

Audit of Stockpiles in Brooklyn



Timing of audit

- *Strategically put on hold to ensure:*
 - *Preferred outcome Brooklyn Evolution Project is achieved.*
 - *Other dust sources are eliminated to avoid industry apportioning blame elsewhere.*
- *Recently observed gradual and continued increase in height of certain stockpiles.*
- *Project team comprising of Susan and myself, Senior Development Planner and Infrastructure Development Coordinator established to address this issue.*

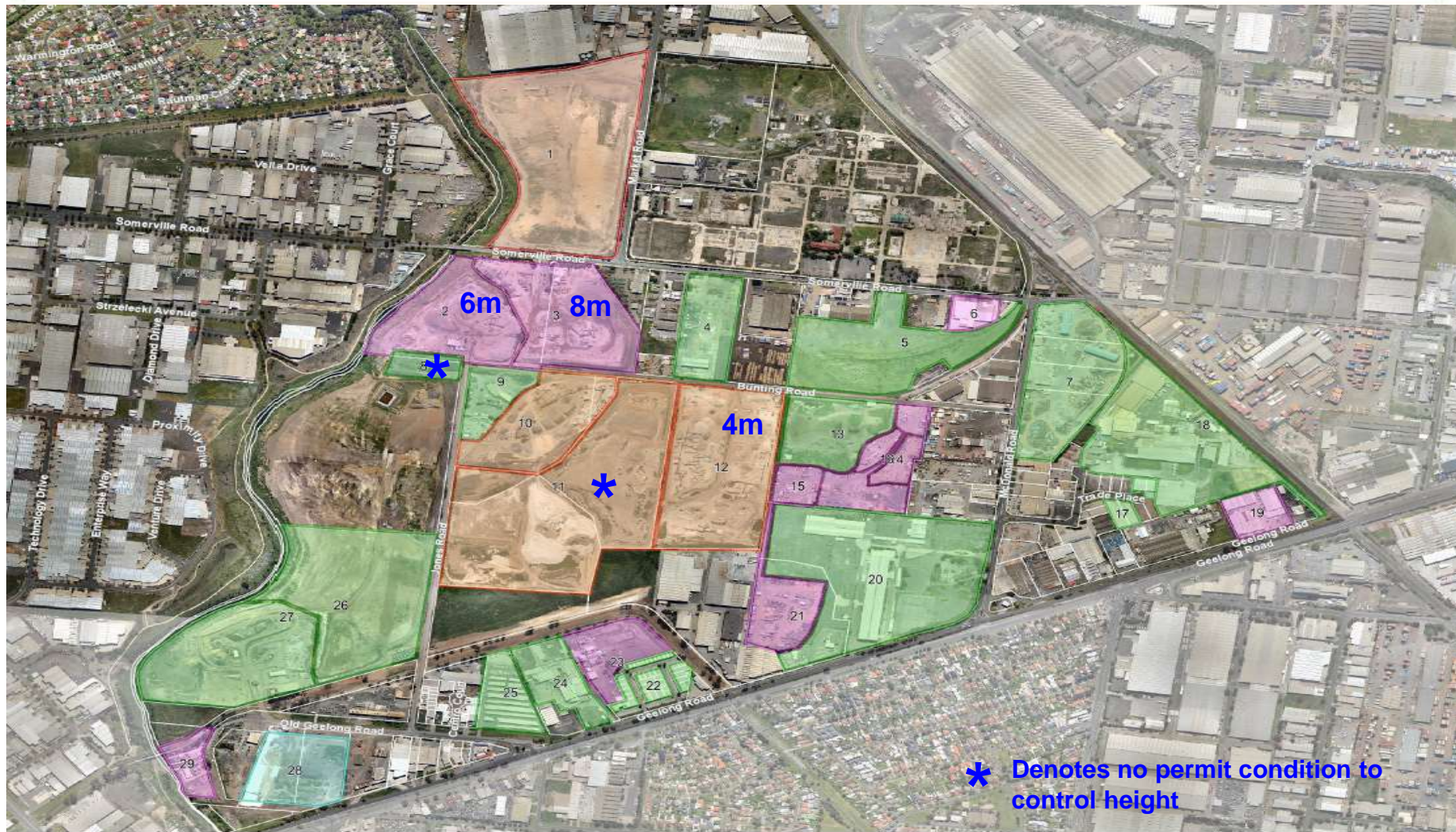
Stockpile Review

- *On-site inspection of all sites in the Brooklyn Industrial Precinct.*
- *Review of all relevant permits & conditions.*
- *5 sites identified that contain stockpiles - 3 subject to permit conditions capping height between 4 & 8M.*
- *Complex to determine if breach of permit:*
 - *Each site commenced operation with different working levels (many sites located on former landfill).*
 - *Working levels not specified on approved plans – no starting point.*
 - *No height markers on site to compare current heights vs allowed heights.*



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Location of Stockpiles



Approach taken

- *Holistic approach adopted to ensure:*
 - *Health and amenity of nearby residents & workers is a priority.*
 - *Kororoit Creek is protected & enhanced.*
 - *Economic viability of businesses/industry not severely compromised.*
 - *Start with stockpiles located to the north - offer protection from the prevailing north winds effecting residents to the south.*
 - *Work with EPA (experts in dust) to avoid duplication - ensure wider coverage of sites dealt with in shorter space of time.*
 - *Work with Council's Engineering, Planning and Urban Design Dept's - working base levels and ensure improved amenity.*
 - *Consult external authorities - Melbourne Water & Friends of Kororoit Creek - ensure consistent outcomes.*
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Achieving Compliance

- *Investigate working base levels – **only** way to determine if breach of stockpile height.*
- *Council's Engineers surveyed sites at several locations to enable assessment.*
- *At least 2 sites appear to exceed max. stockpile height of permit.*




Achieving Compliance cont.

- *Working with all parties to bring sites into compliance & provide additional measures to prevent off-site dust (bund walls, landscaping, drainage).*
- *2 industry operators expected to lodge amended planning permit applications by the end of March 2014 to bring the land into compliance & improve on-site operations.*
- *Third industry operator to address compliance matters by April 2014. Height of stockpiles appear to have reduced significantly.*

Bund walls

- *Bund walls around perimeter of 2 sites – no formal approval.*
- *Bund walls screen internal operations to protect stockpiles from exposure to the wind.*
- *Concept of bund walls considered beneficial – must include landscaping, appropriate gradient and battering.*

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- *Bund walls different to stockpiles – must be landscaped, have static height, not accessed by vehicles, removed when site closes.*
 - *Bund walls considered as part of amended permit application.*

Bund walls cont.

- *Melbourne Water, EPA and Friends of Kororoit Creek consulted to ensure off-site dust reduced, high quality landscaping and improved site appearance.*
- *Approval subject to stringent controls on the planning permit eg. height, materials used, overall finish.*



Stockpiles not controlled by conditions

- *2 sites not subject to stockpile height conditions.*
- *More difficult for Council to control, but not impossible.*
- *Working hand in hand with EPA to tackle the problem – authority to deal with dust.*
- *Exchanging information with EPA to address growing stockpiles on particular site – EPA issued PANs to improve on-site practices.*

Amenity Condition



- *General amenity condition applies to all sites – outlines that all emissions to be contained on site to protect amenity, including dust.*
 - *Enforcement of condition at VCAT frustrating & very difficult - must prove beyond all reasonable doubt impact to amenity caused by that industry.*
 - *Council wants to enforce this condition – worked hard to alleviate other dust generators to tighten noose on non-compliant operators through direct action by Council and EPA.*
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