

PLANNING PERMIT APPLICATION FOR A TRANSFER STATION FREQUENTLY ASKED QUESTIONS

Last amended: 23 Jan 2024

Veolia Australia and New Zealand lodged a planning permit application **PA23/0694** on 29 December 2023 with City of Casey for a Transfer Station on land adjacent to the Hallam Road landfill operations at 290 Hallam Road, Hampton Park.

Location of the proposed Transfer Station as shown in the map below.



The purpose of this FAQ sheet is to provide basic information based on questions that may be asked about the planning permit application for the Transfer Station and the role of the Hampton Park Hill Development Plan as it relates to the application. The FAQ sheet also provides a brief update on the status of proposed Planning Scheme Amendment C294 and the investigation of the need for a Buffer Area Overlay.

What is the approval process for a Transfer Station?

There are two separate legislative approval processes before land can be used and developed for a Transfer Station. The two approval processes usually run concurrently.

1. Veolia's planning permit application will be assessed in accordance with the *Planning and Environment Act 1987* and the Casey Planning Scheme. Council has 60 statutory days in which to decide on a planning permit application. However, given the complexity of the proposal for a Waste Transfer Station, it is anticipated that the assessment process may take longer. The application is exempt from public exhibition.
2. Veolia has also submitted a Development Licence application to the Environment Protection Authority Victoria (EPA) in accordance with the *Environmental Protection Act 2017*. EPA assessment of the Development Licence will involve public exhibition.

What is Council's role in assessing planning permit application PA23/0694 for a Transfer Station?

Council's role as a 'Responsible Authority' under the *Planning and Environment Act 1987* is to consider the merit of any planning permit application lodged and decide whether to issue a planning permit (with or without changes) or refuse a planning permit.

What matters must be considered by Council when assessing the proposal for a Transfer Station?

Relevant matters that may be considered by Council are confined to land use planning matters, such as (*inter alia*):

- State and local strategic directions in the Casey Planning Scheme including:
 - *Plan Melbourne 2017-2050*
 - *State-wide Waste and Resource Recovery Implementation Plan 2018*
 - *Hallam Waste and Resource Recovery Plan 2021*
 - *Hampton Park Hill Development Plan, July 2023*
- Casey Planning scheme controls:
 - Special Use Zone Schedule 1
 - Development Plan Overlay Schedule 1
 - Particular Provisions at Clause 53.14 Resource Recovery
- External and Internal Referral comments including:
 - Environment Protection Authority
 - EPA regulations and guidelines for buffers
 - Transport for Victoria
- Potential amenity impacts like noise, traffic, odour, litter, on residents or community.

What opportunities are there for the community to engage in the planning permit application and development licence application process?

The City of Casey will provide information about the planning permit application on the City of Casey website and acknowledge any written comments received. Relevant matters raised in correspondence will be addressed in the planning officers' report.

It is important to note that in accordance with the provisions of the Casey Planning Scheme, the City of Casey is unable to formally consider any 'submissions/objections' made to the planning permit application as the Development Plan Overlay which applies to the Transfer Station land exempts the planning permit application from public notice and third-party appeal rights.

The EPA will seek community input through its assessment of the Development Licence application process via public exhibition that is guided by a four-month statutory timeframe. Further information regarding the processing of the Development Licence and opportunities for community input will be provided on EPAs website: www.epa.vic.gov.au

A Community Reference Group has been established by Veolia to facilitate the flow of information and help address community questions and concerns in relation to the Planning Permit application submitted to City of Casey and the Development Licence application process with the EPA.

If you would like to receive updated information from Veolia, please email anz.hpts.engagement@veolia.com

Will the planning permit application and supporting documentation for the Transfer Station be publicly available?

The Development Plan Overlay exempts the planning permit application from the public notice requirements. However, plans of the proposal will be made available for viewing on the Council website and are subject to change.

Can Council consider and determine a planning permit for a Transfer Station under the existing zone and overlay provisions?

The City of Casey can assess and determine a Transfer Station under the existing planning provisions of the Casey Planning Scheme providing the proposal is generally in accordance with the approved Hampton Park Hill Development Plan, July 2023. The Special Use Zone requires a planning permit application to be submitted for a Transfer Station for assessment against the provisions of the Casey Planning Scheme.

What is the role of the Environment Protection Authority?

The EPA has two roles in the approval process for a Transfer Station:

- as a statutory referral authority under the *Planning and Environment Act 1987* in relation to the planning permit application; and
- as an approval authority under the *Environment Protection Act 2017* in relation to the assessment of the Development Licence application.

Under the Casey Planning Scheme, the EPA is a 'determining authority' for a use or development that requires a Development Licence in accordance with the *Environment Protection Act 2017*. If a determining authority objects to a planning permit application or requires conditions, Council must either refuse to grant the permit or include the EPAs conditions in any permit issued.

The planning permit application for the Transfer Station has been referred to the EPA in accordance with Clause 66.02-1 of the Casey Planning Scheme.

What is the EPA recommended separation distance for a Transfer Station?

EPA guideline '*Recommended separation distances for industrial residual air emissions (EPA Publication 1518) March 2013*' recommends a separation distance for a transfer station (collecting, consolidating, temporarily storing, sorting, or recovering refuse or used materials before transfer for disposal or use elsewhere) for air emissions (odour or dust) of 250 metres.

New EPA draft separation distance guideline Publication 1949 December 2022

In January/February 2023, the EPA invited feedback on two new draft guidelines:

- Separation distance guideline, and
- Landfill buffer guideline.

The EPA anticipates the publication of the guidelines and report may be concluded around May 2024. Once finalised, the draft new separation distance guideline will replace the existing *Recommended separation distances for industrial residual air emissions* (EPA publication 1518).

