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ChrisMarshall:MS:004920-04

12 August 2015

Hugh Griffiths
Statutory Planner
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

Dear Hugh,

RE: PLANNING PERMIT APPLICATION NO: 692/2015
405-455 SANDY CREEK ROAD & 1720 BACCHUS MARSH ROAD, LITTLE RIVER
USE AND DEVELOPMENT OF THE LAND FOR STONE (SAND AND SOIL) EXTRACTION
AND REMOVAL OF NATIVE VEGETATION

We write in response to your further information request regarding the abovementioned planning permit application.

In regard to your request to amend Work Authority 1532 to reflect the revised extraction boundary to avoid the removal of seven trees (as indicated in the planning permit application) we wish to advise that it is premature to amend the Work Authority at this stage as it may be subject to further changes arising from the planning permit process. We understand that the planning permit process is used to inform any changes (if required) to the endorsed Work Authority prior to finalization and approval which accords with the normal processing of these applications.

In regard to your request for a fully dimensioned floor plan of proposed buildings please see attached a standard ATCO style office building that is proposed to be located along the southern boundary of the property. The building will be temporarily installed and will be painted in neutral colours which we suggest be included as a condition on the planning permit. Also directional signage and safety signage required to manage access and on-site safety will be located within the site when the operation commences.

Please see attached a Schematic Plan of a Typical Sand Processing Plant with height dimensions proposed to be located in the south western corner of the extraction site. This infrastructure constitutes the type of fixed plant proposed to be located on-site for the processing of sand.

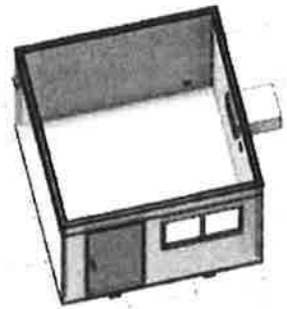
We also refer to your comments regarding the different operating hours in the Work Authority and the Acoustic Report and Page 5 of the Watson Moss Growcott Acoustic Report as attached to this response. The hours of operation for Sand Quarry operations for extraction, processing and sales (described above Table Two of Page 5) are 7.00am to 6.00pm Monday to Fridays and 7.00am to 1.00pm Saturday. After 1.00pm on Saturdays operations are restricted to sales and plant maintenance until 6pm which is in response to the reduced noise level requirements for this period as indicated in Table Two. These are the sand quarries proposed operating hours.

If you have any queries regarding this application please do not hesitate to contact me on (03) 52024600

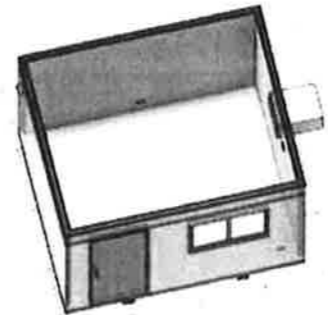
Yours faithfully,
TGM GROUP PTY. LTD.
Per: 

Chris Marshall
Group Manager – Town Planning

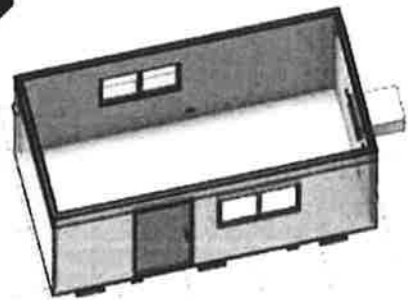
3.0m x 3.0m Office
OF 100



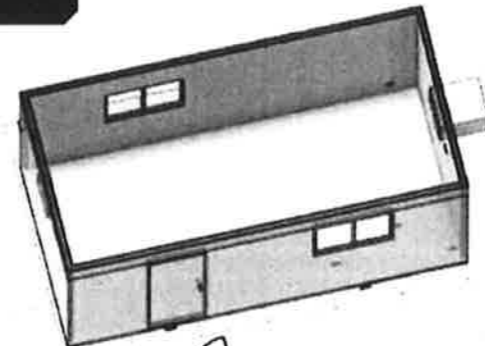
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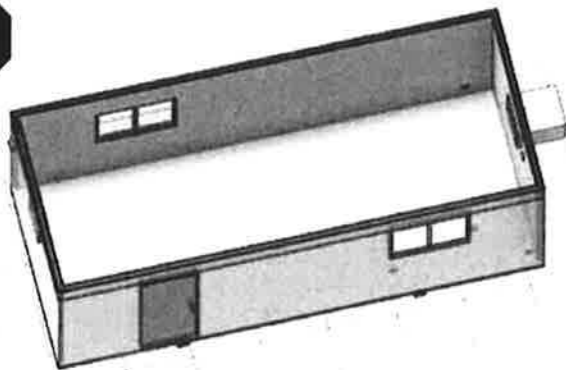
4.8m x 2.4m Office
OF 115



