

**PLANNING
PERMIT**

Permit No.: **TPA/43337 Corrected**
Planning Scheme: **Monash Planning Scheme**
Responsible Authority: **Monash City Council**

ADDRESS OF THE LAND

1221-1249 Centre Road OAKLEIGH SOUTH VIC 3167

THE PERMIT ALLOWS

Use and development of the land for stockpiling of earth, treatment of existing on-site slimes, sediments and uncontrolled fill material and associated earthworks to facilitate the backfilling of the former quarry

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development and use starts, three copies of amended site plan drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. The submitted plans must clearly delineate and highlight any changes. When approved the plans will be endorsed and will then form part of the permit.

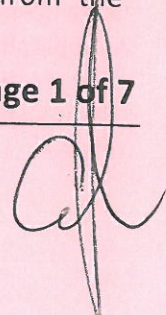
The plans must be generally in accordance with the plans submitted with the application, but modified to show:

- a) Retention of all existing mounding areas within 40 metres from the boundary of the land
- b) All works within the site setback a minimum of 30 metres from the boundary of the land unless otherwise agreed to in writing by the Responsible Authority. Where the required works are within 30 metres of the boundary and the works are fundamental in achieving the permitted approval (including backfilling works adjacent to the southern boundary), detailed plans of works within this area must be submitted to and approved by the Responsible Authority having regard to the interface with adjoining properties including detail of any mitigation measures to minimise and address potential impact on the adjoining property.
- c) Retention of existing grassed areas and vegetation within 30 metres from the boundary of the land unless otherwise agreed to in writing by the Responsible Authority.
- d) Staff parking and site sheds setback a minimum of 30 metres from the boundary of the land;

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- e) The setback of the concrete crusher within the existing quarry pit 150 metres from the boundary of the land unless otherwise agreed to in writing by the Responsible Authority.
 - f) The location of existing vegetation;
 - g) Existing site levels within 40 metres of the boundary;
 - h) Notation specifying the height of the stockpiles shall be limited so that no part is higher than 3 metres existing above the natural ground level immediately adjacent to site boundaries.
2. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

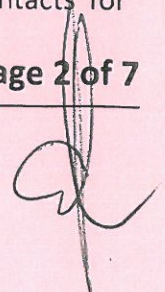
Endorsed documents forming part of this permit include:

- a) Zone 4 Backfilling Design Report (Rev 04), Coffey Geotechnics, 17 November 2014.
 - b) Construction Environmental Management Plan - Backfilling Works, Coffey Environmental, 9 October 2014.
 - c) Site backfilling Protocol, Coffey Environments, 9 October 2014.
 - d) Huntingdale Estate Environmental Site Assessment (Site, Groundwater and Landfill Gas Assessment), Coffey Environments, 8 July 2014.
 - e) Huntingdale Estate Zone 4 Environmental Site Assessment - Soil, Sediment & Surface Water, Coffey Environments 24 June 2014.
 - f) Traffic Management Plan, Cardno 7 October 2014.
3. Once the development and use has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. Prior to the use and development commencing a community consultative committee must be established comprising surrounding residents and land owners, the land owner, project manager and Council representatives. The committee is to be established to liaise with all parties and deal with and resolve any ongoing issues associated with the project. Residents and land owners surrounding the development are to be invited to participate in the community consultative committee prior to the use and development commencing. Contact details are to be provided for the project manager, land owner and Council adjacent to the Huntingdale Road and Centre Road entrances. The community consultative committee must be established and implemented to the satisfaction of the Responsible Authority.
5. Contact details of the key site personnel on-site and the principal contacts for

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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.

6. All complaints received in relation to the works must be managed, addressed and resolved by the operator within 24 hours of receipt. Details of all complaints and the action taken by the operator in respect thereof shall be given forthwith to the Responsible Authority.
7. The use 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.

8. All existing trees to be retained shall be maintained to the satisfaction of Responsible Authority including suitable management during any construction stage
9. 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.

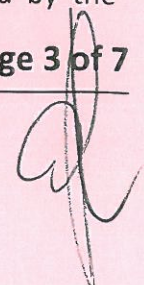
At the immediate request of the Responsible Authority the owner must take action to respond to amenity and nuisance issues raised by the Responsible Authority including suspending operations upon request.

