

# Assessment Officer Report

PA2403000 320-380 Epsom Road, Flemington

Use and Development of an Automated Collection Point as known as Reverse Vending Machine (Kiosk)



Officer Assessment Report  
Development Approvals & Design



Department  
of Transport  
and Planning

OFFICIAL

# Executive Summary



Key Information	Details		
Application No:	PA2403000		
Received:	21 June 2024		
Statutory Days:	35		
Applicant:	Visy Recycling		
Planning Scheme:	Melbourne		
Land Address:	320-380 Epsom Road Flemington (Crown Allotment 2216 Parish of Doutra Galla)		
Proposal:	Use and Development of an Automated Collection Point (Reverse Vending Machine (Kiosk))		
Development Value:	\$50,000		
Why is the Minister responsible?	<p>In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for administering and enforcing the planning scheme for:</p> <ul style="list-style-type: none"> <li>The Special Use Zone - Schedule 2 Royal Melbourne Showgrounds.</li> </ul>		
Why is a permit required?	Clause	Control	Trigger
Zone:	37.01	Special Use Zone – schedule 2 (SUZ2)	<p>Clause 1.0 of Schedule 1 of Clause 37.02 – An Automated Collection Point is a Section 2 use provided it does not meet the requirements of Clause 52.13-5. The proposed kiosk has a gross floor area exceeding of 2sqm (28.5sqm) and exceed 2.5m in height (2.92m).</p> <p>Clause 37.01-4 – Construct a building or construct or carry out works. No exemptions applicable under Schedule 2 4.1.</p>
Overlays	45.09	Parking Overlay Schedule 5 (POS5)	N/A – A permit is not triggered under POS5, as the use is not listed.
	43.01	Heritage Overlay (HO221)	N/A – No permit is required to develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.
Particular Provisions:	52.05	Signs	N/A – exempt under Clause 52.05-10
	52.06	Car Parking	N/A
	52.13	Victoria’s Container Deposit Scheme	N/A
Cultural Heritage:	The site is not located within an area of Aboriginal Cultural Heritage Sensitivity.		
Total Site Area:	~ 32,844 sqm		
Referral Authorities:	No referrals required.		
Public Notice:	<p>Notice of the application under section 52 of the Act was not required for this application due to the notice exemption under Clause 52.13-11:</p> <p><i>an application to use or develop land for an automated collection point including the construction of or putting up for display a sign in conjunction with an automated collection point is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.</i></p>		



**Informal Notice:** Informal notice was provided to Melbourne City Council who provided comments.

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**Delegates List:** Delegation not required for this application.

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**Planning Permit History:** N/A

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## Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Application lodgement	21 June 2024
Further information requested	N/A
Decision Plans	Architectural Plans, prepared by Vos Technica, dated 20/06/2024  Design details and car park layout plan, prepared by Visy, dated 20/06/2024  RVM Livery Signage Dimensions, prepared by Visy, dated May 2024  Operational Plan, prepared by Visy and dated 14/06/2024.

2. The subject of this report is the decision plans (as described above).

## Proposal Summary

3. The proposal can be summarised as follows:

Key Information	Details
<b>Proposal:</b>	The proposed use and development of the Automated Collection Point (i.e. kiosk) will involve: <ul style="list-style-type: none"> <li>• Dimensions of the kiosk: 11.4m x 2.5m (floor area = 28.5sqm)</li> <li>• Proposed hours of operation:                             <ul style="list-style-type: none"> <li>○ 7am to 8pm, 7 days a week</li> </ul> </li> <li>• Occupying 5 car parking spaces to accommodate the kiosk.</li> <li>• Installation of fourteen (14) inground bollards.</li> <li>• External lighting will operate on a light sensor.</li> </ul>
<b>Total Site Area:</b>	~32844 sqm
<b>Height:</b>	2.92m