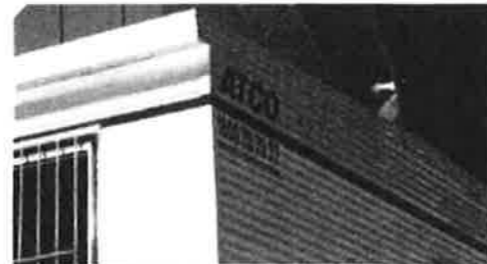
6.0m x 3.0m Office
OF 130



7.2m x 3.0m Office
OF 140



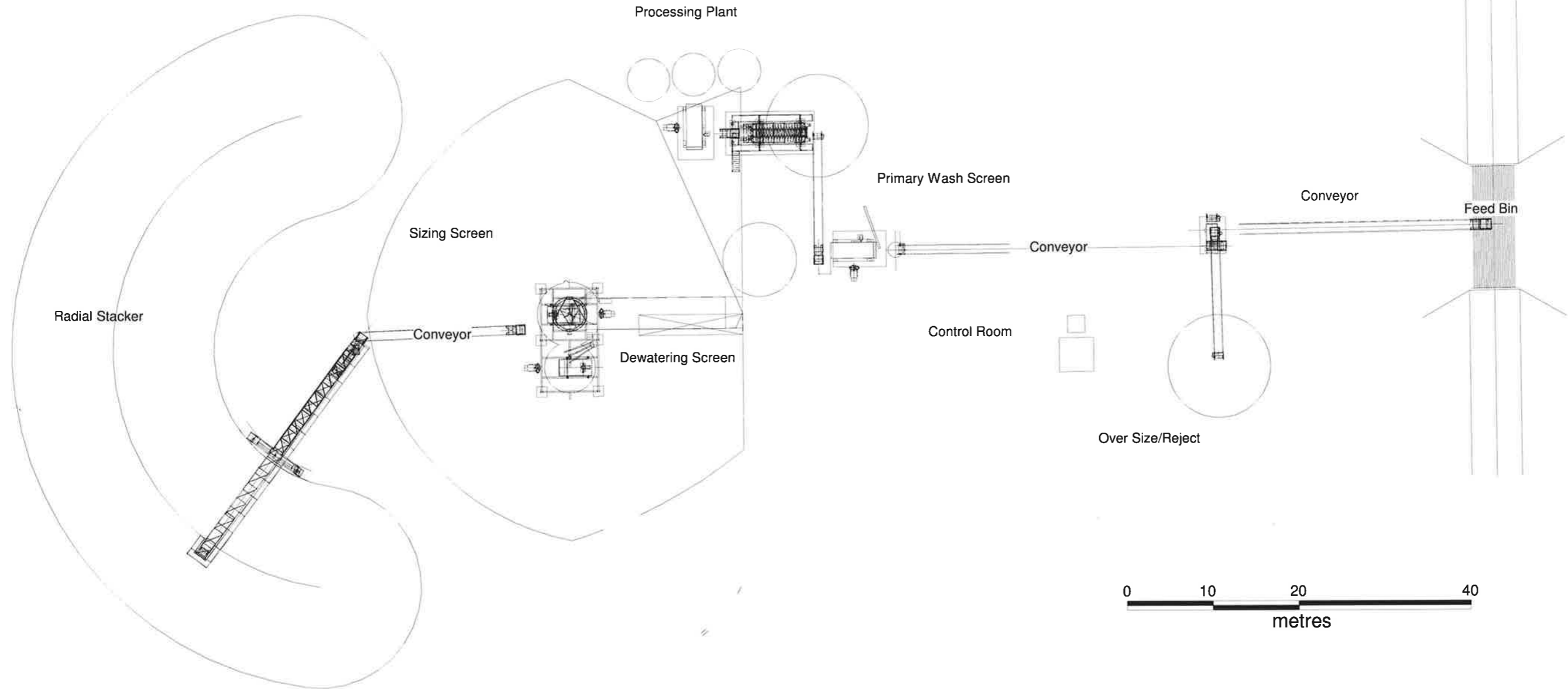
*Proposed Office Size Painted
with muted colours.*



