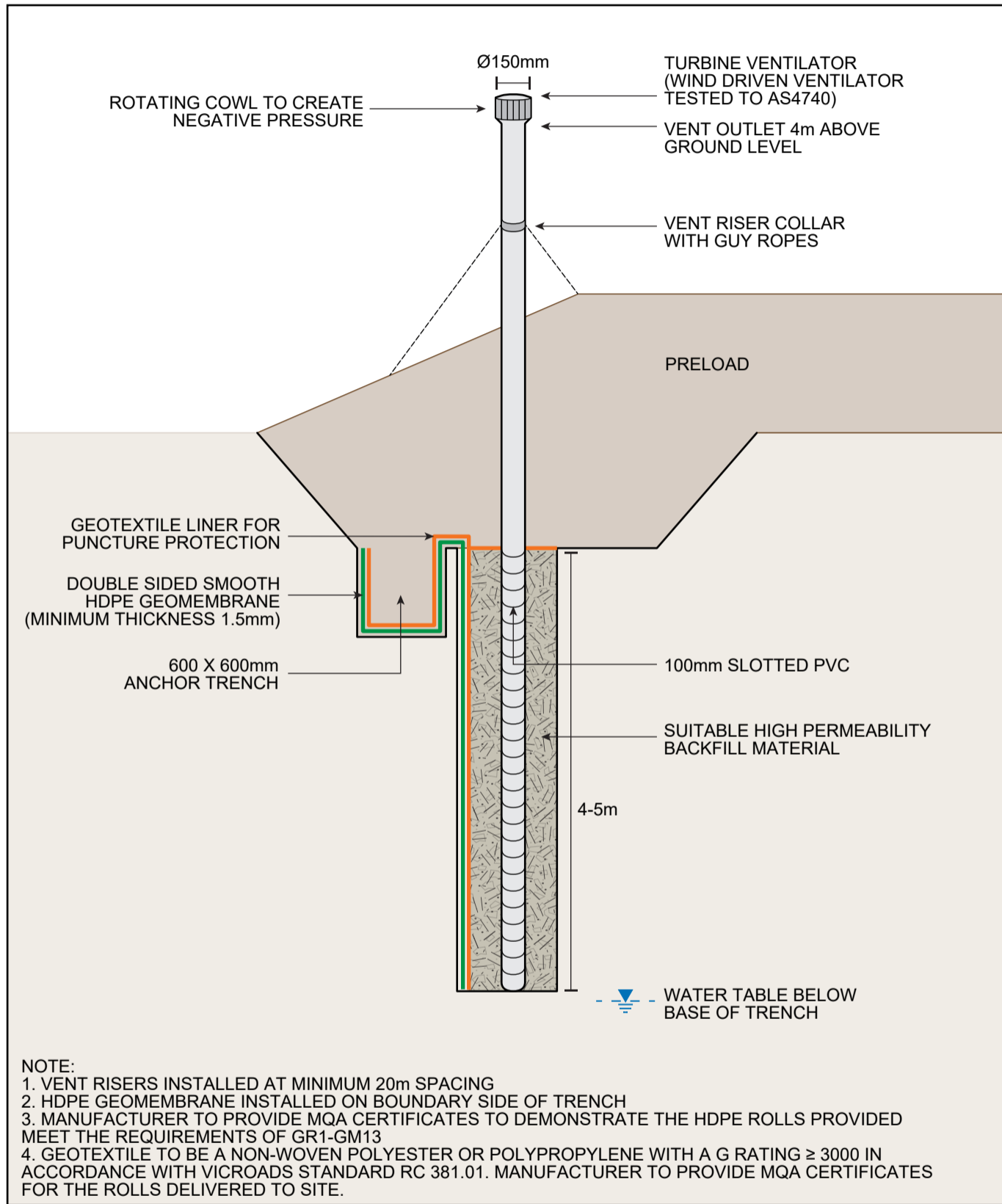
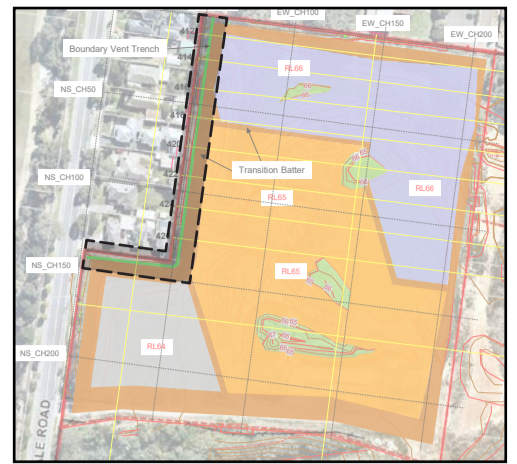
NOTES:

drawn	FK
approved	IP
date	21.09.21
scale	AS SHOWN
original size	A3



client:	HUNTINGDALE ESTATE NOMINEES PTY LTD	
project:	TALBOT AVENUE, OAKLEIGH SOUTH	
title:	2/426 HUNTINGDALE ROAD CROSS SECTION	
project no:	GEOTABTF092574AA	figure no: 14

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\\atfrco01\share\GIS\0751_ENAUABTF_TalbotFinance_Humidrop\del\GRAPHICS\027_R11\754-GEOTABTF\027AA_R11_GRA001.dwg

no.	description	drawn	approved	date
A	ORIGINAL ISSUE	JO	RG	22/09/21

drawn	JO
approved	RG
date	22/09/21
scale	NOT TO SCALE
original size	A3



client:	TALBOT ROAD FINANCE PTY LTD		
project:	ENVIRONMENTAL SITE ASSESSMENT 1221-1249 CENTRE ROAD & 22 TALBOT AVENUE OAKLEIGH SOUTH, VICTORIA		
title:	ZONE 1 - TEMPORARY BOUNDARY VENTING DESIGN - DETAIL		
project no:	ENAUABTF00751AB-R11	figure no:	FIGURE 15
		rev:	A



no.	description	drawn	approved	date
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		drawn		XA
		approved		RG
		date		15.09.2021
		scale		1:2,250
		original size		A3

LEGEND

- Gas bore
- Continuous monitoring location
- Gas bore to be sampled during stockpiling works
- Site boundary
- Zone boundary
- Fence
- Cadastre

IMAGERY SOURCE: Nearmap (Capture date: 11-09-2019)

