

Item 11.7 Melton Planning Scheme Amendment C140 - Site
Specific Exclusion for Industrial and Retail uses at 2 -
50 Meskos Road, Rockbank

Appendix 4 Scheme Amendment C140 - Table of Submissions

Submitter	Matters Raised	Officer Response	Comment
VicRoads	<p>No objection.</p> <ul style="list-style-type: none"> • Providing access continues to be from Meskos Road only (not Western Highway). 	<p>Council officers acknowledge the need to ensure access restrictions onto Western Highway.</p>	<p>A condition requiring access and egress to be from Meskos Road only has been included in a revised Incorporated Document. This is shown as Track Changes in Appendix 5.</p>
Growth Areas Authority (GAA)	<p>No Objection.</p> <ul style="list-style-type: none"> • Supportive of approach to allow for the proposed facilities. • Agree with Incorporated Document and inclusion of requirements to manage amenity impacts to surrounding area. • Should proposal seek to continue the operations of existing rock crushing facility, documentation should clearly reflect this. • Also agrees that any existing planning permit be rescinded when the planning scheme amendment comes into effect. 	<p>Council officers acknowledge GAA correspondence and agree that the proposed rock crushing use would replace the existing operation.</p>	<p>A condition has been placed on a revised Incorporated Document which requires the existing rock crushing facility use to cease and all development associated with that use to be removed from the site, prior to construction of the new rock crushing facility. These are shown as Track Changes in Appendix 5.</p>
Environment Protection Authority (EPA)	<p>No Objection.</p> <ol style="list-style-type: none"> 1. Conditions within Incorporated Document appear to address the key environmental and amenity impacts associated with facilities of this nature. 2. Comfortable that Conditions 21B, 5 and 6 will all ensure dust generation is minimised through physical design requirements and a dust management plan. 3. A noise assessment is expected to determine compliance with SEPP N-1, whilst hours of operation and restrictions to delivery times provide certainty about vehicle movements and their affect on noise generation of the site. 	<p>No further comments.</p>	<p>No further action required.</p>

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<p>Performa Letter 1 – received from multiple Landowners including:</p> <p>650 Neale Road, Rockbank</p> <p>702 Neale Road, Rockbank</p> <p>1 – 11 Cropley Lane, Rockbank</p> <p>237 - 261 Greigs Road, Mt Cottrell</p> <p>768 Neale Road, Rockbank</p> <p>676 Neale Road, Rockbank</p> <p>94 Greigs Road, Rockbank</p> <p>13 Gardiner Lane, Rockbank</p> <p>263 Greigs Road, Mt Cottrell</p> <p>34 Greigs Road, Rockbank</p> <p>2 Greigs Road, Rockbank</p> <p>120 Greigs Road, Rockbank</p> <p>304 Sinclairs Road, Rockbank</p>	<p>1. Concerns over non compliance with VicRoads conditions - existing use.</p> <p>2. Concerns for existing temporary rock crushing permit not including conditions prescribed by EPA.</p> <p>3. Concerns with machinery operating at top of stock piles.</p> <p>4. Non compliance with dust management plans etc – the ability to enforce these plans for the proposed operation.</p> <p>5. Maintenance of roads – damage, mud.</p> <p>6. No provision for adequate fencing.</p>	<p>1. Investigated with VicRoads, received confirmation all relevant conditions have been adhered to.</p> <p>2. This matter is currently being investigated however it is Council's opinion that all relevant EPA comments were included in the previous permit for the site.</p> <p>3. The proponent has confirmed machinery will operate at ground level.</p> <p>4. Council is currently investigating compliance with dust management for existing use.</p> <p>5. Council officers acknowledge that the increase of traffic and heavy vehicle use have the potential to impact on surrounding roads.</p> <p>6. As indicated previously, Council officers are investigating compliance with the existing temporary planning permit which applies to the site. Council officers will need to consider the need for fencing as part of the required Landscaping Plan, should the amendment be approved.</p>	<p>1. No further action required.</p> <p>2. Council officers to investigate.</p> <p>3. A condition requiring machinery to work at ground level has been placed in Incorporated Document.</p> <p>4. Council officers to investigate the existing facility. However for the proposed facility, in addition to conditions requiring a Dust Management Plan and the implementation of operational requirements already exhibited, Council has since added additional dust management requirements into the Incorporated Document. This includes the need to seal all access roads on the site. These are shown as Track Changes in Appendix 5.</p> <p>5. Council have placed a Condition on the Incorporated Document which requires a Road Maintenance Plan to be prepared, and approved by the Responsible Authority. This is shown as Track Changes in Appendix 5.</p> <p>6. Council officers to investigate current uses. With regards to the amendment, bund walls and fencing is proposed adjacent to the southern boundary of the site, whilst the Incorporated Document requires a Landscape Plan to be submitted to, and approved the Responsible Authority – this may include</p>

