

7.1.2 1221-1249 CENTRE ROAD, OAKLEIGH SOUTH - TPA/54381 - BACKFILLING OF FORMER QUARRY PIT IN DOMAIN 4, REMOVAL OF NATIVE VEGETATION AND ALTERATION OF AN ACCESS TO A TRANSPORT ZONE 2

Responsible Manager:	Catherine Sherwin, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes further remediation and rehabilitation works on the site of the former Talbot Road Quarry.

It is proposed to drain and backfill the existing open former quarry pit in the south-west corner of the site, remove native vegetation and alter the access to a road within a Transport Zone 2

The application was subject to public notification. Forty-two (42) objections and one (1) letter of support for the proposal have been received.

Key issues to be considered relate to site management, environmental and amenity impacts.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the Municipal Planning Strategy, Planning Policy Framework, relevant zoning provisions and issues raised by objectors.

It should be noted that as a result of previous VCAT determinations and the split zoning of the site that there are some activities occurring on the site that whilst associated with the overall works to remediate the site do not require planning permission.

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

The proposed works are 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:	Sean McNamee, A/Director City Development
RESPONSIBLE MANAGER:	Catherine Sherwin
RESPONSIBLE PLANNER:	Anne Maree Roberts
WARD:	Oakleigh
PROPERTY ADDRESS:	1221 -1249 Centre Road, Oakleigh South
NUMBER OF OBJECTIONS:	Forty-two (42) & one (1) letter of support
ZONING:	Part Special Use Zone, Schedule 2

	Part General Residential Zone, Schedule 3
OVERLAY:	Environmental Audit Overlay
EXISTING LAND USE:	Vacant land – former quarry and municipal landfill site.
RELEVANT POLICY:	<p><u>Municipal Planning Strategy</u> Clause 02.01 – Context Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans</p> <p><u>Planning Policy Framework</u> Clause 12.01-1S – Protection of Biodiversity Clause 12.01-2S – Native Vegetation Management Clause 13.04-1S - Contaminated and Potentially Contaminated Land Clause 13.05.1S – Noise Management Clause 13.06-1S – Air quality Management Clause 14.02-2S – Water Quality Clause 15.01-1L-02 – Tree Conservation Policy Clause 15.03-2S - Aboriginal Cultural Heritage Clause 19.03-3L – Stormwater Management</p> <p><u>Particular Provisions</u> Clause 52.17 - Native Vegetation Clause 52.29 - Land Adjacent to the Principal Road Network Clause 53.18 - Stormwater Management in Urban Development Clause 65 - Decision Guidelines Clause 71.02-3 – Integrated Decision Making</p>
STATUTORY (60 DAY) PROCESSING DATE:	2 April 2024
DEVELOPMENT COST:	\$ 11 Million

LOCALITY PLAN



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit TPA/54381 for

- Works (backfilling of former quarry pit) in Special Use Zone – Schedule 2
- Alteration of access to a road in a Transport Zone
- Removal of native vegetation.

at 1221-1249 Centre Road, Oakleigh South subject to the following conditions:

1. At all times, what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.

Domain 4 Backfill Design Report and Works Plans

2. Before the works start, a Domain 4 Backfill Design Report and Plans must be submitted to the satisfaction of and approved and endorsed by the Responsible Authority. The Domain 4 Backfill Design Plans must be generally in accordance with Domain 4 Backfill Design Report prepared by Tetra Tech Coffey, dated December 2022, but to show the following details:
 - a) The structural fill layer provided with a minimum 4 metre thickness on all relevant plans.
 - b) The location and minimum setbacks of the proposed swale drain to southern boundary and identified on sectional diagrams.
 - c) The retention of the existing swale drains along the western boundary. maintained.
 - d) The settlement monitoring period to a minimum of 18 months.

The provisions and requirements of the endorsed Domain 4 Backfill Design Report and Plans must be implemented and complied with by the permit holder to the satisfaction of the Responsible Authority.

Traffic Management Plan

3. Before the works start a revised Traffic Management Plan (TMP) must be approved and endorsed by the Responsible Authority. The plans must be generally in accordance with the TMP prepared by Cardno dated 11 October 2022 but modified to include:
 - a) The proposed widening to the Huntingdale Road vehicle crossing, including all relevant dimensions. The widening of the crossing is required to satisfactorily accommodate the proposed truck turning maneuvers.
 - b) 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 works.
 - c) A corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along Huntingdale Road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
 - d) The location of all temporary internal haul roads provided with a minimum 30 metre setback from the eastern boundary.
 - e) A plan showing the location of parking areas for contractors and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with

construction activity are located so as to cause minimum disruption to surrounding premises.

The provisions and requirements of the endorsed Traffic Management Plan must be implemented and complied with at all times by the permit holder and their agent to the satisfaction of the Responsible Authority.

Construction Management Plan (CMP)

4. Before the works authorized by this permit start, a Construction Management Plan (CMP) must be approved and endorsed by the Responsible Authority. The CMP must:
 - a) provide specific construction management oversight for the works permitted by this permit, including providing the following details:
 - i A construction program that is generally in accordance with the submitted "Domain 4 Backfill Design Report;"
 - ii Hours for construction activity in accordance with any other condition of this permit and including a timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken and when;
 - iii Appropriate measures to control noise, dust and water and sediment laden runoff;
 - iv Documentation to verify that the works align with relevant sections of the following standards, guidelines and consents:
 - (1) Statement of Environmental Audit ref. CARMs: 70403-2 Service Order No.: 8004092 (EPA, 2020).
 - (2) *Occupational Health & Safety Regulations 2017*.
 - (3) AS3798-2007: Guidelines on Earthworks for Commercial and Residential Developments.
 - (4) EPA Publication 1828.2 Waste disposal categories – characteristics and thresholds (March 2021).
 - (5) EPA Publication 1968.1 Guide to classifying industrial waste (August 2021)
 - b) Detail the applicable environmental values, 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).
 - c) Make provision for dust management including:
 - i Requirements 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.
 - ii Establishing definitive requirements for when dust monitoring must be conducted.
 - iii Establishing definitive weather conditions and observations that will require works to cease.
 - d) Make provision for Noise and Vibration Management including:
 - i 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).
- ii Methods for controlling noise and vibration at the source.
 - iii Develop a timetable of designated working hours highlighting what noise and vibration sensitive tasks can be undertaken and when.
 - iv Develop a procedure for approval of any noise/vibration sensitive tasks that need to be completed outside of designated working hours.
- 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 the 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;
 - i) Measures to provide for public safety and site security;
 - j) A Traffic Management Plan consistent with the endorsed Traffic Management Plan under Condition 3 of this permit.
 - k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
 - l) The provision of contact details of suitably empowered supervisory site staff;

The provisions and requirements of the endorsed CMP must be implemented and complied with by the permit holder and their agents to the satisfaction of the Responsible Authority.

Stormwater Management Plan

- 5. Before the works start, a stormwater management plan must be approved and endorsed by the Responsible Authority. The Stormwater Management Plan must:
 - a) include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system,
 - b) include details of proposed water treatment and quality testing to be established prior to the discharge of water from the site.
 - c) demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will be met,
 - d) be generally in accordance with the Stormwater Management Plan prepared by Afflux dated 7 November 2022 and Site Environmental Management Plan prepared by Verve, but amended to show the following details:
 - i Appropriate measures preventing silt or other pollutants entering into Council's underground drainage system or onto the road network;
 - ii The location and height of the proposed silt fencing along the southern boundary to be shown on sectional diagrams prepared by Tetra Tech Coffey.
 - iii The location and minimum setbacks of the proposed swale drain to adjoining properties along the southern boundary identified on sectional diagrams on the plans prepared by Tetra Tech Coffey.

The provisions and requirements of the endorsed Stormwater Management Plan must be implemented and complied with by the permit holder and their agents to the satisfaction of the Responsible Authority.

Removal of Native Vegetation

6. Before the works commence, a biodiversity assessment to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by, the Responsible Authority for the removal of native vegetation within Domain 4. The biodiversity assessment must be undertaken by a suitably qualified ecologist and in accordance with the *Permitted clearing of native vegetation -Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual* and generally in accordance with the submitted Flora and Fauna Assessment by Ecology and Heritage Partners dated September 2021, however with offsets to refer native vegetation removal in Domain 4 only.

Native Vegetation Offset Evidence and Timing

7. Before any native vegetation is removed, evidence that the required offsets have been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
 - a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or
 - b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site.

A copy of the offset evidence must be endorsed by the Responsible Authority and will form part of this permit.

Section 173 Agreement

8. Before the commencement of any of the works associated with this permit, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*. The agreement must provide the following:
 - a) All works described in the Domain 4 Backfill Design Report by Tetra Tech Coffey, December 2022 must be undertaken in accordance with the Workplan verified by the appointed environmental auditor or a revised Workplan subsequently verified by the appointed environmental auditor.
 - b) Following the completion of all works on site:
 - i An appointed environmental auditor must be engaged to verify the completion of all works in accordance with the Workplan.
 - ii Works must comply with *Victorian Occupational Health and Safety (OH&S) Regulations 2017*. The Site Manager must 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.
 - iii On going monitoring of ground water quality and for the presence of hazardous ground gases as required under the Statement of Environmental

Audit issued on 14 May 2020 (Ref:8004092).

- c) The works that are:
- i described in the Domain 4 Backfill Design Report prepared by Tetra Tech Coffey, December 2022 (as amended in accordance with this permit); and
 - ii not authorised by this permit,
- must be completed no later than the completion of the works authorised by this permit, unless otherwise agreed in writing with the Responsible Authority.
- d) The Agreement to end upon the earlier of completion of the works authorised by this permit (TPA/54381) and verified by an appointed environmental auditor.

All costs of preparation, execution registration and removal of the agreement must be borne by the owner of the land, or the future Owners Corporation, including those costs incurred by the Responsible Authority.

Importation of Material

9. The importation of any fill soils to the site must be in accordance with *Environment Protection Act 2017 (as amended from time to time)* and subordinate regulations and guidelines.

Drying of Sediment and Slimes

10. The height of the drying material must at all times be limited so that no part is higher than 2 metres from the RL heights as shown in the endorsed Domain 4 Backfill Design Plan forming part of this permit.

Site Management

11. Contact details of the key 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 works authorised by this permit.
12. 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 permit holder must be immediately provided to the Responsible Authority.
13. Works may only be undertaken between the hours of:
- 7:00am-6:00pm, Monday to Friday
 - 8:00am-12:00pm, Saturday.
 - No work is permitted on Sunday or public holidays.

Unless the Responsible Authority gives consent in writing.

14. At the request of the Responsible Authority, the applicant must take action to immediately limit the scale of, or cease operations, which emit dust during windy days when dust levels are unacceptable.
15. At the 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.

16. The applicant must ensure that vehicles leaving the site are free from dirt, clay, mud and soil before entering public roads. Street sweeping of roads surrounding the site is to be undertaken as requested by the Responsible Authority at full cost of the developer/operator.
17. Sediment traps or similar, must be installed to prevent the transportation of sediment, litter waste, 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 Monash City Council Engineering Division.
18. Any unused portion of the property must be kept drained, tidy and mown at all times to the satisfaction of the Responsible Authority
19. Parking areas and access lanes must be kept available for these purposes at all times.
20. 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 unless a separate permit is granted.
21. The loading and unloading of goods and other materials from vehicles must only be carried out on the land.
22. Vehicles associated with the works 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.
23. The amenity of the area must not be detrimentally affected by the approved works, by the:
 - a) transport of materials, goods or commodities to, from and within the land.
 - b) onsite movement of vehicles (including parking of trucks and reversing beepers etc) or in any other way.
 - c) appearance of any 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.
24. At the request of the Responsible Authority the owner must take immediate action to respond to amenity and nuisance issues raised by the Responsible Authority including suspending works operations upon request.

Acoustic Testing

25. At the request of the Responsible Authority, the owner or occupier must, supply an

assessment undertaken by a qualified acoustic consultant measuring noise levels emitted from the site whilst the works are being undertaken 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 site 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.

Stormwater management

- 26. The stormwater management system approved by the Responsible Authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of the Responsible Authority.**
- 27. The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the Responsible Authority.**
- 28. 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.**
- 29. The stormwater drainage system is to be inspected every month or after any rain event greater than 10 millimetres.**
- 30. 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.**
- 31. The silt fences should be inspected at the same time and cleaned if required in line with the manufacturer's specifications. Should there be any signs of a loss of integrity in sections of the silt fence, these should be replaced immediately.**
- 32. Inspection and maintenance will be the ongoing responsibility of the permit holder.**
- 33. The site must be drained to the satisfaction of the Responsible Authority. All stormwater and water runoff from the site must be directed to the Point of Connection as detailed in the Legal Point of Discharge report.**
- 34. Stormwater must not be allowed to flow into adjoining properties including the road reserve.**

Department of Transport and Planning Conditions (ref PPR:4215/23)

- 35. 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.**

36. 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.
37. No heavy vehicles associated with the works are permitted to be stopped/parked on Huntingdale Road.
38. 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.
39. Vehicles must enter and exit the site in a forward direction at all times.

Completion of works

40. Once the works have started the works must be continued in accordance with this permit and completed to the satisfaction of the Responsible Authority.

Removal of works

41. At the end of the drying period or four (4) years from the date of this permit, whichever occurs earlier, all sediment and slimes material must be removed from Domains 2b,3a, 3b and 5 to the satisfaction of the Responsible Authority unless otherwise agreed in writing by the Responsible Authority.

Expiry of permit

42. This permit will expire if one of the following circumstances applies:
 - (a) The works are not started within two (2) years of the issue date of this permit.
 - (b) The works are not completed within four (4) years of the issue date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes

- A. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- B. Any request for time extension of this Permit shall be lodged with the relevant administration fee set by Monash City Council at the time the request is made.

Department of Transport and Planning Note

- C. The proposed development requires works within the road reserve. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport and Planning about working within the road reserve prior to commencing any works.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.

Enhanced Places

Pursue a planning framework that meets Monash needs.

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. The quarry pit is the area subject of consideration in the current application.

Existing Section 173 Agreement

The land is affected by a Title restriction, with the former City of Oakleigh entering 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. Consequently, there have been several planning permits issued for rehabilitation and remediation works to enable future development of the land. Any future development of the land, however, would be subject to further approval and rezoning.

Previous Planning Approvals include:

- **TPA/43336 and TPA/43337**

These two Planning Permits were issued on 1 June 2015 for remediation works involving rehabilitation works on the site.

Permit TPA/43336 approved the backfilling and site rehabilitation of the former quarry pit. The works involved the removal of the water, sediments and slimes from the base of the pit and providing an engineered fill across the quarry hole. Permit TPA/43337 approved works for stockpiling of earth in the northern and eastern parts of the site 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 under Permit TPA/43337 were approved in the northern and eastern areas of the site that have an interface with residential properties. These works were completed in 2019 under the permit.

The works to backfill the quarry pit approved under Planning Permit TPA/43336, were not undertaken before the permit expired in 2019. Council refused the extension of time request for the permit. It is noted that there are no current valid planning permits for the existing stockpiles which are located on the land. There is no requirement under Permit TPA/43337 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 adjacent to the site's eastern boundary and partly 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 site's northwest boundary. 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 landfill. The trench proposed 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 were incorporated into a subsequent application TPA/53179.

- **TPA/53179**

Planning Permit TPA/53179 was issued 4 September 2023 at the direction of VCAT for preloading works for soil settlement purposes in the north-western corner of the site (known as Domain 1) and alterations of access to a Transport Zone 2 after Council issued a Notice of Decision to grant a permit at the meeting of 13 December 2022.

The application originally considered by Council sought approval for ground improvement works and a temporary landfill gas venting trench, as well as alterations of access to a Transport Zone 2. Objectors lodged an application for review at VCAT against Council's decision to issue a Notice of Decision. Objectors also raised questions of law including if the proposed use of the land is prohibited that was determined prior to the merits hearing.

