



# BROOKLYN INDUSTRIAL PRECINCT PLANNING UPDATE

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# BIPs Committee Outcome



Council has recently installed 'branding' signage in Brooklyn

Identified as a project in Brooklyn Evolution Strategy

Clearly identifies the Brooklyn Industrial Precinct

5 signs installed at:

- Somerville Road (2)
- Market Road
- McDonalds Road
- Geelong Road



# BIPs Committee Outcome



## Recently installed signs



# *Current Planning Applications*



Council currently assessing numerous planning applications



Lodged due to Council or EPA enforcement

Working with EPA & land owners/business operators to achieve sustainable outcomes

Striving for consistent standards to reduce off-site impacts, enforceable conditions

# 21-35 McDonald's Road – Western Tanker Services



shipping container storage & cleaning, truck storage & servicing operating on unsealed site– dust concerns

Council enforcement 2017 due to airborne dust & amenity concerns – permit trigger for land use

proposal for 2 warehouses, storage areas & offices

sealing of land & significant landscaping - minimise airborne dust & improve appearance

early planning stage - working with applicant & EPA to achieve best on-site outcome



# 716 & 720 Old Geelong Road



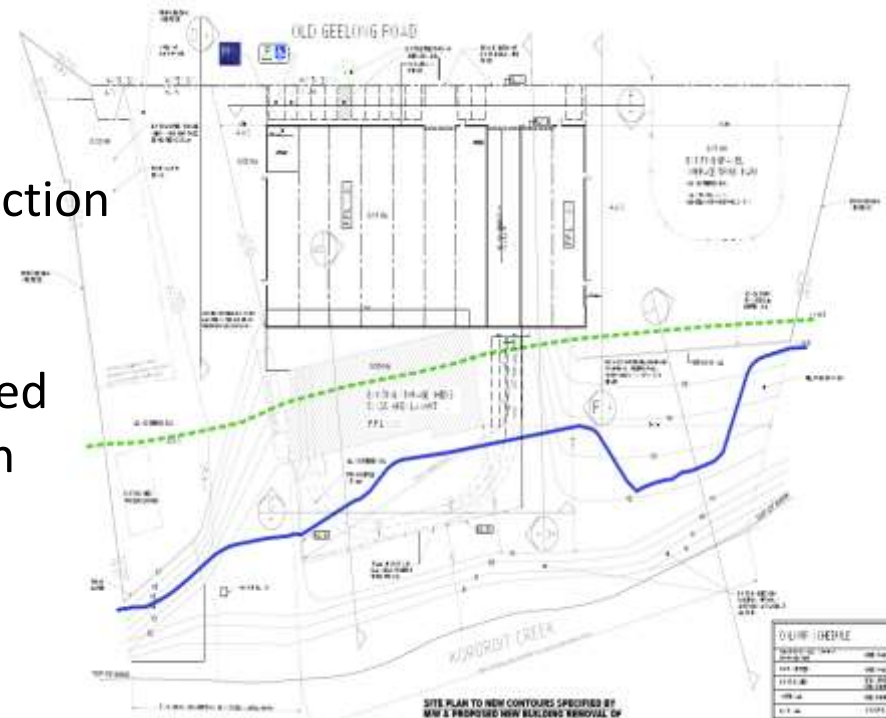
long compliance history - store, vehicle depot & illegal fill without permit

poor visual amenity – no regard for surrounding environs

proposing purpose built vehicle store & depot

storage within building (excluding trucks)

sealing & landscaping to Council and MW satisfaction




further extensions not supported  
- Magistrates Court prosecution




# 124 Jones Road – Sunshine Groupe



amended permit - response to EPA enforcement

changes to landfill cap - minimal  to max height/consistent with EPA licence

 contour heights near boundaries – minimise steepness & greater end uses

**must** consider impacts of changes eg. site appearance, amenity & drainage

amended permit = more enforceable conditions

working with EPA to ensure best end outcome achieved



# *Enforcement Activities*



continued enforcement of the Brooklyn Industrial Estate

coordinating compliance action with EPA

focus on resolving long-standing compliance matters

working with land owners and operators to reduce off-site amenity impacts

key objective to make industry accountable – best practice operation





# 69 Bunting Road – Materials Recycling (AAA Bins)



Materials recycling/skip bin operation without permit

poor work practices, no on-site management of dust & no drainage

years of compliance without success

2016VCAT Enforcement Order not complied  
2017 with

Magistrates Court prosecution withdrawn on  
technicality - 12 months of Court appearances

exploring enforcement options - commence new  
Magistrates Court proceedings??



