

PLANNING APPLICATION P22324 FOR EXTRACTIVE INDUSTRY (ROCK CRUSHING) AT LOT 2 PS422051 & LOT 3 TP843026 HAMILTON HIGHWAY, STONEHAVEN

RECOMMENDED CONDITIONS FOR A NOTICE OF DECISION TO GRANT A PERMIT

Layout not altered

1. The use and development as shown on the endorsed plans must not be altered or modified (unless the Golden Plains Planning Scheme specifies a permit is not required) without the written consent of the Responsible Authority.

Environmental Management Plan

2. Before the use starts, an Environment Management Plan (EMP) prepared to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The EMP must include measures that are to be implemented to minimise impacts on the immediate environment and surrounds such as dust, noise, erosion, sediment runoff, weed eradication measures and stockpile management. When approved, the EMP will be endorsed and will then form part of this permit.

Fire management plan

3. Before the use starts, a Fire Management Plan prepared to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The fire management plan must include fire prevention and control measures including the provision of a water supply for fire fighting purposes and the requirement that the use does not operate on days of total fire ban. When approved, the plan will be endorsed and will then form part of this permit.

Landscaping

4. Before the development starts, a landscape plan prepared by a suitably qualified horticultural professional must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and include the following:
 - a. Measures to be implemented to protect remnant patches of native vegetation. These measures must include the erection of a native vegetation protection fence around all native vegetation to be retained on site.
 - b. The planting of shrubs and trees around the perimeter of the proposed rock crushing facility to screen activity on the land.
 - c. All species selected must be indigenous to the local area.
 - d. All to the satisfaction of the responsible authority.
5. Before the use starts, landscaping as shown on the endorsed landscape plan must be carried out and completed and thereafter maintained to the satisfaction of the responsible authority.

Native vegetation removal

6. Before any native vegetation removal starts, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
7. Before the development starts, a native vegetation protection fence must be erected around remnant patches of native vegetation to be retained. The protection fence must be clearly identifiable and remain in place until all works are completed to the satisfaction of the responsible authority.
8. Except with the written consent of the responsible authority, within the area of native vegetation to be retained, the following are prohibited:
 - a. vehicular or pedestrian access
 - b. trenching or soil excavation
 - c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d. entry and exit pits for underground services
 - e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Hours of operation

9. The proposed use must only operate between the hours of 7.00am to 5.00pm Monday to Friday and must not operate on public holidays.

Restriction on source of rock

10. The rock crushing facility must only process rock sourced from the subject land.

Dust

11. Nuisance dust must not be discharged beyond the boundaries of the premises.
12. The use and development must at all times comply with the requirements of the Environment Protection Regulations 2021 in relation to the protection of air quality. Any failure to meet the Regulations must be brought to the attention of the Environment Protection Authority and actions specified by that Authority to bring the use into compliance must be carried out to the satisfaction of the responsible authority.
13. Roadways, storage areas, and stockpiles must be maintained to avoid dust nuisance to surrounding land to the satisfaction of the responsible authority.
14. Dust control measures must be implemented to the satisfaction of the responsible authority to avoid dust nuisance to properties in the surrounding area. If in the opinion of the responsible authority dust resulting from the use and development is causing an unacceptable nuisance to surrounding properties, the operator must immediately cease work and implement appropriate dust control measures to the satisfaction of the responsible authority.

Noise

15. Before the use commences, secondary silencers must be fitted to each of the generator exhausts to reduce noise to the satisfaction of the responsible authority. The secondary silencers must be of industrial grade with an overall insertion loss of 15 dB with a minimum insertion loss in the 63 Hz octave band of 5 dB.
16. Noise emitted from the premises must at all times comply with EPA publication 1826.4 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise protocols).
17. No broadcast or loudspeaker system, telephone ringer or other external alarm may operate on the site without the written consent of the responsible authority.