In response to the question of law the Tribunal concluded that the proposed works are not prohibited. However, the Member found that the proposed works do not constitute the "use" of land and therefore a permit is not required for the works within part of the site zoned General Residential (western half of the site part of Domain 1.)

In relation to the permit, it is advised works have not commenced on the site as documentation is still required to be submitted and endorsed for workings within the Special Use Zone that still had a permit trigger.

- **TPA/53477**

Application TPA/53477 proposed further preloading works in the eastern part of the site, within the areas known as Domain 2a, 3a, 3b and 5. The works also include additional construction of swale drains and silt fencing adjacent to the site's northern and eastern boundaries.

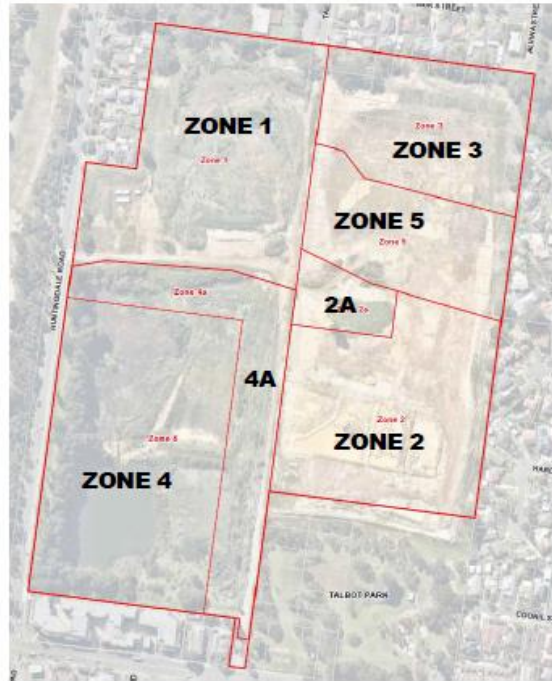
Council supported the application at the meeting in January 2023 and issued a Notice of Decision. An appeal against Council's decision was lodged by objectors in early January 2023. The application was subsequently withdrawn by the permit applicant prior to the hearing, on the basis that the works as proposed would not be proceeding. On 17 October 2023, VCAT directed that no permit is granted as the application was withdrawn.

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.
- Zone 4 and Zone 4A.



Zone Boundaries in Environmental Audit

The Environmental Audit resulted in three Statements of Environmental Audit (SoEA) permitting sensitive uses subject to various requirements and conditions. The backfilling and rehabilitation are works proposed under this planning permit application are in Domains 4 and located in the SoEA area for Zone 4 and Zone 4A.

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 of the land to rezone the land to a Comprehensive Development Zone to allow for its development.

The Panel found the site was too complex to be rezoned in the proposed staged process. 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.

Request for Rezoning - 2023

At the meeting of 29 August 2023 Council considered a request by the owners of the land to rezone the land into a Comprehensive Development Zone. The rezoning request proposed a mix of residential development containing up to 1,100 dwellings in a range of building forms including apartment buildings of up to six storeys, townhouses and a small neighbourhood commercial area located centrally in the site. The rezoning request did not proceed.

Site and Surrounds

The subject land is on the north-east corner of Huntingdale Road and Centre Road in Oakleigh South. The land is significant in size having an oval 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 southernmost end of the land.

Soil embankments of varied heights are along the site's perimeter, 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 in the south-west corner of the land.

The portion of this land subject to the application is predominantly within the south-west of the site identified as Lot 2 on PS409879 V and Lot 1 on TP805390. The site is identified as Zone 4 and 4A within the Environmental Audit prepared for the site or Domain 4 in the Geotechnical Reports. There are also associated works in the eastern part of the site identified as Zone 2, 2a, 3 and 5 in the Audit and Domains 2b, 3a, 3b and 5 in the Geotechnical Reports.



Domain boundaries across the entire site.

The quarry pit in Domain 4 is up to 20m deep in the southern portion. It has standing water and up to 2m of silt and clay sediments are present in this portion of the pit. Some bunds are located towards the centre of the quarry pit. Within the northern portion of Domain 4 there are deep clay slimes of approximately 5m (northwest area) and variable fill materials (fill platform in the northeast) comprising of concrete, bricks, tree roots, cobbles and boulders.

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) along 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 and SPOS facing the subject site. Some scattered vegetation is along the common boundary of the land.
- The southern end of Talbot Avenue and Alvina Street.

East

- Recently completed residential development and subdivision of 96 medium density dwellings in accordance with Planning Permit TPA/49091 and TPA/49091/A at the site of the former Clayton West Primary School and previously known as 10 Alvina Street.
- 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 along the common boundary of the land.
- Talbot Park is immediately adjacent to the subject land's south-east corner. This Council owned recreation reserve comprises large green space areas and children's playground. Some scattered vegetation is 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) along 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 1).

PROPOSAL

The application follows the previous proposals for further ground improvement works across the site. It continues the staged approach of works required under the Environment Audit completed in 2020 to enable potential future development of the land.

The application seeks approval to undertake works to backfill the former quarry pit, the removal of native vegetation and alteration to access in a Transport Zone 2.

The works proposed in the current application are the same as previously approved by Council at the meeting of April 2015 Planning Permit TPA/43336, which has since expired.

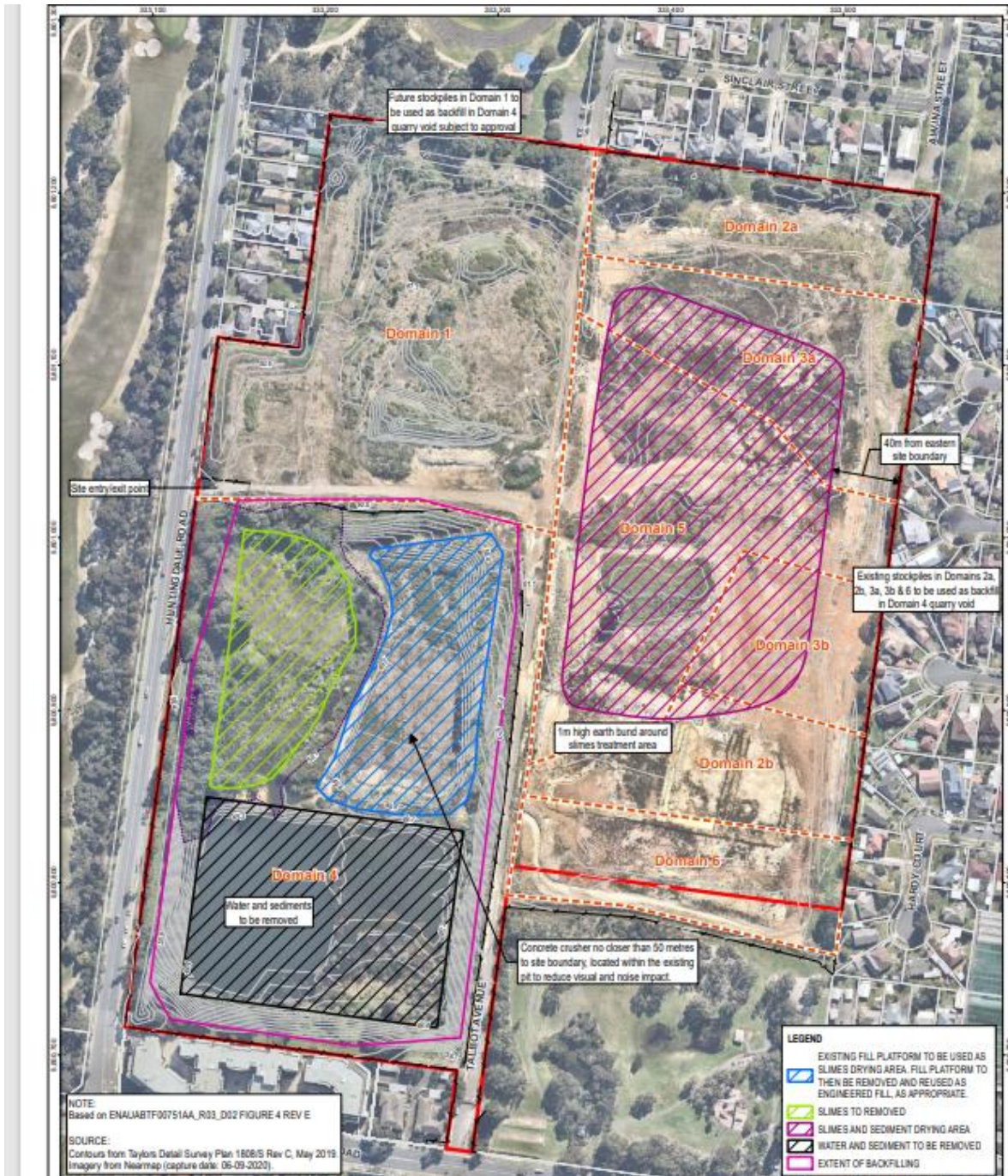
The works proposed as part of this application will predominantly take place in the south-western portion of the site (Domain 4) where the quarry pit is located. It should be noted that the bulk of the former quarry pit is in the General Residential zone.

Associated works will occur in the eastern part of the site within Domains 2b, 3a, 3b and 5 which involves the drying of slimes and truck movements.

The proposal can be summarised as:

- Removal of the water from the former quarry pit, which is up to 20m deep in the southern portion and currently contains some water, sediment and 'slimes' (a by-product of the former sand quarrying).
- Removal of existing sediment (approximately 10,000 cubic metres) in the southern part of Domain 4, drying and reuse (as appropriate).
- Removal of slimes and uncontrolled fill (approximately 50,000 cubic metres) from the northern parts of Domain 4, drying and reuse (as appropriate).
- The majority of the excavated material is suitable for use as controlled fill based on initial contamination testing.
- The existing fill platform within Domain 4 will be used to dry sediments and slimes. Other drying areas are located in Domains 2a, 2b, 3a, 3b and 5 with a minimum setback of 40 metres from the eastern boundary.
- The slimes and sediments will be dried in layers – approximately 300mm thick.
- Removal of trees and patch of native vegetation within the quarry pit.

- Crushing of concrete within the pit for later use in the engineered fill.
- Reuse of stockpiles in other Domains on site for backfilling of the quarry pit.
- Importation of clean fill to the site for the balance of backfilling required for the quarry pit.
- Alteration to the existing access to Huntingdale Road to allow a double width access point (approval has previously been granted under existing permit TPA/53179).



Proposed works

Removal of Water

Water is present at the base of Domain 4 and the pit currently acts as an informal stormwater retarding basin for the site. Consequently, the pit will require dewatering as a precursor to the first stage of works.

It is proposed to drain the former quarry pit progressively and gradually pump the treated water to the Huntingdale Road stormwater drainage system. This will be managed by providing temporary ponds for the controlled release of the water.

Due to the volume of water in the pit it may be necessary to construct a series of temporary storage ponds (embankment/barrier) in the centre of the pit comprising of clay materials and when no longer required the ponds would be removed and the material reused as fill.

At completion of the bulk filling of Domain 4, when the final layers of fill have been installed, a more permanent retarding basin is to be constructed in a more central location within the quarry pit. Concept locations only have been identified for the retarding basin with a permanent location to be identified after the settlement process.

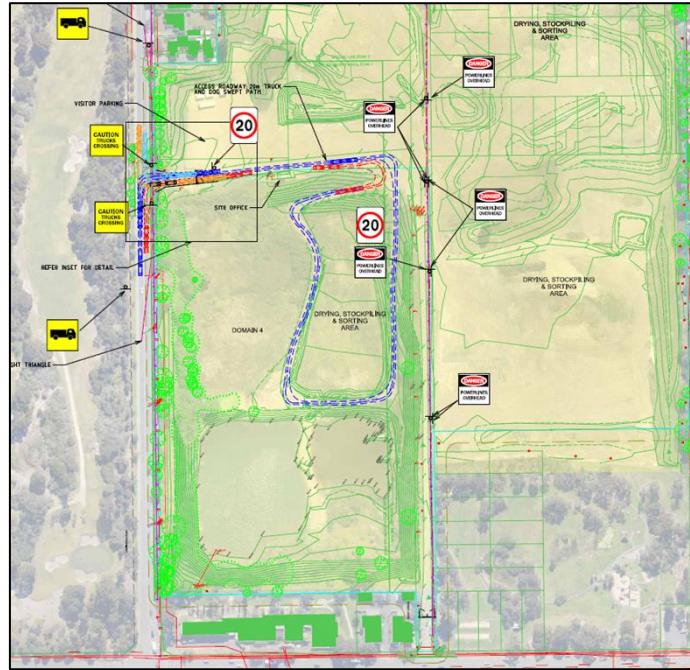
Backfilling

It is proposed to backfill the former quarry pit in a controlled manner, including a 2m thick drainage layer, to form an engineered fill surface that is suitable to support future redevelopment (subject to future approval).

The construction of the engineered fill platform will include the removal of clay slimes, soft sediments and uncontrolled fill which have been placed in the northern half of the quarry pit. Where practical to do so, these materials may be re-used as engineered fill on the site. The objective of the controlled filling is to provide a relatively uniform platform to support the proposed services and structures and account for differential settlement limits for potential future development.

The slimes would be excavated from the current location in Domain 4 by using a long reach excavator. The excavated slimes would then be transported using a dump truck to the drying areas set back 40m from the eastern site boundary in Domains 2b, 3a, 3b and 5 and would be spread using a small dozer or excavator. The drying area would be surrounded by a 1m high bund wall to account for any excess water from the slimes. Once spread on the bunded slimes drying area the slimes would lay in place for a period of 1 to 4 weeks depending on weather conditions to allow for the slimes to dry.

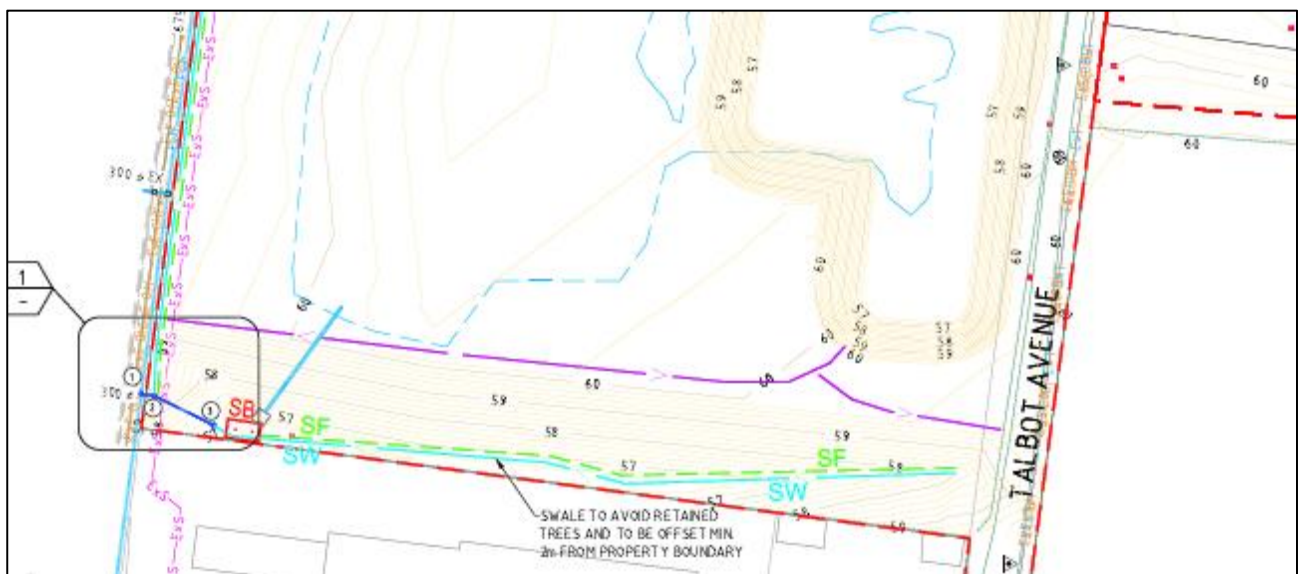
Truck movements for slimes transport would be within the site using internal, temporary haul roads which the applicant has advised would be at least 30 metres from site boundaries. However, the location of the roads within the eastern part of the site (adjoining the residential properties) have not been shown on the submitted Traffic Management Plan.



