



# Ordinary Council Meeting Urgent and Other Business Appendices

Tuesday 23 June 2020  
Commencing at 7.00pm

Council Chamber  
Hobsons Bay Civic Centre  
115 Civic Parade, Altona

**HOBSONS  
BAY CITY  
COUNCIL**

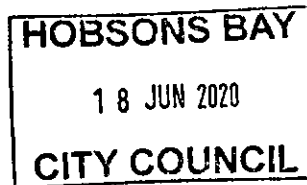


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Contact: Dhiraj Joti  
Phone: 9249 4112  
File No: P412/2019



11 June 2020



T 9249 4000  
W [brimbank.vic.gov.au](http://brimbank.vic.gov.au)  
E [info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au)

PO BOX 70  
Sunshine Victoria 3020

301 Hampshire Road  
Sunshine

Hobsons Bay City Council  
115 Civic Pde  
Altona Vic 3018

Dear Sir/Madam

**PLANNING PERMIT APPLICATION NUMBER: P412/2019**  
**PROPOSAL: USE OF THE LAND FOR A WAREHOUSE (CHEMICAL STORAGE)**  
**LAND AT: 6/600 GEELONG RD BROOKLYN**

Council wishes to advise that an application for planning permit has been received for the proposal at the above property. Please find enclosed a public notice giving details of the application.

### **VIEWING THE APPLICATION**

You may view the application and any documents that support the application either:

1. **Online at:** [www.brimbank.vic.gov.au/advertised-plans](http://www.brimbank.vic.gov.au/advertised-plans)

**OR**

2. **If you do not have access to the internet and would like a copy of the application documents posted to you (as the council office is closed due to Covid-19), please contact the City Planning Department on 9249 4606 and leave a message and we will arrange to send you a copy.**

The application will be on display at least until the date shown on the enclosed notice.

### **OBJECTING TO THE APPLICATION**

If you wish to object to the application or lodge any other submission, you must do so **in writing and by the date shown on the enclosed notice**. An objection can be completed in the following ways:

- Online at [www.brimbank.vic.gov.au/forms/planning-objection-online-form](http://www.brimbank.vic.gov.au/forms/planning-objection-online-form). You must have a valid email address and you will receive an email confirmation in return.
- Downloading our standard 'Objecting to the Grant of a Planning Permit' form also available on Council's website,
- Writing an email to us or
- Writing a letter to us.

## **LOGGING AN OBJECTION**

The objection/submission (excluding the online lodgement option) can be sent to Council by:

- Emailing [info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au) or
- Mailing it to Brimbank City Council, PO Box 70, Sunshine, Vic, 3020.

**Objections must include details of the application you are objecting to, your contact details and the reasons for the objection.**

## **IMPORTANT INFORMATION ABOUT OBJECTIONS RECEIVED**

Objections received in the form of a petition will be counted as a single objection with all correspondence being directed to the first named on the petition. It is the responsibility of the petition organiser to inform others listed on the petition.

If you are a property owner in joint ownership with others, please communicate the information contained in this letter to such parties. Council notifies the default postal address for each property and relies on joint owners to inform each other that notice has been received.

If objections are lodged with Council, objectors will be notified of Council's decision on the application.

If you have any enquiries in relation to this matter, please contact Dhiraj Joti on 9249 4112 or email [DhirajJ@brimbank.vic.gov.au](mailto:DhirajJ@brimbank.vic.gov.au).

Yours faithfully



**KRISTEN GILBERT  
MANAGER  
CITY PLANNING**

# BRIMBANK PLANNING SCHEME NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



The land affected by the application is located at:	<b>LOT(S): 1 PLAN OF SUBDIVISION: 731989 ADDRESS: 6/600 GEELONG RD BROOKLYN</b>
The application is for a permit to:	<b>USE OF THE LAND FOR A WAREHOUSE (CHEMICAL STORAGE)</b>
The applicant for the permit is:	<b>FBT TRANSWEST PTY LTD</b>
The application reference number is:	<b>P412/2019</b>
You may look at the application and any documents that support the application at:	<ul style="list-style-type: none"> <li>• <b><u><a href="http://WWW.BRIMBANK.VIC.GOV.AU/ADVERTISED-PLANS">WWW.BRIMBANK.VIC.GOV.AU/ADVERTISED-PLANS</a></u></b></li> <li>• <b>BY CALLING CITY PLANNING ON 9249 4606 AND LEAVING A MESSAGE ASKING FOR A COPY TO BE POSTED TO YOU (Monday to Friday, 8:45am to 5:00pm)</b></li> </ul>
The responsible authority will not decide on the application before:	<b>02/07/2020</b>
The Contact Officer is:	<b>Dhiraj Joti, (9249 4112)</b>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. **Any comments received will be placed on the public file associated with this application and will be available for inspection.**

An objection must be in writing and sent to the Responsible Authority either:

- Online at [www.brimbank.vic.gov.au/forms/planning-objection-online-form](http://www.brimbank.vic.gov.au/forms/planning-objection-online-form)
- Email [info@brimbank.vic.gov.au](mailto:info@brimbank.vic.gov.au)
- By post to PO Box 70, Sunshine, Vic, 3020.

Objections must include details of the application you are objecting to, your contact details and the reasons for the objection. If you do object, the responsible authority will tell you its decision.

*Planning & Environment Regulations 2015 (Form 2)*



The attached notice from Brimbank City Council is important. If you are not able to have someone translate it for you, please take it to a Customer Service Centre (Kellor, Sunshine, and Watergardens) and a Council officer will explain the notice through a phone interpreter. You must advise the Council officer of the language required for interpreter assistance. You can also contact our Council by calling our Interpreter Assistance number on 9209 0140 (please advise operator what language you require). If you need to sign any legal documents, it is advisable to seek legal advice to ensure you know your legal rights and responsibilities.

### عربي – Arabic

الإشعار المرفق من مجلس مدينة برمينبوك مهم. إذا لم تستطع الحصول على شخص لترجمته لك يرجى أخذته إلى مركز خدمة الزبائن (كيلور (Kellor)، صنشاين (Sunshine)، ووترغاردنز (Watergardens)) وسيقوم موظف المجلس بشرح الإشعار بواسطة مترجم عبر الهاتف. يجب إبلاغ موظف المجلس باللغة المطلوبة للحصول على مساعدة مترجم. يمكنك أيضا الاتصال بمجلسنا من خلال الاتصال برقم المساعدة في الترجمة الخاص بنا على 9209 0140 (يرجى إبلاغ عامل الهاتف ما هي اللغة التي انت بحاجة لها). إذا كنت بحاجة إلى توقيع أي وثائق قانونية، فليكن من المستحسن طلب المشورة القانونية لضمان معرفة حقوقك ومسؤولياتك القانونية.

### Greek – Ελληνικά

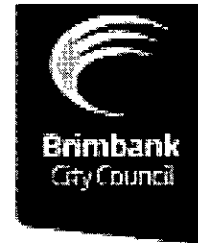
Η επικοινωνημένη ειδοποίηση από το Δήμο του Brimbank είναι σημαντική. Αν δεν έχετε κάποιον να σας τη μεταφράσει, τότε πηγαίνατε την σε ένα Κέντρο Εξυπηρέτησης (Customer Service Centre είτε στο Kellor, Sunshine, ή Watergardens) όπου κάποιος δημοτικός υπάλληλος θα σας εξηγήσει την ειδοποίηση μέσω διαμεγνείας που θα καλέσει από το τηλέφωνο. Πρέπει εσείς να πείτε στο δημοτικό υπάλληλο ποια γλώσσα μιλάτε για να καλέσει σχετικό διαμεγνείο. Μπορείτε επίσης να επικοινωνήσετε με το Δήμο μέσω της υπηρεσίας διαμεγνείας στο 9209 0140 (παρακαλούμε δηλώστε τη γλώσσα σας στον τηλεφωνητή). Αν πρόκειται να υπογράψετε νομικά έγγραφα τότε σας συνιστάται να συμβουλευτείτε δικηγόρο για να βεβαιωθείτε ότι γνωρίζετε να νομικά σας δικαιώματα και τις υποχρεώσεις σας.

### Italian – Italiano

L'attached avviso del Comune di Brimbank è importante. Se non ti è possibile farlo tradurre, portalo ad un Centro per i servizi agli utenti (Kellor, Sunshine e Watergardens) e un addetto del Comune spiegherà i contenuti dell'avviso tramite un interprete telefonico. Devi indicare all'addetto del Comune quale lingua desideri per l'assistenza dell'interprete. Puoi anche constatare il nostro Comune chiamando il numero per l'Assistenza Interpreti al 9209 0140 (ti preghiamo di indicare all'operatore quale lingua desideri). Se devi firmare documenti legali, è consigliabile che tu chiedi un parere legale per assicurarti di conoscere i tuoi diritti e le tue responsabilità legali.

### Macedonian – Македонски

Приложеното известување од Општината Бримбанк е важно. Ако нема кој да ви го преведе известувањето, ве молиме однесете го во Центарот за услуги на клиенти - Customer Service Centre (во Килор, Саншајн или Ватергарденс) и општински службеник ќе ви го објасни со помош на преведувач преку телефон. Вие исто така може да ѝ се јавите на општината на нашиот број за преведувачка помош 9209 0140 (ве молиме притоа кажете на кој јазик ви треба преведување). Ако треба да потпишете некој правен документ, препорачливо е најнапред да побарате правен совет за да обезбедите дека ги знаете вашите права и одговорности.



### Serbian – Српски

Приложено обавештење Општине Бримбанк је важно. Ако немате неког да вам га преведе, молимо вас однесите га у Центар за услуге клијентима - Customer Service Centre (у Келлору, Саншајну или Вотергарденсу) и општински службеник ће вам објаснити обавештење уз помоћ преводника преко телефона. Такође се можете јавити општини на наш број за преводничку помоћ 9209 0140 (молимо вас да притом кажете на који језик вам треба преводње). Ако треба да потпишете неки правни документ, препоручљиво је да најпре затражите правни савет да бисте обезбедили да знате ваша права и одговорности.