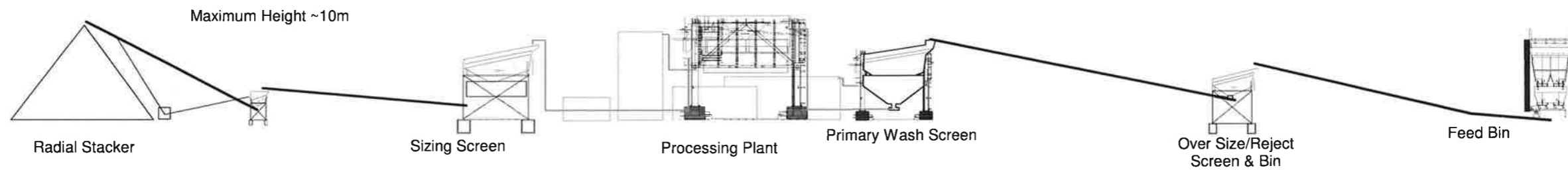
ALWAYS THERE. ANYWHERE.

3 Examples only. Call us for current stock and purpose built solutions. Squares on examples are indicative of 1 square metre.

SCHEMATIC PLAN - TYPICAL SAND PROCESSING PLANT



SCHEMATIC SECTION - TYPICAL SAND PROCESSING PLANT



Bell Cochrane and Associates Extractive Industries for		Planning Permit Application Bisinella Properties, WA1532, LARA	
L. BISINELLA INVESTMENTS P/ L		SCHEMATIC DRAWING TYPICAL SAND PROCESSING PLANT	
Author: CLB	Date: 26 Jul 2015	Drawing: A3 DRAFT	Revision: 0
Orthophoto Date:		Project No: B25_001	
Projection: MGA Zone 55 (GDA 94)		Figure: 1	
Plan/Schematic_Jul2015.wor			

based on the premise that most of country Victoria is 'quiet', unless there is reason to believe that due to proximity to the coast or highway ambient noise levels would be relatively high.

Derivation of the RMNLs for this site only takes into account planning scheme zonings, as the area is not subject to elevated ambient sound levels. The residential premises in the vicinity of the Sand Quarry occupies land with a zoning FZ1, as does the Sand Quarry site. The recommended maximum noise level derivations for houses in the vicinity of the Sand Quarry are set out in the attached Appendix Two.

It is proposed that extraction, processing and sales operations will occur between the hours of 7:00am to 6:00pm Monday to Friday, and 7am to 1pm Saturdays. Full operation of the Sand Quarry is therefore within the EPA-defined 'day' period. Sales of products and plant maintenance may occur between 1pm and 6pm on Saturdays.

Table Two: Summary of Derived Recommended Maximum Noise Levels

RESIDENTIAL LOCATION/S	NIRV RECOMMENDED MAXIMUM NOISE LEVELS, dB(A) Leq	
	'Day' 7am-6pm Mon-Fri, 7am-1pm Sat	'Evening' 1pm-6pm Sat
All houses in the vicinity of the Sand Quarry site.	46	41

Note that the assessment of noise emission from the Sand Quarry is made using the L_{eq} noise measure.

During site clearing and preparation and construction of noise control features, which would include access track construction, the NIRV document notes that noise from the activity may be exempted from recommended levels during the Day period. However, the document clearly states that overburden removal is included in those activities assessable in terms of the RMNL.

Noise of trucks operating within the boundaries of the site would also be assessable in terms of the NIRV RMNLs, but trucks operating beyond the boundaries of the site are not included in the assessment.

4.2 NOISE DUE TO TRAFFIC GENERATED BY THE PROPOSAL

There are no regulatory recommended maximum noise levels in Victoria for road traffic noise associated with developments that cause a change in traffic volumes on public roads and consequently change traffic noise levels. Conventionally such projects have been assessed in terms of the change to existing traffic noise levels. An increase of up to 3 dB(A) is normally regarded as being