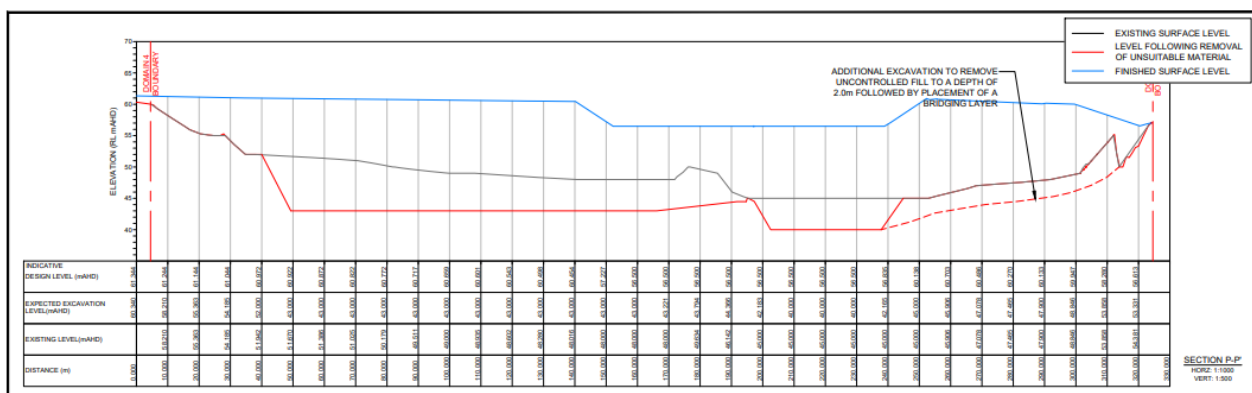
Anticipated truck movements taken from Traffic Management Plan

Various layers of fill are proposed, which will be placed and compacted in an engineered manner. Fill will be used from existing stockpiles on site in Domains 2a, 2b, 3a, 3b and 5 (and future stockpiles from Domain 1 – approved under Planning Permit TPA/53179) as well as importation of fill from off site. Settlement monitoring will be carried out to ensure that settlements are within tolerable levels.

The backfill site levels have been designed to match back into the existing levels surrounding the quarry pit. Due to the change in site levels from north to south across Domain 4, the final site levels are higher than the southern boundary of Domain 4. Potential impacts have been managed through designing the backfill levels to slope back down to the quarry edge. A swale drain will be installed at the bottom of the slope and is marked in aqua in the below image:



Extract from Site Environmental Management Plan showing Swale Drain along southern boundary



Cross Section from north to south through Domain 4 taken from Backfill Design Report

Stormwater will be managed during the filling process. It is proposed that a retarding basin be constructed towards the upper layers of fill to provide stormwater storage for the site. A smaller, more manageably sized stormwater basin will be built at the end of the backfilling works.

Vegetation removal

All trees (about 75) within the quarry pit of Domain 4 must be removed to enable the backfilling. The trees are identified as Group 9 in the below image. Trees along the Huntingdale Road frontage and outside the quarry pit adjacent to the southern boundary of Domain 4 will be retained and marked in green in the image below. Much of this vegetation is post quarry regrowth.

Outside of the quarry pit it is proposed to remove four trees (in blue) and a native vegetation patch (marked in brown in below image). Three of the four trees marked in blue will be removed due to poor health and one tree in the southeast corner is located within the works area. The native vegetation at the quarry pit's south-eastern edge comprises a patch of Swampy Woodland native vegetation (Coastal Tea-tree) cannot be retained due to the backfilling works.

Targeted surveys for Growling Grass Frog were also undertaken with the application and have confirmed that the Growling Grass frog was not detected within the study area.



*Proposed tree removal outside of the quarry pit indicated in blue & brown.
Tree removal within the pit identified as G9 and marked in orange.*

Alteration of Access

Widening of the existing access to Huntingdale Road (to 13.6 metres) is proposed to enable trucks to enter and exit the site during pre-loading works. This has also been approved within Planning Permit TPA/53179. In the event that works associated with one Permit commence prior to the other the applicant has included this trigger as part of the planning permit.

Documentation forming part of the application submission includes:

- Existing Conditions Plans prepared by Tetra Tech Coffey dated 18 October 2022
- Proposed Works plan prepared by Tetra Tech Coffey dated 15 December 2022
- Tree removal plan prepared by Tetra Tech Coffey dated 18 October 2022

- Proposed Slimes Drying Area plan prepared by Tetra Tech Coffey dated 12 December 2022
- Domain 4 Backfill Design Report prepared by Coffey dated 16 December 2022
- Domain 4 Batter Stability Assessment Report prepared by Tetra Tech Coffey dated 21 September 2021
- Letter in support of planning application prepared by Tetra Tech Coffey dated 20 October 2022
- Site Environmental Management Plan Domain 4 prepared by Verve Revision A
- Flora and Fauna Assessment prepared by Ecology and Heritage Partners, dated September 2021
- Targeted Surveys for Growling Grass Frog prepared by Ecology and Heritage Partners, dated February 2022
- Arboricultural Assessment and Report prepared by Tree Logic dated 15 September 2021
- Aboriginal Cultural Heritage Assessment prepared by Ecological Australia dated 28 March 2021
- Additional Aboriginal Cultural Heritage Letter prepared by Ecological Australia dated 2 December 2021
- Construction and Environmental Management Plan - Backfilling Works prepared by Coffey dated 25 September 2015
- Construction Stormwater Management Plan prepared by Afflux Consulting dated 7 November 2022
- Traffic Management Plan dated 11.10.2022 & Anticipated Vehicle Movement dated 28 November 2022 prepared by Cardno.
- Letter of verification from the Environmental Auditor dated 1 December 2022.

Section 57A Amendment

Following the VCAT ruling on a point of law (P47/2023 & P269/2023 in Angelo Valenta & Others V the City of Monash) regarding TPA/53179 the application was amended on 22 February 2024 to remove any reference to any land use and seek approval for the part of the site that is in Special Use Zone, Schedule 2. There has been no change to the above documents, or the works as originally proposed across both the Special Use Zone, Schedule 2 and the General Residential Zone, Schedule 3.

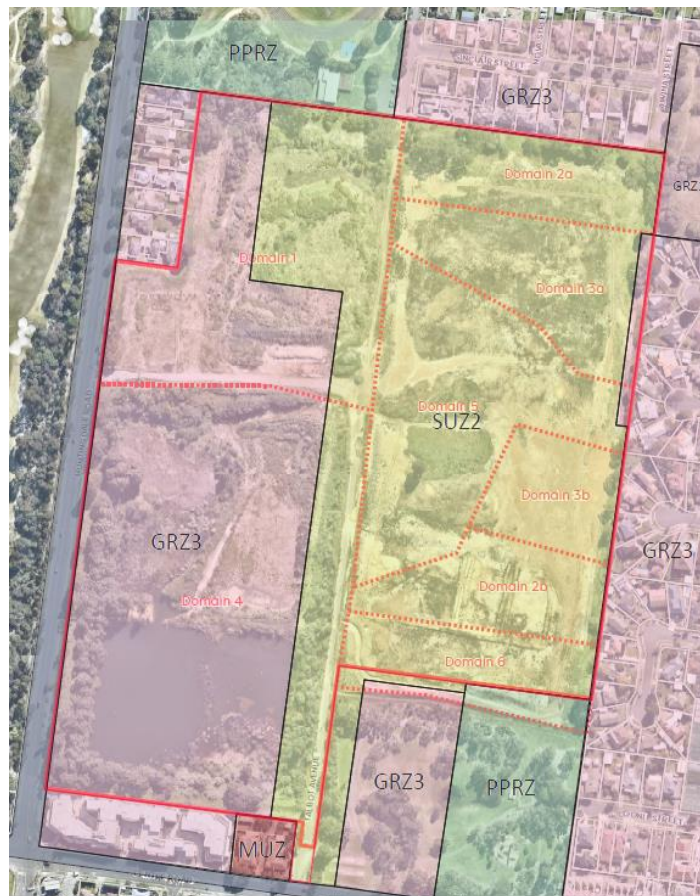
Attachment 2 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The site is located in the General Residential Zone – Schedule 3 (GRZ3) and the Special Use Zone Schedule 2 (SUZ2). The majority of Domain 4 is located in the GRZ3 with a small area of SUZ2

adjacent to Talbot Avenue and Centre Road. The Domains on the eastern side of the site are within the SUZ2 as shown below:



Site Domains shown in context of zoning

Pursuant to Clause 37.01-4 of the Monash Planning Scheme, a Planning Permit is required to carry out our works in the Special Use Zone, Schedule 2.

A Planning Permit is not required for the construction of buildings or the carrying out of works within the General Residential Zone, as the works are not associated with a Section 2 use. This is consistent with the VCAT ruling referenced earlier in this report.

Overlay

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, the construction of a building or the carrying out of works in association with a sensitive use. As the works are not associated with a sensitive use the EAO is not a permit trigger for this application.

Particular and General Provisions

Clause 52.17 – Native Vegetation

A permit is required to remove, destroy, or lop native vegetation including dead native vegetation. A Flora and Fauna assessment has been provided with the application which identifies a patch of Swampy Woodland native vegetation (Coastal Tea-tree) is present at the south-eastern edge of

Domain 4 quarry pit. Due to the backfilling works, this patch of native vegetation will be required to be removed and appropriate offsets have been identified in the Flora and Fauna assessment. The report identifies an offset requirement of 0.035 general health habitat units and 5 large trees (with a minimum strategic biodiversity value of 0.14).

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 of site mining on the site has resulted in significant ground disturbance and consequently 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 on 15 November 2022. The permit applicant responded on 19 December 2022 by providing the requested information.

Amongst the information requested including anticipated works duration timeframes, clarification was sought on the status of works associated with TPA/53477 (since withdrawn) & TPA/53179 (stockpiles for Domain 1) and whether they are required to / or are anticipated to be completed prior to the commencement of works associated with the proposal. The applicant advised:

- The priority in the work program is Domain 1 preloading because of the 12-18 months of the preloading period. However, works in Domain 4 can commence with the base work and re-use stockpiles from other domains before Domain 1 has completed its preloading period.
- It is proposed to retain existing stockpiles that are located within 30m from the site's residential boundaries only until all other stockpile material has been used and then this material will also be used for backfilling. Backfilling of the Domain 4 from off-site material will continue after all stockpile material on site has been used. This is intended to utilise the sequencing of works to assist with noise amelioration.
- The stockpiles from other domains can only be used once the base of the quarry pit in Domain 4 is prepared. This involves the removal of un-suitable fill, de-watering, establishing a founding level, construction of bunds and drainage layers, etc. This is expected to take 4-6 months, depending on weather conditions and the site conditions of the base of the quarry pit. Accordingly, the earliest timeframe to commence re-use of stockpiles from other Domains is expected to be 4-6 months.
- There is the potential for significant variation in the timing of the works due to external factors such as weather and material availability but likely to be within the range of 2 – 3.5 years.

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

The Applicant has been 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 original application was advertised in February/March 2023 in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and signs displayed on frontages of the site.

Forty-two (42) objections were received and one (1) letter of support. Issues of objection included the following concerns:

- Adjacent housing structural impacts;
- Will result in flooding to adjoining properties;
- Impact on groundwater quality;
- Resultant drainage problems across the whole site and movement of contaminated ground water;
- Destabilisation of the base of the apartment complex at the corner of Huntingdale and Centre Roads;
- Impact on the future ability to rehabilitate the land;
- Impact of noise pollution from construction vehicles, greater vehicular traffic and parking issues from trade vehicles;
- Dust impacts from proposed works;
- Buried asbestos could be brought to the surface before it is identified, potentially becoming airborne;
- Works will result in toxic gas being released from the land;
- Where is the clean fill coming from;
- Removal of sediments, slimes, uncontrolled fill and contaminated material directly abutting residential properties;
- Existing Work Authority 389 and Reclamation Management Plan proposes a safer process to backfill the open quarry pit;
- Incompatible with residential uses and development;
- Removal of native vegetation;
- Impact on Flora and Fauna;
- No clear precedent behind the application;
- Council must demand (and conduct frequent spot checks) that none of these earthworks be conducted during inappropriate weather conditions;

- The applicant, Monash Council and the EPA have an unsatisfactory track record in regulating and enforcing non-compliance issues, including resolving community complaints promptly and effectively;
- Despite the environmental audit of May 2020 and the three SoE's, there are still many uncertainties/risks (environmental, geotechnical and other) that have not been addressed;
- Lack of independent third party review;
- Applicants staged approach effects the relationship between the Domains interface with each other and zones;
- The current application TPA/54381 is integral and interlinked with all previous advertised applications, future foreshadowed applications (Domains 2b and 6) and a foreshadowed rezoning application;
- Former landfill sites are traditionally converted into public open spaces for good reasons;
- Application is prohibited under GRZ3;
- Application does not comply with Clause 52.09 Extractive Industry and Extractive Industry Interest Areas for the part of the land zoned SUZ2;
- VCAT deals with each application separately resulting in additional time and costs to residents at VCAT.
- Insufficient notice – signs have not been on site for 3 weeks as required.

The submission of support raised:

- Benefit to the community & the surrounding property owners.

Public information session

An online Information Session was held on 9 March 2023 and was attended by four (4) 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 following the information session. This additional information provided by the Applicant was placed on Council's website as agreed at the Information Session.

Section 57A Amendment

The request to amend the application was not advertised as the amended application seeks to limit the scope of works to relate only to the part of the works area that is within the Special Use Zone, Schedule 2 and does not seek any changes to the works proposed that were advertised prior to the VCAT ruling. However, Officers advised all objectors (42) in writing of the amended application providing the opportunity to amend their original objection.

No further objections or submissions were received.

Attachment 4 details the location of objector properties.

Referrals

External Referral

Department of Transport and Planning (DTP)

The application was referred to the Department of Transport and Planning as a determining referral authority pursuant to Clause 52.29 to create or alter access to a road within a Transport Zone.

The Department advised of no objection subject to conditions relating to restriction on right turn movements, parking of heavy vehicles on Huntingdale Road and the provision of an onsite truck wheel wash.

Department of Jobs, Skills, Industry and Regions (DJSIR)

The application was informally referred to the Earth Resources Regulation Branch of the Department in November 2022.

The Department is not a statutory authority under the Planning Scheme and has not provided any comment in relation to the application.

However, in March 2024 ERR raised questions regarding the obligations of the owners of the site under Work Authority 389 that was issued in 2000. Officers have requested clarification as there has been previous confirmation from the Department in March 2018 that *“the work authority is no longer in force as there is no planning permit or other planning permission such as existing use rights under the Planning Scheme to form a proper basis for the work authority.”*

No further comments have been provided.

In essence, the Department’s concern seems to be that the works contemplated in the Domain 4 proposal are in conflict with the rehabilitation of the site pursuant to WA389 which DEECA says are the subject of discussions between it and Hanson Construction Materials Pty Ltd, not the permit applicant.

Whilst it seems to be a point of agreement between the joint statement that WA389 is no longer extant, the rehabilitation requirements for the site remain.

DEECA is concerned that past, existing and proposed planning approvals for various works on the site may conflict with the rehabilitation outcomes in the approved Work Plan. It

“... suggest (s) council review its files for a copy of the Work Plan to verify the rehabilitation obligations and consider ensuring that any relevant current or future planning permits for works

are consistent with the sites rehabilitation requirements and do not impose an impediment to delivering the sites agreed rehabilitation outcomes.”

Officers have sought further clarification however no response has been received to date.

Environment Protection Authority (EPA)

The application was informally referred to the EPA. The EPA has no concerns with the proposal and has recommended that the proposed backfilling activity is undertaken in accordance with the recommendations of the relevant 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 street sweeping to be undertaken if required.