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	<p>7. No landscaping (existing) and little provision for landscaping for proposed amendment, particularly from Western Highway.</p> <p>8. Traffic volumes and impact on existing road network – vehicular and heavy vehicles.</p> <p>9. Amendment proposes to operate without main sewer and associated waste water drainage system?</p> <p>10. Classification of land rural, rather than urban, even though rates classify surrounding area as being urban.</p> <p>11. Concerns over the EPA Separation Distance</p>	<p>7. Council officers have considered the need for landscaping to ensure visual amenity is protected from surrounding areas.</p> <p>8. A traffic report was prepared for the site, which showed that the surrounding road network can support the proposed uses. As detailed above, VicRoads have since confirmed it has no objections to the proposed amendment.</p> <p>9. Council officers acknowledge the need to ensure servicing is considered as part of this proposal. Council officers previously placed conditions on the Incorporated Document which require consideration of draining and other servicing matters. The proponent proposes on-site waste storage, in accordance with best practice measures.</p> <p>10. The classification of land is appropriate from a planning perspective – where the current nature of the land was considered. Council Rates are not relevant</p>	<p>7. Bund walls are proposed along the entire southern boundary of the facility. These walls will be landscaped to provide a green aspect from surrounding land uses. A Landscaping Plan is required to be prepared and approved by the Responsible Authority prior to operation, this should address the Western Highway interface.</p> <p>8. No further changes required.</p> <p>9. Since the matter was raised, the proponent was consulted to understand whether the proposed uses will be connected to reticulated sewerage. The proponent intends on placing all servicing infrastructure on the site through a septic system – which will in turn recycle water. Council officers have since added additional conditions to the Incorporated Document, to address the need for various management plans to show how waste will be managed onsite, as well as referral to Council's Health Department. These are shown as Track Changes in Appendix 5.</p> <p>10. No further action required.</p>

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	<p>Guidelines – impact on land to south of Greigs Road (Mt Atkinson PSP).</p> <p>12. Other plants/quarries within municipality which would be capable of supplying future development areas – including Boral within close proximity.</p> <p>13. Compromising future Mt Atkinson PSP – timing out of sequence. Zoning should not be pre-empted and instead be considered as part of PSP in line with common planning practice.</p> <p>14. Concerned Council allowed amendment to proceed to Authorisation – considering issues with existing site uses including visual amenity, dust, health implications.</p>	<p>for this planning matter.</p> <p>11. Separation distance guidelines have recently been reviewed from 300m to a100m buffer. This 100m buffer will not affect Greigs Road or land to the south of Greigs Road, or sensitive land within the PSP.</p> <p>12. Not relevant in planning, all planning permits and planning scheme amendments must be considered on a site by site basis.</p> <p>13. The land is identified for future industrial development in the Western Growth Corridor Plan. Future development of this land will be determined through the preparation of a Precinct Structure Plan. The EPA buffer distance of 100m is required between a batching plant and any residentially zoned land. The Western Growth Corridor Plan identifies future mixed use zoning (Business and Residential) to land within the future Mt Atkinson PSP, to the south of Greigs Road but this won't be within the 100m buffer. Furthermore, considering the presence of the railway line and Hopkins Road, land within close proximity to the site is not expected to be zoned for residential uses it is therefore considered that these facts indicate that the proposal will not prejudice the preparation and development of this PSP, and in particular any future residentially zoned land.</p> <p>14. Council is currently investigating issues with</p>	<p>11. No further action required.</p> <p>12. No further action required.</p> <p>13. No further action required.</p> <p>14. Council officers to investigate existing</p>