### Turkish – Türkçe

Brimbank Belediyesinin ekte göndermiş olduğu duyuru önemlidir. Eğer bunu size tercüme edecek kimse yoksa, lütfen bunu Belediye bürolarından birine (Kellor, Sunshine, ve Watergardens) götürünüz. Müşteri Hizmetleri memurlarından biri ibunu telefon tercüme servisi yardımıyla size izah edecektir. Belediye memuruna tercüman istediğiniz dil söyleyiniz. Ayrıca belediyemizi 9209 0140 numaralı telefondan tercüman yardımıyla arayabilirsiniz (istediğiniz dil santral memuruna söyleyiniz). Her hangi bir yasal belge imzalamanız gerekiyorsa, haklarınızı ve sorumluluklarınızı anlamanız için bir avukata danışmanızı tavsiye ederiz.

### Vietnamese – Tiếng Việt

Thông báo đính kèm của Hội đồng Thành Phố Brimbank là quan trọng. Nếu bạn không thể nhờ người phiên dịch được thì xin mang thông báo lại Customer Service Centre (Trung Tâm Dịch Vụ Khách Hàng) ở Kellor, Sunshine, và Watergardens; và viên chức hội đồng sẽ giải thích qua điện thoại thông dịch. Quý vị phải báo cho viên chức biết ngôn ngữ nào cần thông dịch. Quý vị cũng có thể liên lạc với hội đồng bằng cách gọi Interpreter Assistance (Trợ Giúp Thông Dịch) ở số 9209 0140 (xin cho tổng đài biết ngôn ngữ nào quý vị cần). Nếu quý vị cần ký bất cứ giấy tờ pháp lý nào thì nên nhờ trợ giúp pháp luật để chắc rằng quý vị hiểu rõ quyền lợi và trách nhiệm của mình.

### Chin Hakha - Lat Holh

Hi ca he aa teth chifunf Brimbank City Council tel in thelntemak ca hi a blapi ngamf asi. Mirang holh in an tial mi asi caah holh lettu na ngehlo asi ahoun Customer Service Centre (Kellor, Sunshine, le Watergardens) ah va hmuh sak hna law rian ngetu pawl nih Telephone hohtettu an in kawhpiak tel i a konglam nang deuh in an in chimh tal. Hi kong he pehtiah in Council ah rian tuantu hna kha Interpreter kan herh tiah nan thelter hna tal. Asilole hi telephone number 9209 0140 hi hmang in Interpreter kan herh tiah Council i rian tuantu pawl kha nan chawmh khawh hna ( zel holh nan duh ti mi kha nan thelter hna tal). Zuthphung (upad) tel he pehtiah in nan min thut a herh mi ca pawl nan hmuh asi ahoun zuthphung (upad) tel a thel ngamf hna sin in flantemak ngeh hwa ah nammah tel kap in dikhmaan teln thico ding le tuawo nan ngetunf pawl theh hnu in nan min nan thut ah a tha deuh.

### Chinese Traditional – 繁體中文

后附Brimbank市政府的通告非常重要。如果你找不到人為你翻譯，請攜帶這份通告去客服中心 (Kellor、Sunshine和 Watergardens)，工作人員會透過電話翻譯解釋通知內容。你一定要告訴工作人員你需要哪一種語言的翻譯。你也可以撥打我們的翻譯援助電話9209 0140與市政府聯絡（請告訴接線員你需要哪一種語言的翻譯）。如果你需要簽署法律文件，應先諮詢法律意見，以確保你理解你有哪些法律權利和責任。



Return undelivered mail to:  
GPO Box 9898  
in your capital city



023 R 3  
485590095

Hobsons Bay City Council  
115 CIVIC PDE  
ALTONA VIC 3018





Does the proposal breach, in any way, an encumbrance on title ...	No
Site address	6 / 600 Geelong Road Brooklyn
Type of development	Change of Use / Liquor Licence
Are you the...	Applicant

## Applicant Details

Title	MR
First Name	Derek
Surname	Clark
Company	FBT Transwest
Street Number	490
Street Name	Blackshaws Road
Suburb	Altona North
State	Victoria
Postal code	3025
Country	Australia
Email	<a href="mailto:jmccarthy@tract.net.au">jmccarthy@tract.net.au</a>
Phone	94296133
Phone (secondary)	94296133

## Owner Details

Title	MR
First Name	Brooklyn Logistics Park Pty Ltd
Last Name	Brooklyn Logistics Park Pty Ltd
Company	Brooklyn Logistics Park Pty Ltd
Street Number	Level 27, 25
Street Name	Bligh Street
Suburb	Sydney
State	New South Wales
Postal code	2000
Country	Australia

## Site details

Describe the existing conditions	Existing warehouse
Enter your proposal description	Use for dangerous goods
Have you had a pre-application with us about this development and site?	No

What is the cost of the development?	\$0.00
Copy of Title (less than 3 months old)	attached
Title plan (Plan of Subdivision)	attached
Restrictive Covenant	attached
Development plans	attached
Written submission	attached

## Summary of application

I declare	Yes
I have read and agree to the <a href="#">terms and conditions</a>	Yes

## Payment Details

payment fields	<ul style="list-style-type: none"><li>• Amount : \$1318.10</li><li>• Receipt Number : 6742-P-QOVSEVUZ</li></ul>
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**Payment Nodes**

Title	GST	Amount
Application for a planning permit - Change of Use / Liquor Licence / Car Parking Reduction	0.00	1318.10

**Payment details**

Transaction Receipt Number	6742-P-QOVSEVUZ
Total amount	1318.10
Date	17/07/2019 09:07 am

**ADVERTISED MATERIAL**

Planning Application Number: P0412/2019

Page Number: 3 of 35

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T 9249 4000  
W brimbank.vic.gov.au  
E info@brimbank.vic.gov.au

PO BOX 70  
Sunshine Victoria 3020

301 Hampshire Road  
Sunshine

# Request to Amend a Planning Application (Sec 50/57A)

**This type of amendment can only be requested during the processing of an undetermined planning application as follows:**

- **Section 50 of the *Planning and Environment Act 1987* allows an applicant to request to amend an application before notice of the application is given or**
- **Section 57A of the *Planning and Environment Act 1987* allows an applicant to request to amend an application after notice of the application is given.**

## Applicant Details

Organisation (if applicable): FBT Transwest C/-Tract Consultants\_\_

First Name: Jessica Surname: McCarthy

Postal Address: No.: Level 6, 6 Street: Riverside Quay

Suburb: Southbank State: VIC P/code: 3006

B/H) Ph: 9429 6133 M) Ph: Email: jmccarthy@tract.net.au

## Owner Details (if not the applicant)

Organisation (if applicable):\_\_ FBT Transwest

Title:\_\_\_\_\_ First Name:\_\_\_\_\_ Surname:\_\_\_\_\_

Postal Address: No.:\_\_\_\_\_ Street: \_\_\_\_\_

Suburb:\_\_\_\_\_ State:\_\_\_\_\_ P/code:\_\_\_\_\_

B/H) Ph:\_\_\_\_\_ M) Ph:\_\_\_\_\_ Email: \_\_\_\_\_

Signed:\_\_\_\_\_ Date: / /

## Address of the Subject Site

6/600 Geelong Road, Brooklyn

## Planning Application No.

P0412/2019

## Type of Amended Application

- Section 50 – amendment before notice (no fee is required)
- Section 57A – amendment after notice (**prescribed fee** is required)

## Brief description of amendments to the application:

(Attach an additional page if there is insufficient room)

FBTT are submitting to amend and reduce the overall DG storage amount on Site, seeking:

- Removal of Class 6.1 (40,000 lt) as this has not and will not be stored
- Reduction of Class 8, 40,000 lt to 10,000 lt, as we have not stored over 5,000 at any time.

## Declaration

I declare that:

- the information provided is true and correct and I understand that by requesting an amendment to the application, the statutory clock will be reset and the date on which this request is received will be the new received date of the application.
- that I have notified the owner of the request.

Signed: \_\_\_\_\_ Date: 09 / 01 /20

ADVERTISING MATERIAL  
Planning Application Number: P0412/2019  
Page Number: 4 of 35

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# IMPORTANT INFORMATION

## Applicant Details

- This is the person you want Council to communicate with about the application.
- If the applicant is the owner, then the owner details section can simply say 'as above'.

## Owner Details

- If the owner is not the applicant, then the owner contact details are to be specified.
- The owner must sign the form or the applicant must include a declaration that they have notified the owner of the request in accordance with Section 50(3)(c) of the *Planning and Environment Act 1987*.

## Address of the Subject Land

- The address of the land the application and associated request relates to.

## Planning Permit Application Number



- The reference number the Planning Permit Application has been given by the responsible authority (Council).

## Type of Amended Application

- There are two types of amendments specified under the *Planning and Environment Act 1987* that the applicant can request:
  - Section 50 – this is where an applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52. No fee is applicable.
  - Section 57A – this is where an applicant may ask the responsible authority to amend an application after notice of the application is given under section 52. **A fee is applicable.**

## Brief description of the amendments to the application

- Please list the changes being made to the application.
- An amendment to an application may include:
  - an amendment to the use or development mentioned in the application; and
  - an amendment to the description of land to which the application applies; and
  - an amendment to any plans and other documents forming part of or accompanying the application.