Drainage Engineer

Council’s Drainage Engineers have no concerns subject to conditions including requiring that water from the existing pit (Domain 4) must be tested and treated for water quality prior to discharging to the Council stormwater drain. A water quality report must be provided to Council for review and approval.

Discharge from the site must be maintained to permissible site discharge rate provided by Council using a flow control device. A detention system must be provided for the storage of treated water prior to discharging to Council system.

Existing swale drains along the western boundary of the property (along Huntingdale Road) must be retained and maintained at all times.

Geotechnical Consultants

Independent experts have been engaged to review the scientific and technical documents submitted with the application. 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. Recommendations have been provided, and this information will be discussed in this report's assessment section.

RELEVANT PLANNING POLICY

Municipal Planning Strategy

Council’s vision for the City of Monash has four primary areas of focus:

- A Sustainable City
- Inclusive Services
- Enhanced Places

- Good Governance

Council seeks to proactively address climate change, increase vegetation coverage and prioritise sustainable transport options.

Council seeks to improve open spaces, improve canopy tree coverage, revitalise employment hubs, activity centres and neighbourhood shops. Council also seeks to prioritise pedestrians and active transport over vehicles.

Clause 02.03 – Strategic Directions

A key issue identified in Clause 2.03-3 (Environmental Risks and Amenity) relates to contaminated land where it is recognised:

“Previous work practices, particularly associated with industrial activities, may have resulted in soil or water contamination. Planning 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.”

Council seeks to *“ensure that soils are not degraded or contaminated and that soil conditions are compatible with intended development and use of sites.”*

A further relevant issue in Clause 02.03-8 relates to integrated water management where Council is committed to *“reducing the environmental impact of urban development on water quality and quantity through improved stormwater management and drainage infrastructure.”*

Relevant policy seeks (amongst other strategies) to *‘minimise the environmental impact of development on waterways within the catchment through adoption of water sensitive design techniques and systems that result in improved stormwater quality and keep discharge to manageable levels.’*

Planning Policy Framework (PPF)

Relevant policy for consideration is in Clause 13 (Environmental Risks and Amenity) where Planning should *“strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach”*.

Strategies identified in Clause 13.04-1S (Contaminated and Potentially Contaminated Land) are to ensure;

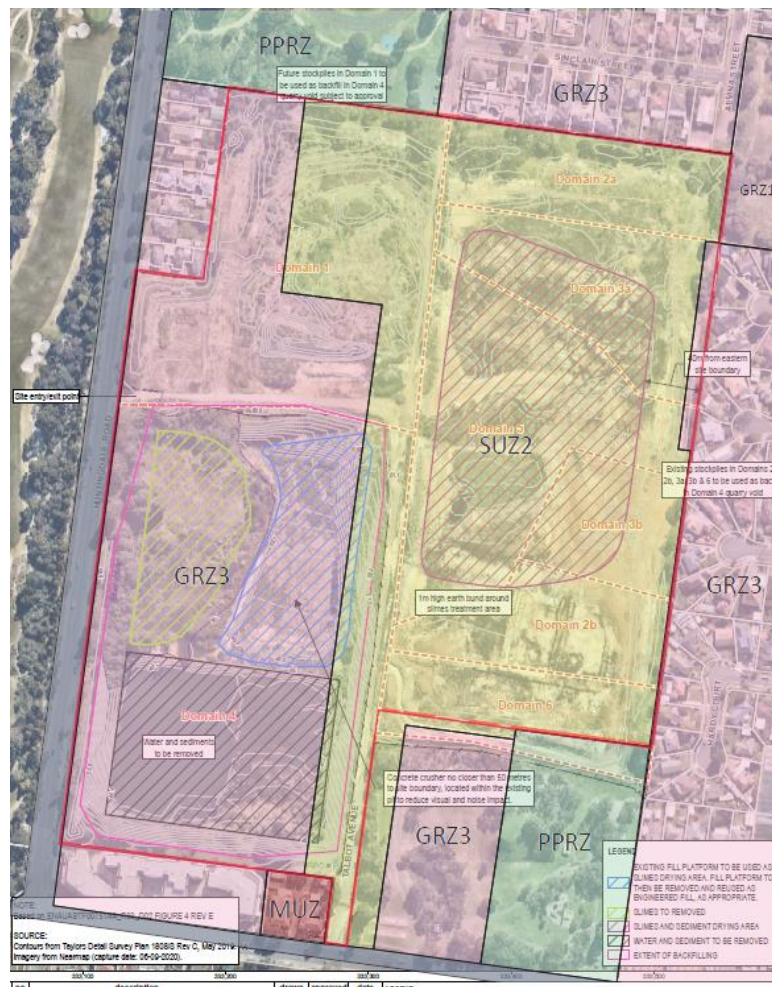
- *Contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.*
- *Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.*

ASSESSMENT

Proposed Works

For historical reasons the land is within two zones, General Residential 3 and the Special Use zone 2.

Whilst the approval sought as part of this application is limited to works within the Special Use Zone (SUZ2) and alteration of access to a Transport Zone (TR2Z), the application is complicated due to the interrelationship of works across the site and the dual zoning of the site. This means that some issues raised, whilst not specifically requiring planning permission will be brought into this planning approval, the Section 173 Agreement and through other plans endorsed for the site. This is in keeping with the findings of the Tribunal from the previous application on this site.



Proposed works shown in context of zoning

The purpose of the Special Use Zone, Schedule 2, expressly seeks to encourage the rehabilitation of the land. The proposed works are consistent with the zone to fulfil the site’s rehabilitation and are required to facilitate future development that will be subject to future approval.

The Schedule 2 to the SUZ refers to 'Earth and Energy Resources Industry' and its purposes:

- *To recognise or provide for the use and development of land for earth and energy resources industry.*
- *To encourage interim use of the land compatible with the use and development of nearby land.*

- *To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.*

The application has been submitted as a further proposal for further ground improvement works across the site in a staged approach of works required under the Environment Audit completed in 2020. When assessing the previous proposal, the Tribunal in (P47/2023 & P56/2023 Valente & Thompson V Monash City Council 28 August 2023) described Domain 1 as “*unfit for any urban purpose*”:

77. *“What is relevant is that currently Domain 1 is currently not fit for any urban purpose, even recreational use, due to its previous use and works that have left the site geotechnically unstable. The preload works are a relevant set of works to be undertaken to enable a future, yet to be determined, urban use.”*

This principal remains relevant in consideration in the consideration of this application. The quarry pit, as with the remainder of the site, is not a usable area and the site remains fenced for public safety.

Removal of Water

The former quarry pit currently acts as an informal stormwater retarding basin with all stormwater on the site currently draining to the pit.

The proposed dewatering of the quarry pit is part of the exempt works in the GRZ but is required for site preparation for other works.

The dewatering has been supported by a separate Storm Water Management Plan prepared by Afflux and a Site Environmental Management Plan prepared by Verve. These plans demonstrate that drainage and potential impacts to adjoining properties has been considered and dealt with in the proposed design works.

The works propose a gradual release of water and a set of temporary flood management strategies including providing a number of temporary holding ponds for the gradual release. Other strategies include a swale drain and silt fence along the southern boundary to slow and clean the water to ensure soil and debris does not collect before entering the Huntingdale Road stormwater system. Due to the volume of water in the pit it may be necessary to construct a series of bunds in the centre of the pit comprising of clay materials and when no longer required the bunds would be removed and the material reused as fill. At completion of the bulk filling of Domain 4, when the final layers of fill have been installed, a more permanent and smaller retarding basin is to be constructed in a more central location.

The Construction and Environmental Management Plan attached in the Statement of Environmental Audit includes a number of measures including the preparation of a Stormwater Management Plan, Groundwater Quality Management Plan and that all Land Fill Gas and groundwater monitoring infrastructure at the site (including additional bores to be installed within the quarry void) must be protected during construction works.

Council’s Drainage Engineers have reviewed the Stormwater Management Plan and, subject to standard conditions, have no concerns.

Although these dewatering works are exempt from requiring a permit, given interdependencies of activities on the site, a Stormwater Management Plan will be required to be endorsed under the permit. This is consistent with approach of the Tribunal in TPA/53179 (P47/2023 & P56/2023) and stormwater management policies of the planning scheme.

Backfilling of Pit

The application has been supported with Backfill Design report and a “Domain 4 Batter Stability Assessment Report” examining the stability of the existing batters in Domain 4 and potential impacts due to proposed dewatering. The report provides results of detailed scientific testing and assessments including testing under typical earthquake (pseudo-static stability analysis) and contains a set of conditions and recommendations.

Council’s Consultants reviewed the proposal and advised of the following recommendations that could be included as permit conditions if the application is supported by Council:

- Correcting a discrepancy between the depth of structural fill layer between different plans to provide a minimum of 4m structural fill.
- Suggestion to use a different program for assessment of the accuracy of slope stability assessments.
- Extending the settlement monitoring period to a minimum of 18 months from completion of the fill placement.
- Updating the Site Backfilling Protocol to comply with the requirements for classifying industrial waste under the Environment Protection Act 2017 and the Environment Protection Regulations.

The above recommendations can be incorporated as planning permit conditions with the exception of updating the Site Backfilling Protocol report that forms part of the CEMP (Construction and Environmental Management Plan, Coffey, 2020) attached to the Statement of Environmental Audit that applies to whole site. The Tribunal was critical of Council previously requiring permit conditions to update the CEMP to be endorsed with the individual permits as the CEMP applies to the whole site and the particular application for permit has a limited scope:

“54. Matters of construction management can and should be addressed in a permit issued for the proposed works, but through the use of the CMP (Construction Management Plan), also required in the NOD, not amending a broader CEMP that is approved under the EP Act for a different purpose. Huntingdale, as developer of the land will need to ensure that both the requirements of the EP Act and the P&E Act are met through complying with both its CEMP and the planning permit conditions that include a CMP. The CMP can address amenity considerations specific to TPA/53179.”

It is noted that the most sensitive interface to the backfilling works is along the southern boundary with most of the pit's length within the GRZ and the eastern edge within the SUZ2. Although the works in GRZ3 are exempt from a permit, the applicant’s design report provides considerable

detail on potential impacts to the adjoining southern residential properties including the four-storey apartment building located at the corner of Huntingdale and Centre Roads at 1215 Centre Road and two-storey apartment blocks at 1219 Centre Road. The report concludes that additional testing indicates *“that any local instability of the south batters will not materially affect the stability of the adjacent buildings.”*p7.

It is recommended that a Section 173 Agreement is required as a permit condition to ensure the works are undertaken across all relevant Domain zones in a timely manner. This is consistent with previous Tribunal decisions and properly allows for regulation of all works.

Slimes and Sediment Drying

The areas nominated for the drying of the slimes and sediments are located within Domains 2b, 3a and 5, that fall within the SUZ2 located in the eastern side of the site. Potential impacts to the adjacent residential properties along the eastern boundary have been addressed by:

- A minimum setback of 40 m is provided from the eastern boundary.
- The material will be dried and then stockpiled in the drying area in stockpiles no higher than 2m with the expected drying process to take 3- 5 months depending on weather conditions.
- A bund is proposed around the slimes drying area. The bund will retain the slimes wet slimes as it dries out and any rain that falls over the drying area.
- It is proposed to retain existing stockpiles that are located 30 metres from the residential boundaries until all other stockpile material has been used.

The proposed drying of sediments and slimes on the land is satisfactory if it is adequately managed and controlled as submitted within application documentation. The works are to be undertaken with reasonable setback from the adjoining residential properties.

Tree Removal

A number of trees are proposed to be removed from the site in addition to the removal of a patch of native vegetation to enable the works to be undertaken. It is noted that there is no planning permit trigger for removal of the trees which are not located within the patch of native vegetation.

The trees to be removed to accommodate the works comprise of:

- A large tree group of approximately 75 trees within the quarry pit identified as Group 9 (shown in orange) in the tree removal plan. The trees have not been assessed individually due to the majority being located on the steep western bank of the pit. The trees mostly comprise of *Eucalyptus botryoides* (Southern Mahogany) and have been assessed as having a low arboricultural rating.
- Four trees are proposed to be removed outside of the quarry pit identified as Trees 24, 43, 44, 45 and 69 (shown in blue) in the tree removal plan. Of these four trees to be removed, none were assessed to have a High or Moderate arboricultural rating. Three trees have been impacted by required clearance from power lines. One tree (Tree 24) is located on the edge of the pit and will be impacted by the proposed works.

The issue of tree removal was examined at the previous hearing P47/2023 & P56/2023 with the Tribunal concluding:

“99. I am satisfied that the loss of the trees is acceptable in context of the works proposed, noting that the trees are not specifically protected by the planning scheme. They are an unavoidable loss for the works proposed. Any future use or development of the land will need to consider how such use or development interfaces to the adjoining park and residential properties and will need to consider the policy framework of the planning scheme at that time in relation to new planting.”

The native vegetation within the works area comprises of a patch of Swampy Woodland native vegetation (Coastal Tea-tree) at the south-eastern edge of Domain 4, part of the former quarry pit and is unable to be retained due to the backfilling works.

A Flora and Fauna assessment provided with the application identifies an offset requirement of 0.035 general health habitat units and 5 large trees (with a minimum strategic biodiversity value of 0.14). However, the report has been prepared for the whole site and includes trees in other Domains that have not been identified for removal in Domain 4.

A planning permit condition will require an amended report to show removal of the relevant vegetation only with adjusted offset requirements.

In this context the tree removal is justified to enable the rehabilitation works to be undertaken.

External Amenity Impacts

The backfill site levels have been designed to match back into the existing levels surrounding the quarry pit. Due to the change in site levels from north to south across Domain 4, the final site levels are higher than the southern boundary of Domain 4. This has been managed through designing the backfill levels to slope back down to the quarry edge as discussed earlier.

A swale drain will be installed at the bottom of the slope along the southern boundary and will allow for conveyance of stormwater at a slower, controlled rate and acts as a filter medium for removing pollutants and suspended sediment before entering the stormwater system. Rather than a traditional drain, a swale provides both a slowing and cleaning process for stormwater.

The management and assessment of potential amenity impacts to residents needs to be in context of the permit trigger, which is the works within the SU22 area, but acknowledging that these works rely on works in the GRZ3.

The CEMP attached to the audit includes measures to address health, safety and environmental risks during construction, associated with residual soil, groundwater and landfill gas contamination at the site and describes how activities undertaken during the construction phase of the site redevelopment (including backfilling activities) will be managed to avoid or mitigate potentially negative environmental impacts on site (or off-site) and how these environmental management requirements will be implemented.

Construction impacts can be appropriately managed through compliance with the CEMP which forms part of the Environmental Audit and a separate Construction Management Plan required as a permit condition. This will require that all works on the site complies with the CEMP and CMP.

Statement of Environmental Audit 2020

The proposed works are the same as previously approved by Council under permit TPA/43337, however, since that time significant geotechnical testing and investigations have been carried out since the permit being issued in 2015 and expiring in 2019. This includes the completion of the Environmental Audit in May 2020 which resulted in three Statements of Environmental Audit (SoEA). The audit is subject to conditions relating to a number of supporting plans and documents including a Construction Environmental Management Plan to manage construction impacts over the site:

“The Construction Environmental Management Plan (CEMP), prepared by Coffey Services Australia Pty Ltd and dated 1 May 2020, attached to this Statement, must be updated at the completion of design works and then reviewed and verified by an environmental auditor appointed under the Environment Protection Act 1970 (or its successor). The final CEMP must be adhered to for the construction period and followed in detail regarding the management of soils, landfill gas and groundwater and implementation of appropriate health and safety measures for site workers.”

The SoEA for Domain 4 addresses potential environmental impacts and includes a more general condition (Condition 2) for backfilling works including that an EPA appointed environmental auditor reviews and verifies the backfilling works are completed in accordance with the SoEA and associated management plans addressing environmental monitoring for ground water and landfill gas during the filling of the quarry void. Results from monitoring must be reported to an appointed Environmental Auditor and the EPA annually.

