

## BCRG COMMUNITY FORUM 3/2013

Date: 14 August, 2013

Time: 6:00 for 6:30 – 8.30 pm

Where: Brooklyn Community Centre, Cypress Avenue, Brooklyn



### 1.1 Meeting Purpose:

- To provide an update on progress towards resolution of dust, noise and odour issues

Chair: Jen Lilburn

### Agenda Items and Actions from meeting

<b>Welcome, Jen Lilburn</b>
<b>Brooklyn Residents Action Group, Bert Boere – update</b>
<b>Federation Trail, Geoff Mitchelmore – update</b>
<b>EPA Victoria, Richard Marks, Manager – Metro - Update on dust, noise and odour program</b> <b>Action 1:</b> <i>Simon Vittorio, Brimbank CC to provide an update on council monitoring of the height of stockpiles.</i>
<b>Carmen Largaiolli –Brooklyn Steering Committee proposal</b>
<b>VicRoads update, Damian Van Dyke, Manager Assets</b>
<b>Adrian Ashford, Manager of Engineering, Brimbank City Council - Update on sealing of Jones and Bunting Roads</b>
<b>Transpacific Industries Group Ltd, Tom Wetherill - Status of sub-surface landfill fire at Market Rd and remediation activities</b> <b>Action 2:</b> <i>Transpacific to provide an update to BCRG in 3 – 4 months on the establishment of grass on the Old Geelong Rd site.</i>
<b>Goals for Brooklyn Industrial Precinct, the role of BCRG in achieving these, and how we can ensure we are doing our bit.</b>
<b>Close</b>

Notes from this meeting will be posted on the Brooklyn Industrial Precinct website and will be available to the general public.

Meeting participants should advise Andrea Mason or Jen Lilburn if they would like their name removed from this public document.

## **Item 1. Welcome, Jen Lilburn**

Jen Lilburn (Convenor) welcomed everyone to the forum especially those from the Brooklyn Residents Action Group and Yarraville On The Nose, industry representatives, VicRoads and Council representatives from Brimbank CC Hobsons Bay CC and Maribyrnong CC. Apologies received included Jane Nathan (Administrator, BCC). (See Attendee list at the end of these notes).

Natalie Walker (Acting Director Planning and Environment, HBCC) gave an overview of the portfolio changes currently taking place at Council which will provide a greater focus on health and environmental sustainability.

Jen informed the group of her engagement by Transpacific as convenor for a project at Tullamarine and requested that anyone who felt this compromised her independence as convenor for BCRG to discuss this with herself or Richard Marks.

Jen outlined the focus of the second half of the forum was to build on the positive outcomes from the May meeting and look at our role in achieving the evolution of Brooklyn.

---

## **Item 2. Bert Boere Brooklyn Residents Action Group (BRAG)**

Bert provided an update on the activities BRAG have been undertaking to raise the profile within the community of the issues in Brooklyn, the need to progress the Brooklyn Evolution Strategy and how they might achieve some early wins for the public and the State government. He welcomed the recent funding announcement of \$900,000 from the State Government and \$500,000 from Brimbank CC to seal Jones and Buntings Rds.

Bert proposed the development of a steering committee to manage the Brooklyn Evolution project and coordinate the many State agencies that will need to be involved for its success.

BRAG would like to see some certainty around the proposed alignment of the East West link to provide security for planning for businesses and residents in Brooklyn.

---

## **Item 3. Geoff Mitchelmore re Federation Trail**

Geoff's presentation can be seen in full in [Attachment 1](#)

Geoff gave an overview of the plans for the next section of the Federation Trail from Geelong Rd to Kororoit Creek which is helping to bring the community and industry together. This site is currently overgrown and undesirable. Some adjoining organisations have begun clearing their sites and earthworks for a new embankment have begun. There will be a new walking path along the creek opposite the existing bike path and more plants will screen the path from industry. The next community planting day is planned for June 2014. Last year's planting sites are now growing well. A big thank you to all the sponsors: VicRoads, Melbourne Water, Brimbank City Council, APA Group, Australian Tallow, Burns Earthmoving, Cargill Australia, Cedar Meats Australia, City Circle Demolitions, Delta Demolitions, Fulton Hogan, JBS, MarksHenderson, Sims Metals, Sunshine Groupe, Toyota Australia, Transpacific, Veolia & Friends of Lower Kororoit Creek.