	Lodgement	Payment
<b>By Email</b> 	<a href="mailto:info@brimbank.vic.gov.au">info@brimbank.vic.gov.au</a>	<ul style="list-style-type: none"> <li>• No fee applicable for Section 50 Requests</li> <li>• Payment via an invoice that is sent to you after we lodge your Section 57A request</li> </ul>
<b>By Mail</b> 	City Planning PO Box 70 Sunshine Vic 3020	Payment by cheque or money order
<b>In Person</b> 	Brimbank Community and Civic Centre 301 Hampshire Road, Sunshine Monday-Friday - 8.45am – 5pm	Payment by cheque, money order, cash or credit/debit card

ADVERTISED MATERIAL

Planning Application Number: P0412/2019

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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12009 FOLIO 883

Security no : 124078099441G  
Produced 26/06/2019 10:37 AM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 731989P.  
PARENT TITLE Volume 11561 Folio 843  
Created by instrument AR322245D 07/08/2018

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BROOKLYN LOGISTICS PARK PTY LTD of LEVEL 27 25 BLIGH STREET SYDNEY NSW 2000  
AS248454W 12/06/2019

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS248455U 12/06/2019  
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE PS731989P FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS103083S (E)	NOMINATION OF ECT TO LC	Completed	18/04/2019
AS161112K (E)	CAVEAT	Registered	13/05/2019
AS248453Y (E)	DISCHARGE OF MORTGAGE	Registered	12/06/2019
AS248454W (E)	TRANSFER	Registered	12/06/2019
AS248455U (E)	MORTGAGE	Registered	12/06/2019

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

### ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH  
Effective from 12/06/2019

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
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Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>26/06/2019 10:47</b>

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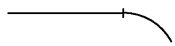
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Signed by Council: Brimbank City Council, PP Ref: P730/2014, Cert Ref: S209/2014, Original Certification: 27/01/2015, S.O.C.: 27/01/2015

<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION 3</b>	Plan Number <b>PS 731989P</b>
Location of Land <b>Parish:</b> CUT PAW PAW  <b>Township:</b> ----- <b>Section:</b> 10 <b>Crown Allotment:</b> 9 & 10 PARTS <b>Crown Portion:</b> 1 PART <b>Title Reference:</b> VOL 11015 FOL 582  <b>Last Plan Reference:</b> LOT 1 ON PS606330B  <b>Postal Address:</b> 600 GEELONG ROAD (at time of subdivision) BROOKLYN  <b>MGA 94 Co-ordinates</b> E 309920 (of approx. centre of land in plan) N 5812150 <span style="float: right;"><b>Zone:</b> 55</span>		<b>Council Name:</b> BRIMBANK CITY COUNCIL <b>Council Ref:</b>	
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>	
<b>Identifier</b>	<b>Council/Body/Person</b>	<b>Staging</b> This is/is not a staged subdivision Planning Permit No. ---  <b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) --- In Proclaimed Survey Area No. --- <b>Depth Limitation</b> DOES NOT APPLY	
NIL	NIL		
PART OF THE LAND IN THIS PLAN HAS A RIGHT OF CARRIAGEWAY OVER THE ROAD COLOURED BROWN ON CERTIFICATE OF TITLE VOL 8879 FOL 893, AS SHOWN ON CP154628  TANGENT POINTS ARE SHOWN THUS: 			
<b>Easement Information</b>			
<b>Legend:</b> E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance      A – Appurtenant Easement R – Encumbering Easement (Road)			
<b>Subject Land</b>	<b>Purpose</b>	<b>Width (metres)</b>	<b>Origin</b>
SEE SHEET 3 FOR EASEMENT DETAILS			
		LICENSED SURVEYOR (PRINT) ROSS NICHOLSON  SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /	Sheet 1 of 3 sheets Original sheet size A3
<b>Bosco Jonson Pty Ltd</b> ABN 95 282 532 642 Planning Division, Number: P0412/2019 P.O. Box 5075, South Melbourne, Vic 3205 Page Number: 8 of 33 16 Eastern Road, South Melbourne Vic 3205 Australia Tel: (03) 9699 1100 Fax: (03) 9699 5982		REF 30272003 31/10/14 version C SW 3027200A	Plan Registered Time: 6:01 PM Date: 31/3/15 Lewis White Assistant Registrar of Titles

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PLAN OF SUBDIVISION				Plan Number <b>PS 731989P</b>
Easement Information				
Legend: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance      A – Appurtenant Easement R – Encumbering Easement (Road)				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H363855	HYDROCARBON PRODUCTS PTY LTD
E-1	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H383484	THE COMMONWEALTH INDUSTRIAL GASES LTD
E-2	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E E430086	GAS AND FUEL CORPORATION OF VICTORIA
E-3	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H363855	HYDROCARBON PRODUCTS PTY LTD
E-3	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H383484	THE COMMONWEALTH INDUSTRIAL GASES LTD
E-3	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E E430086	GAS AND FUEL CORPORATION OF VICTORIA
E-4	SEWERAGE	SEE DIAG	PS606330B	CITY WEST WATER LIMITED
E-5	SEWERAGE	SEE DIAG	PS606330B	CITY WEST WATER LIMITED
E-5	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H363855	HYDROCARBON PRODUCTS PTY LTD
E-5	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H383484	THE COMMONWEALTH INDUSTRIAL GASES LTD
E-6	SEWERAGE	SEE DIAG	PS606330B	CITY WEST WATER LIMITED
E-6	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E E430086	GAS AND FUEL CORPORATION OF VICTORIA
E-7	ELECTRICITY SUPPLY	SEE DIAG	PS606330B	ALINTA AE LTD
E-8	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E E430086	GAS AND FUEL CORPORATION OF VICTORIA
E-8	SEWERAGE	SEE DIAG	PS606330B	CITY WEST WATER LIMITED
E-9	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H363855	HYDROCARBON PRODUCTS PTY LTD
E-9	PIPELINE & CARRIAGEWAY	SEE DIAG	C/E H383484	THE COMMONWEALTH INDUSTRIAL GASES LTD
E-9	SEWERAGE	SEE DIAG	PS606330B	CITY WEST WATER LIMITED
E-10	DRAINAGE	SEE DIAG	AR322245D	BRIMBANK CITY COUNCIL

Sheet 2  
Original sheet size A3

**Bosco Jonson Pty Ltd**



LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DIGITALLY SIGNED DATE / /

ADVERTISED MAP 642  
Planning Application Number: P0412/2019  
Page Number: 9 of 35  
16 Eastern Road, South Melbourne, Vic 3205  
Vic 3205, Australia  
Tel: (03) 9688 1400 Fax: (03) 9690 5992

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REF: 3072003  
VER: 31/10/14  
SPEAR Ref: S058630P

Plan Number  
**PS 731989P**

**PLAN OF SUBDIVISION**

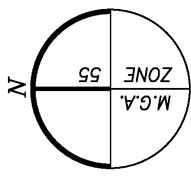
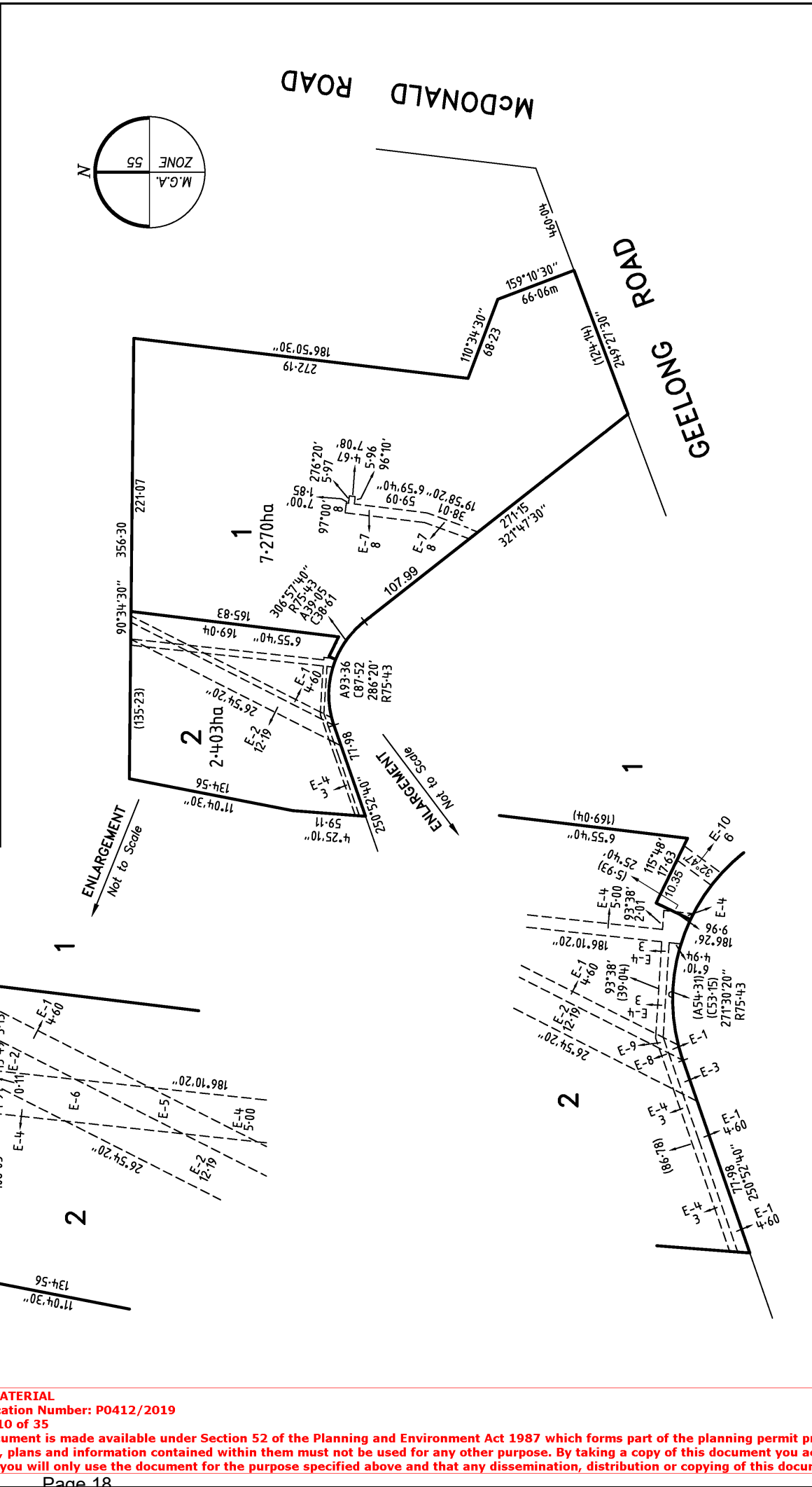

Sheet 3

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON  
SIGNATURE . . . . . DATE / /  
DIGITALLY SIGNED . . . . . DATE / /  
REF 30272003 31/10/14 VERSION C  
DWG 3027200AC

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1:3000 A3  
LENGTHS ARE IN METRES  
0 60 120