client: TALBOT ROAD FINANCE PTY LTD

project: ENVIRONMENTAL SITE ASSESSMENT
1221-1249 CENTRE ROAD & 22 TALBOT AVENUE
OAKLEIGH SOUTH, VICTORIA

title: LANDFILL GAS MONITORING LOCATIONS

project no: ENAUABTF00751AB-R11 **figure no:** FIGURE 16 **rev:** A

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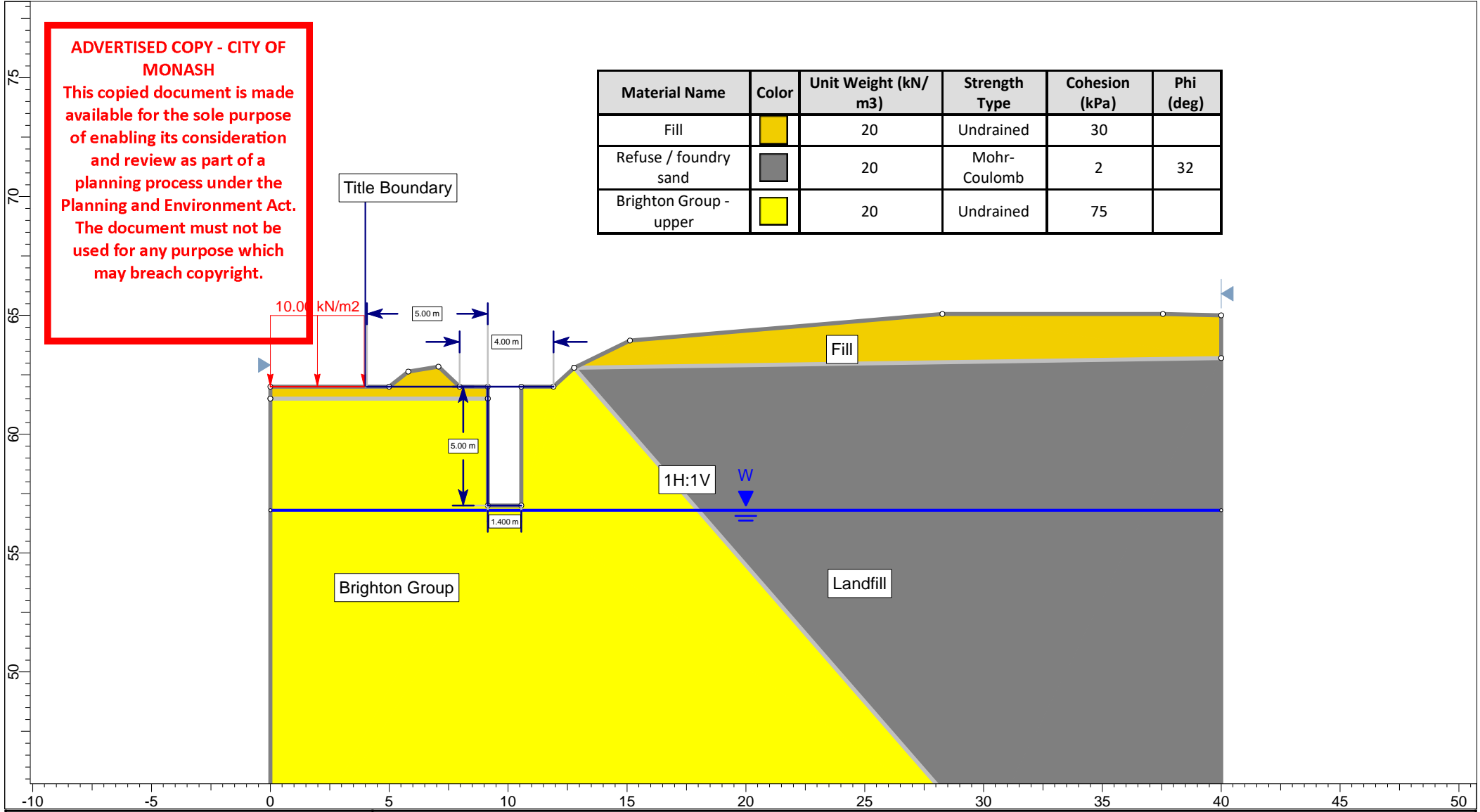
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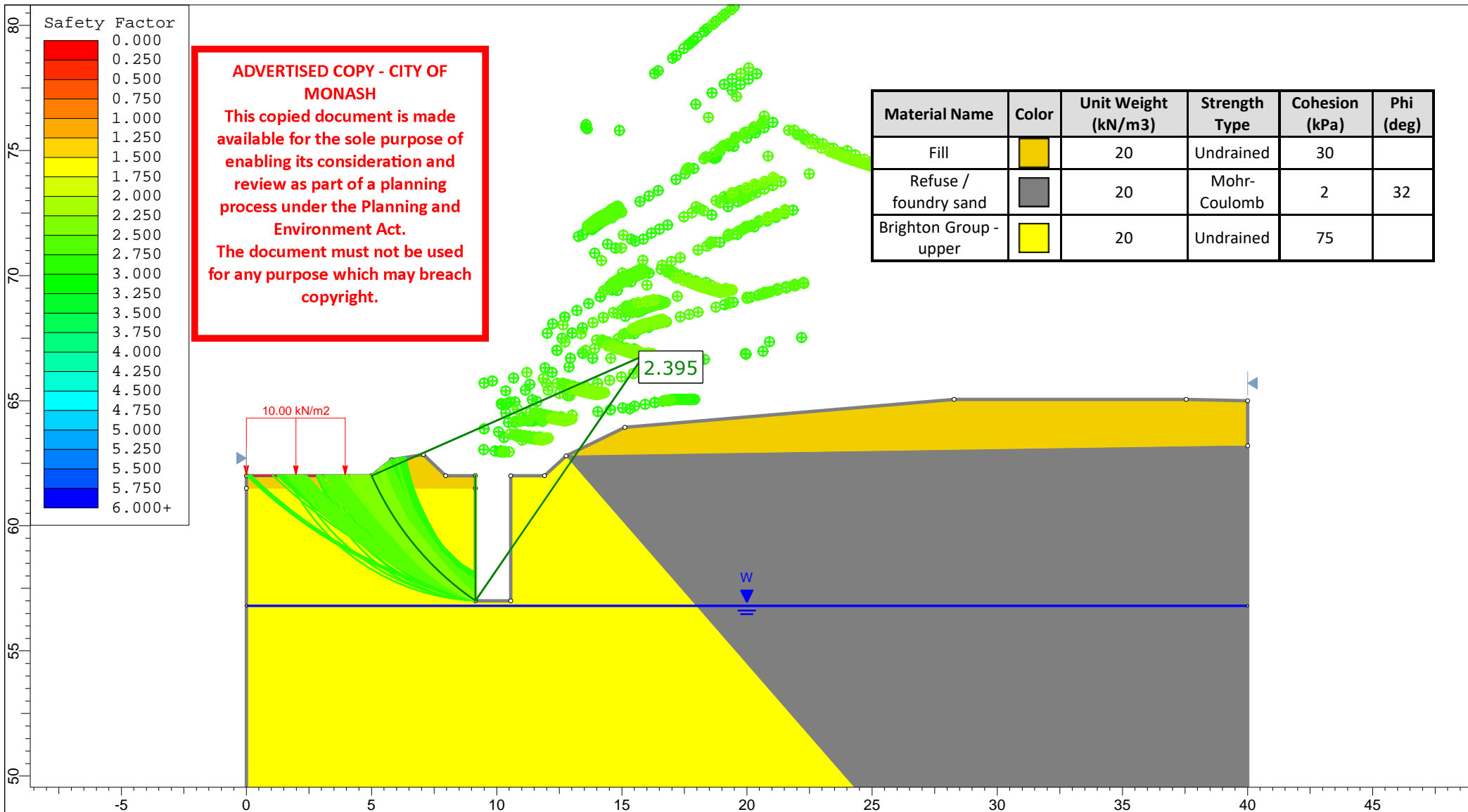
Attachment B – Preliminary Stability Analysis

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Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)
Fill		20	Undrained	30	
Refuse / foundry sand		20	Mohr-Coulomb	2	32
Brighton Group - upper		20	Undrained	75	




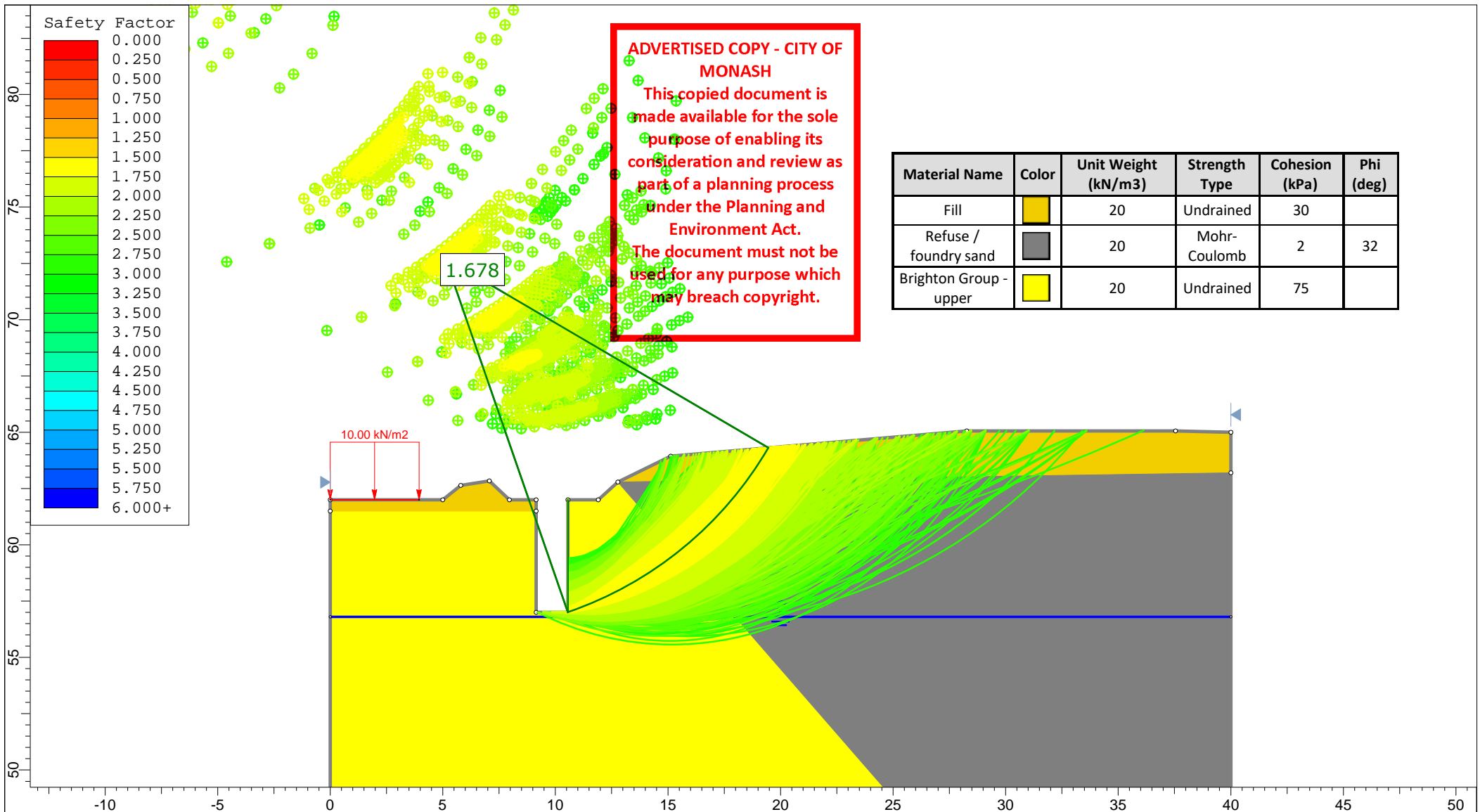
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	Group	Group 1	Scenario	Master Scenario
	Drawn By	F. Khayyer	Company	Coffey
	Date	16/01/2021, 2.07 PM	File Name	Figure 1: Venting Trench - during construction