The application has been supported by verification from the environmental auditor as part of the audit who concluded that the Backfill Design Report - dated 14 October 2022 concluding that the proposal is generally in accordance with the conditions included in the Audit. The document has also been assessed as consistent with the intent of the Environment Protection Act (2017) and General Environmental Duties of the site owner/developer now in effect in Victoria.

Traffic Impacts

The Department of Transport and Planning has advised of no objection subject to conditions prohibiting 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, no heavy vehicles associated with the works are permitted to be stopped/parked on Huntingdale Road.

The Traffic report submitted with the application advises that the majority of fill required to backfill Domain 4 will be sourced onsite with existing “preload” fill from other areas of the site, however when these are exhausted, offsite fill will be transported to the site. The quantity of offsite fill is estimated between 200,000-250,000 cubic metres and will be imported sporadically

over several years. The daily soil import is expected to average between 500-750 cubic metres with a maximum of 1500 cubic metres/day. This is anticipated to require 50-70 truck movements/day, with the maximum peak of up to 120 loads/day, which is estimated at one load every 5 minutes during the approved works times.

All construction vehicles would use Huntingdale Road with no construction access through Centre Road. The frequency of truck movements is variable based on the amount of material available for import; speed they can load it at the source site; number of trucks available on any given day; location and cartage routes and travel times. Peak operation will generally be between 9am and 5pm.

All vehicle parking will be required to be undertaken on site.

Status of Work Authority 389 (WA389)

The status of Work Authority 389 (WA389) issued on 19 October 2000 under the *Extractive Industries Development Act 1995* has been raised by some with objectors stating that as the Work Authority 389 exists, the Work Plan and Reclamation Management Plan dated 28th September 1998 approved by Earth Resources Regulation pursuant to that Work Authority can be enforced.

This issue was discussed in the Panel Hearing for Amendment C129 in 2017 with the following direction from the Panel:

“DIRECTION 5: The Panel directs that a definitive joint statement from Earth Resources and the Council about whether or not the Work Authority for the land is extant and any implications this may have for the Amendment must be supplied, together with a definitive written view by Earth Resources on the Amendment.”

In a joint statement to the Panel, Council and ERR confirmed their view 26 March 2018 that WA389 had expired and no longer applied to the Land.

In response to the issue being raised again the applicant has advised:

“The Domain 4 Proposal is not proposed for the real and substantial purpose of discharging rehabilitation obligations under WA389. Indeed, Huntingdale does not have any obligation to carry out rehabilitation of the former quarry pit under WA389 or otherwise. Further, notably, the Domain 4 Proposal goes significantly beyond what would be done by the Work Authority holder (Hanson) if it were to carry out ‘basic’ rehabilitation to satisfy its obligations and that is because the real and substantial purpose of the Domain 4 Proposal is to prepare the land for future residential use and had been subject to detailed designed for this purpose.”

The purpose and intent of the WA389 was to rehabilitate the land as a consequence of the former use of the site as extractive industry. This use has long since ceased.

The substantive purpose of the current application is to rehabilitate the land for future development. Significant geotechnical testing and analysis has been undertaken with the works proposing more detailed and specific works than envisaged in the Work Authority.

Whilst the enforcement of the rehabilitation works under any Works Approval, lies outside of Councils remit, Council must do all it can to gather information to ensure consistency with the works proposed and those under the WA389 to ensure the area is properly rehabilitated.

Officers have sought further information from DEECA to no avail.

Objections not Previously Addressed

Lack of independent review of application undertaken

The Tribunal in P47/2023 & P56/2023 was satisfied that Council's engagement of consultants to review the application material and geotechnical reports in the previous applications was appropriate not directed to a biased outcome and the peer review *"is sufficiently credible to be given weight in the proceeding."* The same consultants have reviewed the current application documents and provided recommendations.

Circumvention of Planning System with multiple Permits being sought

Objectors have raised issue with applicant lodging individual applications for works on the site and the unfairness and added costs of time and labour caused in fighting several proposals instead of one. Concern was also raised that the applicant is seeking an advantage as each application relies on another planning permit being issued. This approach for a large site is common for multiple planning applications for different stages or areas of development.

The application is permissible under the planning system and has followed due process following all the requirements set out in the *Planning and Environment Act* for the lodgement, processing and determination of a planning application.

Application is prohibited within the General Residential Zone

The application does not require a permit within the GRZ and is not prohibited. Consideration is limited to works within the SUZ2.

Application does not comply with Clause 52.08 (Earth and Energy Resources Industry) and 52.09 (Extractive Industry and Extractive Industry Interest Areas) for the part of the land zoned SUZ2.

The application is not seeking to establish an industry on site and Clause 52.08 is not relevant to the consideration of the application. VCAT has previously determined that the proposal is not characterised as use of the land for extractive industry and therefore 52.09 of the Planning Scheme is not applicable.

Insufficient notice – signs have not been on site for 3 weeks as required

The application has been advertised in accordance with the requirements of Section 52 of the Planning and Environment Act with dates for notice provided on the large notices on the site and notices to adjoining properties for more than the specified minimum of 14 days. Additional information remains displayed on the Council web site following questions raised at a Public

Information Session. All objectors have notified in writing of the amended application and provided the opportunity to make a further submission.

Former landfill sites are traditionally converted into public open spaces for good reasons

This is not part of this application being made and the future use of the land has not been determined.

The current application TPA/54381 is integral and interlinked with all previous advertised applications, future foreshadowed applications (Domains 2b and 6) and a foreshadowed rezoning application

This matter was examined in detail in the previous VCAT hearing P47/2023 & P56/2023 with the Tribunal satisfied that the works proposed in Domain 1 are not reliant on approval of other permits relating to works in other parts of the site. The same principal is relevant as the proposed works in Domain 4 can occur independently from other works on the site.

The applicant, Monash Council and the EPA have an unsatisfactory track record in regulating and enforcing non-compliance issues, including resolving community complaints promptly and effectively

Responding to complaints remains an ongoing responsibility with endeavors by all parties to resolve issues of concern.

Environmental issues and risks to residents

The Statement of Environmental Audit and associated management plans require environmental monitoring for ground water and landfill gas during the filling of the quarry void. Results from monitoring are required to be reported to an appointed Environmental Auditor and the EPA on an annual basis. It is also advised that the EPA has issued two Environmental Action Notices (EAN-00002879) and (EAN-0000878) requiring the implementation of landfill gas, water quality and leachate monitoring as required under the Construction Environmental Management Plan.

Impact on the future ability to rehabilitate the land

The purpose of the proposed works is to prepare the land for future development.

Potential structural impacts to adjacent housing

The design report provides considerable detail and analysis on the stability of the batters surrounding the quarry pit addressing any potential impact on structural impacts to adjoining properties.

Will result in flooding to adjoining properties

The potential for flooding of residential properties with the draining of the quarry pit has been addressed in the Stormwater Management Plan and additional information to be provided to the Council's Drainage Engineers.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the *Planning and Environment Act 1987*. Details of this notice period, and a response to the concerns raised are addressed in this report under Public Notice and Assessment

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.


CONFLICT OF INTEREST

No officers involved in preparing this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

It is considered the proposed works are appropriate and required to facilitate the potential future use and re-development of the site. Significant geotechnical testing and investigations, including the Environmental Audit, have been conducted since the former planning permit for backfilling the quarry pit 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, 19-hectare site with a complex history, adjoining residential properties requires detailed permit conditions to manage the potential disruption and amenity impacts.

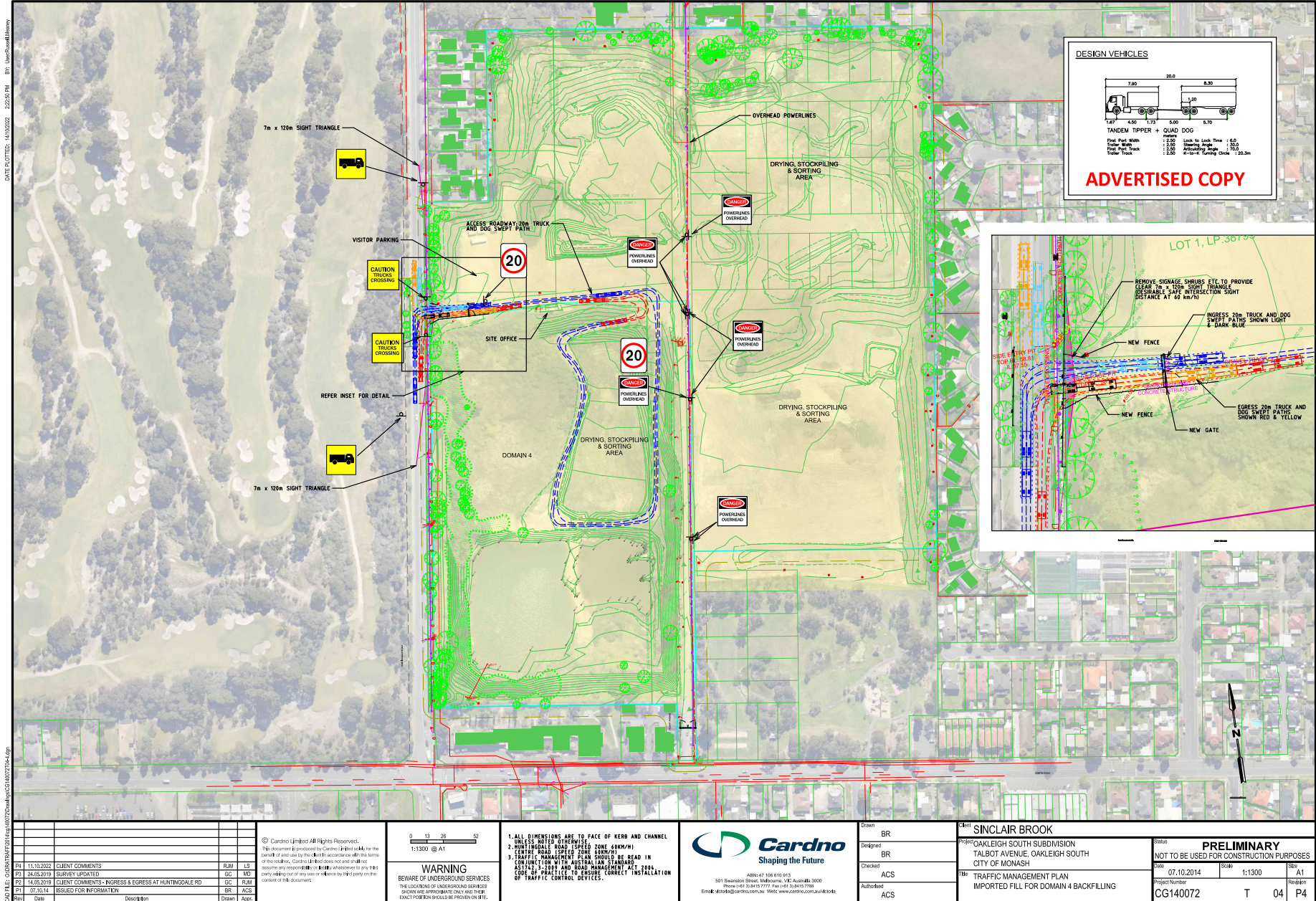


Subject to detailed conditions covering the management and operation of the works the application is recommended for approval. Permit conditions will require the applicant to enter into a Section 173 Agreement with Council to ensure all works across both zones, including non-permit required works, are completed to the satisfaction of Council.

ATTACHMENT LIST

1. Aerial Photograph - 1221-1249 Centre Rd [**7.1.2.1** - 1 page]
2. Development Plans - 1221-1249 Centre Rd [**7.1.2.2** - 16 pages]
3. Zoning and Overlays Map - 1221-1249 Centre Rd [**7.1.2.3** - 1 page]
4. Objector Map - 1221-1249 Centre Rd [**7.1.2.4** - 1 page]

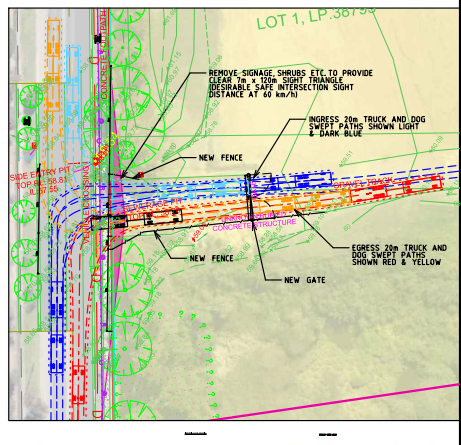




DESIGN VEHICLES

7.90	20.0	8.30
1.20	1.20	1.20
1.20	4.50	1.75
1.20	3.00	4.70
TANDEM TIPPER & QUAD DOG		
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Trailer Width	2.50	Swing Angle : 30.0
Post Post Track	1.20	Approach Angle : 70.0
Trailer Track	1.20	Articulation Angle : 120.0

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DATE PLOTTED: 14/10/2022 2:25:04 PM BY: jacob@cardno.com.au

JOB FILE: C:\DRIVE\PROJECTS\1221-1249 CENTRE RD\CG140072.dwg

Rev	Date	Description	Drawn	Appr.

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

1. ALL DIMENSIONS ARE TO FACE OF KERN AND CHANNEL UNLESS NOTED OTHERWISE.
2. HOV 3 INDICAL ROAD SPEED ZONE (60KM/H)
3. TRAFFIC MANAGEMENT PLAN SHOULD BE READ IN CONJUNCTION WITH SIGNALLING PLAN.
4. ASTRA 1-2019 AND ROAD MANAGEMENT ACT 2004 CODE OF PRACTICE TO BE USED FOR CORRECT INSTALLATION OF TRAFFIC CONTROL DEVICES.

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Checked	ACS
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SINCLAIR BROOK
OAKLEIGH SOUTH SUBDIVISION
TALBOT AVENUE, OAKLEIGH SOUTH
CITY OF MONASH

TRAFFIC MANAGEMENT PLAN
IMPORTED FILL FOR DOMAIN 4 BACKFILLING

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	07.10.2014	Scale	1:1300
Sheet	A1	Revision	P4
Project Number	CG140072	T	04



no.	description	drawn	approved	date
01	TITLE REVISED	FK	IV	27.07.22
00	ORIGINAL ISSUE	GY	FK	08.09.21

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	<p>LEGEND</p> <ul style="list-style-type: none"> --- DOMAIN BOUNDARY --- SITE BOUNDARY --- CADASTRE 	<p>client: HUNTINGDALE ESTATE NOMINEES PTY LTD</p> <p>project: DOMAIN 4 BACKFILL DESIGN 1221-1249 CENTRE ROAD & 22 TALBOT AVENUE OAKLEIGH SOUTH, VICTORIA</p> <p>title: SITE GEOTECHNICAL DOMAINS</p> <p>project no: GEOTABTF09257AA-AQ figure no: D01-Rev01 rev: 0</p>
	<p>A TETRA TECH COMPANY</p>	

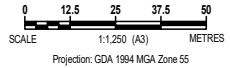
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no.	description	drawn	approved	date
B	TREE REMOVAL STATUS UPDATED	GDY	RG	18.10.22
A	ORIGINAL ISSUE	XA	RG	13.10.22

drawn	approved	date	scale	original size
XA	XA		1:1,250	A3
	RG	18.10.2022		

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project:	GEOTECHNICAL SITE INVESTIGATION 1221-1249 CENTRE ROAD & 22 TALBOT AVENUE OAKLEIGH SOUTH, VICTORIA
title:	TREE REMOVAL PLAN DOMAIN 4
project no:	GEOTABTF09257AA
figure no:	FIGURE 3
rev:	B

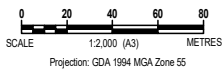


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SOURCE:
Contours from Taylors Detail Survey Plan 1808/S Rev C, May 2019. PAD
Imagery from Nearmap (capture date: 06-09-2020).