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	<p>15. Concerns that amendment will result in extension of existing on-site uses (both in terms of lifespan and operating hours).</p> <p>16. Concerns for the management of the site – debris and dust.</p> <p>17. Impact of dust on water sources – particularly for those properties not connected to town water.</p> <p>18. Impact of vibrations on surrounding area.</p> <p>19. Concerns over noise output.</p>	<p>current permit holder. A visit to the proponents Epping facility, and the inclusions within the Incorporated Document have provided Council officers with confidence that the site will be constructed and operated in an appropriate manner.</p> <p>15. Again, Council believes that there are key differences with the design and operation of the proposed facility, in comparison to the existing operation. Although the lifespan of the facility will be extended, the proposed uses are appropriate for the future industrial zoning, as recommended on the West Growth Corridor Plan. Council acknowledges the amendment will result in an extension of operating hours.</p> <p>16. Both the design and operation of the site must accord with a number of management plans for the site. Council officers acknowledge that the management of amenity impacts such as dust are key for the site and surrounding areas.</p> <p>17. The proponent is required to manage dust through a range of management plans, design features (sealing of roads, bund wall) and ongoing monitoring of dust.</p> <p>18. No evidence to indicate that this will be an issue.</p> <p>19. A preliminary Acoustic Assessment has been</p>	<p>operation with regards to proposed uses. Furthermore, since exhibition, a number of additional conditions relating to the reduction of amenity impacts have been added to the Incorporated Document. These are shown as Track Changes in Appendix 5.</p> <p>15. Although operating hours are still proposed to be extended from the current rock crushing use, resulting from feedback, Council officers have now restricted operating hours for the facility. It will no longer operate on Sundays or Public Holidays, except without prior (written) consent from the Responsible Authority, which is only expected to be on rare occasions.</p> <p>16. Since exhibition, Council officers have reviewed the Incorporated Document and added additional requirements, such as the need to seal access roads and the need to maintain the site, to ensure amenity impacts from the site are minimised. These are shown as Track Changes in Appendix 5.</p> <p>17. Council officers have reviewed the Incorporated Document and added additional requirements, such as the need to seal access roads and the need to maintain the site, to ensure the site operates in an appropriate manner. These are shown as Track Changes in Appendix 5.</p> <p>18. No additional actions required.</p> <p>19. Although operating hours are still proposed</p>

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	<p>20. Concerns over materials being crushed for rock crushing facility.</p> <p>21. Concerned Council is managing the native vegetation grassland adjacent to the Meskos Rd property.</p> <p>22. Concerns regarding monitoring of amenity impacts into the future.</p> <p>23. Contamination associated with landfill on western part of site.</p>	<p>prepared for the site. This indicated the need for pre-testing on the site (prior to full operation). The operator is required to meet SEPP N-1, at all times and the use of acoustic treatments (such as bund walls), use of broadband reversing alarms rather than reversing beepers. A restriction on trading hours for rock delivery will also assist with the operation according to this industry standard.</p> <p>20. Council officers acknowledge that some materials have a greater noise output when crushed.</p> <p>21. This is a Council owned parcel of land, and therefore Council management is required.</p> <p>22. Council officers are fully aware of the possible impacts resulting from this facility and have therefore tried to ensure the Incorporated Document will put in place procedures to manage any off site amenity impacts.</p> <p>23. Council officers are currently investigating the landfill occurring on the site.</p>	<p>to be extended from the current rock crushing use, Council officers have now changed the Incorporated Document to restrict operating hours for the facility. It will no longer operate on Sundays or Public Holidays, except without prior (written) consent from the Responsible Authority. This is expected to further reduce noise output on days when the Western Highway has less traffic. A review of noise output is required on a 4 yearly basis to ensure SEPP N-1 is complied with into the future. These changes are shown as Track Changes in Appendix 5.</p> <p>20. The Incorporated Document now contains a condition which restricts what can be crushed on the site. The proponent can only crush rock, asphalt, glass and concrete. The EPA have provided no objection to this condition, which is shown as Track Changes in Appendix 5.</p> <p>21. No further action required.</p> <p>22. Council officers have amended the Incorporated Document further to include conditions which go even further to ensure the site will be managed and operated appropriately, to avoid the incidence of undue amenity impacts to surrounding areas. These can be seen as Track changes in Appendix 5.</p> <p>23. Council officers to investigate.</p>