---

## **Item 4. Richard Marks, Manager, Metro, EPA Victoria - Update on dust, noise and odour program**

Richard reported on the general decline in the number of odour reports that have been received, peak times for those reports and the most likely causes. He also outlined the EPA plans to continue to address the dust issue with engineering works by industry, councils and VicRoads.

### **Slide 2 Odour Update**

Richard noted that there had been 148 calls to the EPA this year to date and it is our lowest year for reports since 1996. Peak events were associated with the Western Land reclamation fire in January, leaks in the Australian Tallow Producers' ducting in May, and again odour from biofilters at ATP in July. EPA is still in discussion with ATP and has issued ATP with minor works Pollution Abatement Notices to correct these problems. ATP has also decommissioned one of the old biofilters.

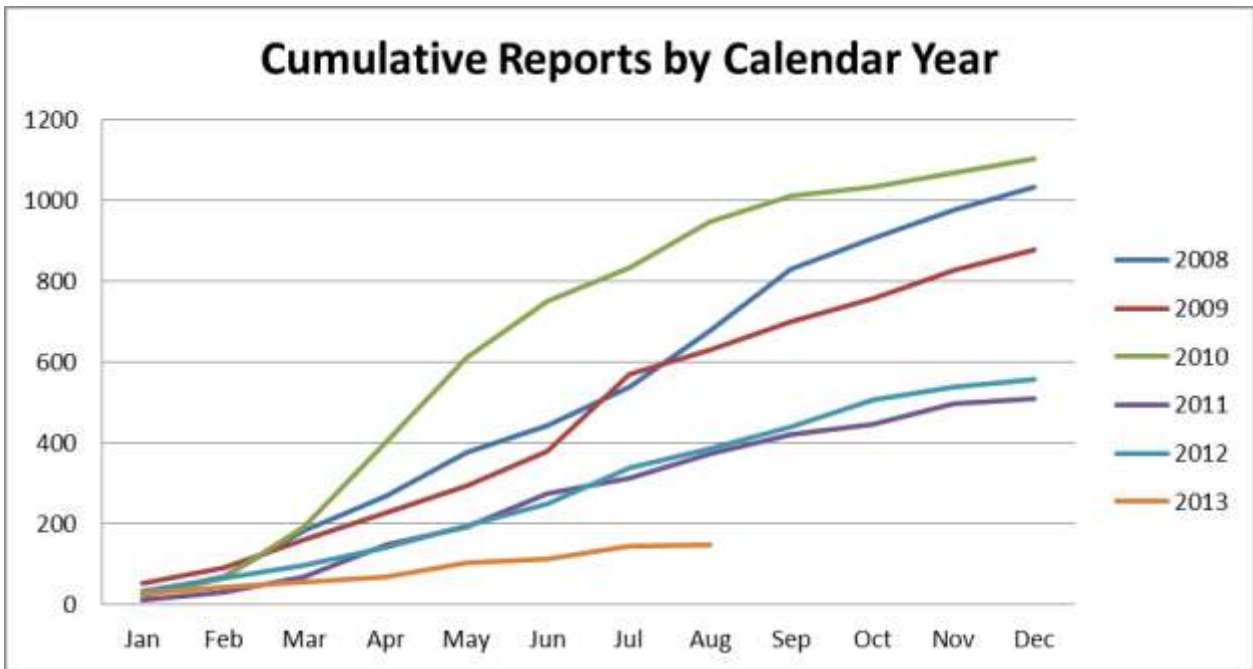


Fig 1

Slide 3 Days that exceed air quality objectives

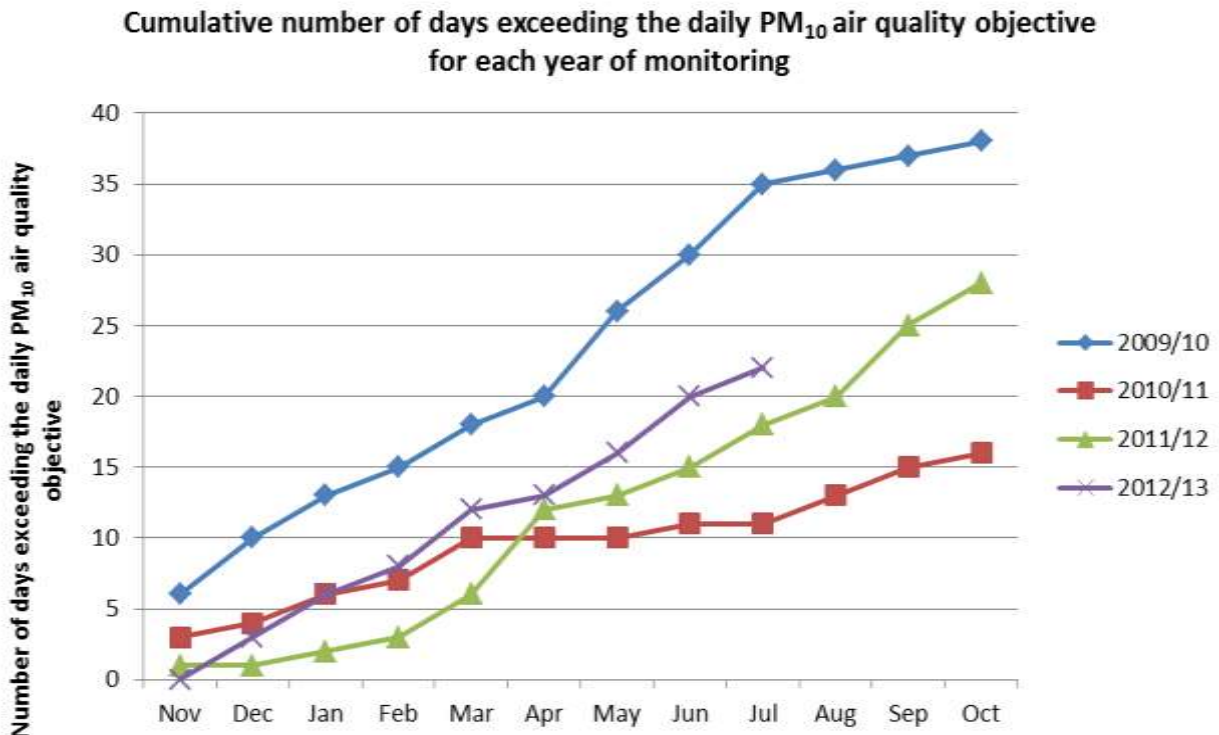


Fig 2

**Slide 4 Exceedence conversion**

Factors that have contributed to more dust exceedences:

- Drier weather
- Slightly higher conversion rate (compared to 10/11)

**Table 1**

Monitoring Year	PM10 exceedences	% of Potential PM10 exceedence days that are PM10 exceedences	Average monthly rainfall
2009/10	38	41%	45.8
2010/11	16	23%	62.3
2011/12	28	31%	49.3
2012/13 – so far	22	32%	35.2
<p>• Note that monitoring years are from Nov-Oct (e.g. Year 1 is Oct 2009-Nov 2010)</p>			

**Slide 5 Actions - Dust**

- 29 Pollution Abatement Notices issued since late 2012
- Interim compliance:
  - Requires controls on vehicle movements and other onsite activities
  - Approx. end of Aug – end of 2013
- Final compliance:
  - Requires modification of surfaces (eg. sealing) and controls for vehicles leaving premises
  - Approx. end of 2014 with some sites in 2015 depending on size and cost of works involved.

**Slide 6 Dust – progress**

- State government investment for Bunting and Jones Roads
- Roads working group – engineering works planned



The commitment from the State Government and Brimbank is welcomed and when works are complete should significantly improve the area.

Works on some of the verges of other roads should also be undertaken soon which will be of great benefit.

**Fig 3 Hon Ryan Smith (Minister for the Environment and Climate Change), and BRAG community members**

**Fig 4** This map indicates sites in Brooklyn and the remedial tool in place to fix dust issues, it also includes roads with confirmed works.



Figure 4 shows all the sites in Brooklyn that have or are contributing to dust issues. The green shading shows the 29 sites that have been issued with a new Pollution Abatement Notice (PAN) and collectively covers a huge area of the industrial estate. Sites shown in blue are either already compliant, not in use or are under council control. The other sites are of a minor concern. As mentioned, the roads of significance are being addressed.

Essentially there is some sort of control on every site of concern.

**Question: Why is the stockpile at the Western Land Reclamation site still so high and allowed to give off dust and grit which is damaging cars and homes? The trucks come off-site onto the roads tracking dust. The dust will not stop while that stockpile continues to exist.**

**Response (Richard Marks, EPA):** EPA is in discussions with Brimbank CC regarding this stockpile however it is not currently illegal as it is. EPA data indicates that this is not the only source of dust in the area.