no.	description	drawn	approved	date	LEGEND			
revision					—	—	—	—
C	REVISED EXTENT OF DRYING AREA	JO	KJ	12.12.22	—	—	—	—
B	ADDED FILL PLATFORM FROM PROPOSED WORKS PLAN	JO	KJ	13.10.22	—	—	—	—
A	ORIGINAL ISSUE	HU	KJ	21.09.22	—	—	—	—
		drawn	JO		—	—	—	—
		approved	KJ		—	—	—	—
		date	12.12.2022		—	—	—	—
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		original size	A3		—	—	—	—
					client: HUNTINGDALE ESTATE NOMINEES PTY LTD project: GEOTECHNICAL SITE INVESTIGATION 1221-1249 CENTRE ROAD & 22 TALBOT AVENUE OAKLEIGH SOUTH, VICTORIA title: PROPOSED SLIMES DRYING AREA project no: GEOTABTF09257AA figure no: FIGURE D23 rev: C			



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NOTE:
Based on ENAUBTF00751AA_R03_D02 FIGURE 4 REV E

SOURCE:
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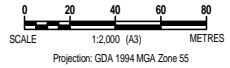
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	SLIMES TO BE REMOVED
	SLIMES AND SEDIMENT DRYING AREA
	WATER AND SEDIMENT TO BE REMOVED
	EXTENT OF BACKFILLING

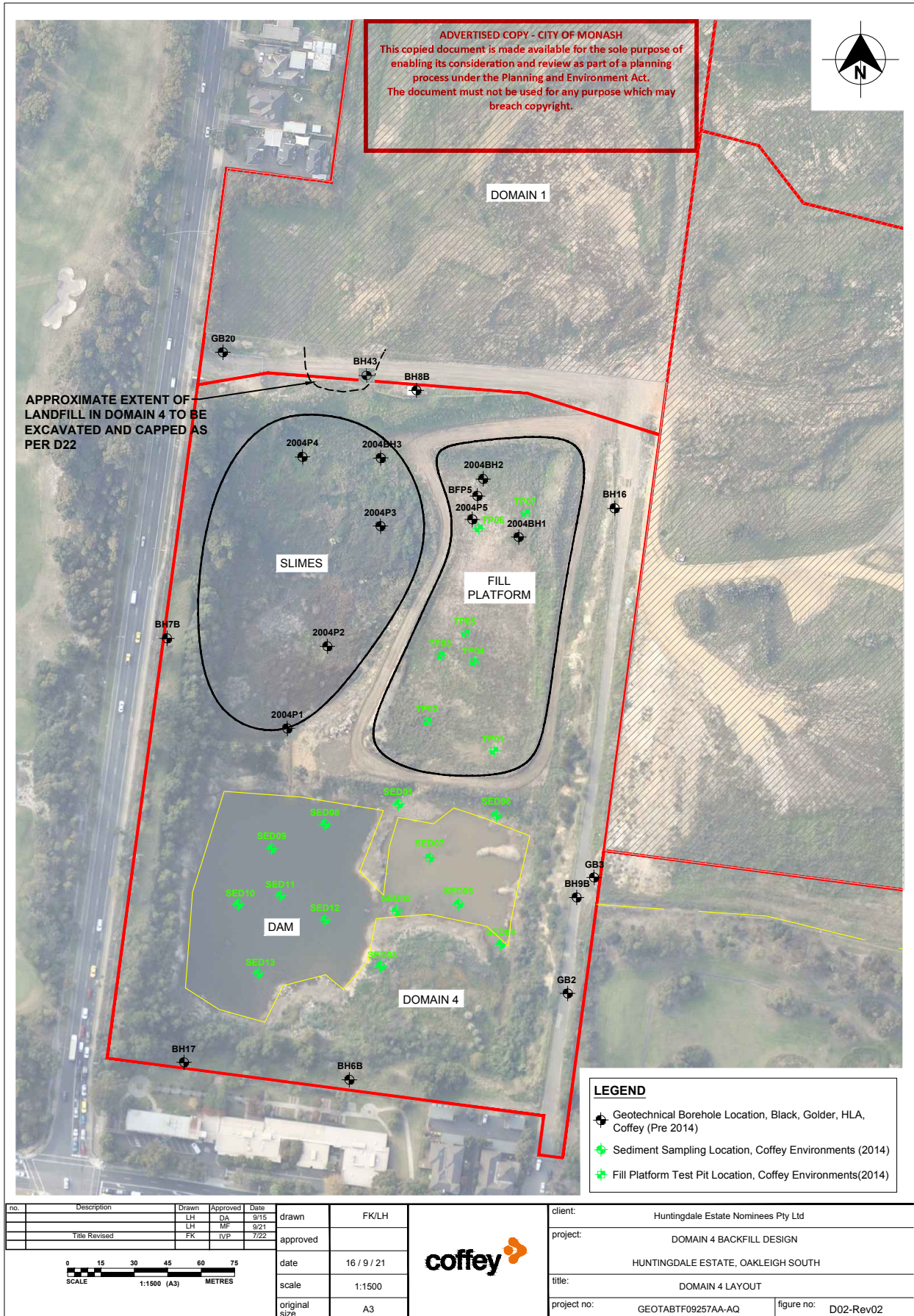
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B	MINOR AMENDMENTS	GDY	IP	18.10.22
A	PROPOSED WORKS 2022	HU	KJ	13.10.22

drawn	JO
approved	KJ
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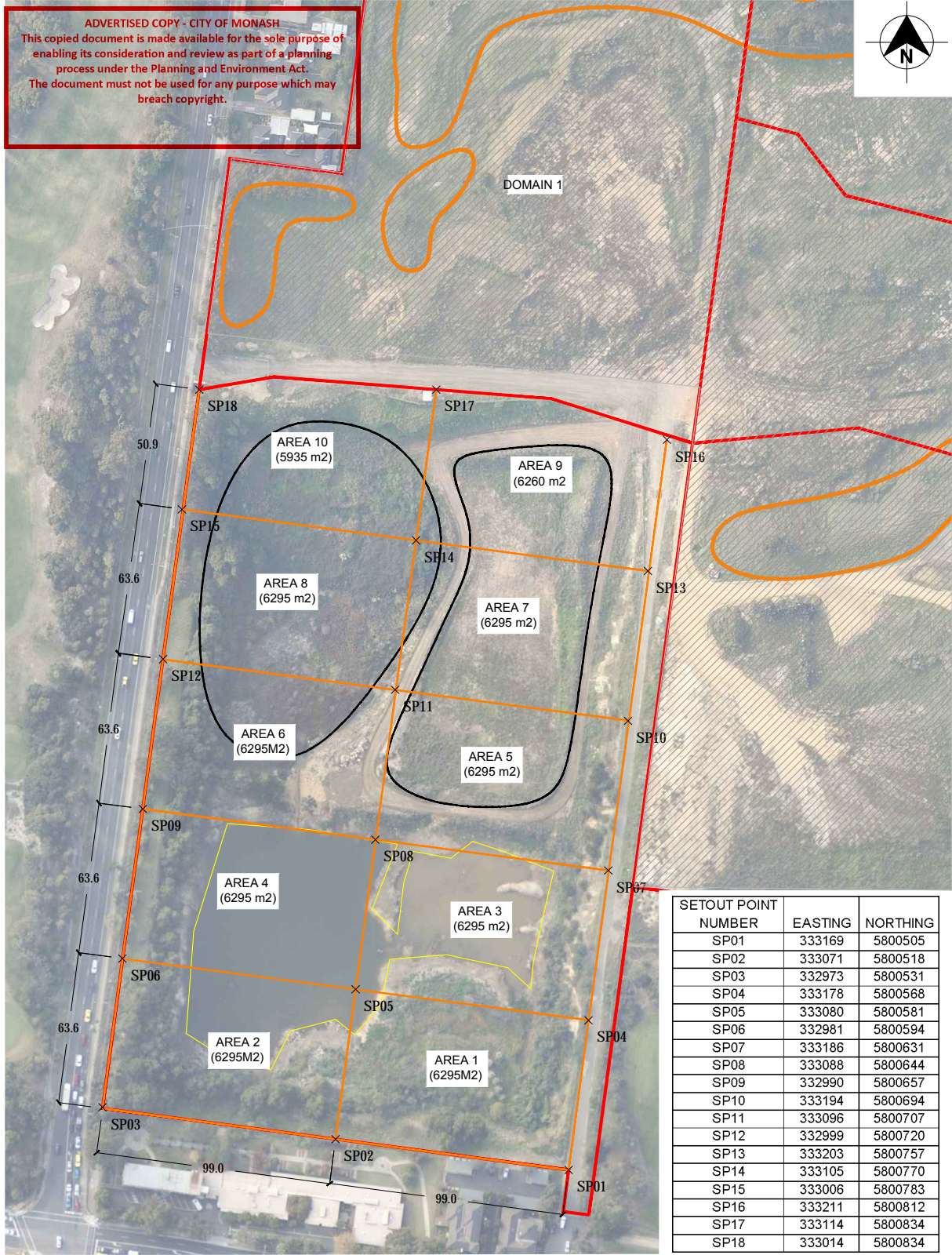
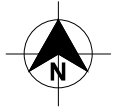
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	DOMAIN
	FENCE
	SITE BOUNDARY
	CADASTRE

client:	HUNTINGDALE ESTATE NOMINEES PTY LTD		
project:	GEOTECHNICAL SITE INVESTIGATION 1221-1249 CENTRE ROAD & 22 TALBOT AVENUE OAKLEIGH SOUTH, VICTORIA		
title:	PROPOSED WORKS PLAN		
project no:	GEOTABTF09257AA	figure no:	FIGURE 2
rev:	D		





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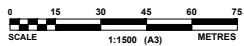
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SP07	333186	5800631
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SP09	332990	5800657
SP10	333194	5800694
SP11	333096	5800707
SP12	332999	5800720
SP13	333203	5800757
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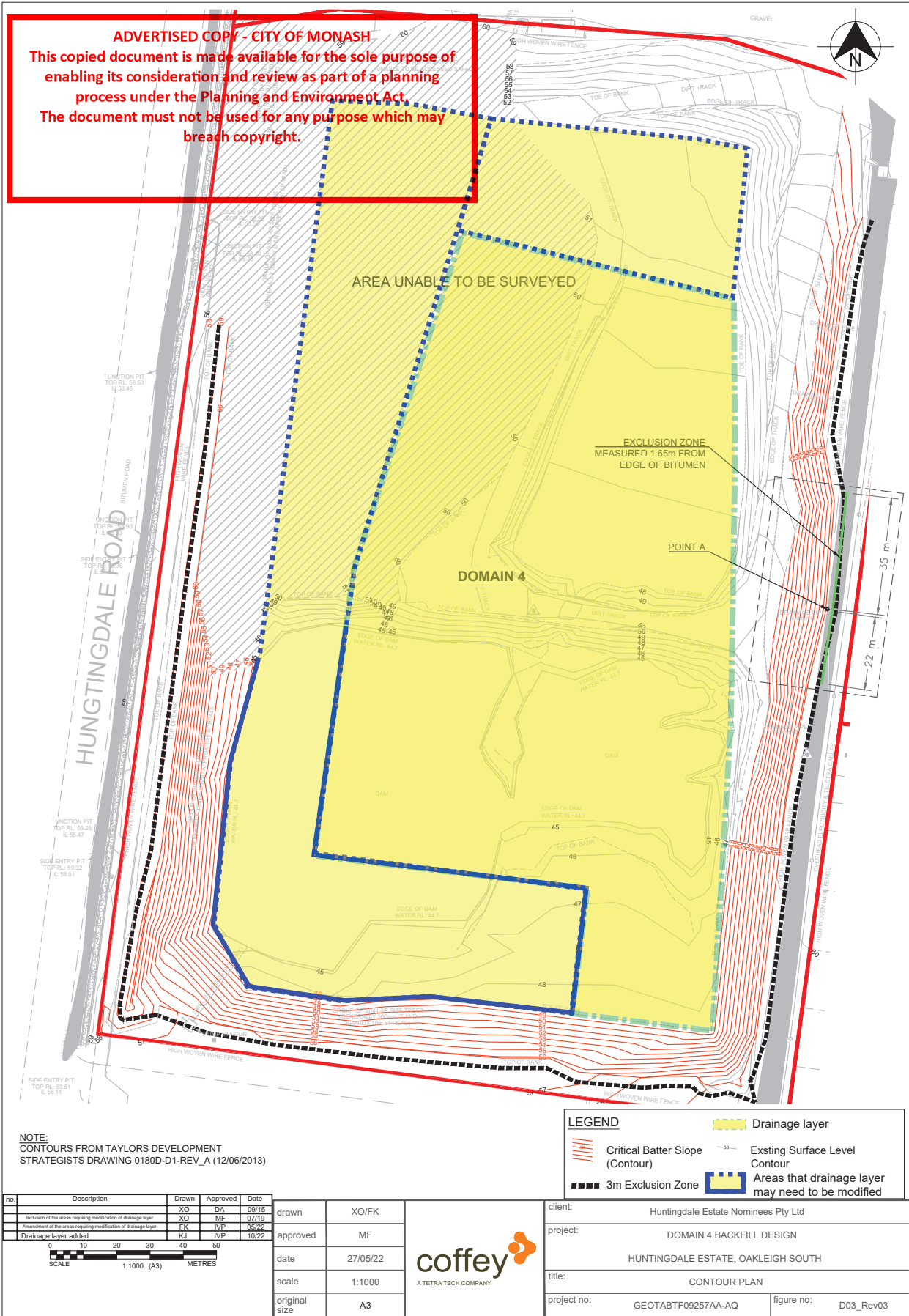
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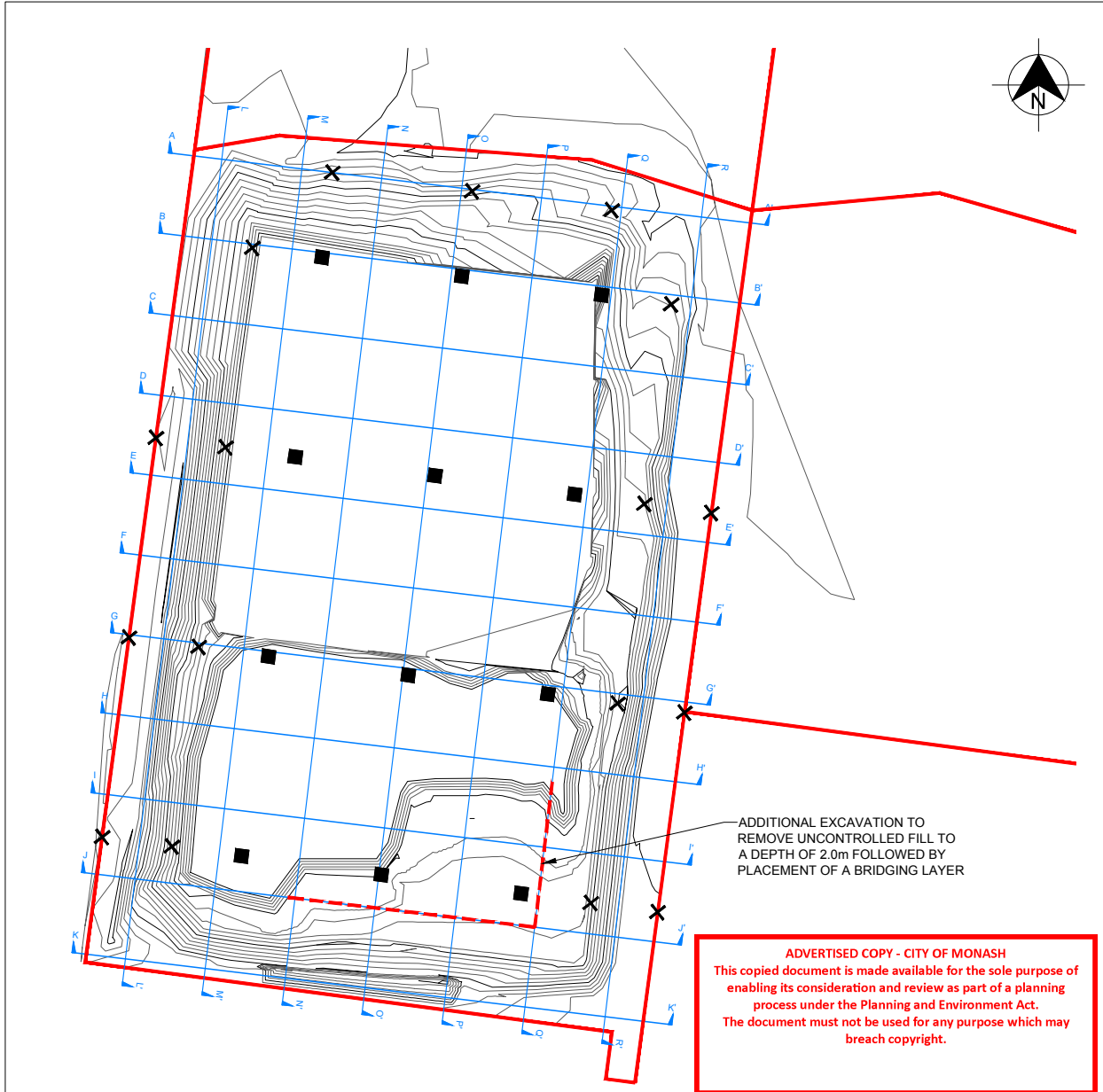
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approved	
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project:	DOMAIN 4 BACKFILL DESIGN HUNTINGDALE ESTATE, OAKLEIGH SOUTH
title:	ENGINEERED FILL CELL LAYOUT
project no:	GEOTABTF09257AA-AQ
figure no:	D21_Rev02