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Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)
Fill	Yellow	20	Undrained	30	
Refuse / foundry sand	Grey	20	Mohr-Coulomb	2	32
Brighton Group - upper	Light Yellow	20	Undrained	75	

	Project		Talbot Quarry - Zone 1 Vent Trench			
	Group		Group 1	Scenario	Master Scenario	
	Drawn By		F. Khayyer	Company		Coffey
	Date		16/01/2021, 2.07 PM	File Name		Figure 2: Venting Trench - during construction



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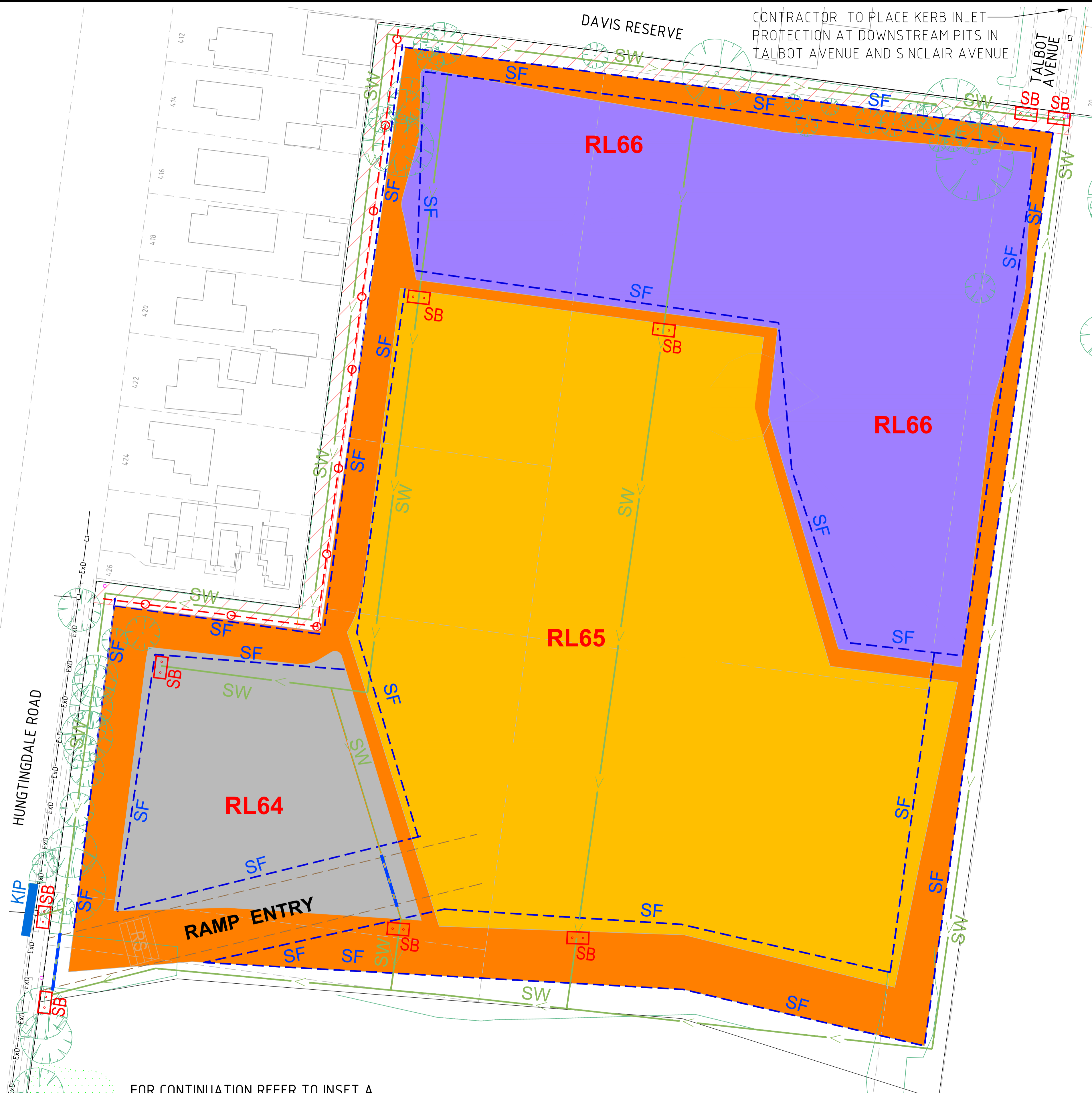
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Fill		20	Undrained	30	
Refuse / foundry sand		20	Mohr-Coulomb	2	32
Brighton Group - upper		20	Undrained	75	

	Project		Talbot Quarry - Zone 1 Vent Trench	
	Group		Group 1	Scenario Master Scenario
	Drawn By		F. Khayer	Company Coffey
	Date		16/01/2021, 2.07 PM	File Name Figure 3: Venting Trench - during construction

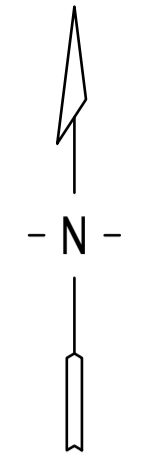
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 29/09/2021 1:55:03 PM
 CAD FILE:
 PLOT DATE:

TRUCK ENTRY/EXIT

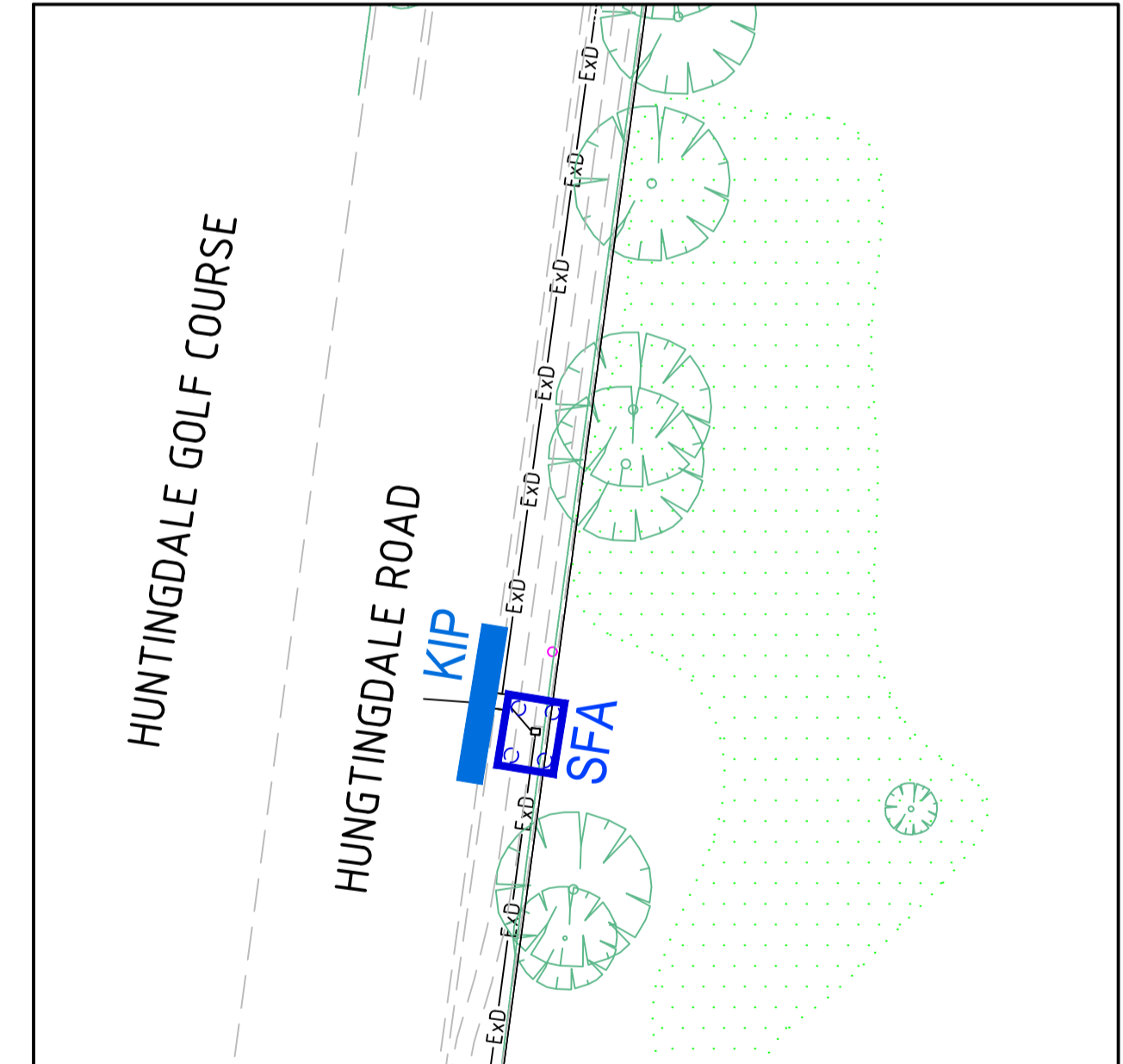
HUNTINGDALE GLOF COURSE



CONTRACTOR TO PLACE KERB INLET PROTECTION AT DOWNSTREAM PITS IN TALBOT AVENUE AND SINCLAIR AVENUE



LEGEND	
	SWALE (REFER TO DETAIL ON DWG EM002)
	SILT FENCE (REFER TO DETAIL ON DWG EM002)
	SILT FENCE AROUND PIT (REFER TO DETAIL ON DWG EM002)
	KERB INLET PROTECTION (REFER TO DETAIL ON DWG EM002)
	RUMBLE STRIP
	TRUCK NO GO ZONE
	BOUNDARY VENT TRNCH
	VENT RISER
	STRAW BALE SEDIMENT TRAP (REFER TO DETAIL ON DWG EM002)
	TOPSOIL STOCKPILE
	EXISTING TREE
	TRUCK ROUTE
	PRELOAD STOCKPILE AT RL66m
	PRELOAD STOCKPILE AT RL65m
	PRELOAD STOCKPILE AT RL64m
	TRANSITION BATTER
	PROPOSED PRELOAD LEVELS
	PROPOSED STORMWATER PIPE



INSET A

WARNING
 OVERHEAD
 ELECTRICITY
 PRESENT IN
 WORK AREA

FOR CONTINUATION REFER TO INSET A

DRAWN:	T.MUSTAC
DESIGNED:	C.DELARUE
APPROVED:	C.DELARUE



CLIENT:



Ground Floor, 207-213 Waverley Road,
 Malvern East VIC 3145
 TEL : 03 8573 1500 verveprojects.com

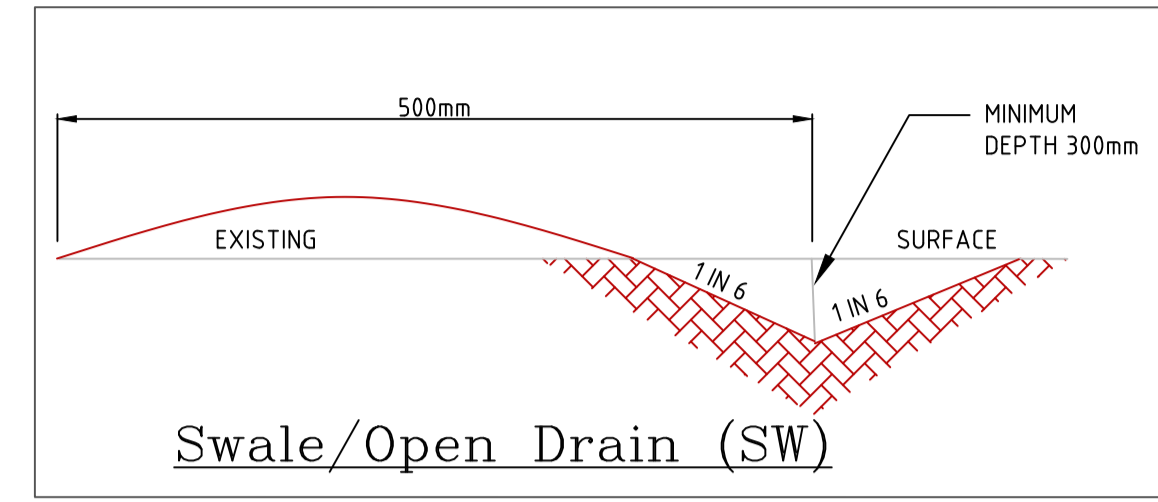
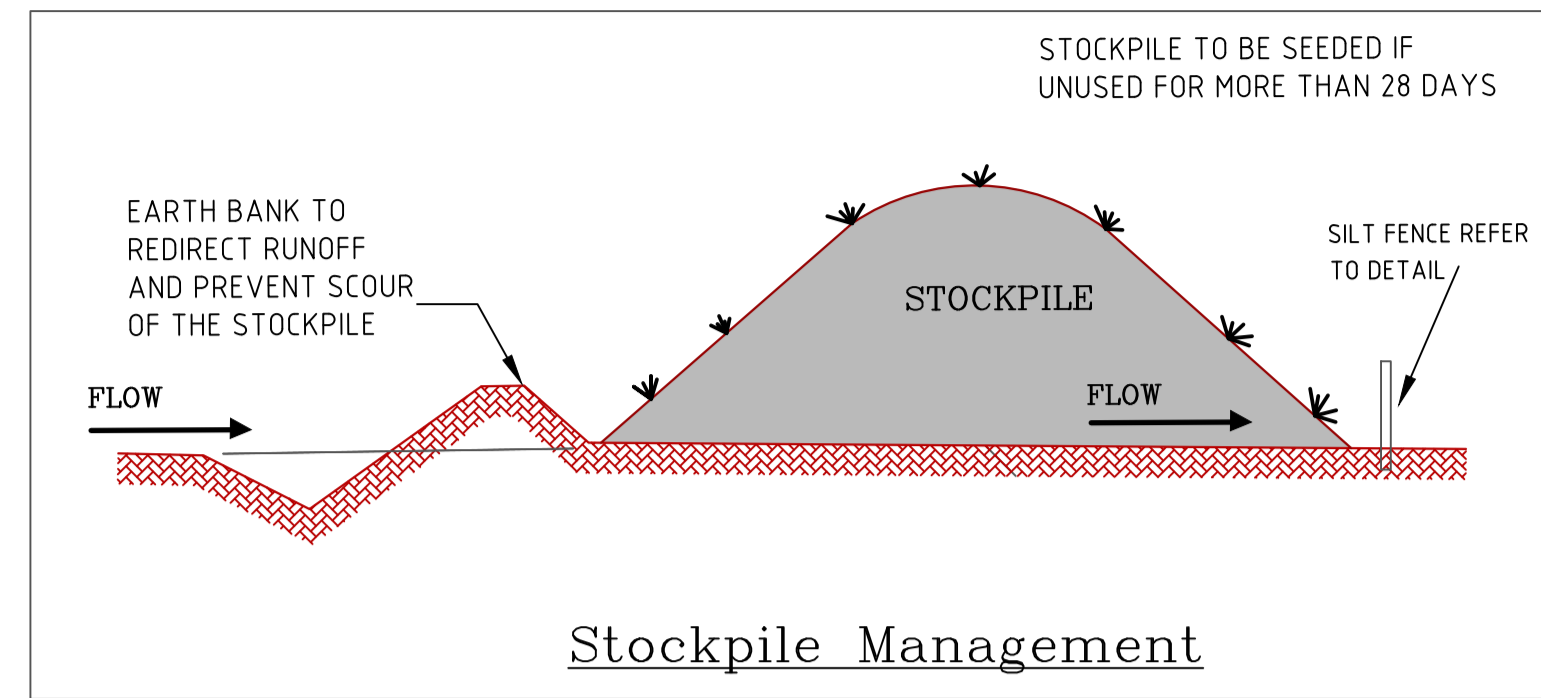
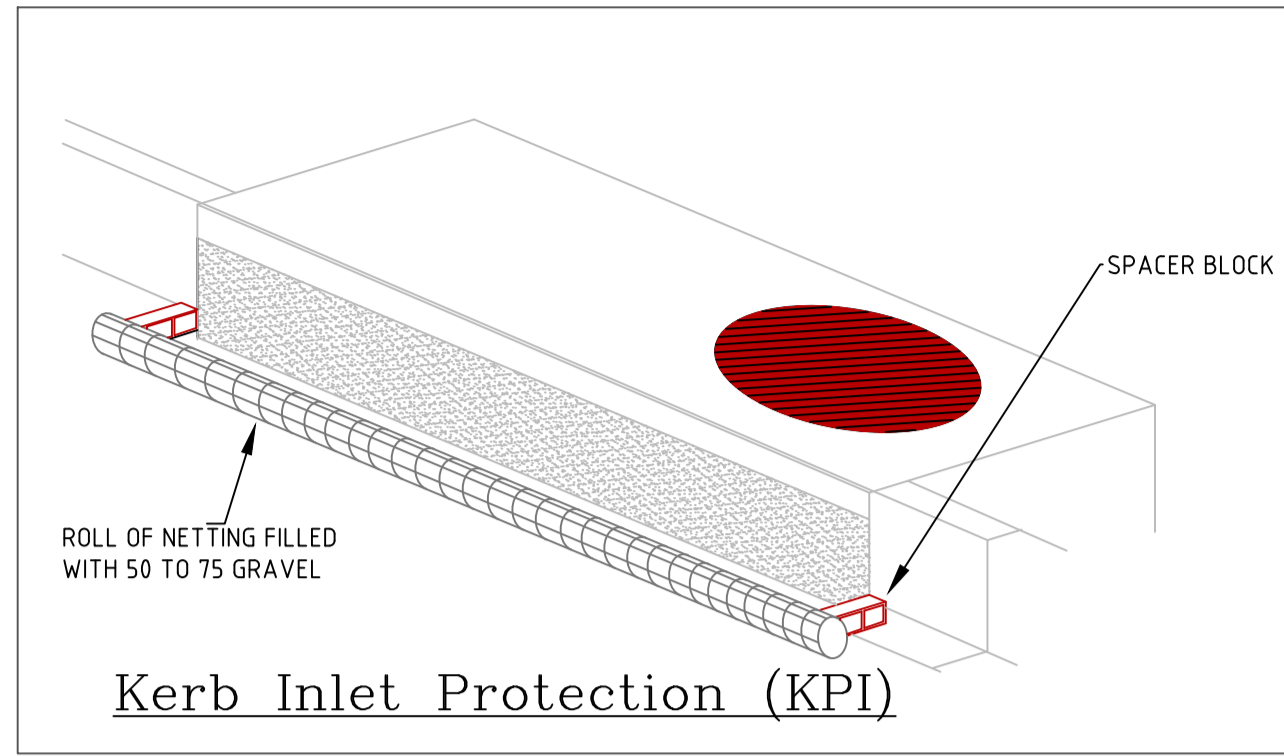
COUNCIL:
 PROJECT:
 ISSUE:

CITY OF MONASH
 TALBOT QUARRY
 1221 CENTRE ROAD
 OAKLEIGH

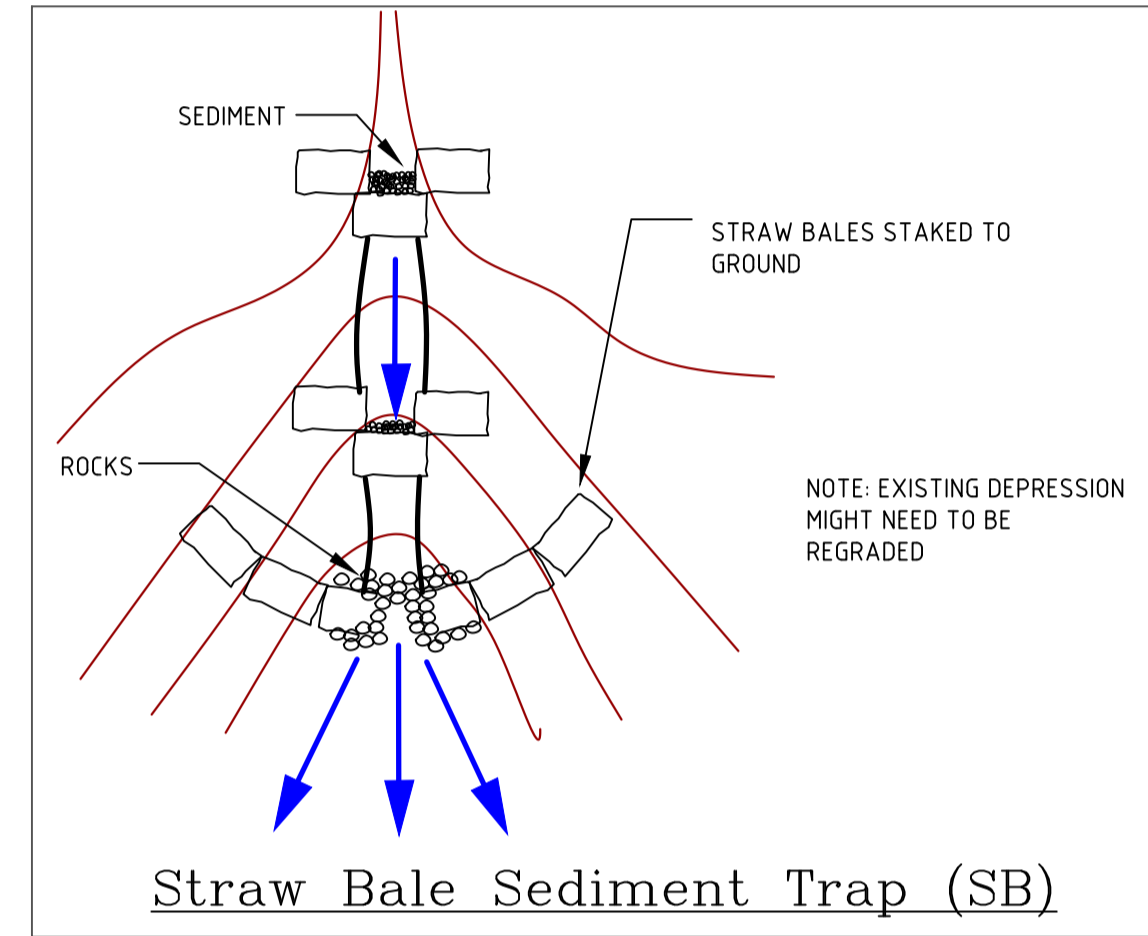
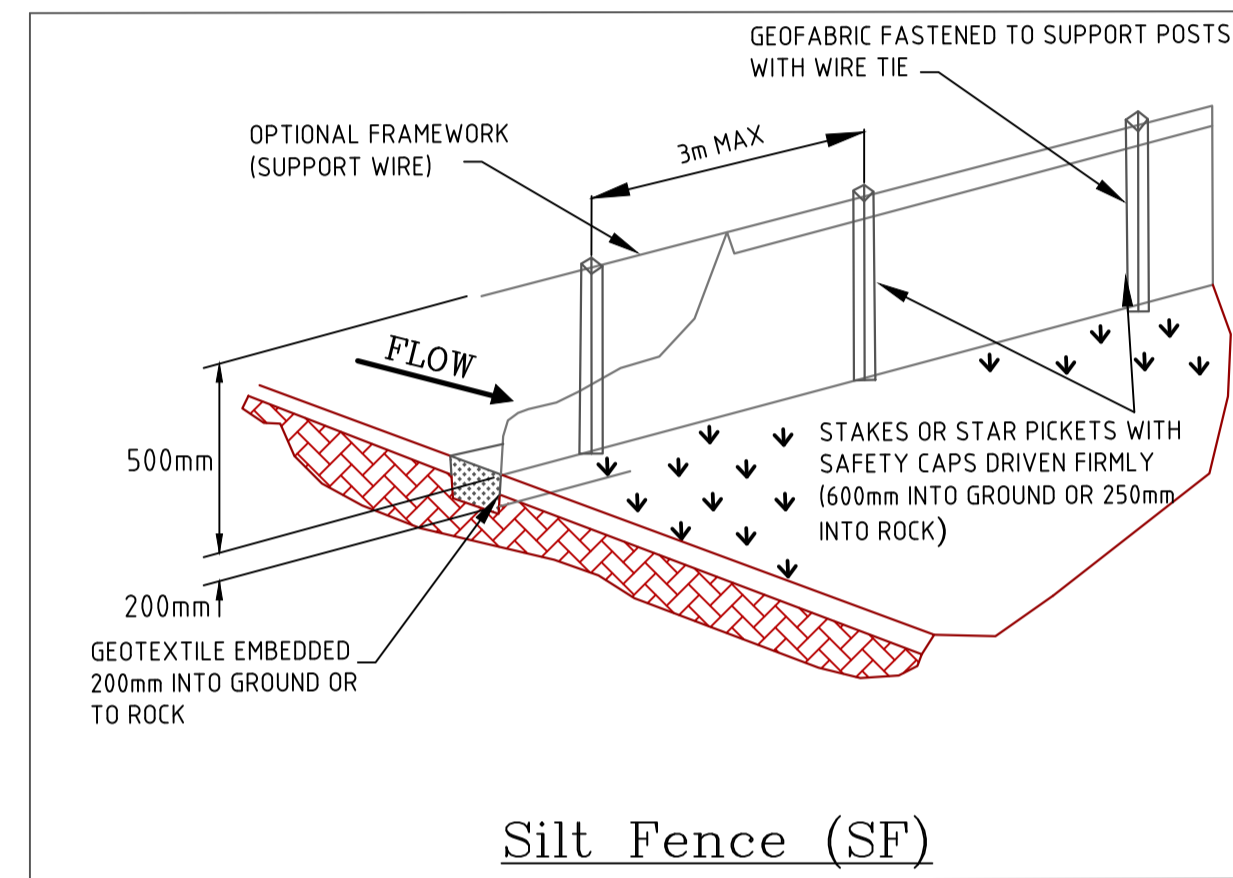
TITLE:
 SITE ENVIRONMENTAL
 MANAGEMENT PLAN

