

Thomas Gallagher
Department of Environment, Land, Water and Planning
8 Nicholson Street
East Melbourne, Victoria 3002

10 June 2022

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Attention: Thomas Gallagher – DELWP

Dear Thomas,

890 Taylors Road, Dandenong South – VicSmart Application

Please find attached a VicSmart application for the construction of an ice pigging depot at 890 Taylors Road, Dandenong South, under operation by Suez, located within an operating landfill site. The site is formally recognised as Lot 1 PS607356.

1 The Applicant

Beca Pty Ltd (Beca) is acting on behalf of Suez Australia & New Zealand (Suez) to support the acquisition of statutory approvals relating to their ice pigging depot operations located in Dandenong South, Victoria.

It is understood that Suez and DELWP have had previous discussions regarding development and operations at the site in January 2022, where basic site layouts and operational details were provided to DELWP. During this discussion it was confirmed that retrospective approval for the ice pigging depot was required.

2 The Site

The Site is located to the east of Taylors Road, Dandenong South with vehicle access to the depot from Bayliss Road to the south. The primary use of the Site is for waste management as the Taylors Road Landfill. The surrounding land uses are industrial in nature with the Frank Pelicano Reserve to the north-east of the Site. The Suez landfill site is located within an existing industrial precinct and surrounded by warehouses and other manufacturing buildings. The Site is a considerable distance away from any sensitive receivers including residential or commercial uses.

3 The Proposal

Suez is seeking retrospective approval for the construction of an ice pigging depot within the Site. The new depot was completed mid-2021 and is a single storey compound with wire fencing that is approximately 400m². There is no vegetation present in the depot area, however there are some shrubs and grass on immediately surrounding land.

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Figure 1: Site Location (Source: NearMap)



Figure 2: Site Map

Any waste produced from the depot area is handled on the Site with storage in the immediate depot area that is collected and disposed of. Operations require the use of small amounts of chlorine in tablet form which is mixed in with the ice. Table salt is also used to mix with the ice.

The development included the construction and installation of the following:

- Ice making and pumping equipment
- Portable office
- Outdoor storage in the form of a container
- Portable amenities

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Access is available through the eastern entry point of the depot area which is accessed via the internal road. After entry into the depot area, vehicles are then pumped with the machinery and equipment in the southern area of the facility. Occasionally there is one vehicle parked within the depot area, however there is also additional parking available with all parking contained on the Site. The ice pigging depot will not increase local traffic impacts and can be accommodated on the existing surrounding road network.

The depot area operates 3-4 months of the year and when in use it operates for 24 hours a day, 7 days a week. Generally, operations are during the day only, however when required due to operational constraints overnight work is required.

4 Planning Assessment

4.1 Land Use Zoning

Majority of the Site is located within the Industrial 1 Zone (INZ1) with a small northern section of the Site located within an Urban Floodway Zone (UFZ).

The ice pigging depot area is not located within the UFZ and is not anticipated to impact the development.

The continued land use for the ice pigging depot station is considered to be 'Industry' under the current planning scheme, which does not require a planning permit for the land use in the INZ1. However, a planning permit is required for the buildings and works on the Site. It is considered that the proposed building and works meet the criteria for a VicSmart application in an Industrial zone as the development that:

- The estimated cost of the proposed building and works does not exceed \$1,000,000 in an industrial zone.
- The land is not within 30 metres of land (not a road) which is in a residential zone.
- Is not for a purpose listed in the table to Clause 53.10 of the Ballarat Planning Scheme.
- Is not for a Brothel or Adult sex bookshop.



Figure 3: Zoning Map (Source: VicPlan)

4.2 Clause 59.04 Requirements

Clause 59.04 of the Greater Dandenong Planning Scheme sets out the requirements for VicSmart Planning applications. **Table 1** below details compliance with Clause 59.04.