NOTE: CONTOURS REPRESENT THE EXPECTED EXCAVATION LEVEL

TABLE 1 : COORDINATES OF SECTIONS

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DD'	333104.30	5800928.49	333327.67	5800901.53
EE'	333100.70	5800898.71	333324.08	5800871.75
FF'	333097.11	5800868.93	333320.48	5800841.97
GG'	333093.51	5800839.14	333316.89	5800812.18
HH'	333089.92	5800809.36	333313.30	5800782.40
II'	333086.32	5800779.57	333309.70	5800752.61
JJ'	333082.73	5800749.79	333306.11	5800722.83
KK'	333079.13	5800720.01	333302.51	5800693.05
LL'	333137.33	5801035.30	333097.79	5800707.68
MM'	333167.12	5801031.71	333127.57	5800704.09
MM'	333196.90	5801028.12	333157.36	5800700.49
OO'	333226.68	5801024.52	333187.14	5800696.90
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QQ'	333286.25	5801017.33	333246.71	5800689.71
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LEGEND

- SECTION LINE
- SETTLEMENT PLATE WITH SURFACE PIN
- SURFACE PIN



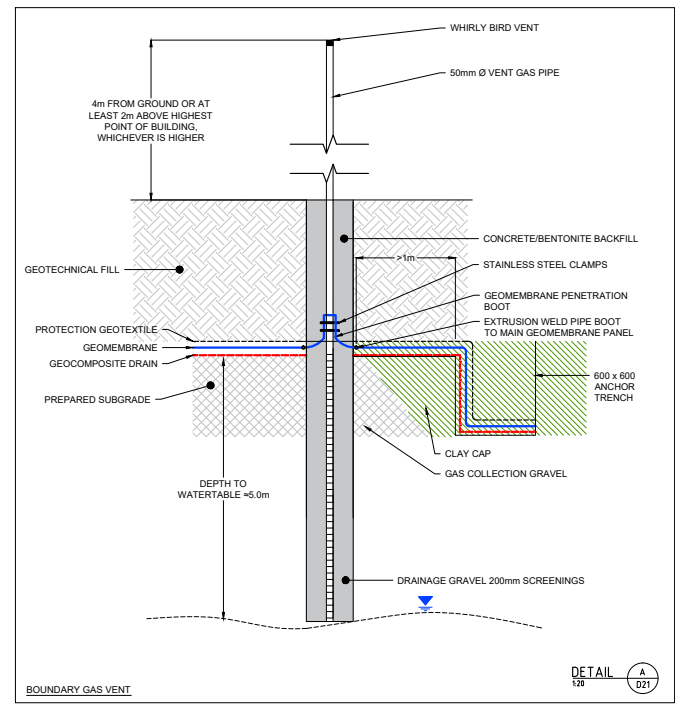
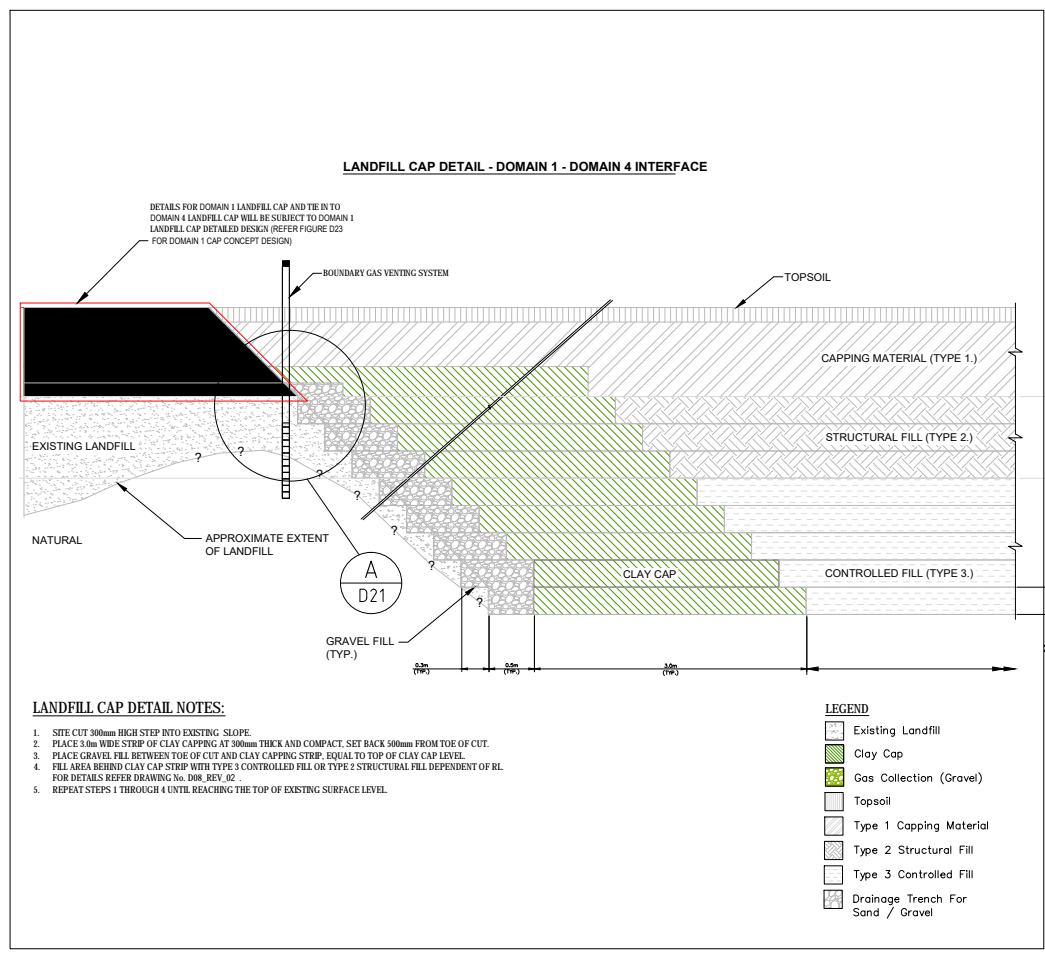
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		MT	DA	12/14
	Title Revised	FK	IVP	05/22

drawn	FK/LH
approved	
date	27 / 05 / 22
scale	1:1500
original size	A3



client:	TALBOT ROAD FINANCE PTY LTD		
project:	DOMAIN 4 BACKFILL DESIGN HUNTINGDALE ESTATE, OAKLEIGH SOUTH		
title:	SETTLEMENT PLATE LAYOUT		
project no:	GEOTABTF09257AA-AQ	figure no:	D09_Rev02

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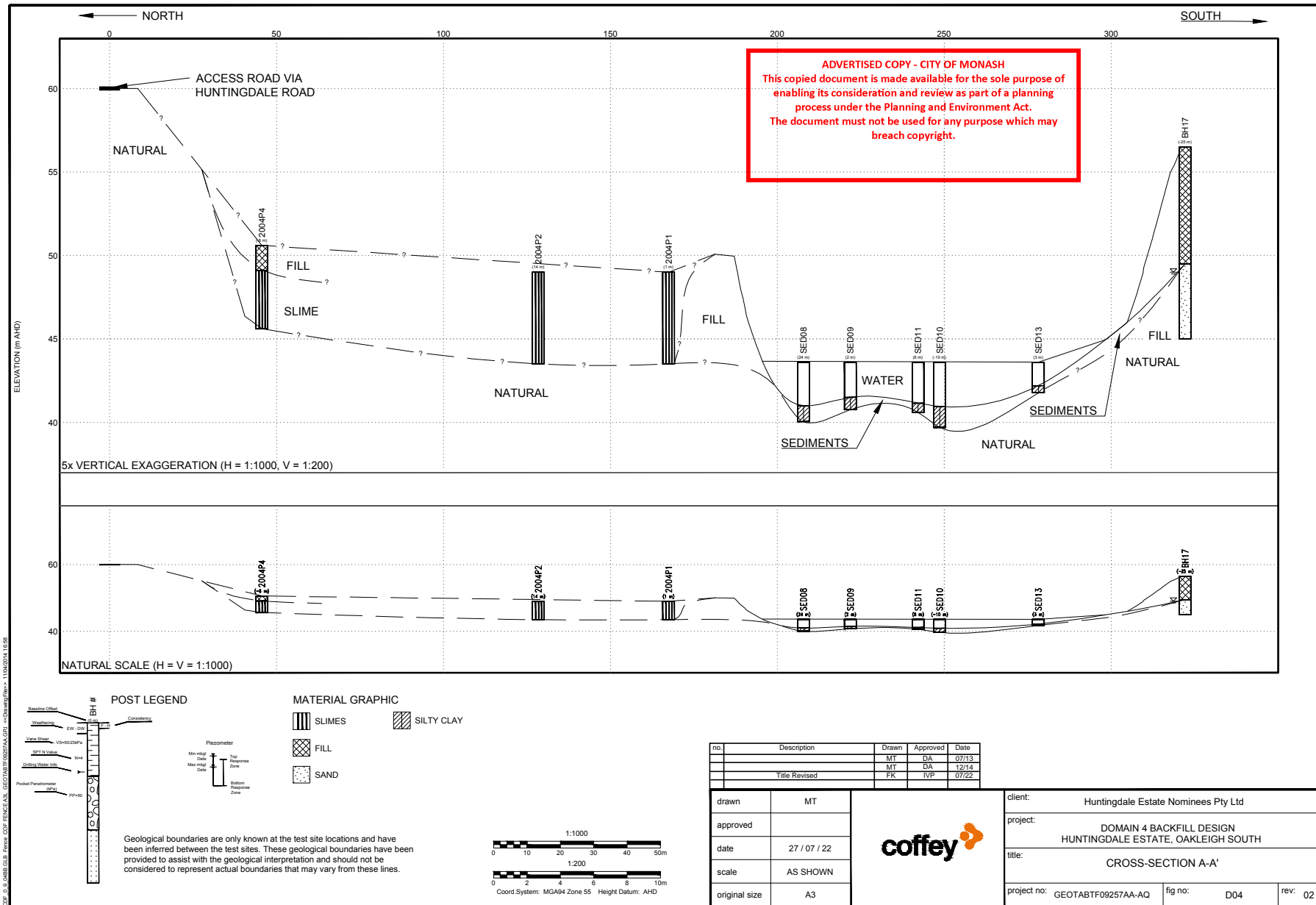
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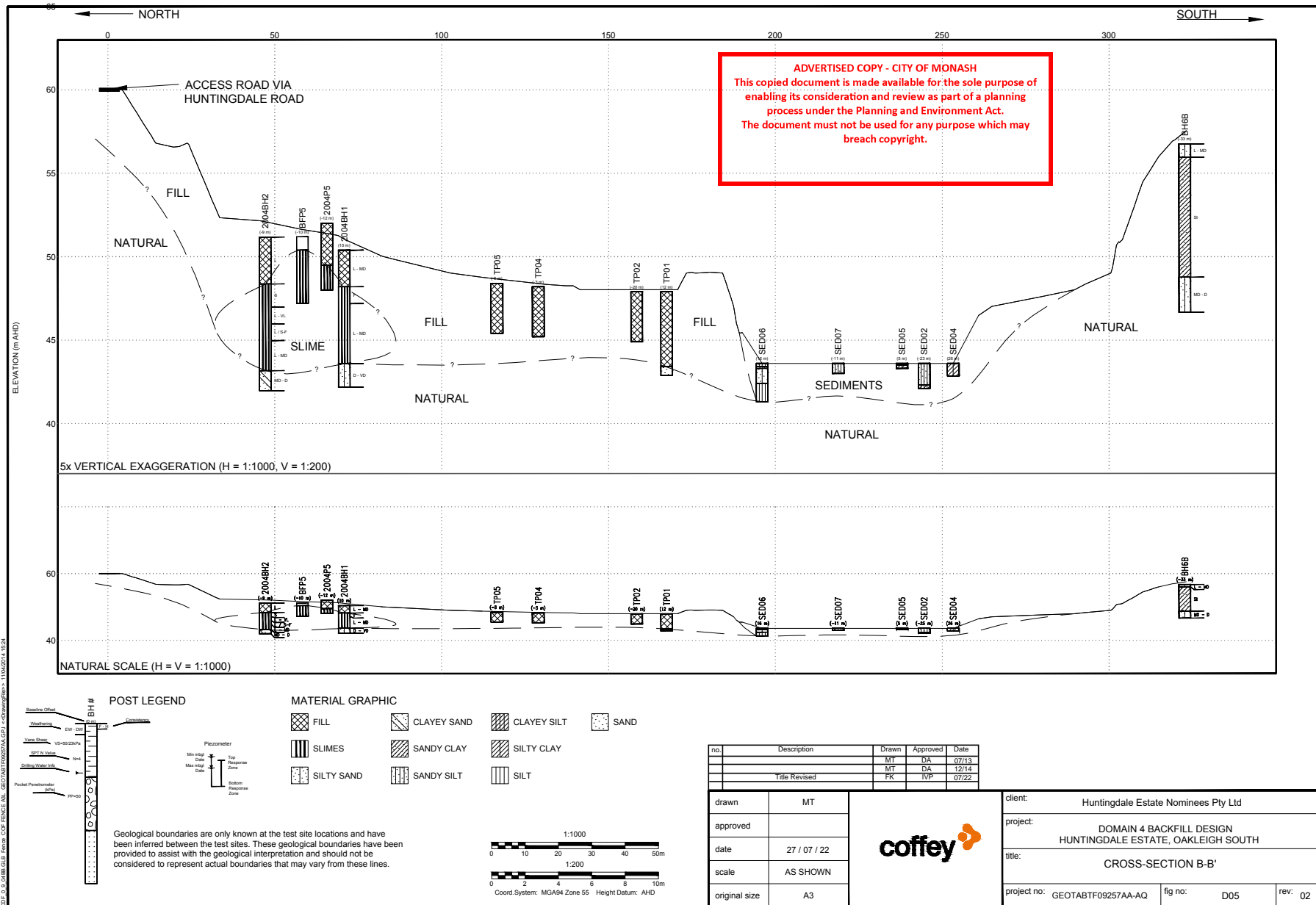
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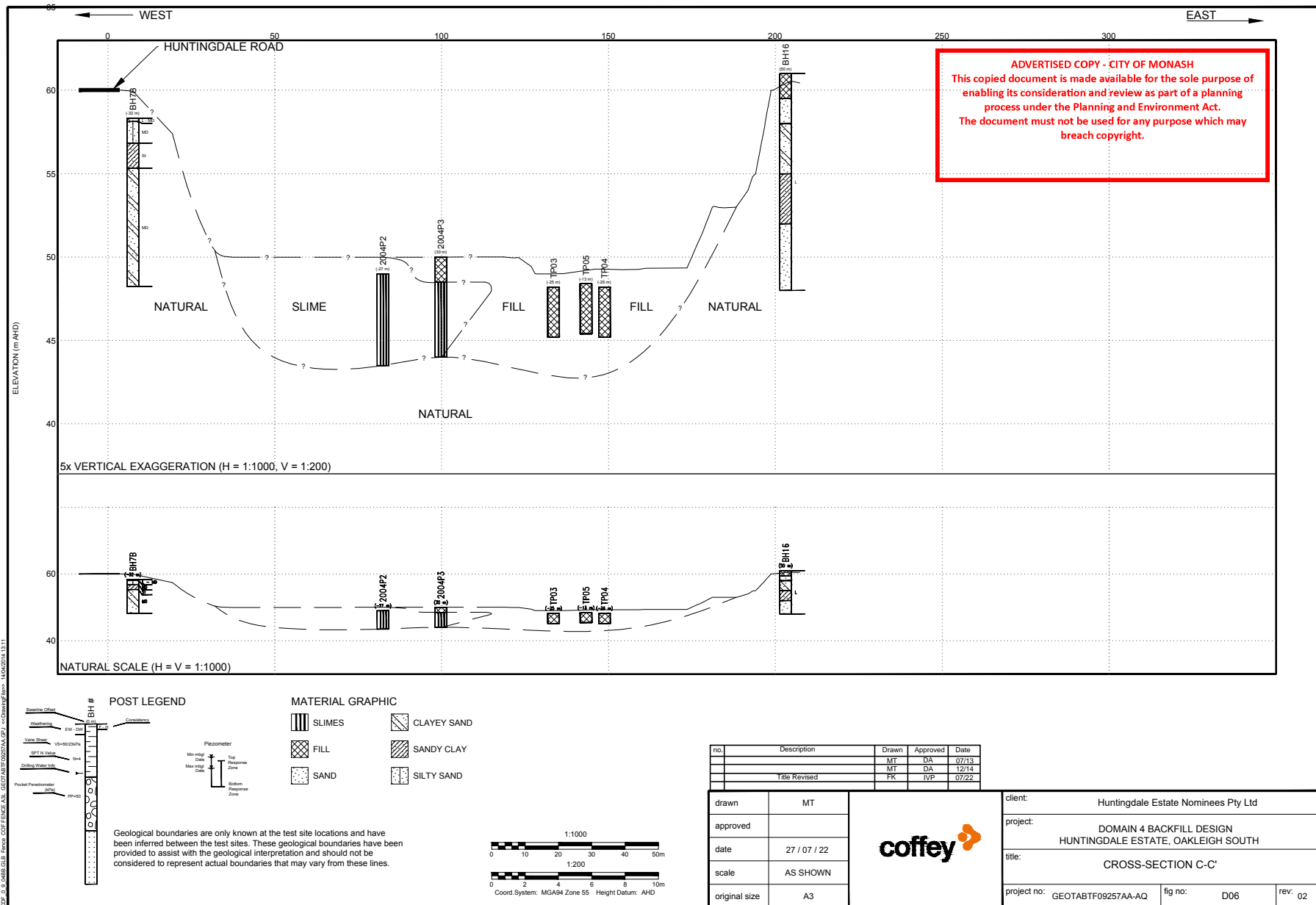
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01	TITLE AND PROJECT NUMBER REVISED	FK		
0	ORIGINAL ISSUE	JH/CGT		