REV	DESCRIPTION	APPROVED	DATE
A	PRELIMINARY ISSUE	C.D.	28.09.21

ISSUE:	PRELIMINARY	MELWAY REF:	78 J1	PROJECT No:	19017-00	DWG No:	EM001	REVISION:	A
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NOTES
 1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
 2. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED AND CLEANED AS REQUIRED.



CAD FILE: C:\2025\ENERGY\DATA\VP\PHAF02\19017-00_247\04-ENGINEERING\01 CAD\19017-00-EM002.DWG
 PLOT DATE: 28/09/2021 12:41:29 PM

REV	DESCRIPTION	CA	28.09.21
A	PRELIMINARY ISSUE	CA	28.09.21
		APPROVED	DATE

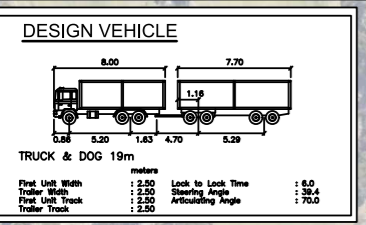
DRAWN:	T. MUSTAC
DESIGNED:	C. DELARUE
APPROVED:	C. DELARUE

NOT TO SCALE

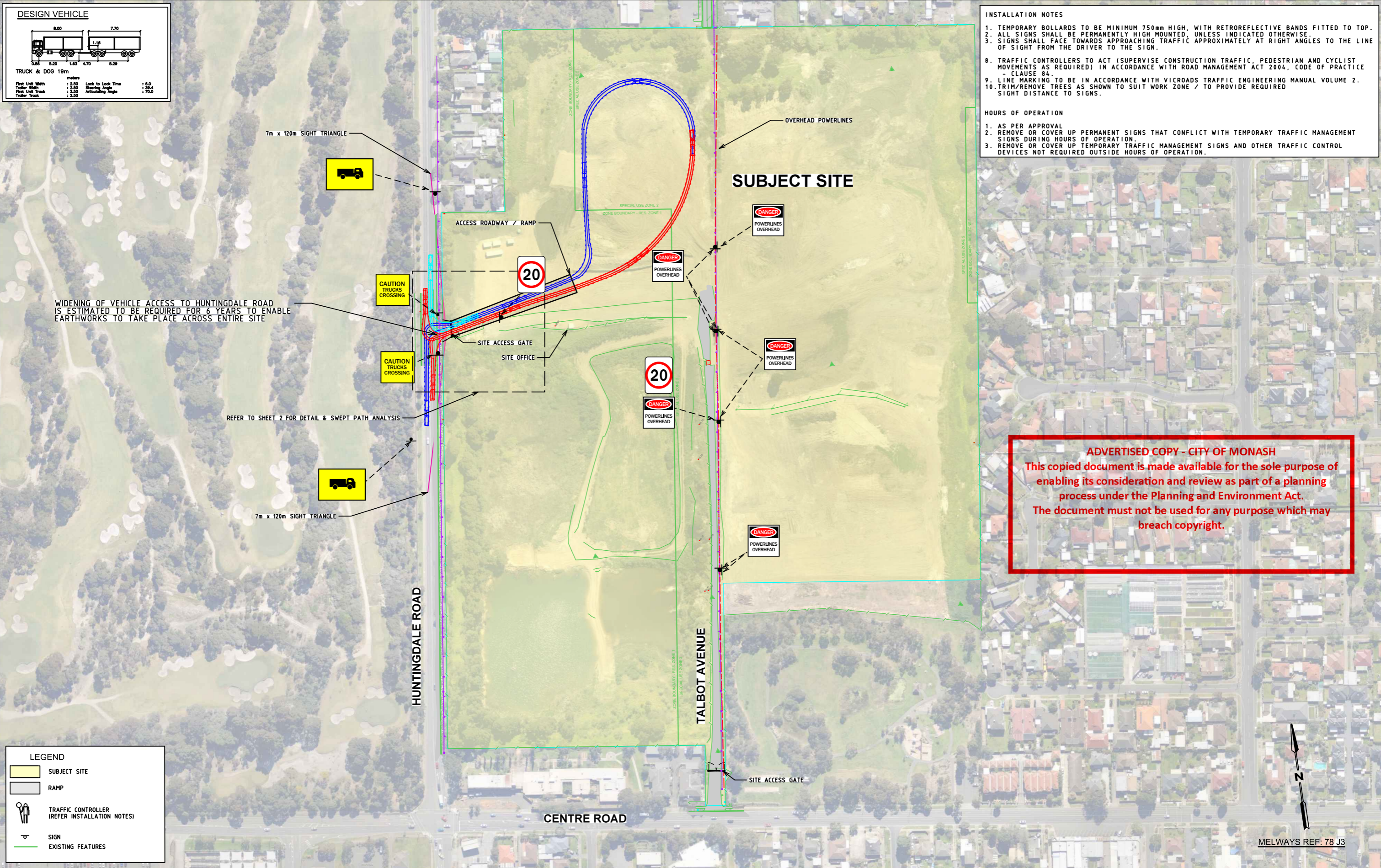
CUSTOMER:

verve
 Ground Floor, 207-213 Waverley Road,
 Malvern East VIC 3145
 TEL : 03 8573 1500 verveprojects.com