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Table 1: Clause 59.04 Requirements

Requirement	Response
A copy of title for the subject land and a copy of any registered restrictive covenant.	Refer to Appendix A
A description of the use of the land and the proposed buildings and works.	Refer to Section 3 (The Proposal) of the report.
A layout plan, drawn to scale and fully dimensioned showing: <ul style="list-style-type: none"> – The boundaries and dimensions of the site. – Adjoining roads. – The location, height and use of buildings and works on adjoining land. – Relevant ground levels. – Any contaminated soils and filled areas, where known. – The layout of existing and proposed buildings and works. – All existing and proposed driveways, car parking, bicycle parking and loading areas. – Existing and proposed landscape areas. – All external storage and waste treatment areas. – The location of easements and services. 	Refer to Appendix B for layout plans.
Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.	Refer to Appendix B for elevations.
A photograph of the building or area affected by the proposal.	Refer to Appendix B for photographs of project area.
A written statement describing the proposal and if relevant: <ul style="list-style-type: none"> – The built form and character of adjoining and nearby buildings. – The heritage character of any adjoining heritage places. – Ground floor street frontages, including visual impacts and pedestrian safety. 	The site does not adjoin any heritage places. For description of the built form and character or nearby buildings refer to Section 3 (The Proposal) .
A written statement describing whether the proposed buildings and works meet: <ul style="list-style-type: none"> – The number of car parking spaces required under Clause 52.06 or in the schedule to Clause 45.09. – Any development requirement specified in the zone or the schedule to the zone. 	The Site will not result in an increase the amount of traffic on the Site and it is considered to meet the number of car parking spaces required under 52.06. The proposed works is consistent with the provisions of the INZ1.
Any relevant requirement in an approved development plan or incorporated plan for the land or any other information specified in the schedule to the zone.	The proposed works is not anticipated to impinge on the development aims and objectives outlined in the East Lyndhurst Industrial Development Plan Stage 1.

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4.3 Site Overlays

The Site is also affected by the following overlays:

- Development Plan Overlay -Schedule 3 (DPO3)
- Land Subject to Inundation Overlay (LSIO)

The LSIO affects the northern end of the Site and is not anticipated to impact the ice pigging depot area.

The East Lyndhurst Industrial Development Plan Stage 1 was approved in August 2012 and incorporates the Taylors Road Landfill site. The proposal does not contravene the aims and objectives of the development plan for the area.

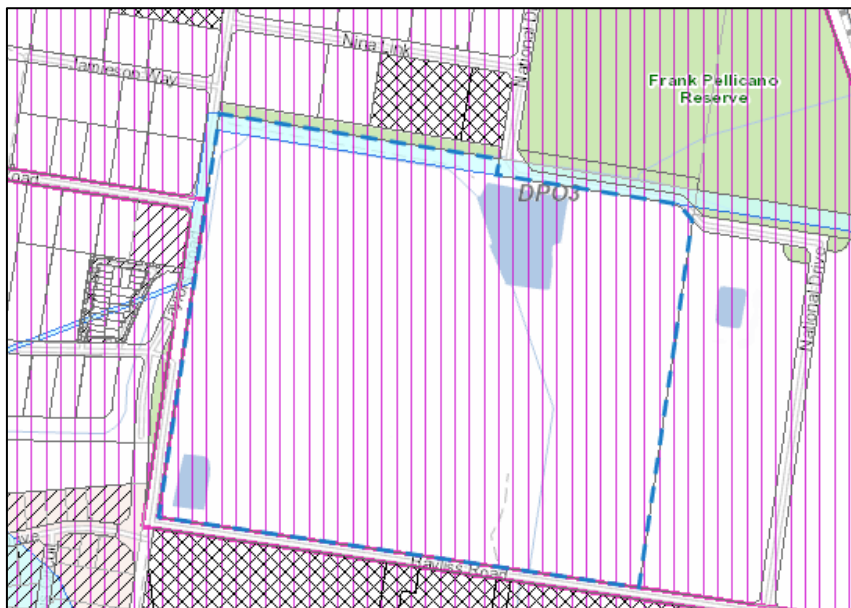


Figure 4: Overlays Map (Source: VicPlan)

4.4 Environment

The Site is not located in any environmentally sensitive areas and there is no vegetation present in the ice pigging depot area.

5 Conclusion

The proposed the ice pigging depot area is necessary for the ongoing operations at 890 Taylors Road, Dandenong South. An assessment of the proposed development against the relevant sections of the Greater Dandenong Planning Scheme reflects that the proposal will not significantly impact the environment or other surrounding land uses. It is our submission that the proposed construction is acceptable having regard to all of the relevant planning considerations. On balance, we request that a permit be granted in respect of this application.

Yours sincerely

Fran Soler

Planner

on behalf of

Beca Pty Ltd

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