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<p>Additional Concerns</p> <p>Landowner 650 Neale Road, Rockbank VIC 3335</p>	<p>24. Concerns about lack of notification for rock crushing facility, many were only notified about proposed nursery.</p> <p>Additional Concerns</p> <p>1. Illness associated with dust.</p> <p>2. Too close to Western Highway.</p> <p>3. Water needed for drainage and dust – where will it come from?</p>	<p>24. The notification process for the existing rock crushing facility was carried out in accordance with the relevant planning permit application advertising requirements. All neighbouring properties were notified. With regards to this Amendment, properties within a 2km radius of the site were notified directly.</p> <p>Additional Concerns</p> <p>1. The site is to be operated in accordance with best practice Dust Management requirements, with conditions placed on the Incorporated Document which will manage dust from the proposed uses.</p> <p>2. The site is zoned for industrial purposes, which is appropriate for the proposed uses. The siting of the facility is to be along the southern boundary, away from the Western Highway frontage. Landscaping and other design features will ensure the facility is designed appropriately. This is considered an appropriate outcome.</p> <p>3. The proponent can adequately source water for the proposed operation. Water will then be treated and reused in accordance with best practice environmental</p>	<p>24. No further action required.</p> <p>Additional Concerns</p> <p>1. Council officers have reviewed the Incorporated Document and added additional requirements, such as the need to seal access roads and the need to maintain the site, to ensure the site operates in an appropriate manner. These are shown as Track Changes in Appendix 5. It is expected that these changes will go further to ensure a reduction in the impacts from the proposed facility and any ill effects stemming from these impacts.</p> <p>2. No further actions required.</p> <p>3. Council officers revised the Incorporated Document to consider the waste disposal and water management processes on the site. The changes can be seen as Track Changes</p>

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<p>Additional Concerns</p> <p>Landowner 702 Neale Road, Rockbank VIC 3335</p>	<p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Current operation does not wet the land to stop dust. 2. Concerns over future of area - urbanisation – future population will be affected by proposed plant (young families etc). 3. Concerns over enforcement of existing on-site uses, particularly in relation to dust management. Council did not respond to request for queries. 	<p>management – details of drainage and water management processes are required to be submitted to and approved by the Responsible Authority, prior to operation.</p> <p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Current management of site is being investigated by Council officers. 2. Council officers acknowledge the future urban uses associated with the Mt Atkinson PSP and are satisfied that relevant buffer distances are appropriate, and the site will be managed so not to affect future uses within the area. 3. Again current management of site is being investigated by Council officers. 	<p>in Appendix 5.</p> <p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Council officers to investigate. 2. The inclusion of additional conditions relating to management of the site on the Incorporated Document since exhibition, provides further evidence that the facility is not expected to result in issues with both current and future populations within the surrounding area. These additional Conditions can be seen as Track Changes in Appendix 5. 3. Council officers to investigate.
<p>Additional Concerns</p> <p>Landowner, 94 Greigs Road, Rockbank</p>	<p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Illness and breathing issues (asthmatic). 2. Damage to environment. 	<p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Refer illness above. 2. Council officers acknowledge that there may be concerns with how the facility will operate (and is currently operating) in relation to the environment. Council officers are currently investigating existing uses on the site. With regards to the amendment, officers are satisfied with the reputability of the owner (having visited their existing operation in Epping) and the Incorporated Document 	<p>Additional Concerns</p> <ol style="list-style-type: none"> 1. Refer illness above. 2. Council officers are investigating existing operations. With regards to proposed uses, Council officers have spent some time ensuring that management requirements and operational requirements within the Incorporated Document will ensure that the site and proposed uses will be managed appropriately.