ORIGINAL SHEET SIZE  
SCALE SHEET SIZE  
1:3000 A3

**Bosco Jonson Pty Ltd**  
BIN 95 282 532 642  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
(Tel 03) 9699 1400 Fax 03) 9699 5992



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**Plan of Subdivision PS731989P  
Concurrent Certification and Statement of Compliance  
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S058630P  
Plan Number: PS731989P  
Responsible Authority Name: Brimbank City Council  
Responsible Authority Permit Ref. No.: P730/2014  
Responsible Authority Certification Ref. No.: S209/2014  
Surveyor's Plan Version: C

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Statement of Compliance**

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Kristen Gilbert  
Organisation: Brimbank City Council  
Date: 27/01/2015

**ADVERTISED MATERIAL**

Planning Application Number: P0412/2019

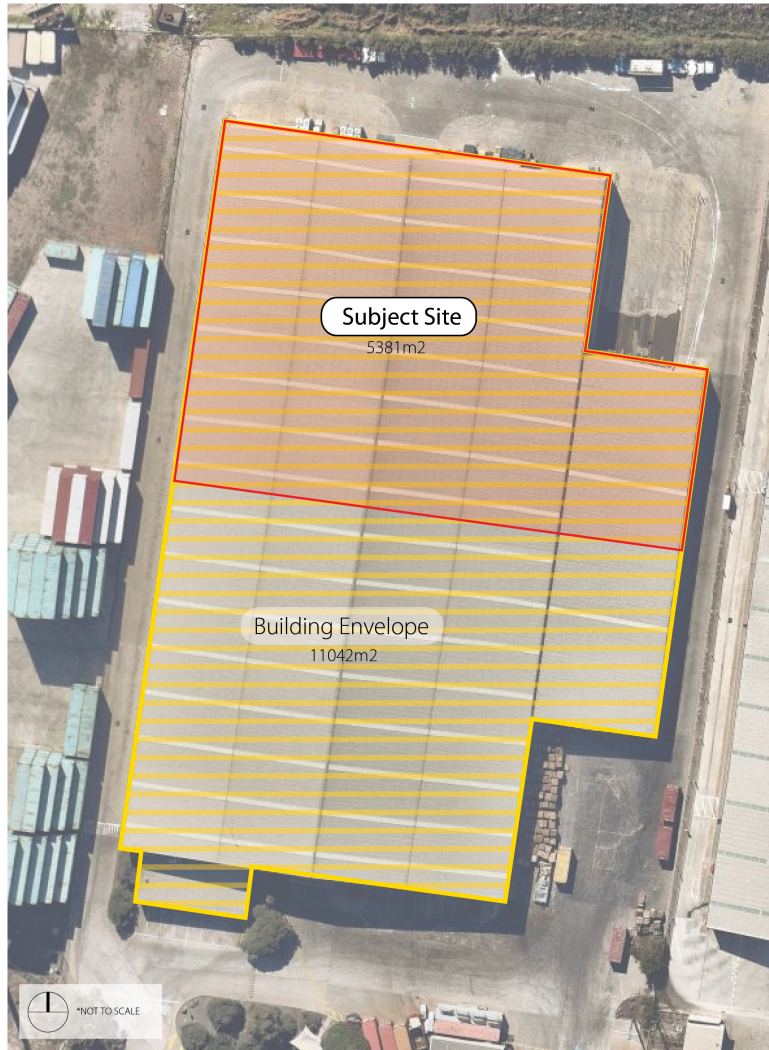
Page Number: 11 of 35

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Signed by: Kristen Peta Gilbert (Brimbank City Council) 27/01/2015

Page 19





**Building Plan**  
600 Geelong Road,  
Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D006-00 REV 00 DRWN EA CHKD JM APPROV JM DATE 02.07.2019

Tract

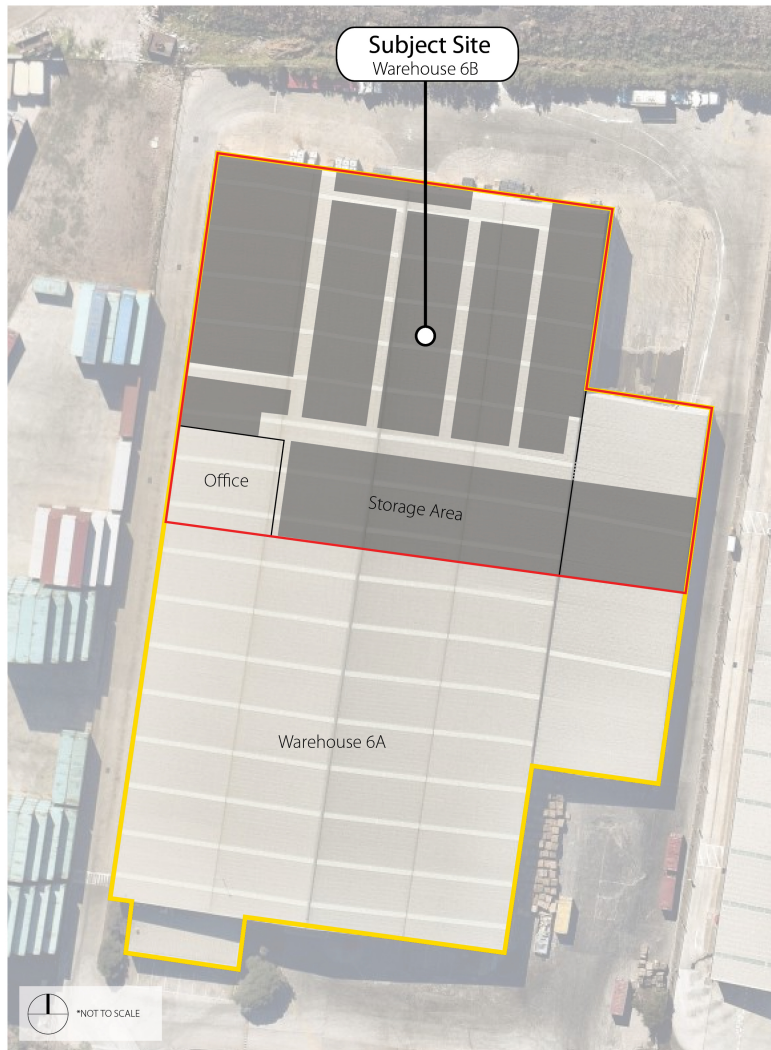
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Site Plan

600 Geelong Road,  
Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D007-00 REV 00 DRWN EA CHKD JM APPROV JM DATE 02.07.2019

Tract

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17 July 2019

Dhiraj Joti  
Planning Department  
Brimbank City Council  
301 Hampshire Road  
Sunshine VIC 3020

Dear Dhiraj,

**Preliminary Planning Advice  
414 & 416 Somerville Road, Tottenham Brooklyn**

Tract acts on behalf of FBT Transwest Pty Ltd who seek a planning permit for the use of part of Warehouse 6 at 600 Geelong Road, Brooklyn (the 'Site') to allow for the static storage of dangerous goods.

Please find enclosed the following documents that form the application:

- Planning permit application form.
- A current copy of the Certificate of Title.
- A planning submission (see below) with various plans included as appendices.
- Acknowledgement correspondence from Work Safe.

We trust the updated plans are sufficient to make a favourable determination of the application.

Should you have any queries regarding the above or require further clarification, please do not hesitate to contact myself on 9429 6133 or by email at [jmccathy@tract.net.au](mailto:jmccathy@tract.net.au).

Yours sincerely

Jessica McCarthy  
Town Planner  
**Tract Consultants Pty Ltd**

# PLANNING SUBMISSION

## 1. Introduction

### 1.1 Overview

This planning submission has been prepared by Tract Consultants Pty Ltd on behalf of the FBT Transwest Pty Ltd in support of a planning permit application for the use of the land to allow static storage of dangerous goods at part (rear) of Warehouse 6 at 600 Geelong Road, Brooklyn ('the Site').

Specifically, the proposed use triggers a planning permit requirement under the *Brimbank Planning Scheme* as;

- ✓ Clause 53.10-1 (Uses with adverse amenity potential) – storage of chemical, petroleum and coal products fall under Note 2 of the table, thus an assessment of the risk to the safety of people located off the land may be required.

The primary function of the warehouse will be static storage and distribution (retrospective), appropriately located within Brooklyn's Industry precinct, the proposed use will utilise the existing warehouse establishment. Refer to appendix 5, 6 and 7.

Having considered the Proposal in the context of *Plan Melbourne*, and the *Brimbank Planning Scheme*, this report concludes that the proposal is consistent with State and local planning policy. It follows as the recommendation and request of this report that Council issues a planning permit for the proposed use.

This letter describes the Site and its context, details the proposal and provides an assessment of the proposal against the relevant provisions of the *Brimbank Planning Scheme*, including the State Planning Policy Framework and the Local Planning Policy Framework.

## 2. The Site & Surrounds

The Site is irregular in shape, has a total Site area of approximately 9,426.4m<sup>2</sup> and is flat.

See Appendix 1.

As shown on Certificate of Title on Plan of Subdivision PS731989P, the land comprises of two lots. The Site is within Lot 2.

The Site has 5 easements on Site that are located in the north eastern portion of the Site and comprise of; E1 – Pipeline and carriageway, E2 - Pipeline and carriageway, E4 -Sewerage, E5- Sewerage, pipeline and carriageway and E6 - Sewerage, pipeline and carriageway.

The following matters are viewed as being particularly important considerations regarding the ongoing use of the land:

- ✓ Road Access
- ✓ Built Form

### 2.1 Road Access

The irregularly shaped Site does not have a direct frontage to Geelong Road service lane, rather the Site is accessed through the internal road network that flows functionally to and from Geelong Road service lane. The Princess highway is an arterial road being RDZ1 and thus Princess Highway is managed by the state road authority Vic Roads and any changes to access must receive the consent of Vic Roads. The dangerous goods will be transported on Site through the following points of access:



- ✓ A central crossover provided via Geelong Road service lane that provides access to the entirety of the Site through two major entry and exit lanes. Additionally, there are three secondary crossovers on Geelong Road service lane that provide direct access to the warehouses fronting Geelong Road service road.
- ✓ Internally within the Site there are four major access points:
  - ✓ Door 1 provides access for delivery vehicles and is approximately 8 metres wide and is located in the centre of the far northern wall of the warehouse. The entrance is clearly defined and is highly functional. The access point is controlled through a roller door and has an easily distinguishable pedestrian entry to the east with a internal pedestrian walkway outlined in yellow. See Figure 1 and 2 below.