The draft separation distance guideline addresses odour and dust separately for use and development of land for a Transfer Station. Further information about the EPA draft separation guidelines is available on the EPA website:

Table 1: Current and draft industry separation distance guidelines for a transfer station

Land use and development	EPA Publication 1518 Guideline	Draft EPA Publication 1949 Guideline
<i>Transfer Station – collecting, consolidating, temporarily storing, sorting, or recovering refuse or used materials before transfer for disposal or use elsewhere</i>	<i>250 metres – odour and dust</i>	<i>250 metres – dust</i>
<i>Transfer Station accepting green waste/putrescible waste</i>		<i>500 metres - odour</i>

What is the purpose of the Development Plan and where does it apply?

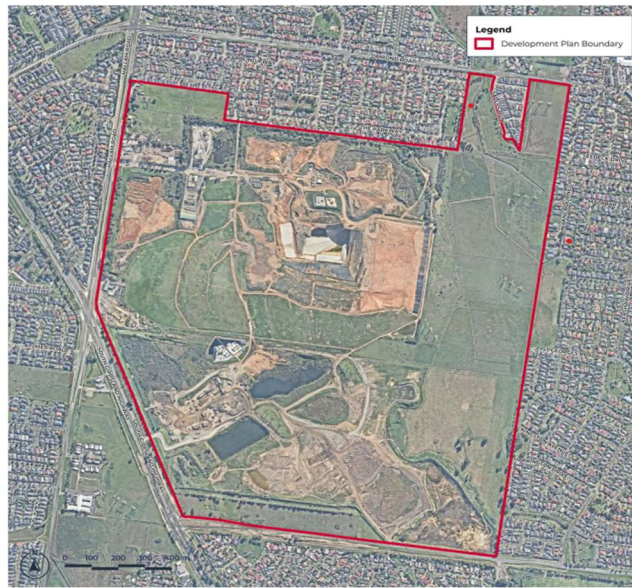
The City of Casey adopted the Hampton Park Hill Development Plan at the Council Meeting on 18 July 2023. A copy of the Plan can be found here: <https://conversations.casey.vic.gov.au/hampton-park-hill-initial-public-consultation>

The Development Plan must be consistent with State Government policy such as *Plan Melbourne 2017-2050*, the *State-wide Waste and Resource Recovery Implementation Plan 2018* and the *Hallam Waste and Resource Recovery Plan 2021*. The State Government has identified this site as one of 22 hubs of state importance for ‘waste and resource recovery’ activities to service the needs of the region. The Development Plan will guide the future land use and development of the area before planning permits can be granted in line with State Government policy.

Any planning permit application must be generally in accordance with an approved development plan under the Development Plan Overlay in the *Casey Planning Scheme*.

The Hampton Park Hill Development Plan applies to land shown in Figure 1 below.

Figure 1: The Hampton Park Hill Development Plan Precinct Boundary, 2023



What is the status of proposed Planning Scheme Amendment C294?

The City of Casey resolved in 2023 to request Ministerial Authorisation to prepare and exhibit Planning Scheme Amendment C294 which proposes to amend the planning controls relating to the Special Use Zone and Development Plan Overlay that applies to the Development Plan land.

C294 proposes to amend Schedule 1 to the Special Use Zone and replace Schedule 1 of the Development Plan Overlay with a new Schedule 25. The changes proposed by C294 will assist in implementing the adopted Hampton Park Hill Development Plan.

There will be a future public consultation process during 2024 associated with the exhibition of Amendment C294.

What is the status of the Hallam Road Landfill Buffer Area Overlay?

Further investigation is being undertaken into the merit of applying a Buffer Area Overlay (for landfill gas migration only) for land within 500 metres of the existing Hallam Road Landfill. This work does not form part of Planning Scheme Amendment C294 and is anticipated to be reported at the Council Meeting in February 2024.

When is the landfill expected to close?

The landfill has a planning permit to accept waste until 2040. However, at current tipping rates it is expected to reach capacity earlier than 2040. After the landfill stops accepting waste, rehabilitation occurs, and an Aftercare Management Plan will be put in place for a default period of 30 years in accordance with EPA requirements. This is likely to include re-vegetation of the area, landfill gas monitoring and extraction, and general monitoring of the landfill. More information can be found in *EPA publication 1490.1: Closed landfill guidelines* (EPA, 2018).

Where can I find more information?

The purpose of this FAQ sheet is to provide basic information about the planning permit application for the Transfer Station and the role of the Hampton Park Hill Development Plan. The FAQ sheet also provides a brief update on the status of proposed Planning Scheme Amendment C294 and the investigation of the need for a Buffer Area Overlay.

Further information about the Planning Permit application documentation is available on Council's Casey Conversations page at: <https://conversations.casey.vic.gov.au>

Enquiries about the Transfer Station planning application should be made to:

City of Casey, Customer Service on 03 9705 5200

Email: caseycc@casey.vic.gov.au

Note: Please quote Planning Application Number PA23/0694 in any written correspondence sent to Council.

Contact the City of Casey:

Web: casey.vic.gov.au

Email: caseycc@casey.vic.gov.au

Phone: 03 9705 5200

Post: PO Box 1000, Narre Warren VIC 3805

NRS: 133 677 (for the deaf, hearing or speech impaired)

Customer Service Centres:

Narre Warren: Bunjil Place, Patrick Northeast Drive

Cranbourne: Cranbourne Park Shopping Centre

ABN: 43 320 295 742



TIS: 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهى ਦੁਆਰਾ ਸਹਾਇਤਾ ലഭിക്കുന്ന സേവനം



CASEY.VIC.GOV.AU