COUNCIL:	CITY OF MONASH	TITLE:	SITE ENVIRONMENTAL MANAGEMENT PLAN
PROJECT:	TALBOT QUARRY 1221 CENTRE ROAD OAKLEIGH	ISSUE:	PRELIMINARY
MELWAY REF:		PROJECT No:	19017-00
		DWG No:	EM002
		REVISION:	A



- INSTALLATION NOTES**
1. TEMPORARY BOLLARDS TO BE MINIMUM 750mm HIGH, WITH RETROREFLECTIVE BANDS FITTED TO TOP.
 2. ALL SIGNS SHALL BE PERMANENTLY HIGH MOUNTED, UNLESS INDICATED OTHERWISE.
 3. SIGNS SHALL FACE TOWARDS APPROACHING TRAFFIC APPROXIMATELY AT RIGHT ANGLES TO THE LINE OF SIGHT FROM THE DRIVER TO THE SIGN.
 4. CLAUSE 86
 5. LINE MARKING TO BE IN ACCORDANCE WITH VICROADS TRAFFIC ENGINEERING MANUAL VOLUME 2.
 6. TRIM/REMOVE TREES AS SHOWN TO SUIT WORK ZONE / TO PROVIDE REQUIRED SIGHT DISTANCE TO SIGNS.
- HOURS OF OPERATION**
1. AS PER APPROVAL
 2. REMOVE OR COVER UP PERMANENT SIGNS THAT CONFLICT WITH TEMPORARY TRAFFIC MANAGEMENT SIGNS DURING HOURS OF OPERATION.
 3. REMOVE OR COVER UP TEMPORARY TRAFFIC MANAGEMENT SIGNS AND OTHER TRAFFIC CONTROL DEVICES NOT REQUIRED OUTSIDE HOURS OF OPERATION.



LEGEND

	SUBJECT SITE
	RAMP
	TRAFFIC CONTROLLER (REFER INSTALLATION NOTES)
	SIGN
	EXISTING FEATURES

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0 13 26 52
 1:1300 @ A1

WARNING
 BEWARE OF UNDERGROUND SERVICES
 THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE.

1. ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE
2. HUNTINGDALE ROAD (SPEED ZONE 60KM/H)
3. CENTRE ROAD (SPEED ZONE 60KM/H)
4. TRAFFIC MANAGEMENT PLAN SHOULD BE READ IN CONJUNCTION WITH AUSTRALIAN STANDARD AS1742.3-2009 AND ROAD MANAGEMENT ACT 2004 CODE OF PRACTICE TO ENSURE CORRECT INSTALLATION OF TRAFFIC CONTROL DEVICES.

Cardno
 Shaping the Future

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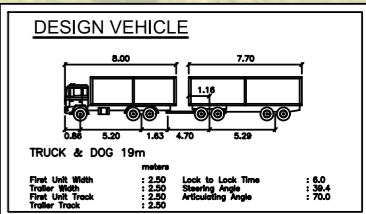
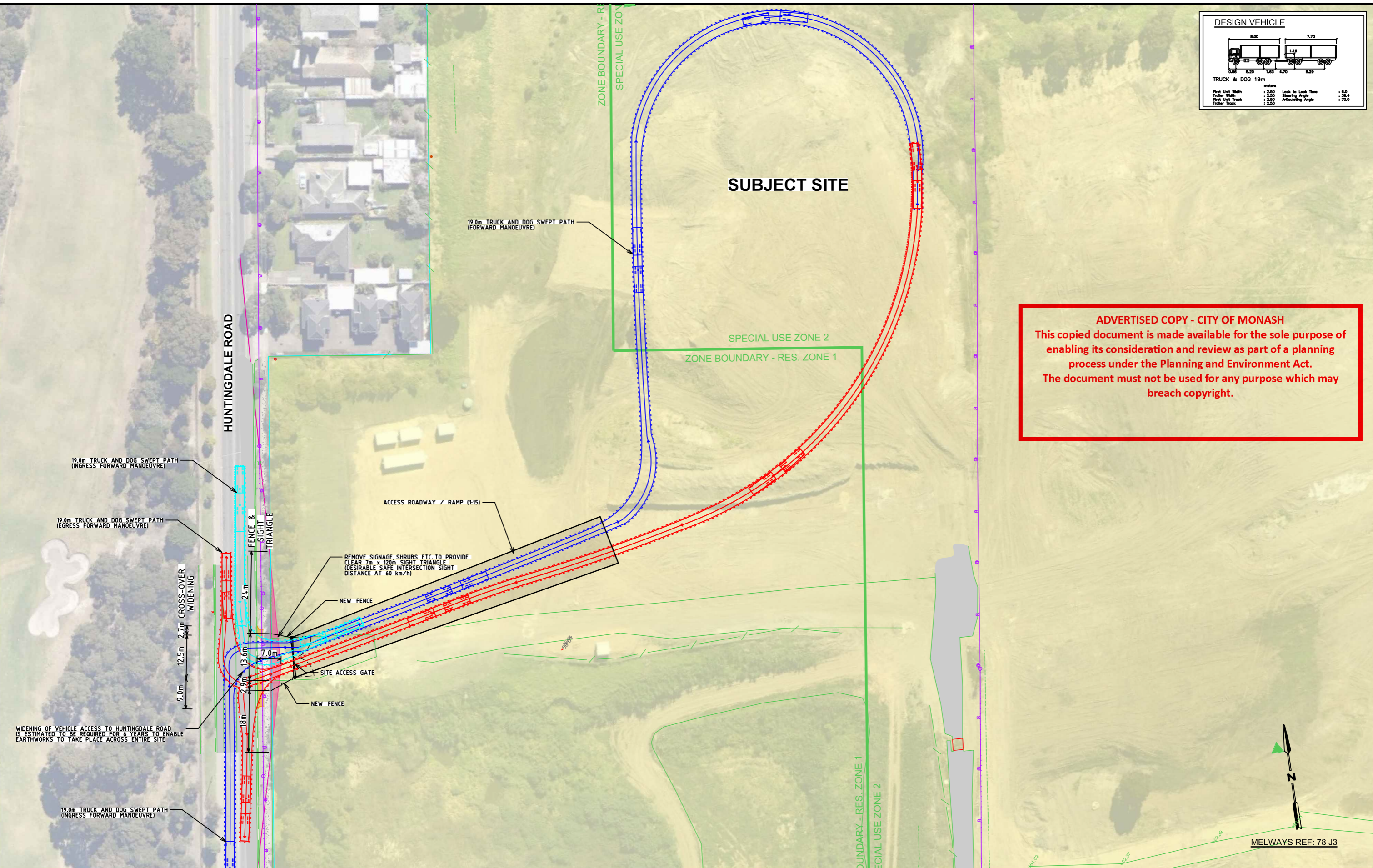
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Designed	RJM
Checked	LS
Authorised	ML

Client	VERVE
Project	RESIDENTIAL SUBDIVISION HUNTINGDALE ROAD, OAKLEIGH SOUTH CITY OF MONASH
Title	TRAFFIC MANAGEMENT PLAN EXCAVATION/EARTHWORKS SITE PLAN - SIGNAGE SHEET 1 OF 2

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	29.09.2021
Scale	1:1300
Size	A1
Revision	B
Drawing Number	V210738-TR-DG-9801

MELWAYS REF: 78 J3

User: Russell, Meaney
 DATE PLOTTED: 5/11/2021 1:23:17 PM
 CAD File: C:\Users\Russell, Meaney\OneDrive - Cardno\Desktop\CG140072\cg140072\Drawings\CG140072T04-6.dgn



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19.0m TRUCK AND DOG SWEPT PATH (INGRESS FORWARD MANOEUVRE)
 19.0m TRUCK AND DOG SWEPT PATH (EGRESS FORWARD MANOEUVRE)
 19.0m TRUCK AND DOG SWEPT PATH (INGRESS FORWARD MANOEUVRE)

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0 5 10 20
 1:500 @ A1
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Drawn	RJM
Designed	RJM
Checked	LS
Authorised	ML

Client	VERVE
Project	RESIDENTIAL SUBDIVISION HUNTINGDALE ROAD, OAKLEIGH SOUTH CITY OF MONASH
Title	TRAFFIC MANAGEMENT PLAN EXCAVATION/EARTHWORKS DETAIL & SWEPT PATH ANALYSIS SHEET 2 OF 2

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	29.09.2021	Scale	1:500
Drawing Number	V210738-TR-DG-9801	Size	A1
Revision		Revision	B