Stockpile height limit

18. Any stockpiles on site must not exceed a total height of 6 metres.

Reinstatement to farming activities.

19. At the cessation of the use, all plant, equipment and materials must be removed from site and the land reinstated to farming activities to the satisfaction of the responsible authority.

General

20. The use must not cause any nuisance or loss of amenity in any adjacent or nearby land by reason of the discharge of drainage.
21. A contaminants spill kit is to be made available on-site at all times to the satisfaction of the responsible authority to ensure that the approved use does not impact groundwater as a result of accidental fuel spillage.
22. No external lighting is permitted.
23. Areas of the subject land occupied by the use and development must be maintained in a clean and tidy manner to the satisfaction of the responsible authority.
24. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - d. Presence of vermin and use of chemicals to eradicate pest animals and plants.

Engineering

25. Before development starts, a Traffic Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

When approved, the plan will be endorsed and will then form part of the permit. The Traffic Management Plan must include, but not necessarily be limited to:

- a. Details of all permissions necessary and the recording of such permissions granted for the operation of heavy vehicles.
 - b. A requirement for all heavy vehicles associated with the use, to access the site in a northerly direction via Pollocksford Road and the Hamilton Highway (B140). No heavy vehicle access to the site is permitted in a southerly direction via Pollocksford Road.
 - c. A requirement for all vehicles associated with the use to enter or depart from the site in a forward direction only.
 - d. A requirement for all vehicles associated with the use to operate only within approved nominated times.
26. Before the development starts, a Construction Management Plan must be submitted to and approved by the responsible authority. The plan must outline how issues such as site access, stormwater runoff, mud on roads, dust generation and erosion and sediment control will be managed on site, throughout the construction phase and operation period of the development. Management measures are to be in accordance with EPA guidelines for Environment Management, "Civil construction, building and demolition guide" Publication 1834.1, September 2023.
27. Before the development starts, unless otherwise agreed by the responsible authority, a sealed vehicle crossing must be provided in accordance with Infrastructure Design Manual (IDM) standard drawing SD 265 including required widening immediately adjacent to entry and set back of entry gate to the satisfaction of responsible authority.
28. Before the development starts, permanent rumble grids are to be installed at the access point to the site.
29. Before the use starts, a contribution of \$36,181.00 + GST must be made to the responsible authority, which will be used for road maintenance and upgrade of Pollocksford Road.
30. Before the use starts, unless otherwise agreed by the responsible authority, all internal access roads must be constructed, formed, and drained to the satisfaction of the responsible authority.
31. The applicant must ensure that appropriate measures must be implemented throughout the construction stage and operation period of the development to minimise mud, crushed rock or other debris being carried onto public roads from the subject land to the satisfaction of the Responsible Authority.
32. The applicant must ensure that throughout the construction stage and operation period of the use, dust suppression is undertaken to ensure that dust does not cause a nuisance to surrounding properties, to the satisfaction of the Responsible Authority.
33. No stormwater runoff containing pollutants or sediment is to be discharged directly or indirectly into drains, watercourses or neighbouring property throughout the construction stage and operation period of the use.

34. All heavy vehicles accessing the site must be compliant with Heavy Vehicle National Law as well as any requirements of the National Heavy Vehicle Regulator and Regional Roads Victoria (VicRoads).
35. Soil erosion measures must be employed throughout the use of the development to the satisfaction of the responsible authority.
36. Topsoil removed during earthworks must be stockpiled and maintained in a weed free condition to the satisfaction of the responsible authority.
37. All open drains, ditches, sumps, sedimentation ponds, cut off drains, bunds, culverts and roadways must be constructed and maintained to ensure ongoing effective operations.

Department of Transport & Planning

38. No direct access to the Hamilton Highway is permitted.

Expiry

39. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within two (2) years of the date of issue.
 - b. The use is not started and the development is not completed within five (5) years of the date of issue.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six (6) months afterwards (or twelve months after the permit expires for a request to extend the time to complete the development).