Figure 1 - Door 1



Figure 2 - Internal view of Door 1

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**Planning Application Number: P0412/2019**

**Page Number: 17 of 35**

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- ✓ Door 2 also provides access for delivery vehicles and is approximately 8 metres wide and is located towards the eastern portion of the far northern wall of the warehouse. This access is not currently used due to the storage configuration but is not out of use or unused. The access point is controlled through a roller door. See Figure 3 below.



Figure 3 – Door 2

- ✓ Doors 3, 4, 5 and 6 provide access to the north eastern portion of the Site accessed via a ramp sloping downwards and positioned below the delivery entrance for distribution convenience. Each of doors 3-6 are smaller than the other access points servicing the warehouse being approximately 4 metres wide. See Figure 4 and 5 below.



Figure 4 – Doors 3, 4, 5 and 6 and Door 7 to the far left



**Figure 5– Internal view of Doors 3, 4, 5 and 6**

- ✓ Door 7 provides access for delivery vehicles and is approximately 6 metres wide and is located at the north eastern portion of the Site. See Figure 4.

The main flow of vehicle access on Site is directly associated with the access points to the warehouse and is guided from the western, to the northern and to the eastern boundary in a u-shape around the warehouse. Vehicles are then directed to exit the facility through an internal road giving access to Geelong Road service road. Vehicle movements on Site will be directed via the designated loading/unloading areas outlines in yellow. The warehouse has existing car parking, predominately to the western boundary of the respective warehouse.

## 2.2 Built form

The Site is occupied by an industrial warehouse, approximately 9,426.4m<sup>2</sup> internally comprising of warehouse and office space. The shape of the warehouse is regular given industrial warehouse developments and provides a functional space for the ongoing use of

## 2.3 Work Safe Acknowledgement

A notification of dangerous goods storage and handling was lodged by FBT Transwest to Work Safe on the 8<sup>th</sup> April 2019. The principal activity involving dangerous goods is described as 'Storage/Warehousing'.

An acknowledgement from Work Safe was received by FBT Transwest on the 29<sup>th</sup> April 2019 (Notification number: DSH 98082771). The description of dangerous goods is for 'storage/warehousing' and will be 'stored in packages'. The description and maximum quantity of dangerous goods are as follows;

- Dangerous goods class 8 being corrosive substances, 10,000 litres
- Dangerous goods class 9 being miscellaneous dangerous goods and articles, 200,000 litres.
- Dangerous goods class C1 being combustible liquid, 200,000 litres.

Refer to Figures 6-11 for insight into the current internal storage arrangements and capacity of the warehouse.



Figure 6 – Internal storage areas



Figure 7 – Internal storage areas



Figure 8 – Internal storage areas



Figure 9 – Internal storage areas



Figure 10 – Internal storage areas



Figure 11 – Internal storage areas

## 2.5 Site Surrounds

The following surrounding uses are viewed as being particularly important considerations regarding the intended future use and context of the Site:

## 2.6 Immediate surrounding land uses

The Site is surrounded by Industrial Zone, Schedule 1 (IN1Z) and is in close proximity to Road Zone Category 1 (RDZ1), Public Use Zone (PUZ1) and General Residential Zone, Schedule 1 (GRZ1).

Princess Highway is approximately 2,256 kilometres long providing access from Melbourne to Geelong, Wollongong, Adelaide and beyond. To the north of the Site is a large industrial area surrounded by varying uses and residential housing to the south. The Site is located along the northern portion of the road that caters to both industrial and commercial uses. Along the industrial section of Geelong Road that the Site is positioned within Geelong Road is characterised by a mixture of large warehouses and offices that range in shape, size and use.

See Appendices 1 and 2.

## 2.7 To the north

To the north of the Site is a large industrial site operated by Sunshine Groupe that are recycling and waste management specialists. The Site is approximately 20.21 hectares in total and is formally known as 125 Bunting Road, Brooklyn. The land has various quarry, recycled and agricultural materials on site being stored in mounds with associated machinery. There are two large ancillary warehouses on site.

## 2.8 To the east

To the east of the Site within the Brooklyn Distribution Park is a large warehouse with a total area of 8,622 m<sup>2</sup>. The site has space for large distribution vehicles at the rear of the site and vehicles operate in a one-way direction within the site entering and existing from Geelong Road.

Neighbouring the front of the Site along Geelong Road service lane is a large Storage King facility that has a frontage to Geelong Road service lane of approximately 88.2 metres. The Storage King facility has on Site car parking at the front of the facility and street parking along the Geelong Road service lane.

## 2.9 To the south

To the south of the Site within the Brooklyn Distribution Park is an adjoining warehouse that shares a partition wall internally with the Site, this separates the warehouses into two warehouses however under the one building envelope. The warehouse to the south has associated car parking to the front and storage space to the east of the warehouse.

To the south of the larger Site is Geelong Road service lane and Princess Highway which is a RDZ1 and is managed by VicRoads as it is an arterial road and is a major access route to and from Melbourne as mentioned above. **Beyond Princess Highway to the south is General Residential zoned land that is primarily one storey housing. These residential properties are located approximately 400 metres south of the Site.**

## 2.10 To the west

To the west of the Site is a large site comprising of 7 hectares tenanted by Oceania Container Services which has the ability to store 8500 shipping containers over the 50,000 m<sup>2</sup> concrete hardstand area.

To the south west of the Site is Federation Trail which is located within the Public Use Zone (PUZ1) and is 23 kilometres long and is a scenic trail shared by both cyclists and pedestrians. The trail generally follows the heritage listed Outfall Sewer which travels within the western suburbs and provides a safe and accessible route via traffic light crossings at most major intersections.

### 2.11 Transport to and from the Site

The Site is well positioned for good access to the Western freeway, Western Ring Road, West Gate Freeway and continuation of the Princess Highway to Geelong.

## 3. Proposal (retrospective)

The proposal seeks planning approval for the use of the land to store dangerous goods by tenant FBT Transwest Pty Ltd.

The primary function of the proposed use on the Site use will be static storage of the following dangerous goods and maximum quantities as listed above; refer to appendix 5, 6 and 7.

- Dangerous good class 6.1 being toxic substances, 0 litres.
- Dangerous goods class 8 being corrosive substances 10,000 litres.
- Dangerous goods class 9 being miscellaneous dangerous goods and articles, 200,000 litres.
- Dangerous goods class C1 being combustible liquid, 200,000 litres.

A planning permit is required pursuant to the following clause of the Brimbank planning scheme;

- Clause 33.01-1 (Industrial 1 Zone) a permit is required for the use of the land for warehouse (static storage of dangerous goods) if the land is within the prescribed threshold and must not affect the amenity of the neighbourhood.

FBT Transwest will not be producing or transferring any of the dangerous goods detailed above. The warehouse will merely store the dangerous goods without opening or transferring any of the dangerous goods, confidently minimising associated risk commonly raised when handling dangerous goods. The warehouse will be used for general freight and chemical storage, no manufacturing will be undertaken.

## 4. Planning Policies and Controls

To ensure planning schemes further the objectives of planning in Victoria, planning authorities must take into account and give effect to the general and specific policies contained in the Planning Policy Framework (PPF).

The PPF clauses that are most relevant to this proposed development are detailed below.

- ✓ **Clause 11.02-1S (Supply of Urban Land)** aims to *"ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses"*.
- ✓ **Clause 12 (Environmental and Landscape Value)** specifies the need to ensure planning protects sites and features of nature conservation, biodiversity, geological or landscape value.

**Clause 13 (Environmental Risks and Amenity)** states that *'planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach'*.

**Clause 13.07-1S (Amenity)** aims to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects. This policy ensures land uses are directed to appropriate locations.

**Clause 17.03-2S (Industrial Development Siting)** aims *'to facilitate the sustainable development and operation of industry'*.

#### 4.1 Local Planning Policy

The Local Planning Policy Framework (LPPF) provisions of the *Brimbank Planning Scheme* which are most relevant to this proposal have been summarised below:

**Clause 21.04 (Strategic Land Use Vision)** aims to *"protect and support the ongoing development of industrial precincts, minimise environmental impacts and ensure high quality industrial design"*.

**Clause 21.09 (Industrial Land Use)** aims to *"manage the largest supply of Industrial zoned land in the western region"*.

The Clause lists a set of objectives that are as follows

*Strengthen and consolidate Brimbank's role as a location for transport, logistics and distribution, manufacturing, wholesale industries and resource recovery and recycling industries.*

*To protect existing industrial areas.*

*To ensure industrial activity minimises environmental risks on-site and to nearby sensitive uses.*

For maps showing the specific application of planning zone and overlays on Site, please see Appendix 3 and 4.

#### 4.2 Incorporated documents

The Brooklyn Evolution Strategy was published in February 2016 is a *"long term management plan to improve the area, and facilitate appropriate growth and development"*.

This document is a 20-year plan that aims to provide direction for Brooklyn's Industrial precinct and create a productive and innovative precinct that will encourage cooperation between private and public sectors. The strategies promote new investment and aim to deliver a climate that allows business within the industrial areas of Brooklyn to thrive.

The Site is identified within a commercial/light industrial use area and is located within Precinct 1 – Geelong Road Frontage. It is stated that sites away from the Geelong Road frontage (the Site is the one of the furthest from Geelong Road within the Precinct) should *"contain smaller format factories, workshops and a diverse range of employment generating enterprise"*.

Section 5.0 – (Land Use and Amenity) of the document aims to ensure relevant off-site amenity in the following ways:

- □ Environmental impacts should be minimised, and best practise industry environmental controls should be adopted and impacts should be managed on site where they are produced"

- "Environmental impacts of all activities must be controlled. Amenity impacts on neighbouring industrial sites should be appropriate for an industrial area, there must be no adverse impacts on nonindustrial uses".
- "Storage of bulk materials should occur out of public view and preferably enclosed within a permanent structure (a building or silo, for example)".

