

Item 12.4 Planning Application PA 2018/6376/1 - use and development of the land for the purpose of a transfer station comprising salvage and temporary storage of used or damaged motor vehicles and a reduction in the standard rate of car parking At 376-400 Leakes Road, Plumpton

Appendix 5 Referral Comments - undated

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
City Environment and Sustainability Unit	No objection subject to conditions.
External	
Environmental Protection Authority (EPA)	<p>Key concerns that should be addressed are:</p> <ol style="list-style-type: none"> 1. It is best to ask the applicant to demonstrate on plans and written documents how they respond to the risks discussed below, prior to the issue of permit with conditions. 2. Where the vehicles are stored and dismantled, typically liquids and fuel should be captured by a containment system. (rather than allowed to be spilled on the ground or stored in a way when it rains, they are driven into the ground and stormwater, natural water systems). Risks: contamination of land, groundwater, and fire. 3. Outdoor storage of cars arriving on site or partly dismantled vehicles are of concern. This includes partially damaged vehicles where fuel tanks and batteries are compromised or leaks. Rain water will infiltrate and drive contamination into land and stormwater, etc. Consider asking for roofed areas or potentially to be stored in bins, containers where possible. Risk: infiltration of rainwater, driving contamination into land and water. 4. With vast areas, stockpiles can get out of control. The proposal and plan should demonstrate the dimension of stock piles and breaks to limit spread of fire and fire fighting access. This is to address the risk of fires, which can happen due to fuel, car materials whether it is non-metal or otherwise. Risk: fire 5. The storage, dismantling operation and where vehicles travel on should be on hard stand, to avoid the breaking of ground and formation of puddles, which dries up and blown off as dust. This is to avoid dust blown off site and again, contamination driven into land and water. 6. Where there are debris washed out, the drainage system should have sediment traps or similar to capture these. 7. Sites such as these should have a fire management plan as well. 8. Council may consider the operation in the existing shed and details of operation on the proposed shed to be shown on the

Item 12.4 Planning Application PA 2018/6376/1 - use and development of the land for the purpose of a transfer station comprising salvage and temporary storage of used or damaged motor vehicles and a reduction in the standard rate of car parking At 376-400 Leakes Road, Plumpton

Appendix 5 Referral Comments - undated

	<p>plans.</p> <p>9. The following documents will assist Council:</p> <p>a) Guide to Best Practice at Resource Recovery Centres by Sustainability Victoria (in particular sections 3 and 4).</p> <p>b) Management and storage of combustible recyclable and waste materials – guideline, EPA publication 1667.2 Oct 2018 https://www.epa.vic.gov.au/~media/Publications/1667%202.pdf</p> <p>c) Waste Management Policy (Combustible Recyclable and Waste Materials), as published in Government Gazette No. S397 on 28 August 2018 http://www.gazette.vic.gov.au/gazette/Gazettes2018/GG2018S397.pdf</p> <p>Other concerns relate to noise from mechanical crushing, vibration. It appears that due to the zoning of this area and distance to the nearest residential use, the noise can be managed by condition on a planning permit. For other proposals near residential areas, consideration should be given to indoor operation (to contain noise).</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------