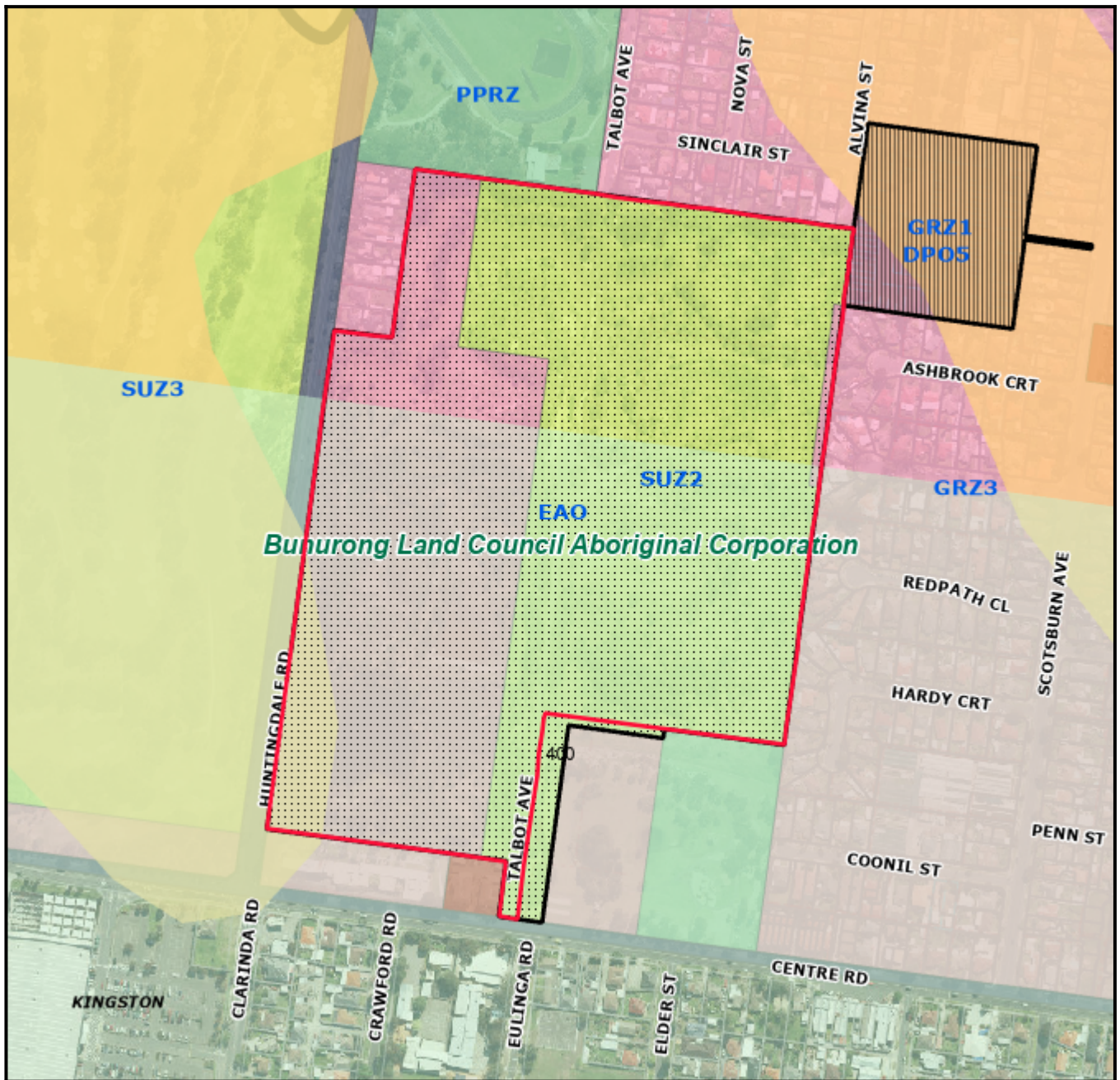


Attachment 2: 1221-1249 Centre Road, Oakleigh South





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:5000

Address: 1221-1249 Centre Road OAKLEIGH SOUTH VIC 3167

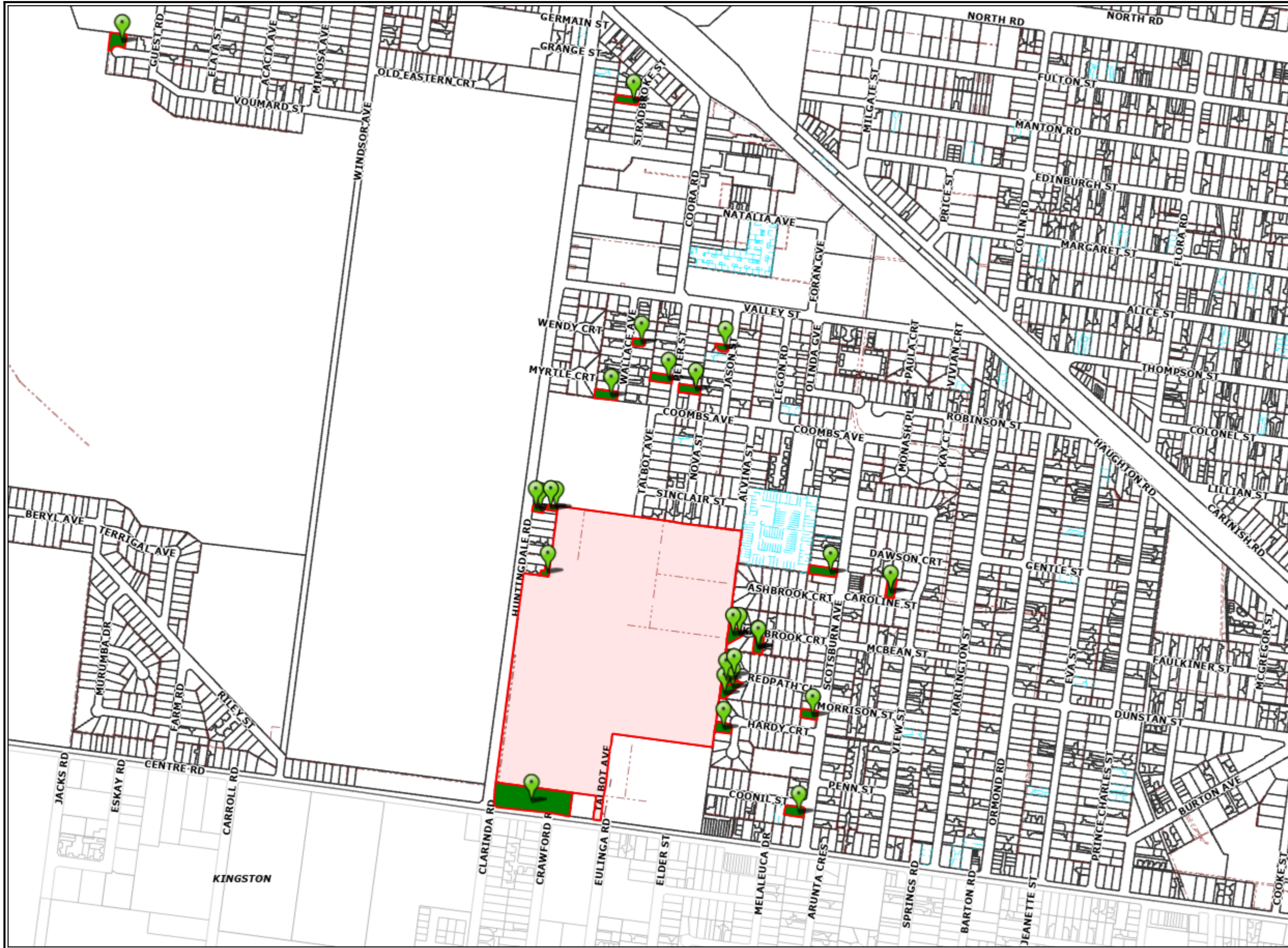
Area: 187190.00000 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.

Objector Map

Subject land shaded light red.
Objector properties shaded dark green & pinpointed



Legend

- Property
- Proposed Property
- Common Property
- Easements
- Raillines
- Reserves
- Open Space Public Access**
- Accessway/ trail
- Conservation
- Memorial Park
- Play
- Relaxation/ contemplation
- Social/ family recreation
- Sport
- Utility/ buffer/ enviro constraint
- Visual amenity
- Water based recreation

1:7500



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