### 4.3 Industrial Zone, Schedule 1

The Site is within the Industrial Zone, Schedule 1(IN1Z).

The purpose of the Industrial 1 Zone is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.*

#### 4.3.1 Use

The Table of Uses from Clause 37.07-1 of the IN1Z sets out the Section 1 uses where no permit is required, the Section 2 uses where a permit is required, and the Section 3 uses which are prohibited.

Land used for industry does not need a permit unless within the threshold distance for a purpose listed in 53.10 (use with adverse amenity impacts). The dangerous goods to be stored on Site generally comprise of biocides and automotive related products that fall under the category of "Chemical, Petroleum and Coal". The following threshold distances apply;

*Biocide production and storage: threshold distance **1000 metres***

*Chemical products other than those listed within this group: threshold distance of **300 metres***

In addition to this, the use must "not adversely affect the amenity of the neighbourhood, including through the":

*Transport of materials, goods or commodities to or from the land.*

*Appearance of any stored goods or materials.*

*Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.*

### 4.4 Design and Development Overlay (DDO11)

The Site is within the Design and Development Overlay, Schedule 11(DDO11).

The purpose of the DDO11 is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To identify areas which are affected by specific requirements relating to the design and built form of new development.*

Schedule 11 of the Design and Development Overlay sets out objectives for the Brooklyn Industrial and Commercial Precinct.

DDO11 does not impact the use application for the Site.



## 4.5 Development Contributions Overlay, Schedule 2 (DCPO2)

The Site is within a Development Contribution Overlay, Schedule 2 (DCPO2).

The purpose of the DCPO9 is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence*

DCPO9 does not impact the use application for the Site.

## 4.6 Particular Provisions

### 3.1 Road Zone, Category 2 (RDZ2)

The Site abuts Boundary Road which is a Category 2 road being an arterial Road managed by Vic Roads and not the Council.

The purpose of Road Zone Category 2 is to:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To identify significant existing roads.*

*To identify land which has been acquired for a significant proposed road.*

### 4.7 Clause 52.06 – Car parking

Clause 52.06 (Car Parking) seeks to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and the nature of the locality. Clause 52.06 applies to a new use, an increase in the floor area or site area or an existing use in increased.

Use as a *warehouse* requires that there are two car parking spaces to each premise.

Before a new use commences the number of car parking spaces required under Clause 52.06-3 must be provided to the satisfaction of the responsible authority.

What does the Permit say about this?

### 4.8 Clause 52.10 (uses with Adverse Amenity Potential)

Clause 53.10 of the *Brimbank Planning Scheme* has regard to the land uses with adverse amenity potential. The purpose of Clause 53.10 is *'To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.'*

The appropriateness of location is determined via the threshold distance table included at Clause 53.10-1. The threshold distance referred to in the table is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

With regard to the use of *'chemical petroleum and coal'*;

Biocides production and storage threshold is **1,000 metres**.

Chemical products other than those listed within this group threshold is **300 metres**.

With regard to buffer distances to sensitive land uses, it is noted that the closest residential zone is located approximately 422 metres to the south.

## 5. Planning Assessment

### 5.1 Overview

The application for a planning permit for a proposed development on the subject site raises the following key questions:

- ✓ Is the planning permit application consistent with planning policy?
- ✓ Is the planning permit application appropriate having regard to the Industrial 1 Zone?
- ✓ Does the planning permit application create any unreasonable amenity impacts?

### 5.2 Is the planning permit application consistent with planning policy?

The proposal is consistent with the relevant policy and provisions contained within the *Brimbank Planning Scheme* including the PPF, LPPF and *Plan Melbourne*.

In particular we note that:

- The proposal provides for the entirely appropriate location for an industrial use. State planning policy, including the policy of *Plan Melbourne 2017-2050*, provides strong strategic support for employment and investment opportunities in Melbourne's State significant industrial precincts.
- The nature of the new use, being static storage of dangerous goods ensures the protection of the environment by ensuring the chemicals are not processed or produced. **Clause 12 (Environmental and Landscape Value)**.
- The dangerous goods will be stored within the existing warehouse that is secure, highly functional and intentionally purposed reducing any risk and ensuring best practise environmental risk management is adopted. The tenants being FBT Transwest have significant experience in handling dangerous goods and are well aware of and practise a highly regimented risk management approach to the storage and handling of such chemicals. Transwest FBT have been storing major dangerous goods since 1972. **Clause 13 (Environmental Risks and Amenity)**.
- The storage of dangerous goods will not increase the noise levels, air borne emissions, emissions or emissions to land and water as the chemicals are stored internally within the site and are not opened. **Clause 13.07-1S (Amenity)**
- The proposal also supports the various PPF and LPPF clauses regarding industrial areas. Importantly, the existing warehouse is located within an existing industrial precinct. The proposed facility will strengthen the industrial precinct by proposing a use that does not inhibit the continued use of other industrial lots and ensures long term growth at the facility. It follows that the proposal is consistent with the objective and relevant strategies of **Clause 17**.
- The proposed use will increase the operation of the current site and the zoning of the land. **Clause 17.03-2S (Industrial Development Siting)** aims 'to facilitate the sustainable development and operation of industry'.
- The new use within Brooklyn's industrial precinct will support and enhance the industrial nature of the site and will ensure that environmental impacts are

minimized through proper and efficient management of the warehouse and storage of the dangerous goods. **Clause 21.04 (Strategic Land Use Vision)**

- The proposal will strengthen and further consolidate Brooklyn's industrial location for logistics and distribution. Sensitive land uses nearby such as residential land use will be protected from dangerous goods by way of careful management of the warehouse and the specialized knowledge of appropriate risk management procedures undertaken by FBT Transwest. Appropriate management of the Site will ensure that industrial activity minimizes environmental risks on site and to nearby sensitive uses such as residential to the south. FBT Transwest will ensure that best practice management is adopted to ensure there are no off-site amenity impacts for nearby sensitive land uses.

The dangerous goods are transported internally within the Site via small loading machines that have specialized operators who recognize the best practice and have experience in handling dangerous goods. FBT Transwest are open to management suggestions provided by the EPA to ensure that best practice is achieved.

There is an extensive sprinkler system within the warehouse that would act to mitigate any emergency situations. See Figure 12 below.



Figure 12 – Internal sprinkler system running throughout the entirety of the warehouse's roof

## 5.2 Is the planning permit application appropriate having regard to the Industrial 1 Zone?

The Site is situated within the Industrial 1 Zone. 'Warehouse' use is defined under the *Brimbank planning Scheme* and does not generally require a permit, however, due to the nature of the use for dangerous goods, threshold distances apply and an application assessing the adverse amenity impact on the neighbourhood.

As mentioned above, the proposed use greatly reduces risk through the nature of the use being purely static storage. The transportation and storage of the dangerous goods will be well managed by FBT Transwest who a well-established company are and have valuable ongoing experience in storing such chemicals. The use will be discreet in nature as the

dangerous goods are to be stored internally within the warehouse and are located at the very rear of the site, as far away from the residential use as location ally possible. The proposed use will not compromise the industrial function of the surrounding land uses on site, the internal road network or the general operation of the wider road network.

FBT Transwest have appropriately considered the potential external impacts and respond to the application requirements set out under 33.01-2 as follows:

The purpose of the use is for dangerous goods to be held in static storage before further distribution. The chemicals will enter the warehouse via the main access points and will predominately come through Doors 1 and 2.

The type and maximum quantity of goods to be stored on Site are as follows. Again, it must be noted that these chemicals will not be processed or produced at any time.

Dangerous good class 6.1 being toxic substances, 0 litres.

Dangerous goods class 8 being corrosive substances, 10,000 litres.

Dangerous goods class 9 being miscellaneous dangerous goods and articles, 200,000 litres.

Dangerous goods class C1 being combustible liquid, 200,000 litres.

The maintenance and security of the warehouse will be maintained by highly skilled professionals. All employees have been hired by FBT Transwest and thus have been trained and conduct their management processes with best practise standards and high sensitivity to appropriate risk management.

Noise levels within the area will not be raised through the proposed use as the general operations of the warehouse is not changing. The proposed use will not increase the number of workers on Site, there is currently two full time staff onsite. FBT Transwest can engage casual workers on an as need basis however this will not be a direct response to the proposed use as the current need for employees will not change.

With regards to loading, unloading and despatch the frequency, quantities and delivery/dispatch hours will not be varied. The traffic on Site will not be changed as a result of the use, the general receivals and dispatch are as follows;

Receivals - 75% via the loading bay (main doors) and 25% via the loading docks (Doors 1 to 4)

Despatch - 100% via the loading bay (main doors) and 0 % via the loading docks (Doors 1 to 4)

There will be no impact on the surrounding land or water as the chemicals are internally contained within the warehouse and are not being produced or manufactured.

### 5.3 Does the planning permit application create any unreasonable amenity impacts?

It is important to note that the existing Site is currently developed for warehouse use. As such, the only amenity impacts to be considered as part of this application relate to the storage of dangerous goods.

As previously mentioned, Clause 53.10 of the *Brimbank Planning Scheme* has regard to the land uses with adverse amenity potential. The purpose of Clause 53.10 is 'To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.'

The appropriateness of location is determined via the threshold distance table included at Clause 53.10-1. The threshold distance referred to in the table is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

The threshold distance for biocides production and storage from sensitive uses is 1,000 metres and chemical products other than those listed within this group have a 300-metre threshold distance. Although the biocide storage falls within the buffer distance being 422 metres to the south of the Site the associated risk is greatly reduced due to the nature of static storage. As previously discussed, at no point will the biocide chemicals be opened or manufactured on Site, the chemicals will be received and dispatched carefully and safely using specialised equipment and best practise risk management procedures. The chemical products other than those listed within the Table to Clause 53.10 fall well within the threshold buffer to sensitive uses being 300 metres and in actuality being located 422 metres from the Site.

The buffer distance of 422 metres is considered appropriate due to the nature of static storage and the speciality management that FBT Transwest will be operating under, ensuring that management is of best practise and undergoes high-quality risk assessment.