# 594 Geelong Road



land used for shipping container storage & bin and vehicle storage

shipping container storage requires planning permit – 100 metre threshold distance not met

put on notice to cease use or make planning application

need to consider site sealing, drainage and landscaping – compliance with DDO11



# *Jones Road/Centro Court*



compliance audit of approx. 30 properties  
in Centro Court & Jones Road south

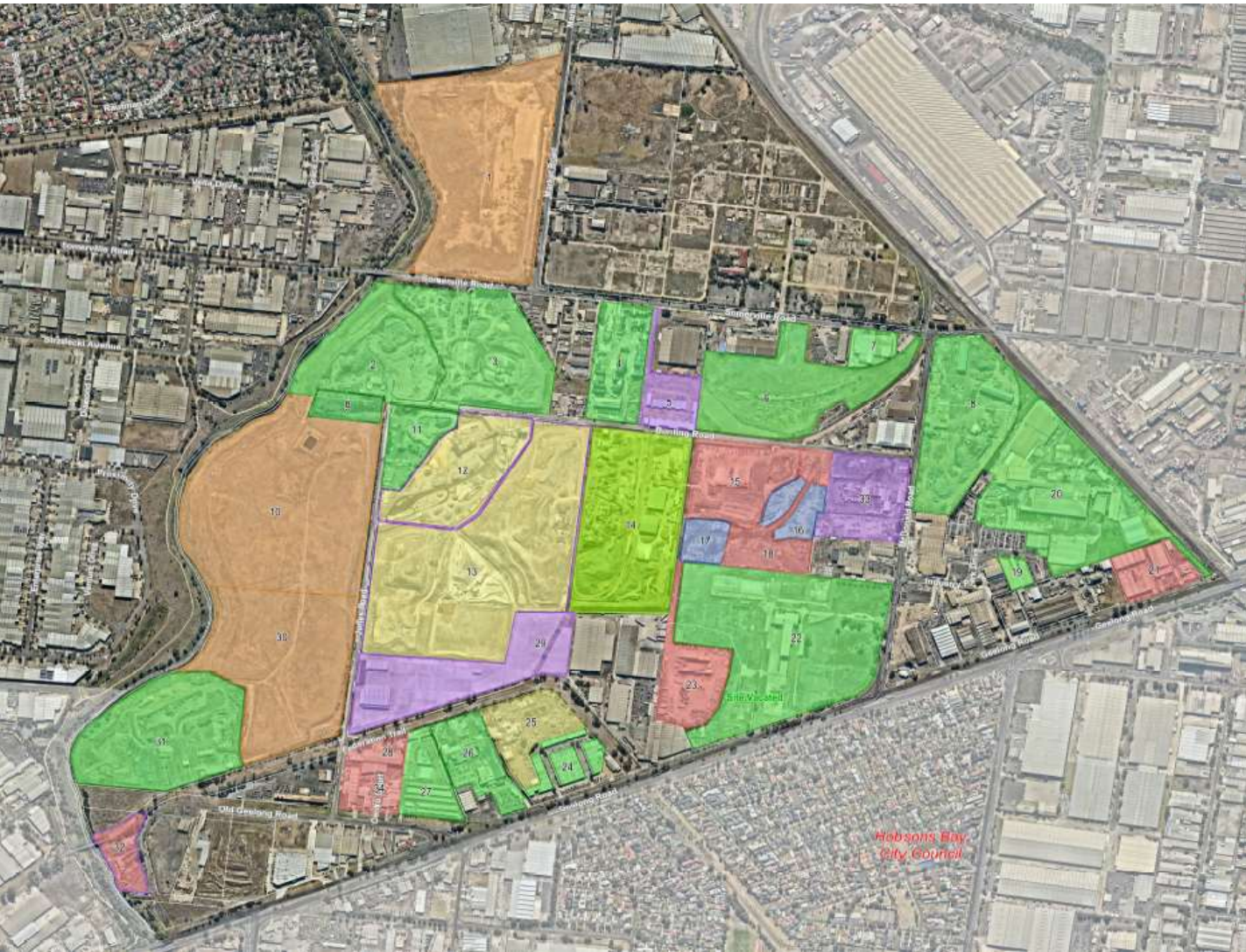
breaches include storage of materials in car  
park & materials recycling without permits

Council working with offenders to remedy  
breaches – some easy fixes


where no action taken charges to be  
sought at Magistrates Court



# Compliance Status Map



## LEGEND

-  Potential development
-  Current enforcement
-  EPA enforcement with Council support
-  VCAT Enforcement/ Magistrates Court
-  Compliance Measures near complete
-  Enforcement action resolved
-  Subject to planning application
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