



REHABILITATION, REGENERATION, RENEWAL.

Transforming the landscape of Gen Fyansford

Gen Fyansford is well on the way to being home to over 1100 new dwellings, settled in an environmentally sensitive way.

Waterways, established trees and grassy flats will create an ideal ecosystem for the many birds and marsupials that inhabit the area.

Preservation, revegetation and conservation are a central part of the Gen Fyansford community. The grand River Red Gums remain and continue to provide shelter for the local wildlife and beautiful places to relax for our community.

Thousands more trees are being planted, and wetlands and waterways are being regenerated, including the Moorabool river.

It takes work to transform a former industrial site into an exciting residential development of which Geelong can be proud.

You will have noticed the transformation of the topography over recent times. Much of the rehabilitation work at Fyansford is and will continue to be undertaken by excavators or loaders.

However, there are some areas of hard rock which are too difficult to free dig with excavators or loaders. These circumstances necessitate the use of underground detonations so that the surface can be shaped and contoured. This type of approach is very common and has occurred on the site for the last 40 years.

The landform modification is a necessary activity to enable rehabilitation of the former quarry. The underground detonations to remove the “spur” or hill located on the western side of the Moorabool River, delivered an important key urban design benefit by removing the large visual barrier between East and West of the river and creating an important visual connection across the estate. Likewise, this phase of underground detonations will continue that work, further to the south, on the escarpment (refer to the map on the back of this brochure). The blasted rock material will be used as structural fill to create a gentle, tiered rise and continue to transform the quarry into a residential estate with park lands and open spaces the community can enjoy.

Over the page are answers to some of the questions you may have about the ground works at Gen Fyansford.

Also supplied are additional contact points if you have any further queries or concerns.

ABOUT THE REHABILITATION WORKS

INTRODUCTION

What is the process of underground detonation?

Underground detonations are necessary where the ground is too hard to free dig with excavators or loaders. The process involves drilling holes, placing an explosive mixture in the holes and then detonating them in sequence. Underground detonations are a common, widely used method in not only the extraction industries but also general building and construction. Safe and successful underground detonations routinely occur in urban areas.

Who is managing the underground detonation works?

The contractors managing the underground detonations are highly experienced experts in their field. They have completed all appropriate due diligence to ensure the works are undertaken in a safe manner. A peer reviewed management plan has been developed and all underground detonation works will be conducted in accordance with Australian Standard AS2187.2 (J) dated 2006 which relates to the Storage and Use of Explosives and Ground Vibration and Airblast Overpressure controls.

WHAT TO EXPECT

Pre-works assessments

The approach we are taking to the management of these works is one of best practice. Part of this approach is to undertake pre-ground work assessments for the small number of existing building structures within a 200m radius of the works. Owners of buildings to be assessed will be contacted individually.

When will underground detonations take place?

Much of the rehabilitation work at Fyansford will not require underground detonations, but there are some areas of hard rock which will have to have underground detonations so that the surface can be shaped and contoured. Work commenced in mid-September 2018 and is ongoing. Works are gradually moving south and south-west.

The current works schedule is available on www.genfyansford.com.au/rehabilitation. The schedule is subject to change. People who have registered to be notified of changes will be advised of any new schedules 24 hours prior to the schedule being implemented.

How will I know exactly when the underground detonations will occur?

SMS notifications will be sent at approximately 24 hours and again at 30 minutes prior to a scheduled underground detonation. You can register to receive the SMS notifications by emailing info@icdproperty.com.au or visiting the www.genfyansford.com.au/rehabilitation.

Temporary road closures may occur before, during and immediately after the underground detonations. Traffic management personnel will be present and signs will advise road users of closures.

For those in the immediate vicinity, a siren will sound two minutes prior to the underground detonations. An initial siren will sound for 15 seconds. Following 30 seconds of silence, another siren will sound for 15 seconds. Following 10 seconds of silence a verbal announcement, "Firing now", will be made and the underground detonations will occur immediately.

How long will the underground detonations last?

Each individual underground detonation will be over in a second, but the preparation for each event and the subsequent removal of material will take some days. The schedule has one underground detonation event planned every three to four weeks. The underground detonations will conclude before the end of 2020.

What are the underground detonation hours?

Underground detonations will be scheduled to occur in the mid afternoon and on week days only. Due to the number of different activities which will influence each separate underground detonation it is not possible to predetermine individual times. To keep informed, please register to receive SMS updates and ongoing project information by visiting www.genfyansford.com.au/rehabilitation.