**Action 1:** *Simon Vittorio, Brimbank CC to provide an update on council monitoring of the height of stockpiles.*

**After the meeting...**

**10/09/2013 Simon Vittorio sent the following response:**

Council is continuing compliance action in the Brooklyn Industrial Precinct and has started to concentrate its efforts on non-compliant land uses located on Bunting Road, Jones Road and Old Geelong Road, as it appears that there are a number of operations contributing to dust levels in these areas.

In relation to Western Land Reclamation, Council's Planning Compliance Unit met with officers from EPA in late June to discuss the potential on-site and off-site impacts associated with the operations and determine whether there were any breaches of the relevant planning permits and/or other licences. At this meeting, it was considered that further investigations were required from both Council and EPA prior to tackling any potential breaches and those investigations should be focussed on an assessment of on-site contour levels to determine if the height of any mounds exceeded the maximum requirement.

A follow up meeting between Council and EPA has been set for mid-September and it is hopeful that both parties can determine if the operation is in breach, and if so how all parties will work to resolve the situation. An additional update can be provided following this meeting.

**Question: What colour is the dust that the EPA collects as part of its monitoring, as the dust closer to Geelong Rd is very dark and may differ?**

**Response (Chris Bydder, EPA):** Monitoring that has been undertaken close to roads is often dark and caused by particle emissions from diesel truck exhausts, is usually localised and common around Melbourne but is very rarely a cause of health concerns. At the monitoring station the terrestrial dust collected is not the same dust as that from the roads. Also some particles come from the road itself

**Question: What is the status of the Western Land Reclamation site fire?**

**Response (Richard Marks, EPA):** The fire has been extinguished.

**Comment: (Richard Marks, EPA):** In response to an action in the rolling action list regarding reversing beepers, Richard has entered discussions with both the Victorian Transport Association and the Victorian Container Management Association regarding the issue of reversing beepers.

**Comment: (Helen Paterson, Container Logistics):** Most of the noise is coming from trucks from the many small businesses that operate at night and it will be difficult to identify the sources.

**Question: What is the VicRoads plan for the road resurfacing?**

**Response (Richard Marks, EPA):** The verges on McDonald and Somerville Rds will be reshaped to remove the build-up of dust, Jones and Bunting Rds will be resurfaced and the PAN notices for some sites will address the issue of dust being brought onto the roads by trucks.

---

#### **Item 5. Brooklyn Steering Committee proposal**

**Question (This was submitted prior to the forum and asked by Carmen Largaiolli):**

**In a recent Q&A by The Weekly, Minister Ryan Smith was not receptive to the community's call for a State Government steering committee to ensure that all stakeholders to the Brooklyn Evolution play their vital part in addressing the implementation of the project (and addressing pollution issues in general). Minister Smith places responsibility squarely in Brimbank City Council's court for this objective. Where does that leave us now? Will Brimbank City Council form a special committee to ensure all stakeholders are represented, where full decision making authority is exercised at the highest level at any proposed forum? We need to get full representation and participation by all the decision makers (Local Government Authorities; VicRoads; EPA; Water Authorities; Dept Planning and Community Development; Linking Melbourne; Dept of Transport; Parks Victoria; Landowners etc.) so who's going to take the lead here?**

**Response (Stuart Menzies, Director, City Development, Brimbank CC):** The Brimbank CC has a steering committee, the Brooklyn Industrial Precinct Strategy Committee, which was established to oversee the development of the Brooklyn Evolution Strategy. BCC is working towards establishing and hosting another group consisting of high level management from HBCC and MCC and the relevant State agencies. Terms of Reference will have to be developed and adopted by Council. There has already been a lot of coordination – particularly project based – between the agencies but this new group would provide ongoing higher level support and it will formalise all the work that has been undertaken in the previous 2 years.

The forthcoming Metro Planning Strategy should be released around September. The BCC submission includes a recommendation that Brooklyn is recognised at a metropolitan level for its environmental issues and for its potential for employment development as outlined in the Evolution Strategy.

**Question: Although we appreciate Brimbank's plans for this new group, wouldn't it be more appropriate for the State Government to undertake the coordination of its agencies involved in Brooklyn?**

**Response (Stuart Menzies, Brimbank CC):** BCC has a good understanding of the local issues and that it can keep that local relevance. This would build on the Brooklyn Interagency Strategic Partnership Group that has met previously and included senior management from agencies and councils. Being Council led should not devalue the intent or the influence of the group.

**Comment:** The success of this new group would require representation at a high enough level to make the necessary changes eg. to planning, so that the issues in Brooklyn cannot happen again in the future.