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<p>Additional Concerns</p> <p>120 Greigs Road, Rockbank</p>	<p>Additional Concerns</p> <p>1. Noise, dust will devalue property.</p>	<p>is designed to ensure best practice environmental management.</p> <p>Additional Concerns</p> <p>1. The site is to be operated in accordance with best practice Noise and Dust Management requirements, with conditions placed on the Incorporated Document which should ensure the site is managed appropriately. The effect on property values is not a planning matter.</p>	<p>Additional Concerns</p> <p>1. Since the closing of exhibition, Council officers have reviewed the Incorporated Document and added additional requirements, such as the need to seal access roads and the need to maintain the site, to ensure the site operates in an appropriate manner. Alterations to operating hours will also go in some way to reduce the incidence of noise from the proposed operation. These are shown as Track Changes in Appendix 5. It is expected that these changes will go even further to ensure a reduction in the impacts from the proposed facility.</p>
<p>Landowner at: 64 - 92 Greigs Road, Rockbank</p>	<p>1. Extending Site Area</p> <p>2. Extension of operating hours.</p>	<p>1. The site area will not be extended instead development within the site will be extended. Considering the site is so large, and considering the future industrial zoning of the land, it is expected that the balance of the site will be developed at some point. The use of design elements such as setbacks, bund walls and landscaping aim to reduce visual impacts to surrounding areas. Whilst management plans focusing on amenity will assist in managing amenity impacts from surrounding areas.</p> <p>2. Council acknowledges the amendment will result in an extension of operating hours from the</p>	<p>1. No further action required</p> <p>2. Although operating hours are still proposed to be extended from the current rock crushing</p>

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	<p>3. Impact on dwellings</p> <p>4. Existing uses on the site were originally light industrial (namely the nursery). The proposed rock crushing facility and concrete batching plant are heavy industrial.</p> <p>5. How was the existing rock crushing facility approved? Weren't notified.</p> <p>6. Boral within close proximity to site, already providing this type of industry to the surrounding area.</p> <p>7. Impact of additional Noise (trucks dumping rocks, reversing beepers, excavator and hammer - breaker, mobile rock crushing unit.)</p> <p>8. Impact of additional Vibration</p> <p>9. Impact of additional Dust</p> <p>10. Increase trucks/traffic</p> <p>11. Bund wall is currently in eyesore. It blocks views to the north.</p>	<p>existing use.</p> <p>3. Again, the proposed use and development is required to be managed to ensure impacts to surrounding areas are minimised. A number of preliminary Management Plans have been prepared, and the proponent is required to prepare a number of additional plans prior to the commencement of operation of the facility. Ongoing monitoring requirements should ensure that the site will continue to operate in accordance with best practice requirements.</p> <p>4. There is currently a planning permit for the nursery use on the site, in addition to a temporary permit for an existing rock crushing facility – which is industrial in nature. In accordance with the West Growth Corridor plan, the site is expected to be zoned for future industrial uses, therefore the proposed uses are considered to be appropriate.</p> <p>5. See response regarding notification above.</p> <p>6. See response regarding Boral above.</p> <p>7. See response regarding noise above.</p>	<p>use. Resulting from feedback, Council officers have now restricted operating hours for the facility. It will no longer operate on Sundays or Public Holidays, except without prior (written) consent from the Responsible Authority, which is expected to happen only on very rare occasions.</p> <p>3. The Incorporated Document has been amended since it was exhibited to include further requirements for both testing of amenity impacts and monitoring of processes on the site. This should ensure impact on dwellings is minimised. These are shown as Track Changes in Appendix 5.</p> <p>4. No further action required.</p> <p>5. See response regarding notification above.</p> <p>6. See response regarding Boral above.</p> <p>7. See response regarding noise above.</p>