<b>Setbacks:</b>	
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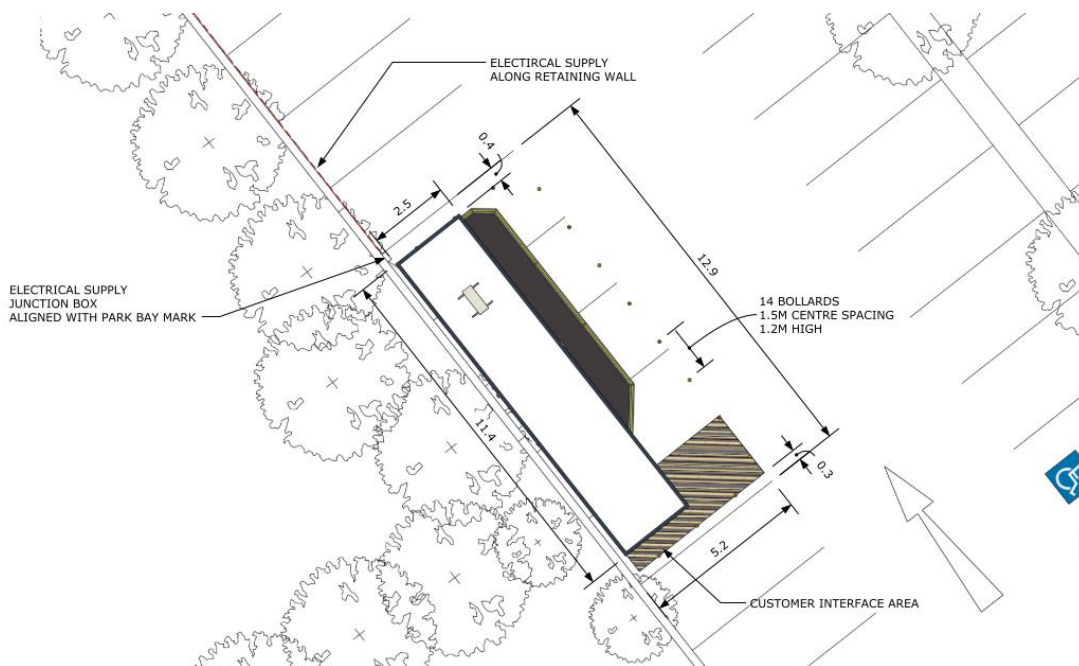
**Car Parking:**

The proposed kiosk will occupy 5 car parking spaces. Pursuant to Clause 53.13-7, an automated collection point is exempt from the requirements of Clause 52.06. Furthermore, the shortfall of 5 car parking spaces does not trigger a permit as pursuant to Clause 52.13-8 *Any requirement of a permit, or any permit condition, that requires the provision of car parking, or requires land to be set aside for vehicle access or car parking, does not apply to the use or development of land for an automated collection point if the requirements of clause 52.13-3 are met..*

4. The applicant has submitted following plans of the proposal, which demonstrate its located in the car park and east elevation:



JUNCTION BOX SHOULD BE STAINLESS STEEL OR PROVIDED WITH STEEL MECHANICAL PROTECTION





## Site Description and Site Surrounds

5. The site is located at 320-380 Epsom Road, Flemington, and is identified as the Royal Melbourne Showgrounds
6. The immediate area is a car park, with a restaurant and liquor store to the east with direct access to the car park. There is a childcare centre to the west, railway line to south (not on the subject land) and the showground village shopping centre to the north.
7. The site is irregular in shape and covers an area of approx. 32844 sqm. The site is accessed via Epsom Road to the east.
8. The site is formally described as the following land parcel Crown Allotment 2216 Parish of Doutta Galla.
9. There are no easements or restrictions on the title.
10. The surrounding development consists of established residential dwellings to the west, Flemington Racecourse and Flemington Racecourse Railway Station to the south, and the Royal Melbourne Showgrounds to the north and west.



**Figure 3 - Aerial Imagery (Source: Vicplan, generated on 26/07/2024)**

## Planning Policy Framework

11. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.
12. The following objectives and strategies of the PPF are relevant to the proposal:

Clause	Description
13.05-1S	Noise Management
13.07-1S	Land Use Compatibility
15.01-2S	Building design
17.03-2S	Sustainable Industry
19.03-5S	Waste and Resource Recovery

## Zoning and Overlays

### Special Use Zone (Schedule 1) [SUZ1]

13. A planning permit is required for the following under SUZ1:
  - Clause 1.0 of Schedule 1 of Clause 37.02 – An Automated Collection Point is a Section 2 use provided it does not meet the requirements of Clause 52.13-5. The proposed kiosk has a gross floor area exceeding of 2sqm (28.5sqm) and exceed 2.5m in height (2.92m).
  - Clause 37.01-4 – Construct a building or construct or carry out works. No exemptions applicable under Schedule 2 4.1.
14. The proposed automated collection point (kiosk) will complement the existing land use of a car park and will not impact the showgrounds and the Royal Melbourne Show or any other events on the land.