The proposed use will not increase the amount of traffic within the area or intensify the demand of the Site and therefore the use will be neutral in terms of creating further amenity issues regarding traffic.

## 6. Conclusion

This submission has been prepared on behalf of FBT Transwest in support of a planning permit application for the use of an existing warehouse (Warehouse 6) to store dangerous goods at 600, Geelong Road, Brooklyn.

It is the conclusion of this report that this application is consistent with the purpose of the Industrial 1 Zone and the objectives of relevant State and Local Planning Policies of the Brimbank Planning Scheme.

The proposed use will assist in the warehouse operating and utilising Industrial land for the purposes set out within the Industrial 1 Zone. The dangerous goods will be stored with best practise management and risk assessment carried out by FBT Transwest who have vast experience dealing with such chemicals.

For the reasons discussed within this report, it is respectfully requested that Council grant a Planning Permit for the proposed use.

# 1 APPENDIX 1 – AERIAL MAP



### Aerial Plan

600 Geelong Road,  
Brooklyn

PROJECT\_DWG NO 0319-0285-00\_D001-00 REV 00 DRWN NB CHKD JM APPROV JM DATE 01.07.2019

Tract

**ADVERTISED MATERIAL**

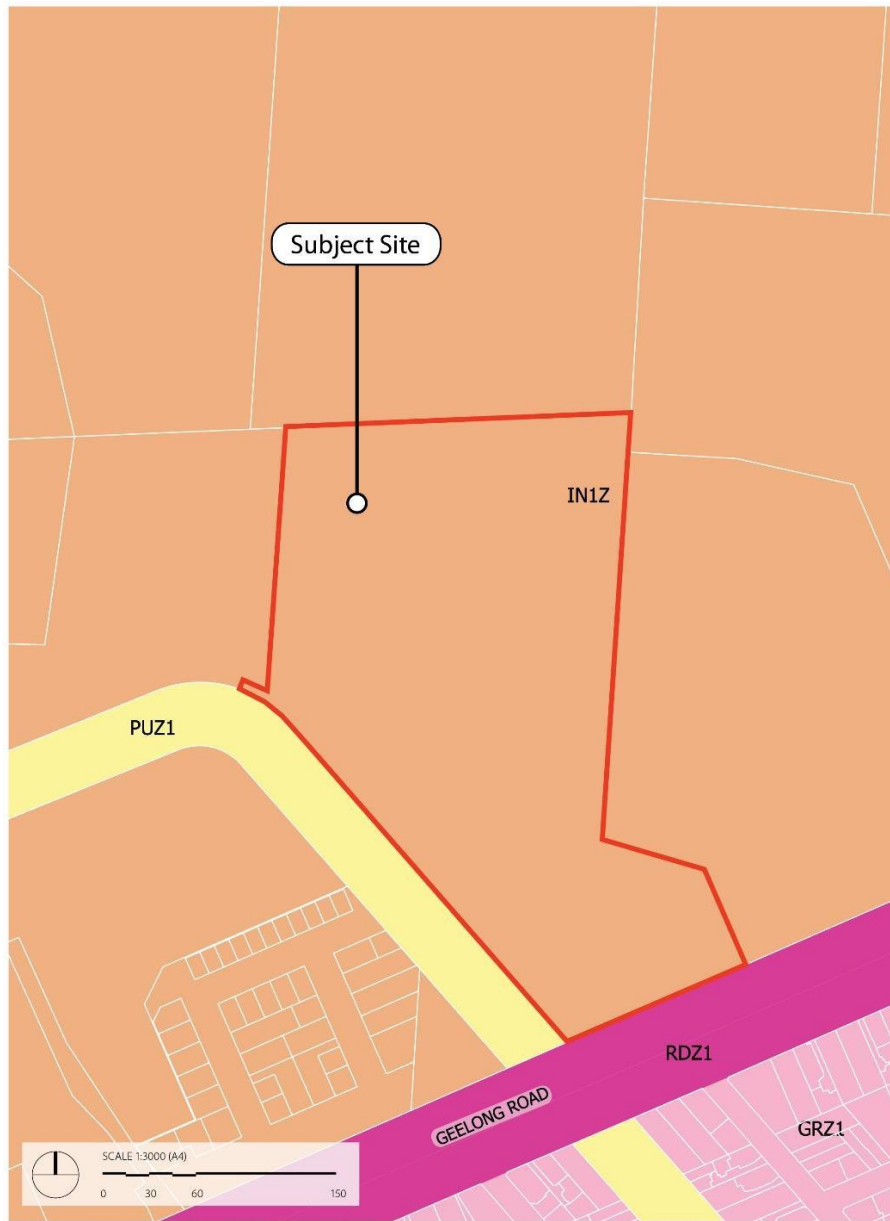
Planning Application Number: P0412/2019

Page Number: 30 of 35

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# 2 APPENDIX 2 – ZONE PLAN



### Zone Plan

600 Geelong Road,  
Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D002-00 REV 00 DRWN NB CHKD JM APPROV JM DATE 01.07.2019

Tract

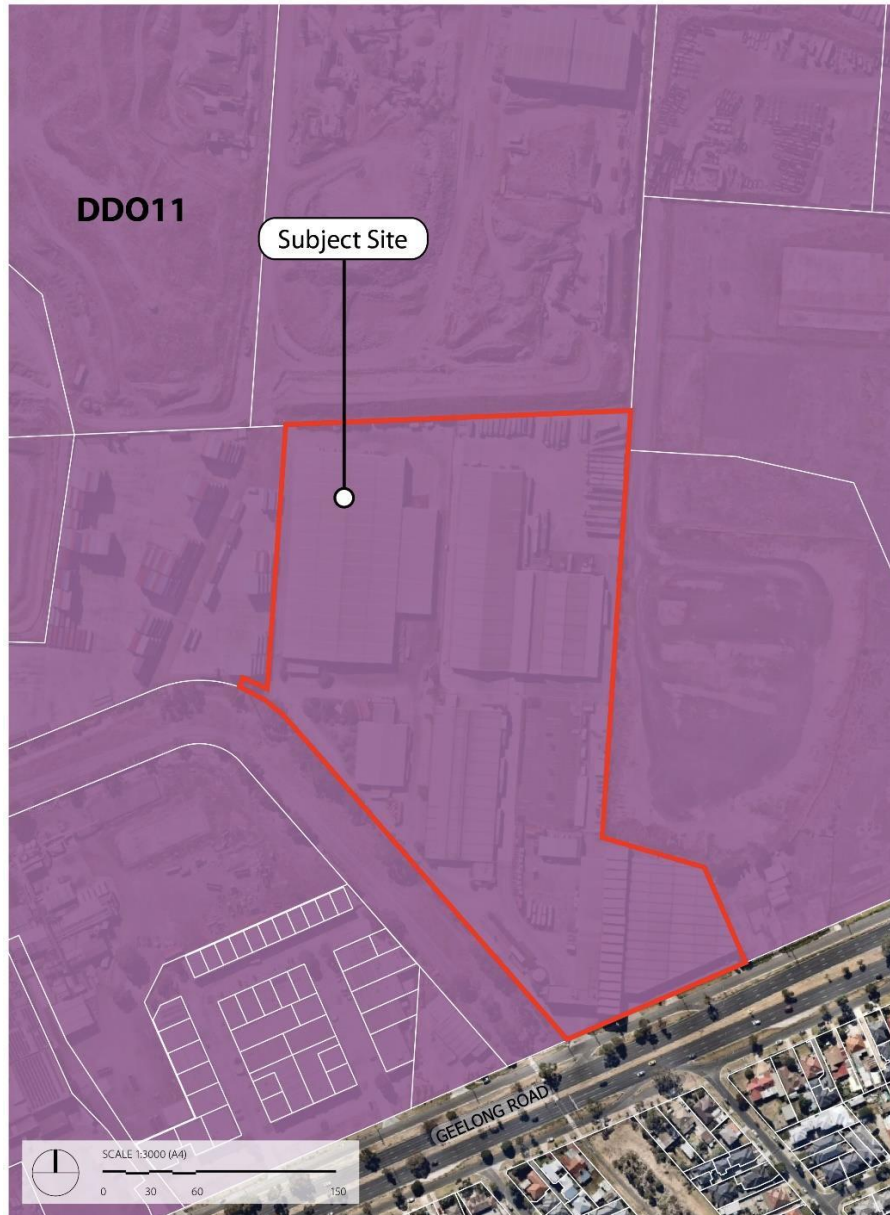
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# 3 APPENDIX 3 – OVERLAY PLAN