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	<p>12. Impacts to health.</p>	<p>8. See response regarding vibration above. 9. See response regarding dust above. 10. See response regarding traffic above. 11. The bund wall is necessary to protect the amenity of the surrounding area (both for noise and dust), as well as protect the native grassland adjacent to the site. The proponent will be landscaping the bund wall – which currently appears as a dirt mound. This will provide both visual interest and an attractive green aspect to the north of Greigs Road. 12. See response regarding health above.</p>	<p>8. See response regarding vibration above. 9. See response regarding dust above. 10. See response regarding traffic above. 11. No further action required. 12. See response regarding health above.</p>
<p>Performa Letter 2 – received from multiple Landowners including:</p> <p>237 - 261 Greigs Road, Mt Cottrell</p> <p>263 Greigs Road, Mt Cottrell</p> <p>34 Greigs Road, Rockbank</p> <p>2 Greigs Road, Rockbank</p> <p>120 Greigs Road, Rockbank</p> <p>1 - 11 Gardiner Lane Rockbank</p> <p>1 - 11 Gardiner Lane Rockbank</p> <p>13-25 Gardiner Lane, Rockbank</p>	<p>1. The proposed concrete batching plant is too close to the proposed Hopkins Road town centre and proposed business and residential land uses.</p> <p>2. The concrete batching plant will have visual, noise, air quality and environmental impacts that will affect the current and future residents.</p> <p>3. The proposed Amendment is not consistent with current and future plans for Rockbank and may affect the future planning for the area.</p>	<p>1. The siting of the facility will meet the recommended buffer distance of 100m to any sensitive use. The facility will incorporate in accordance with best practice measures and will be appropriately managed through a number of operational plans to reduce amenity impacts to surrounding areas, including any future town centre. The proposed uses are appropriate for the future industrial zoning of the site (in accordance with the West Growth Corridor Plan).</p> <p>2. See response regarding adverse amenity impacts above.</p> <p>3. Again, the proposed uses are appropriate for the site considering the future industrial zoning identified within the West Growth Corridor Plan. All relevant buffer</p>	<p>1. No further action required.</p> <p>2. See response regarding adverse amenity impacts above.</p> <p>3. Since exhibition, a number of additional Conditions relating to the reduction of amenity impacts have been added to the Incorporated Document.</p>