### Heritage Overlay (HO221)



15. The subject land is subject to Heritage Overlay (HO221), pursuant to Clause 43.01-3 no permit is required to develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

### Heritage Overlay (HO221)



16. The subject land is subject to Parking Overlay (PO5), the proposed use of the land is not listed under the schedule to the overlay and there are no additional parking requirements mentioned.

## Particular and General Provisions

### Provisions that Require, Enable or Exempt a Permit

17. Clause 52.05 sets out the requirements for signs. Pursuant to Clause 52.05-13, a permit is required for the display of business identification signage. Pursuant to Clause 52.05-10, the proposed signage does meet the exemption requirements as the display area does not exceed the prescribed 8sqm.
18. Clause 52.06 sets out the requirements of car parking rate. Pursuant to Clause 53.13-7, an automated collection point is exempt from the requirements of Clause 52.06. Furthermore, the shortfall of 5 car parking spaces does not trigger a permit as pursuant to Clause 52.13-8 *Any requirement of a permit, or any permit condition, that requires the provision of car parking, or requires land to be set aside for vehicle access or car parking, does not apply to the use or development of land for an automated collection point if the requirements of clause 52.13-3 are met.*
19. Clause 52.13 sets out the requirements for an automated collection point and a container deposit scheme centre to support waste reduction and recycling under Victoria's container deposit scheme.





## Referrals

20. The application was not required to be referred pursuant to section 55 of the Act.

## Notice

21. Notice of the application under section 52 of the Act was not required for this application due to the notice exemption under Clause 52.13-11. Pursuant to Clause 52.13-11 (Victoria's Container Deposit Scheme of Melbourne Planning Scheme, *an application to use or develop land for an automated collection point including the construction of or putting up for display a sign in conjunction with an automated collection point is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.*

22. No objections have been received to the application.

23. Melbourne City Council were informed of the application, and provided the following comments:

*Officers support the application and recommend consideration be given to:*

- *Potential noise impacts to nearby sensitive uses such as the Childcare to the west of the site. This could be satisfied through the submission of an acoustic report.*
- *How collection (glass PET and Aluminium) is managed and potential conflict with other car park users. This could be managed through a road safety audit and loading management plan.*
- *How waste not collected by the service is managed. This could be considered through a waste management plan.*

24. Addressing the above comments, these additional plans are not required, as the use will have low amenity impacts. The kiosk has noise proof insulation to limit noise, and it is located near the playground of the childcare not the building (less likely to impact sleeping or quiet time in the childcare building). Loading and impacts to other car parks users have been addressed by picking a suitable location and Visy have verbally indicated that this process will only take a few minutes. The trucks are also rear loaded, so a person will be located at the rear of the truck while emptying the collection waste into the truck, to ensure safety of others. Swept path diagram have been provided to show that the trucks can safely access the car park. In terms of other waste, the operation plan notes a cleaner will be attending the site when required to clean the machine and surrounds. It is considered that the matters raised by the council have been addressed.



## Key Considerations

25. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Decision Guidelines of SUZ2
- Decision Guidelines Clause 52.13 (Victoria's Container Deposit Scheme)