What do I need to do during the underground detonations?

We recommend residents and trades persons within 350m of the underground detonation site stay indoors during the detonation activity. Residents will be notified by SMS prior to the detonations taking place and Traffic Management personnel will close access to local roads as required. Those who are not able to be indoors, for example tradespeople working on houses under construction, are welcome to meet at the Gen Fyansford Sales Office located at 3 Casey Boulevard, Fyansford. We anticipate the detonation activity to be completed within 20 minutes. A final siren will sound when residents and trades persons are able to return to the site and the Traffic Management personnel will reopen the access roads.

How will the underground detonations affect me?

Typically dust and fumes generated by underground detonations are confined to the immediate quarry site. The heave and throw of the broken stone will also be limited to within the underground detonation area. The only expected off-site impacts are noise and vibration.

The noise will be the sound of an explosion, over a very short period of time, likely to be a second, akin to a rumble rather than a gunshot.

A wave pulse will pass through the air and may cause windows to shake or rattle. The ground may also vibrate.

What if my house is under construction?

Owners will need to contact their builder to ensure they, and their sub-contractors, are aware of the ground works.

In particular, pouring of concrete needs to be timed in consideration of the ground works.

Will there be temporary road closures?

All efforts will be made to keep temporary road closures to a minimum. However, in the interests of public safety, temporary closures to local roads may be required for short periods before, during and after the underground detonations. See www.genfyansford.com.au/rehabilitation for road closure information.

How will the underground detonation company protect my property?

There are legislative and Australian Standard limits associated with vibration effects from the underground detonations, and all underground detonations in Victoria are subject to site specific limits. The Fyansford operations will be the subject of these controls and will be required to monitor the underground detonation events to show compliance within limits. The prescribed limits are specifically designed to minimise the potential for damage to structures and property.

The human response threshold for underground detonation impacts is much lower than the prescribed limits, and it can be expected that individuals will clearly feel vibrations. This should not be equated with levels that would damage structures, in the same way that the rattling of a window is not an indication of permanent damage being sustained.

Will the vibrations damage my property's foundation?

Underground detonation operations conducted in accordance with the best practice and within the regulatory limits will not cause damage to a structure's foundations. A monitoring program with several sites and monitors will be set up to ensure that all limits are complied with.

How long after the works can my property be affected?

Each event is a discrete activity, and no on-going impacts are expected.

How can I tell if underground detonations have been responsible for damage to my property?

Damage to houses and other structures can be caused by many different circumstances, with minor cracking in plaster works and joinery, particularly in new homes, a common result of differential settlement or poor workmanship.

Where you believe your home is particularly at risk you could have an independent engineer undertake a structural survey to establish a base-line condition report prior to any works being conducted. This would allow comparative assessments to be made later.

What do I do if I have a complaint?

For information on the Complaints Resolution Process please visit www.genfyansford.com.au/rehabilitation.

What should I do if I believe the underground detonations have caused damage to my home or business?

If you have any concerns about an individual underground detonation event, or underground detonation in general, you should contact 1300 852 501. It may be possible to have monitoring take place either at or close to your residence.

Will the works affect the local flora and fauna?

Extensive environmental and ecological assessments have been undertaken to monitor and to guide the improvement and regeneration of the overall site and the adjacent Moorabool River, including:

- Flora and Fauna Assessment and Management Plan
- Moorabool River Rehabilitation and Revegetation Program
- Quarry Escarpment Rehabilitation and Revegetation Program

These assessments and the careful consideration and attention given to environmental aspects of the works mean that the impact on flora and fauna is expected to be minimal.

How will the underground detonations affect my pets?

The most noticeable impact from the underground detonations for pets is likely to be the pre-underground detonation sirens. The short duration of the event should not result in any significant issues for pets. Pet owners are urged to keep their pets safe and secure during this time.

KEEPING YOU INFORMED

We're here to answer any questions you may have, and there are several ways you can stay informed.

1. Notification Register

Register at rehabilitation@genfyansford.com.au if you would like to receive 24 hours notice of scheduled underground detonation activity, notifications if there are any changes to the works schedule and to receive information pertaining to the rehabilitation, regeneration and renewal works.

2. Website and Email

For more information including the underground detonation schedule and road closures visit www.genfyansford.com.au/rehabilitation or email rehabilitation@genfyansford.com.au.

2. Phone Hotline

If you have additional questions or need more information about the underground detonations, or the Gen Fyansford development in general please call 1300 852 501.



IT'S GOOD TO
BE HOME