Overlay Plan - DDO11

600 Geelong Road,  
Brooklyn

PROJECT\_DWG NO 0319-0285-00\_D003-01 REV 00 DRWN NB CHKD JM APPROV JM DATE 01.07.2019

Tract

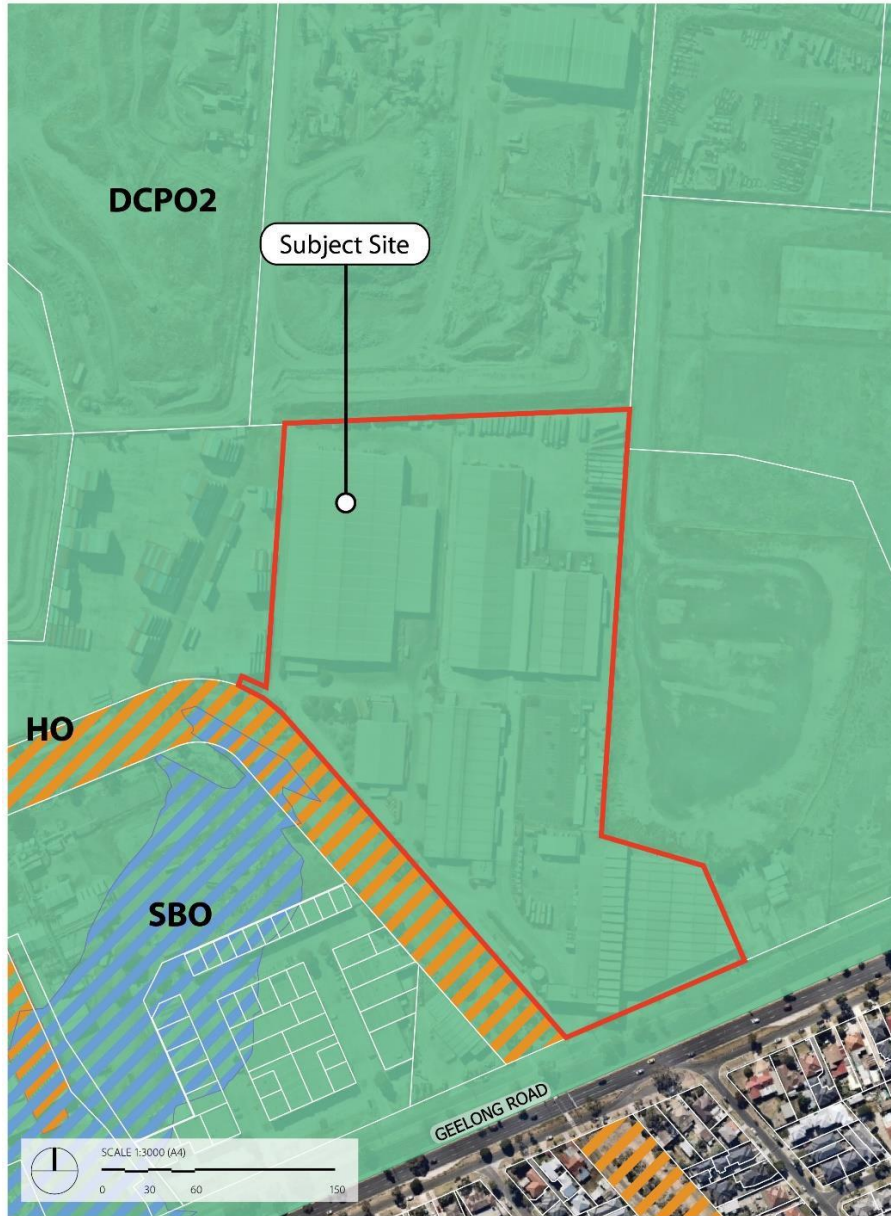
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Overlay Plan - SBO, HO & DCPO2

600 Geelong Road,  
Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D003-02 REV 00 DRWN NB CHRJ JM APPROV JM DATE 01.07.2019

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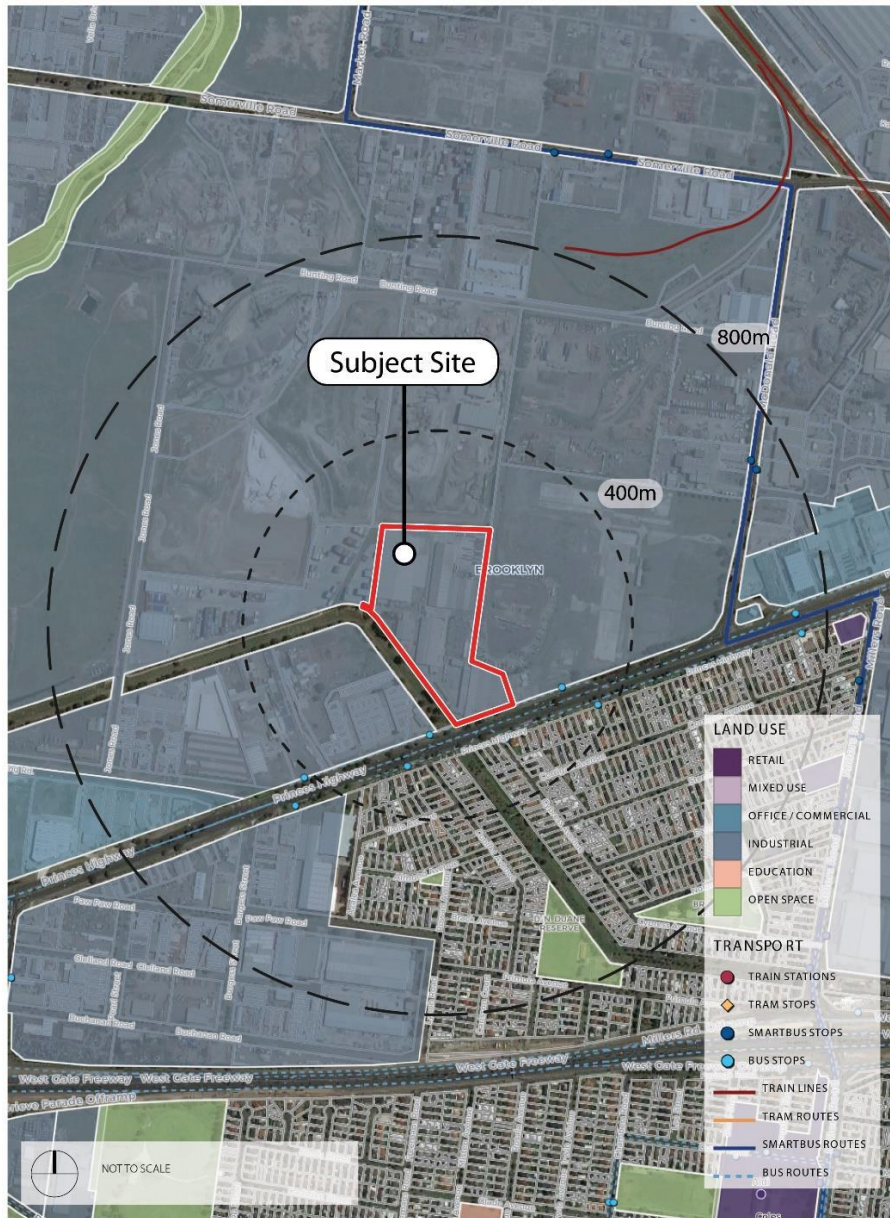
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# 4 APPENDIX 4 – CONTEXT PLAN



Context Plan  
600 Geelong Road,  
Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D004-00 REV 00 DRWN NB CHKD JM APPROV JM DATE 01.07.2019

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# 5 APPENDIX 5 - SITE PROXIMITY



**Site Proximity**  
 600 Geelong Road,  
 Brooklyn

PROJECT\_DRG NO 0319-0285-00\_D005-00 REV 00 DRWN EA CHKD JM APPROV JM DATE 02.07.2019

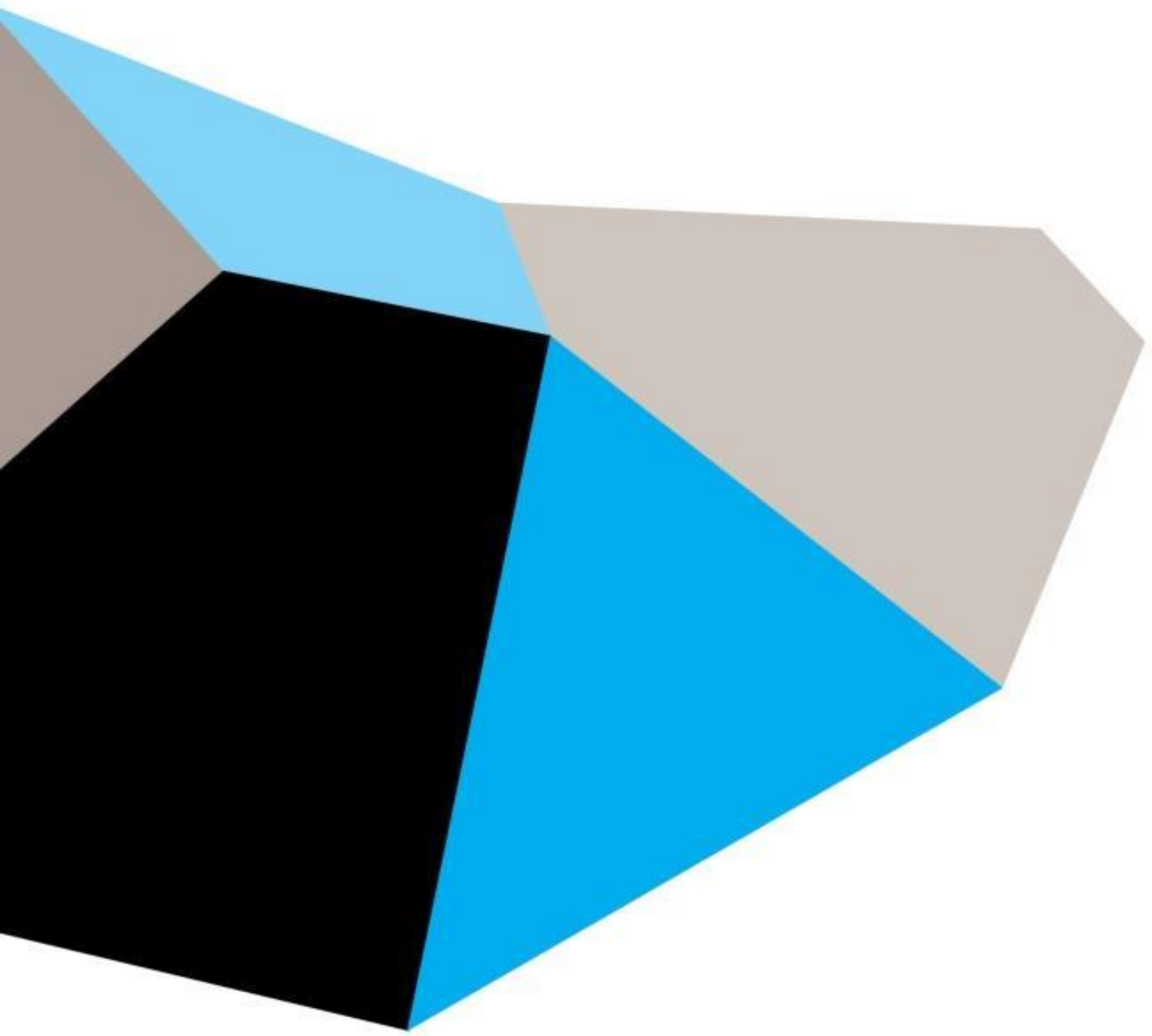
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