## Decision Guidelines of SUZ2

26. The proposal is appropriate, having regard to the decision guidelines of CDZ1 as follows:

- The proposal is consistent with the Planning Policy Framework and purpose of the SUZ1.
- The proposal will effectively manage noise and parking, as well as the amenity of adjoining area.
- The kiosk has noise proof insulation to limit noise and has provided sufficient setback from the residential area. The kiosk will only operate during 7am to 8pm.
- Loading and impacts to other car parks users have been addressed by picking a suitable location, Visy have also indicated that they conduct loading during the most suitable time. This is currently on their morning run 7am to 11am but is subject to change based on traffic and events (i.e. the Royal Melbourne Show).
- A swept path diagram has demonstrated that the trucks will be able manoeuvre the site, and not impact the remaining car parks.
- The proposal will not impact the ongoing operation of the Royal Melbourne Showgrounds.
- The proposed automated collection point is to be used as a public waste vessel subject to the Container Deposit Scheme. The proposed kiosk is of relatively minor nature, with a floor area of 28.5 sqm. The proposal promotes sustainable recycling practices within the local community and does not impact the existing character or sense of place of the site and its surroundings.
- The proposal does not conflict the views of Melbourne City Council, who did not object to the proposal.
- The proposal will not impact existing community infrastructure, nor any street trees located on road reserves.

27. Based on the above, the application is considered meet the purpose and decision guidelines of the SUZ1.

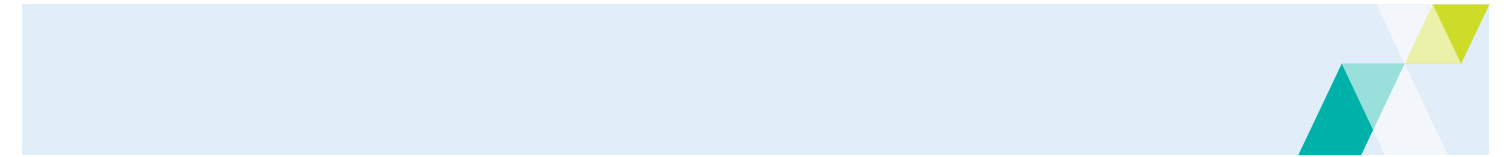
## Decision Guidelines of Clause 52.13

28. The proposed kiosk meets the required for a ACP under Clause 52.13-3:

- *An automated collection point should not:*
  - Be attached to another building.*
  - Be more than 3 metres in height. This includes an attached sign.*
  - Restrict a vehicular or pedestrian accessway to or from the land or an entry or exit to a building.*
  -

29. The proposal is appropriate, having regard to the decision guidelines of Clause 52.13 as follows:

- The kiosk takes up 5 existing car parking spaces, but the land contains 50 or more car parking spaces.
- The kiosk is setback more than 4 metres from the frontages.
- The effect on the existing car parking spaces is considered minimal as the site is located to rear of the car park areas which will be the least trafficable.
- The kiosk is setback of 73.4m from residential land.
- The kiosk is appropriately positioned to not impact manoeuvrability or views within the site.
- The kiosk is not proposed on residential or rural land.
- The kiosk design utilises colours and non-reflective finishes that are standard for an automated collection point.
- There are no other automated collection points on site.
- The kiosk will be sufficiently insulated to minimise any adverse acoustic effects and maintains an adequate distance from residential properties.
- The operational plan details both the litter management process and the security measures for the kiosk.
- The location of the kiosk will not adversely affect safe pedestrian and vehicular movements onsite, particularly as the kiosk will be located to the rear of the existing car park.

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- There are minimal amenity impacts on adjoining land uses, as the kiosk is primarily for local residents and is suitably located away from sensitive areas, resulting in negligible noise, emissions, and traffic movements.

30. Based on the above, the application is considered meet the purpose and decision guidelines of Class 52.13.



31. It is **recommended** that the delegate of the Minister of Planning:

- Issue a Planning Permit No. **PA2403000** for the Use and Development of an Automated Collection Point as known as Reverse Vending Machine (Kiosk), at **320-380 Epsom Road, Flemington**, subject to conditions.
- Approve and endorse the decision plans as per the following:
  - Architectural Plans, prepared by Vos Technica, dated 20/06/2024
  - Design details and car park layout plan, prepared by Visy, dated 20/06/2024
  - RVM Livery Signage Dimensions, prepared by Visy, dated May 2024
  - Operational Plan, prepared by Visy and dated 14/06/2024.
- Notify the permit applicant and Melbourne City Council of the decision in writing.



Prepared by: Metika Claxton

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I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
  - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
  - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
  - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

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Name:	[Redacted]	Signed:	[Redacted]
Title:	[Redacted]		
Phone:	[Redacted]	Dated:	26/07/2024

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Reviewed and Approved by:

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