



BROOKLYN INDUSTRIAL PRECINCT PLANNING & COMPLIANCE UPDATE

Simon Vittorio

Active compliance



15 active compliance matters on-going

- 25 plus land owners & industry/business operators

Compliance activity break-down

- pro-active enforcement
- coordinated action with EPA
- complaints received by the community & industry

14 PINs issued in 12 months

- NO permits
- Breach of conditions



Common complaints



Types of complaints received:

- dust generated by industrial activity
- Metal fragments blowing off-site
- Poor appearance of industrial operations



Compliance Priorities



Key planning compliance priorities:

Resolving outstanding matters at key recycling facilities

- stockpile heights consistent with permit conditions
- formalisation of bund walls
- completion of landscaping

Less dust, improved
appearance & better
amenity



Priorities cont.



Identifying dust generating land

- mud on roads from unsealed sites
- targeting some smaller operations – flown under radar
- operations with poor work practices eg machinery not covered

Some sites do not require a planning permit...unless we can prove the use or operation is creating an amenity impact

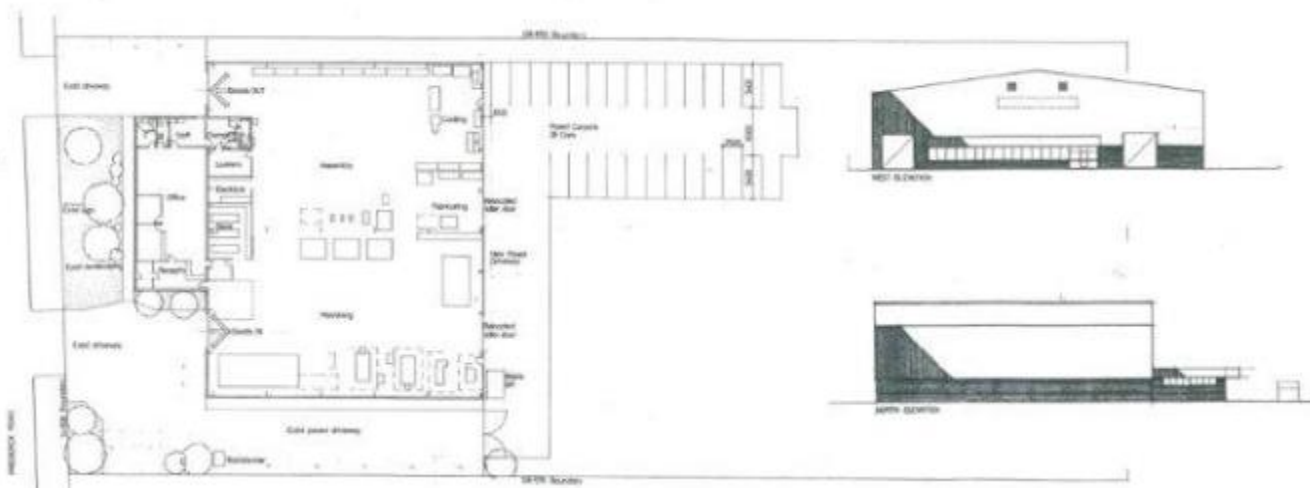
Planning Applications



17 new applications or amendments to existing permits received over 12 months

Currently 4 applications under assessment

Approx. 50% of applications lodged as a result of enforcement action



454-460 Somerville Road former Huntsman site



Complaint received - dust & poor appearance

7 different occupiers with adverse affect on amenity. DISPUTED by land owner & occupiers

Timeframe to cease & remove all materials (or make planning application to legitimise use)

Application for future land uses made - office, restricted retail premises, warehouse, industry, service station and shipping container storage....***doesn't address current illegal activity***

Follow up inspection planned & enforcement action to be escalated



696 Geelong Road



Residents raised concerns - early morning noise & vehicles and parts stored across the site

Action taken immediately against land owner and operator

PINs issued - cease operation & remove all vehicles and parts

Enforcement action put on hold until planning application determined

Any approval subject to drastic on-site changes - ***can't impact surrounding residents & businesses***



730 Geelong Road



Original planning application for crush rock hard stand & truck store - not supported and abandoned

Compliance taken – no permits for stockpiling of soil and rock

Concerns storage and/or recycling of material may be creating dust

Timeframe given to cease the use & remove all buildings and works

Meeting with land owner to discuss future use of the site – current activity not supported



750 Geelong Road



Land is used for shipping container storage

No planning permit required to use land for a store under Commercial 2 zone...***however must not impacts amenity of the area***

Unsealed land, no drainage & poor appearance = poor amenity

Request to cease use and remove all goods and materials or make planning application to legitimise use and seal the land



175 & 459b Bunting Road



2 separate sites used to 'store' empty skip bins & old machinery

Sites unsealed & poorly managed

Uses causing impact on amenity of area.....

Request to cease using land & remove all goods or make planning application (seal land, drainage, landscaping)