**Response (Stuart Menzies, Brimbank CC):** We would expect the involvement of senior executives would provide the necessary commitment. We will continue to notify BCRG of any progress.

**Question: How will you make these State agencies accountable to this new Steering group?**

**Response (Stuart Menzies, Brimbank CC):** Discussions between CEO's and Memoranda of Understanding already in place indicate that this is already being taken seriously by all the agencies.

---

## **Item 6. Damian Van Dyke, Manager Assets, VicRoads**

VicRoads is working in conjunction with Brimbank CC and Maribyrnong CC to address the issue of the high verges (nature strip) along Somerville and McDonalds Rds. The tendering process is almost complete and it is hoped these works will commence soon.

This will involve removal of as much soil as possible then reseeded with grasses. Soil testing has shown low level contaminant therefore the soil to be removed is rated as Category C landfill. VicRoads is currently discussing with EPA options for the removal and storage of that soil. Some VicRoads land has been identified to receive the soil and undertake remediation to ensure the soil is safely reused and not placed in landfill. The purpose of removing the soil is to reduce the height of the soil that is currently well above the kerb and falling onto the roads creating dust.

**Question: Is there something that can be done to stop the very loud banging noise from trucks and trailers as they drive over areas of subsidence in Geelong Rd?**

**Response (Damian Van Dyke, VicRoads):** This could be either a VicRoads or local government issue. I am happy to progress this outside this forum. *(Residents raising this concern were encouraged to speak with Damian at the conclusion of the meeting)*

---

## **Item 7. Adrian Ashford, Manager Engineering Services, Brimbank CC. Update on Jones and Bunting Rds.**

Brimbank CC welcomes the \$900,000 commitment from the State Government to combine with the \$500,000 from BCC.

BCC is currently involved in the second stage of the statutory process that has to be undertaken in regard to their intention to declare a special charge scheme to adjoining landowners to Jones and Bunting Rds. For Jones Rd the Council process was completed and declared on 28<sup>th</sup> May 2013. For Bunting Rd the Council process was completed and declared on 13<sup>th</sup> August 2013. Landowners can then appeal to VCAT. Objections to VCAT can take 6 months to clear.

In the meantime BCC is continuing the planning and design process, which should be complete late this year. Tenders will hopefully be processed late this year or early next year so that works can begin as soon as/if VCAT objections are cleared.

**Comment (Richard Marks, EPA):** Given the State and BCC investment and given the evidence that the EPA has, there is every reason to believe that the project will go ahead. We would urge industries that are considering objecting to please rethink their position given the costs involved in the VCAT process.

**Question: What is the basis of objections from the landowners?**

**Response (Adrian Ashford, Brimbank CC):** Objections to the Council were based on whether the proposed works were excessive or reasonable given the restriction on the site or at risk due to East West link uncertainty. I can't comment on VCAT objections due to privacy. BCC and State government have committed large investment as we think that the proposal is fair and reasonable.

**Question: Does EPA attend VCAT to represent the dust data as part of this process?**

**Response (Richard Marks, EPA):** If Brimbank thought it was appropriate, EPA would be prepared to attend VCAT.

**Question: The councils are charged with the responsibility of protecting the community health and amenity of the area. Would you ask residents to go to VCAT to support BCC?**

**Response (Adrian Ashford, Brimbank CC):** BCC has yet to prepare its response in relation to the issues raised in the objections – we could go down that path.



**Comment: Jen Lilburn emphasised the need for community interests to be included and heeded throughout this process and their willingness to support BCC.**

**Response (Stuart Menzies, Brimbank CC):** A special charge scheme is not always related to infrastructure as in this case but it must demonstrate to those businesses affected a special benefit and one which they will enjoy into the future.

**Comment: The community could write letters of support for the proposed works now so they are in the system when being heard at VCAT.**

**Question: Could Hobsons Bay CC provide official support Brimbank CC for this VCAT process?**

**Response (Natalie Walker, Hobsons Bay CC):** I will take that back to HBCC.

**Question: Is Vic Track an objector?**

**Response (Adrian Ashford, Brimbank CC):** VicTrack was an objector during the Council process.

**Item 7. Tom Wetherill, Principal Development Manager, Transpacific Cleanaway. Corrective Actions and Rehabilitation Plan for the Market Road Landfill, Brooklyn.**

Tom's presentation can be seen in full in [Attachment 2](#)

Tom gave an update on the Market Road Landfill site hot spots including the background, the strategic approach being undertaken by Transpacific Cleanaway (TPI) and ongoing monitoring plans.