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		distances will be met and management plans to assist in the design, operation and monitoring of the site will ensure that the proposed facility will not affect the future planning of the area.	These are shown as Track Changes in Appendix 5.
1085 Mt Cottrell Road, Rockbank	<ol style="list-style-type: none"> 1. Large Transport Vehicles (trucks), dangerous for cyclists and road users. 2. Noise associated with this type of transport (diesel engines, reverse beepers). 3. Pollution – dust and health issues associated with exposure to dust. 4. Visual impacts 5. Property values 6. Adverse impact on visual, noise and air quality amenity for future development within the area and associated uses. 	<ol style="list-style-type: none"> 1. See response regarding traffic above. 2. See response regarding noise above. 3. See responses regarding dust and health issues above. 4. The use of design elements such as setbacks, the need for landscaping and the greening of bund walls (through landscaping) aim to reduce visual impacts to surrounding areas. 5. See response regarding property values above. 6. See response regarding adverse amenity impacts above. 	<ol style="list-style-type: none"> 1. See response regarding traffic above. 2. See response regarding noise above. 3. See responses regarding dust and health issues above. 4. No further action required 5. See response regarding property values above. 6. See response regarding adverse amenity impacts above.
1 - 59 Greigs Road, Truganina	<ol style="list-style-type: none"> 1. Land use and development unsuitable for proposed specialised town centre and business/residential area shown on WGCP. 2. Adverse impact on visual, noise and air quality amenity for future development within the area and associated uses. 3. Documents contain insufficient information regarding the proposed operations including recycled materials and potential offsite impacts of the proposed plant and rock crushing eg. dust emissions, storm water treatment, general amenity and environmental impacts. 	<ol style="list-style-type: none"> 1. See response regarding Hopkins Road town centre above. 2. See response regarding adverse amenity impacts above. 3. Council officers acknowledge the need to ensure things such as treatment of water and management of services are considered and managed prior to operation of the facility. Council officers previously placed conditions on the Incorporated Document which require consideration of and management of dust, drainage waste water and other servicing 	<ol style="list-style-type: none"> 1. See response regarding Hopkins Road town centre above. 2. See response regarding adverse amenity impacts above. 3. Since the closing of exhibition, Council officers have reviewed the Incorporated Document and added additional requirements, such as the need to seal access roads to reduce the incidence of dust, the need to maintain the site, to ensure the site operates in a sensitive manner. Alterations to operating hours will also go in some way to reduce the incidence of noise from the proposed

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	<p>4. Approval of amendment would be contrary to principles of orderly and proper planning and would not result in a net community benefit.</p> <p>5. Contrary to Clause 11 of Melton Planning Scheme, eg outcomes requiring anticipation of the future community to be established in the areas, and requirement to prevent environmental problems caused by siting incompatible adjacent to each other.</p> <p>6. Use and development would result in gross underutilisation of land which is well served by public transport and identified for future industrial and employment use.</p> <p>7. Use and development contrary to purpose of UGZ - particularly as no PSP has been prepared for the area, could prejudice future use and development of the area.</p>	<p>matters. ACM proposes their facility will operate in accordance with best practice measures.</p> <p>4. Council officers consider that the proposal is well located to serve future development in the growth corridor without creating unreasonable amenity impacts on surrounding residents.</p> <p>5. The requirements of Clause 11 have been considered in the assessment of this proposal, however officers are of the view that any amenity and environmental impacts can be minimised based on compliance with the requirements of the Incorporated Document.</p> <p>6. The proposed uses will be located within the eastern portion of the site. The balance of the site is expected to be developed in the future. Council have an obligation to consider applications/ amendments when they are submitted, considering this the proposal is industrial and it is suited to site, providing the site is managed appropriately.</p> <p>7. Council acknowledges that the proposal is contrary to the purpose of the UGZ. This is why the proponent is requesting a site specific exclusion from Clause 52.03. Council considers that the proposed uses (and associated request) may be appropriate as the proposed uses accord with the future zoning of this land as identified within the Western Growth Corridor Plan. The Western Growth Corridor Plan identifies future mixed use zoning</p>	<p>operation. These are shown as Track Changes in Appendix 5. It is expected that these changes will go further to ensure a reduction in the impacts from the proposed facility.</p> <p>4. No further actions required.</p> <p>5. No further actions required.</p> <p>6. No further actions required.</p> <p>7. No further actions required.</p>

