

- ACTION 2: CRG members to share the CRG opportunity with their networks and pass contact details of potential CRG members to Currie. Completed and new participants at the meeting.
- ACTION 3: Preparations for this meeting. Completed.

5:45pm HAMPTON PARK HILL DEVELOPMENT PLAN UPDATE (Anne Sorensen, City of Casey)

AS updates on the Hampton Park Hill Development Plan.

1. Background and strategic context

- Overarching direction of the Development Plan project is influenced by State Government strategic imperatives since it has been identified as a State Significant Site for waste and resource recovery.
- Existing Development Plan inconsistent with State Government strategic directions.
- The Development Plan will enable Site to fulfil a vision of a circular economy. Approval of the Development Plan will enable future Planning Permit applications to be submitted for consideration by Council, for example, potential for a Transfer Station on the Site and further employment opportunities.
- A Planning Scheme Amendment will be required to implement Development Plan.

2. Exhibited Development Plan July-Aug 2022

- Council has reviewed and considered the merit of the over 1000 submissions as recorded in December 2022 meeting. Currently finalising some changes to the exhibited version of the Development Plan to address relevant matters raised in those submissions (in accordance with a resolution in December 2022 meeting to do the same) and currently preparing Planning Scheme Amendment documentation. .
- Have now received response from Minister for Planning stating the Development Plan is largely consistent with State Government strategic imperatives and providing guidance regarding a Buffer Area Overlay.

3. What stage are we at with the project?

- To report to Council on proposed changes to Development Plan and Planning Scheme Amendment in next couple of months. Officers will make two recommendations to administrators:
 1. That the administrators endorse the Development Plan with changes and seek Ministerial Authorisation for the exhibition and preparation of a Planning Scheme Amendment which would entail changes to existing Special Use Zone and the Development Plan Overlay.
 2. Recommendation to report on merit of PSA for Buffer Area Overlay at future Council meeting in 2023.
- Once we have received Ministerial Authorisation, Council can exhibit the Planning Scheme Amendment. After exhibition, which lasts approximately 6 weeks, it will go back to Council for approval. During the exhibition period of the Amendment submissions can be submitted to Council.
- Changing land use in the Development Plan will see the introduction of 3 Land Use Maps.

1. Firstly, from now until 2040 when Planning Permit expires which acknowledges role of existing Buffers and impacts for certain types of land use. By expiry, the Landfill will be closed and in process of rehabilitation.
2. Secondly, the post rehabilitation and gas extraction phase – transition of land for public open space.
3. Thirdly, the ultimate scenario – Buffers removed.

- To modify plan where appropriate to address matters raised in EPA submission to Council and making other structural, text, and figures updates.
- Despite changes to plan, the status of the precinct and status as state significant resource hub will not change. Will still be regional open space and employment opportunities will be unaffected.
- Key components to Planning Scheme Amendment include updating local policy in Planning Scheme and updating Schedules to the Development Plan Overlay and Special Use Zones
- Future Planning Scheme Amendment will investigate introducing new Buffer Area Overlay.

4. Next steps

- Report to Council in mid-2023 for endorsement of the Development Plan and for consent to request Ministerial authorisation for PSA exhibition for amending the existing Special Use Zones and Development Plan Overlay.
- Report on the merit of introducing a Buffer Area Overlay at a future Council meeting in 2023 and, if appropriate, seek consent to request Ministerial Authorisation for Planning Scheme Amendment exhibition of new Buffer Area Overlay.

Q: When does EPA expect the planned 1500 metre Buffer to be put in place?

A: The Buffer guideline draft has gone through the same consultation, and we are still considering submissions. We expect to understand the impact of those submissions by mid this year.

Q: Following on from that, how could that affect future plans for the Site?

A: At the moment, the Development Plan relies on the existing guidelines, the Buffer is not being changed in the Development Plan from what's been exhibited. We will acknowledge the EPA's having gone through the process of preparing draft guidelines that propose changes to the Buffer, but at this point, that's as far as we can go on the development point.

Q: But isn't the Council supposed to take into serious consideration future plans such as that? And, if it came into play, partway through the development of this whole property, how would that impact the future development? Will it just stop?

A: Until such time as it comes into the Planning Scheme, we won't know what the outcome is. There is already a clause that deals with Buffers in the Casey Planning Scheme and the responsibility to respond to buffers rests with the applicant for any new proposal. At this moment, what we are relying on is the information that has already been through a rigorous process.

Q: When will the adjusted Buffer Zone be made public?

A: That's up to the EPA. On the plan, the Buffer is not changing (500m radius). There are other changes to the document, but none to the Buffer zone. The Development Plan will show three stages. The last stage will have no Buffer. We are looking at a very long horizon. A document of this sort is reviewed periodically, I would suspect that once the Landfill is closed, there might be a reason to review.

Q: Is it necessary to apply the EPA new buffer guidelines to existing landfills currently operating?