In summary: The closed Market Road Landfill is being rehabilitated to minimise impacts on the environment and the community in accordance with EPA guidelines

- A strategy has been implemented to correct the deep-seated hot spots areas within the landfill
- Ongoing monitoring program; the initial monitoring results are positive
- The situation is being monitored and is being reviewed by Melbourne Fire Brigade and EPA. Other agencies and the community are being informed
- The initial corrective actions have been completed and rehabilitation work will be ongoing
- There is a "Plan B" if some of the hot spot areas do not respond as expected – this would involve injecting inert gases (carbon dioxide or nitrogen) into the hot spot areas
- Site rehabilitation works have commenced and the works are expected to be completed in mid- to late-2014
- The final site configuration will be open space
- Aftercare monitoring and maintenance of the site will continue for an expected 30-year period.

The Transpacific Q&A is available from the [Brooklynip website](#).

**Question: Was there any risk to the community during any stage of this process eg. gas?**

**Response (Tom Wetherill, Transpacific)** There was no risk to the community - MFB were happy for TPI to manage the response under the current conditions. 24 hour monitoring undertaken showed no issues.

**Response (Richard Marks, EPA):** EPA's primary concern is odour. Gas was monitored and there were no levels detected at all.

**Question: Is there any likelihood of similar issues occurring at the Old Geelong Rd site?**

**Response (Tom Wetherill, Transpacific)** That site is a putrescible landfill not a solid and inert site like the Market Rd site which is more susceptible to hotspots. The Old Geelong Rd site has a gas extraction system which generates enough power for 2500 homes.

**Question: When will the Old Geelong Rd site rehabilitation be finished?**

**Response (Matt Sheridan, Transpacific)** The site is currently 80% covered and in 6 months will be able to be sealed. Many of the layers are complete - the final layer is the topsoil.

**Question: Is it possible to get some grass on the site in the meantime?**

**Response (Matt Sheridan, Transpacific)** When the final layer of topsoil is applied, the site can be grassed.

**Action 2:** *Transpacific to provide an update to BCRG in 3 – 4 months on the establishment of grass on the Old Geelong Rd site.*

**After the meeting...**

**13/09/2013 Olga Ghiri sent the following response:**

The landfill cap is sealed and approximately 50% of the cap has been top soiled to date. Seeding is expected to commence this month with grass becoming established during Spring 2013.

Transpacific is currently developing a Kororoit Creek landscape plan with Melbourne Water. Transpacific will consult with the community regarding the landscaping program over Spring/Summer 2013.

The landscaping program is expected to be rolled out over Autumn 2014 in partnership with our neighbours - Melbourne Water, the Friends of Kororoit Creek and Brimbank Council.

**Question: Is there a need for more vegetation on the Old Geelong Rd site to protect Kororoit Creek?**

**Response (Matt Sheridan, Transpacific)** TPI is in discussions with Melbourne Water and we have committed funds for an integrated approach that blends in with what Melbourne Water is doing and create a better visual and practical outcome.

**Comment: Friends of Lower Kororoit Creek are also applying for funds to do more work on the creek.**

---

Jen welcomed the commitment statements from Maribyrnong City Council and Hobsons Bay City Council. These together with those from Brimbank City Council and EPA Victoria reflect the importance these organisations place on the issues of dust, noise and odour in Brooklyn that are being addressed as part of the BCRG.

---

**Item 8. Goals for Brooklyn Industrial Precinct, the role of BCRG in achieving these, and how we can ensure we are doing our bit.**

**Participants were asked to consider the Vision and Objectives (see [Appendix A](#)) of the Brooklyn Evolution Strategy in particular those most relevant to BCRG – Amenity and Land Use Issues and Environmental Impacts.**

**The group was asked what Brooklyn might look like if the Brooklyn Evolution Strategy is implemented. Responses included:**

- A light industrial area with enclosed factories with green areas in between, cafes and food outlets for workers
- Industrial practices will be working to current standards - appropriate for the modern world - not old standards such as currently allowed under "prior use" regulation
- There will be clarity around which industries should operate in which areas
- Only industries prepared to make changes will be able to continue to operate in the area
- Clean enough to coexist with residential areas, which will help reduce the need for workers to commute into the area from elsewhere.
- Industries will be forced to comply with permits.