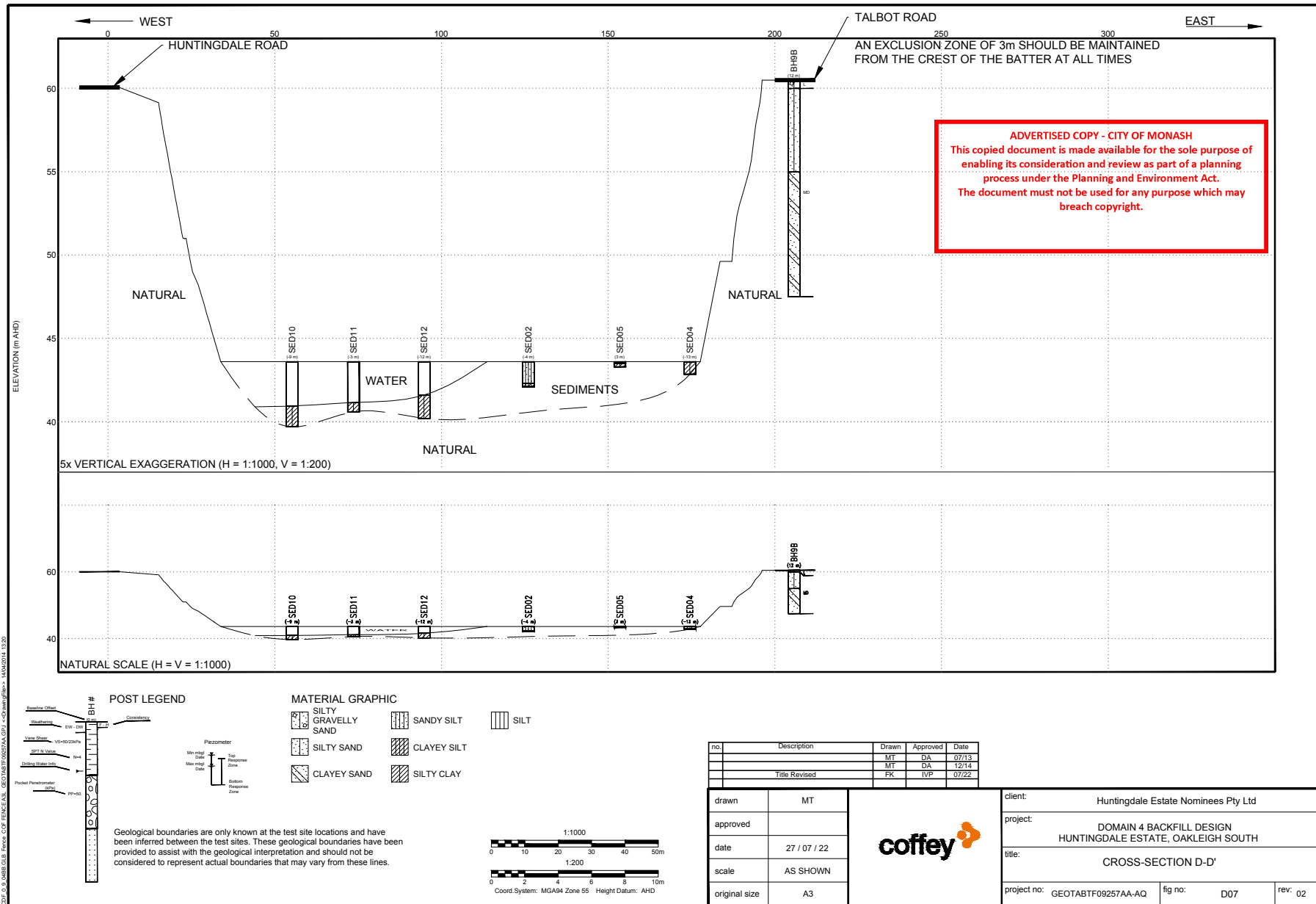


designed	RG	client:	HUNTINGDALE ESTATE NOMINEE
drawn	JH/CGT	project:	DOMAIN 4 BACKFILL DESIGN
checked	PH		HUNTINGDALE ESTATE, OAKLEIGH SOUTH
approved	TM	title:	DOMAIN 1 - DOMAIN 4 INTERFACE DETAIL
date	28/03/19	project no:	GEOTABTF09257AA-AQ
scale at A1	1:250	drawing no:	D22-REV01
		rev	01









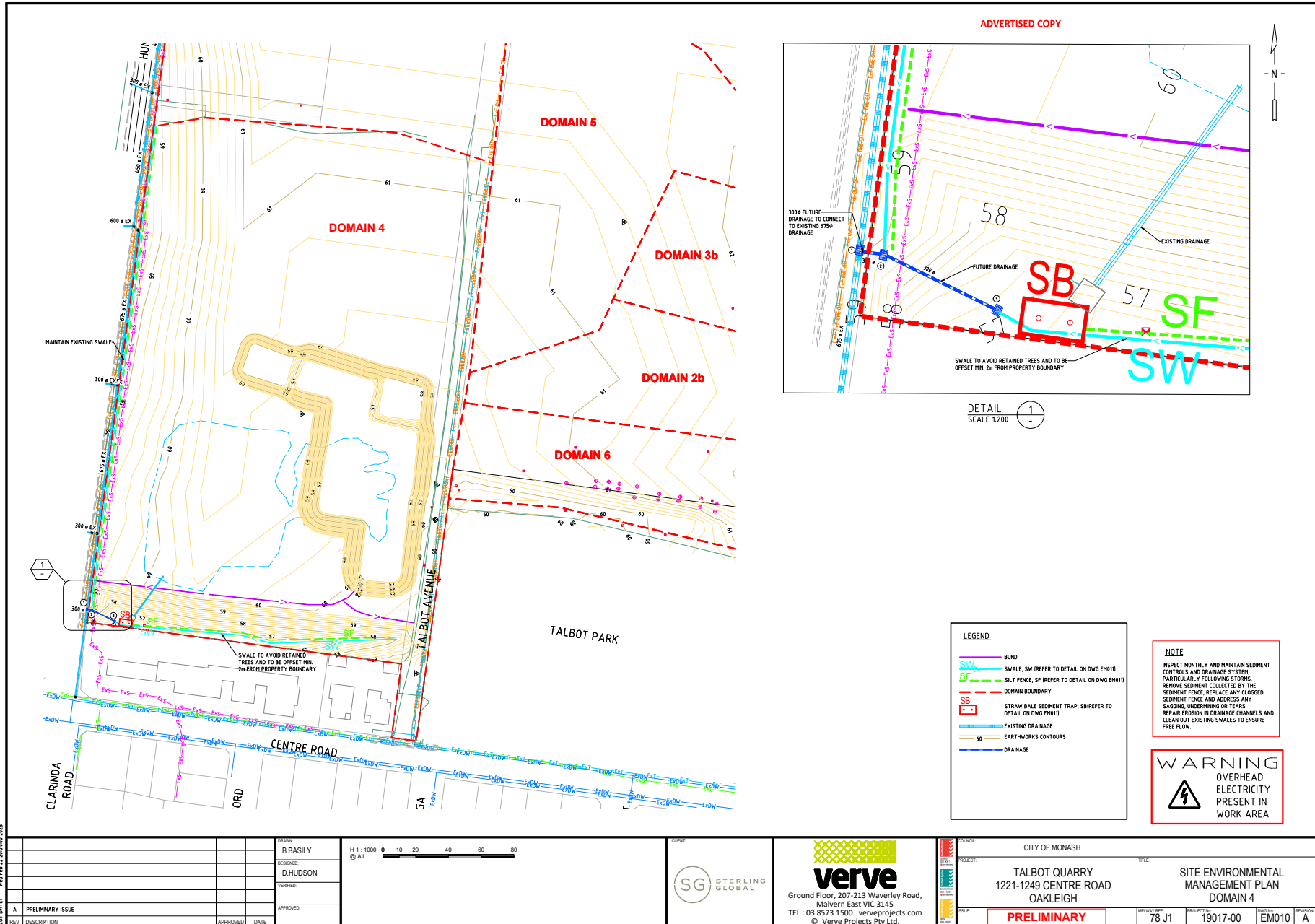
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no.	Description	Drawn	Approved	Date
		MT	BA	07/13
		MT	DA	12/14
	Title Revised	FK	LVP	07/22

drawn	MT
approved	
date	27 / 07 / 22
scale	AS SHOWN
original size	A3

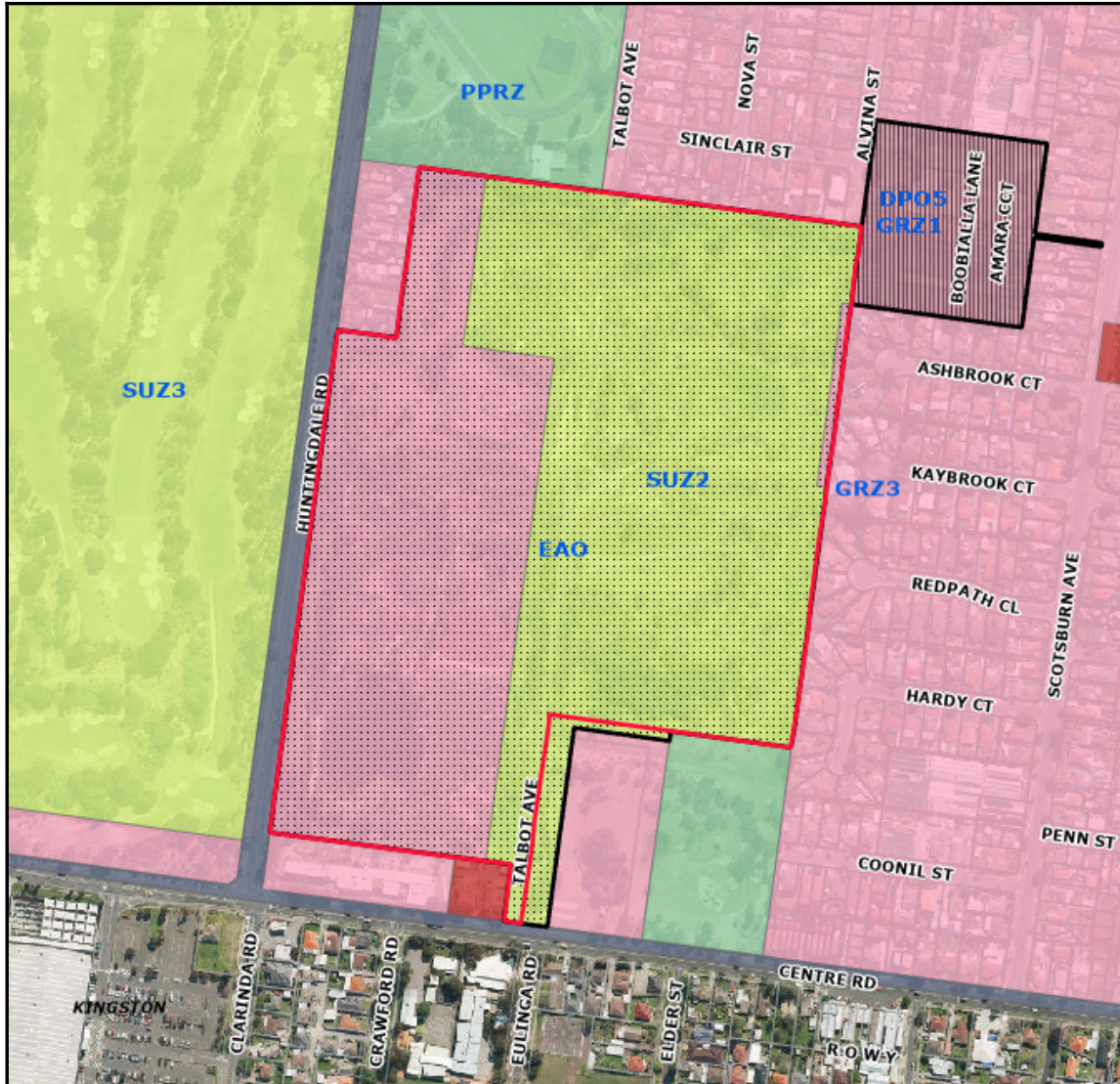


client:	Huntingdale Estate Nominees Pty Ltd
project:	DOMAIN 4 BACKFILL DESIGN HUNTINGDALE ESTATE, OAKLEIGH SOUTH
title:	CROSS-SECTION D-D'
project no:	GEOTABTF09257AA-AQ
fig no:	D07
rev:	02





Planning Overlays and Zones



Legend

Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	PAO	VPO

Address

1221-1249 Centre Road OAKLEIGH SOUTH VIC 3167

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