10. The unused portion of the property must be kept drained, tidy and mown at all times to the satisfaction of the Responsible Authority.
11. 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.
12. 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

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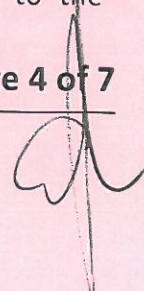
Responsible Authority at full cost of the developer/operator.

13. 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.
14. The height of the stockpiles shall be limited so that no part is higher than 3 metres above the natural ground level.
15. The height of the stockpiles shall be limited so that no part is higher than 3 metres above the natural ground level when measured from existing site levels adjacent to the boundary of the land.
16. The recommendations as identified within the Construction Environmental Management Plan prepared by Coffey Environments Australia dated 9th October 2014, shall be adhered to and implemented to the satisfaction of the Responsible Authority.
17. A Certificate or Statement of Environmental Audit is required to confirm the land is suitable for its intended use before commencement of use/development or subdivision of the site
18. Any fill material brought onto the subject land or deposited in the former quarry pit must meet the specifications contained in EPA publication IWRG621, Soil Hazard Categorisation and Management 2009 or as amended.
19. Construction and post-construction activities must be in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control 1991 or as amended.
20. The land must not be used as a waste transfer station or for refuse disposal.
21. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
22. 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.
23. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.

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24. All common boundary fences are to be a minimum of 1.8 metres above the finished ground level to the satisfaction of the Responsible Authority. The fence heights must be measured above the highest point on the subject or adjoining site, within 3 metres of the fence line.
25. Before the use and development permitted starts, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- constructed to the satisfaction of the Responsible Authority;
 - properly formed to such levels that they can be used in accordance with the plans;
 - constructed of crushed rock or other material to the satisfaction of the Responsible Authority;
 - drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

26. 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.
27. The loading and unloading of goods from vehicles must only be carried out on the land.
28. 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.
29. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval.

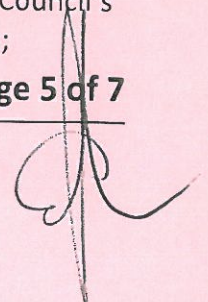
The plan must address the following issues:

- measures to control noise, dust and water runoff;
- prevention of silt or other pollutants from entering into the Council's underground drainage system, road network and adjoining properties;

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- c) the location of where building materials are to be kept during construction;
- d) site security;
- e) maintenance of safe movements of vehicles to and from the site during the construction phase;
- f) on-site parking of vehicles associated with construction of the development;
- g) wash down areas for trucks and vehicles associated with construction activities;
- h) cleaning and maintaining surrounding road surfaces;
- i) a requirement that works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 8.00am to 12.00pm;

The plan must be prepared to the satisfaction of the Responsible Authority. Once approved, the plan will be endorsed to form part of this permit and implemented to the satisfaction of the Responsible Authority.

30. Plant and equipment installed on/or within the site must be so positioned and baffled that any noise emitted complies with the appropriate Australian Standards and EPA requirements.

At the immediate request of the Responsible Authority noise testing must be taken to demonstrate compliance with EPA noise requirements. Noise testing is to be undertaken at no cost to the Responsible Authority.

31. The owner and any person controlling works undertaken on the site must ensure that any noise emanating from the site do not exceed the standards of the State Environment Protection Policies No. N1 and must on request provide evidence to Council of Compliance with the policies.

In the event that noise exceeds the standards of the State Environment Protection Policies No. N1, works and operations on the land must cease immediately.

32. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:

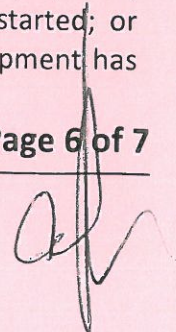
- The development and use are not started before 2 years from the date of issue.
- The development is not completed before 4 years from the date of issue.

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 within six months of the permit expiry date, where the use or development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the use or development has

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lawfully started before the permit expires.

NOTES-

1. Building approval must be obtained prior to the commencement of the above approved works.
2. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
3. Engineering permits must be obtained for new or altered vehicle crossings and for connections to Councils drains / Council pits / Kerb & Channel and these works are to be inspected by Council (tel. 9518 3690).

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief Description of Amendment
5 June 2015	<ul style="list-style-type: none">• Condition 29 i) corrected.

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