## **1) What role could BCRG play in supporting the achievement of the Vision and Objectives in the Brooklyn Evolution Strategy?**

**(remembering that we have no authority to make anyone do anything)**

- BCRG to adopt the Brooklyn Evolution Strategy (there was general support for this idea)
- Lobby government to implement the Brooklyn Evolution Strategy and in particular provide certainty as to the location of the East West link.
- Lobby local Government/State government to protect and pressure the amenity, health and wellbeing of residents and workers in the area
- Lobby government to provide the facilitation of the evolution of industry including future planning, modern standards, legislative changes where required
- Create an environment to maintain community pressure for change
- Encourage membership to report back to stakeholder groups outside the forum – ask those groups to put BCRG in their Terms of Reference
- Increase media exposure
- Voice opinions, not restricted by company links
- Advocacy
- Provide industry with feedback regarding concerns and compliments
- Reporting forum for steering/implementation groups
- Seek private sector investment
- Celebrate success
- Maintain pressure on businesses
- Engage with local workers, industries and residents
- Seek to improve land use – move away from container yards to light industry – to achieve better use of land
- Broker partnerships with local land users
- Provide certainty around a united community
- Industry and community working together to support change
- Industry to report on targets ( as they apply to them) on a regular basis
- To continue the BCRG forum
- To maintain the momentum
- Delivery a message in a constructive and considered manner
- A chance to network and talk - not in the heat of the battle
- Maintain influential representation at BCRG.

## **2) What should BCRG DO to help achieve these objectives?**

- Provide a forum for honest and frank discussions
- Encourage regular reporting to BCRG against the Brooklyn Evolution Strategy
- Drive proactive media engagement – send notes to the media
- Industry and community should put more focus on Local and State Government to bring about change in a timely manner
- Enter into public process to facilitate construction of Jones and Buntings Rds eg. VCAT - community report on health effects
- Encourage greater participation by stakeholders eg increase representation from light industry from Geelong Rd and Somerville Rd
- Celebrate achievements and success of BCRG and promote highlights
- Continue to spread the word and maintain momentum
- Continuous review (evolving initiative requires evolving practise)
- Circulate minutes at a higher lever to partners and proactively send updates further afield (BCRG email updates can be forwarded by anyone using the link provided on updates)
- Maintain the critical role of Jen and Andrea to provide independent facilitation which generates good will.

**Update from Simon Vittorio, Brimbank CC**

Simon's full report can be seen in [Appendix B](#).

**Meeting Closed: 8:30**

**Meeting Attendance Record – 14 August, 2013**

44 people attended the forum. The following people registered their attendance.

<b>Name</b>	<b>Organisation</b>	<b>Name</b>	<b>Organisation</b>
Adrian Ashford	Brimbank City Council	James Martin	Minister Ryan Smith's office
Alex Kozeniauskas	Delta Group	Jen Lilburn	BCRG Chair
Andrea Mason	Executive Officer, BCRG	Joe Coleiro	Cargill
Andrew Race	Veolia	Laurie Bell	BRAG
Anna Crawford	Transpacific	Leighton Black	Aust Tallow Producers
Bert Boere	BRAG	Lolita Gunning	Tullamarine TTDAG
Brian Long	BRAG	Lowen Clark	Resident
Bruce Howden	OneSteel	Malcolm Ramsay	Hobsons Bay City Council
Bruce Light	On The Nose	Martin Hermans	Yarraville resident
Carmen Largaiolli	Resident	Matthew Sheridan	Transpacific
Chris Bydder	EPA Victoria	Natalie Walker	Hobsons Bay City Council
Clete Elms	Transpacific	Olga Ghiri	Transpacific
Damian VanDyke	VicRoads	Peter Rogers	Maribyrnong City Council
Daniel Watts	Veolia	Richard Marks	EPA Victoria
Gary deNeely	Sunshine Groupe	Roger Isaac	Resident
Geoff Mitchelmore	Resident Altona North	Simon Vittorio	Brimbank City Council
Graeme Hodgson	Tullamarine TTDAG	Stuart Menzies	Brimbank City Council
Ha Le, Le	Brooklyn Strategy Committee	Susan Fitton	Brimbank City Council
Heath Davis	OneSteel	Tom Wetherill	Transpacific
Heather Humphreys	Resident	Tony Kairouz	Cedar Meats
Helen Paterson	Container Logistics	Wade Noonan MP	Member for Williamstown
James Georgiou	Delta Recycling	Walter Medenbach	Resident

<b>Apologies</b>			
Bill Cole	Resident	Jane Nathan	Brimbank City Council
Cathy Palmer	Aust Tallow Producers	Jan Cole	Resident
Foti Beratis	Maribyrnong City Council	Troy Kraska	EPA Victoria