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Submitter	Matters Raised	Officer Response	Comment
		<p>(Business and Residential) to land within the future Mt Atkinson PSP, to the south of Greigs Road. Considering the presence of the railway line and Hopkins Road, land within close proximity to the subject site, this land is not expected to be zoned for residential uses, it is therefore considered that these facts combined indicate that the proposal will not prejudice the preparation and development of this PSP, and in particular any future residentially zoned land and this amendment request may be appropriate.</p>	
<p>Landowner owning the following properties: (30 - 56 Sheahan Road, Rockbank, 48 Sheahan Road, Rockbank, 70 Sheahan Road, Rockbank, 1 - 13 Keating Road, Rockbank, 120 Greigs Road, Rockbank)</p>	<ol style="list-style-type: none"> 1. Concerned with proposed extension of hours of operation - 5am start and working on Sundays and Public Holidays. 2. Concerns over noise from broadband reversing beepers, which may not work and noise emissions from rocks being delivered to site. 3. Safety - Hopkins Road needs constant management and not in good condition. Additional traffic will need upgrade of road surface. 4. Safety - Traffic management and blind spots - Sheahan Road and Hopkins Rd. Increased trucks turning into Meskos Rd, greater possibility of accidents- not designed for high traffic volume. 5. Dust management and health impacts associated with it. 	<ol style="list-style-type: none"> 1. See responses regarding the proposed extension to operating hours above. 2. See responses regarding noise above. 3. Council officers acknowledge that the increase of traffic and heavy vehicle use may cause issues with surrounding roads. 4. See response regarding traffic above. 5. See responses regarding dust and noise management above. 	<ol style="list-style-type: none"> 1. See responses regarding the proposed extension to operating hours above. 2. See responses regarding noise above. 3. Council have placed a Condition on the Incorporated Document which requires a Road Maintenance Plan to be prepared, and approved by the Responsible Authority. This is shown as Track Changes in Appendix 5. 4. See response regarding traffic above. 5. See responses regarding dust and noise management above.

Item 11.7 Melton Planning Scheme Amendment C140 - Site
Specific Exclusion for Industrial and Retail uses at 2 -
50 Meskos Road, Rockbank

Appendix 4 Scheme Amendment C140 - Table of Submissions

Submitter	Matters Raised	Officer Response	Comment
	<p>6. Interested in viewing the current work authority.</p> <p>7. Forecasts and budgets - what is the projected tonnage of rock to be sold/crushed/delivered each year? Are there plans to compensate for increases in stock/volume crushed or sold by way of traffic, space, land buffers?</p> <p>8. Buffer of 100m is not adequate</p> <p>9. Currently debris on roads resulting from use. Will there be controls/monitoring in place to fix it?</p> <p>10. Buildings to be painted in neutral colours, to be aesthetic to the surroundings, not as is at the moment, an ugly eyesore with debris and</p>	<p>6. Council believes this is a request to view a Works Approval for the site.</p> <p>7. Council officers understand the estimated output of this facility (60,000-80,000 m³ per annum). The operation is required to operate in accordance with plans approved by the Responsible Authority, this provides surety that the land area being used for the proposed uses, the traffic associated with the site, and buffer areas cannot change without prior approval.</p> <p>8. EPA specifies separation distance guidelines are only suggested buffer areas to avoid amenity impacts to surrounding areas. The proposed uses will be set back some distance further than 100m to surrounding areas. A number of management plans, and requirements for the site to accord with Australian standards will ensure the site will operate in an appropriate manner and the need for increased buffer distances will be negated.</p> <p>9. Council officers acknowledge that the increase of traffic and heavy vehicle use may cause issues with surrounding roads.</p> <p>10. Council acknowledges these concerns regarding the existing uses on the site.</p>	<p>6. Council have consulted with EPA and have had confirmation that no Works Approval is required, hence none have been prepared for the site.</p> <p>7. No further actions required.</p> <p>8. No further actions.</p> <p>9. Council have placed a Condition on the Incorporated Document which requires a Road Maintenance Plan to be prepared, and approved by the Responsible Authority. This is shown as Track Changes in Appendix 5.</p> <p>10. Officers to investigate existing uses on site. The Incorporated Document was amended after exhibition with a number of</p>

Item 11.7 Melton Planning Scheme Amendment C140 - Site
Specific Exclusion for Industrial and Retail uses at 2 - 50
Meskos Road, Rockbank

Appendix 4 Scheme Amendment C140 - Table of Submissions

Submitter	Matters Raised	Officer Response	Comment
	rubbish left around, unpainted and unmaintained structures.		controls which require the site to be maintained and free of litter and debris. Maintenance of built form associated with this amendment is also required. See Appendix 5 which shows this amended Incorporated Document.