*Notes were taken by Andrea Mason. Presenters were given the opportunity to review the notes relating to their item to ensure the discussion was accurately recorded. Additional comments received after the meeting have been highlighted as such.*

Sullivan Inc. 2012

BROOKLYN INDUSTRIAL PRECINCT STRUCTURE PLAN AND URBAN DESIGN FRAMEWORK

18

**the plan**

# 3.0

## vision and objectives

*Over the next 20 years, the Brooklyn Industrial Precinct will evolve into a key employment node for Melbourne's west, a destination of choice for new, 'clean and green' investment and development.*

Improved access to major road and rail transport, together with enhanced internal access and connectivity will assist in making the precinct a highly sought after location. All industry and business within the precinct will operate as a 'good neighbour' with minimal amenity impacts on other nearby commercial and residential land uses. Improved environmental management, and high quality urban design, landscaping and built form will ensure the image and identity of the precinct is seen as an asset to the Western metropolitan region.

Key objectives for the project include:

- **Amenity and Land Use Issues** – To improve the overall amenity of the Brooklyn Industrial Precinct by reducing the impact of the existing land uses on surrounding residential areas and the site.
- **Employment and economy** – To maintain and strengthen the economic role of the Brooklyn Industrial Precinct as a key employment node for Melbourne's West.
- **Infrastructure & Transport** – To capitalise on access to existing and planned major road and rail infrastructure, and to provide improved internal access and connectivity within the precinct.
- **Environmental Impacts** – To address amenity issues created by environmental impacts and to address issues relating to land contamination, storm water quality, drainage and environmental degradation.

- **Image and Identity** – To enhance the image and create a strong sense of identity defined by high quality development and urban design treatments, particularly along main road frontages.
- **Place Making** – To create an attractive environment for people to work and visit by providing a mix of complimentary uses and public and private realm improvements.
- **Development** – To redevelop the precinct in a coordinated and staged manner and to identify priority areas for development

Each of these objectives is achieved through a range of strategies which have been developed under five key Structure Planning themes:

- **Land Use, Employment and Economic Activity**
- **Access and Connection**
- **Environmental Conditions**
- **Image and Identity**
- **Development and Staging**

Each theme has a framework plan, which is consolidated into the overall Long Term Framework Plan. All plans, road alignments, boundaries etc. should be read as indicative only.



The following report was distributed by Simon Vittorio, Brimbank City Council.

### **Summary**

The Council and EPA are continuing to work together on enforcement activities in the Brooklyn Industrial Precinct in accordance with the Memorandum of Understanding (MOU), which acknowledges the joint responsibility Brimbank Council and the EPA have to improve the environmental outcomes within the municipality.

Under the MOU, Brimbank and EPA will jointly investigate and enforce complaints and collaborate on submissions and applications to VCAT. EPA also provides technical support to help guide Council in planning applications within buffer zones.

### **Enforcement Activity**

Council's Planning Compliance Unit has been actively pursuing compliance in the Brooklyn Industrial Precinct. The team has had a strong presence in the Brooklyn area and have been working behind the scenes to try and resolve several outstanding compliance matters.

Since the last BCRG meeting the Planning Compliance Unit has:

- Undertaken in-excess of 75 inspections of the Brooklyn Industrial Precinct to investigate potential non-compliant industries, complaints from the community and to meet with land owners and business operators to discuss opportunities to minimise off-site impacts of their operation.
- Worked towards resolving the issue of the mounds of soil immediately adjacent to the Kororoit Creek. A number of officers across Council have met internally, as well as with the relevant landowners and representatives from Melbourne Water and the Friends of the Kororoit Creek, to discuss a preferred outcome to either reduce or remove these mounds to improve the appearance and general amenity of the area and ensure landscaping along the Kororoit Creek can occur.
- Attended a hearing at the Victorian Civil and Administrative Tribunal in early July to seek an enforcement order against a materials recycling operation to require the business to either cease operation or be legalise the use through a planning permit. In this instance, VCAT struck out the Order and recommended that all the parties involved work together to resolve the matter.
- Pursued a land owner located on Old Geelong Road to remove soil and/or other fill that has been placed in close proximity to sections of the Kororoit Creek without relevant permission from Council. Council has requested that the land owner either remove the fill or apply to Council to formalise the works through a planning permit. It is unlikely that Council will support the works in its current condition should a planning application be made.

***Planning Compliance Team  
August 2013***