A: That will depend on what the new EPA guidelines say.

Q: Why is the Buffer Area Zone not in section 32, while bushfires are?

A: If Buffer Area Overlay was introduced, it would be included under s 32, because it is an Overlay. However, a Planning Scheme Amendment is required to introduce new planning controls over land, including the Buffer Area Overlay. Casey Planning Scheme at clause 53(10) includes buffers in relation to certain types of land uses. In this regard it is up to the applicant to satisfy the Buffer requirements of the planning scheme. All industries that require Buffers are identified in Clause 53.10 under the Planning Scheme.

Q: If the responsibility is on the business, why is the Buffer for the existing landfill pushing onto people's homes?

A: The existing landfill commenced operation in 1990s when the EPA recommended buffer was 100 metres. The buffer has more recently been extended to 500 metres, after residential development had been completed. At the moment, are only talking about investigating the merit of applying a Buffer Area Overlay. We will go to Council to seek approval of the Development plan and a Planning Scheme Amendment to amend the Special Use Zone and Development Plan Overlay. Then, it is proposed that we will report back to Council on what our Buffer Area Overlay investigations have found.

Q: The changes to Buffer Area Zone could show up in people's section 32 and could have significant effects on their property values. Also, it could be argued that while there is a 1500m Buffer, it is not enforced, and houses are built right up against the tip. Someone must be held accountable.

A: That is an historical situation. This has been a Landfill Site since the early 1990s, when the Buffer was only around 100 metres. With new evidence, the EPA recommended Buffer is 500 metres.

Q: What type of facilities might the Council allow to be placed on the Site? Must be likeminded facilities to be acceptable in that area. In the plans, it's titled 'light industrial' but that is very close on the current plan. My house is 120m from the Transfer Station, so the light industrial would be 50-60m away. If there is no recourse from the EPA, what protection do I have?

A: There is currently a Development Plan Overlay on the Site on the whole area that the Development Plan covers, so there's no third-party review rights or opportunity for public notice for any planning permit application submitted to Council. Any planning permit application submitted to Council goes through a rigorous review process. If referring specifically to the Transfer Station, you must refer that sort of an application to the EPA as well and it requires an EPA licence. So, there is a process that the application must go through and at the end of the day, we are guided by provided information, via responses from referral bodies and decisions are made accordingly.

Q: Does Council have a responsibility for whatever is put in the industrial area if it causes issues for residents? I'm also concerned about the Waste Transfer Station, where is the general environmental duty there?

A: The Development Plan will provide a framework for preferred land uses and development. Planning permit applications will be assessed against the framework. The Development Plan covers a large area of approx. 300 ha.

Q: In the next steps around the Development Plan, is there any opportunity for community input?

A: The next step is to go back to Council in terms of seeking a resolution for Development Plan and the Planning Scheme Amendment. Correspondence will be sent to anyone who has made a submission to advise them which Council meeting it will go to. The agenda and documentation are available the Wednesday or Thursday before the meeting. If Council does support the Development Plan and the Planning Scheme Amendment, there will be further consultation on the Planning Scheme Amendment after Ministerial consent to exhibit.

Q: Were community concerns ever conveyed to the Minister?

A: I believe all submissions were summarised into groups of concerns. Council sent a letter to the Ministers for Planning and Environment in response to the Council 13 December 2022 resolution.

5:55pm EPA UPDATE (Bianca Sigismundi, EPA)

BS presented an update on site compliance from EPA:

1. Odour reports.

- BS presented the complaints report graph. Community residents indicated it was difficult to read and asked that it be presented more clearly and include a map indicating where the complaints were coming from.

Action 1: BS to revisit complaint data presentation, in next meeting provide a month on month, comparative with last year, and include a map indicating the general area where the complaints are coming from.

2. Permission Notification of a fire in 14B 5 April

- Extinguished rapidly and controlled. EPA interests lay more in repairs to liner to ensure repaired to exact same state.
- We have yet to receive response from Veolia.
- EPA received the initial report supervised by a third party.
- Awaiting further information.

3. Leachate improvement notice

- Veolia have produced a Leachate Management Plan and EPA is reviewing. Already referred to Environmental Crime Branch and still sitting with them. Investigations can take some time. Will update with any changes.
- Improvement Notice earlier this year for dust from the Site and for sediment track off Site. Deemed non-compliant and has been referred to Environmental Crime Branch.

4. Landfill gas exceedances

- EPA talking with Veolia about gas exceedance and through those conversations and expert review, we have ceased discussions since Veolia has committed to putting plans into place. Will be reviewed to ensure rectification. Should know next steps soon.

5. EPA community information session

- 13 June 2023, 2-4pm, Lynbrook Community Centre.
- Community must register. Registrations still open.
- Will investigate whether 'heat maps' of complaints can be provided in time.
- Opportunity for community members to discuss one on one.
- Four sessions across the afternoon/evening.
- Will likely send an email following the event covering recurring questions/concerns.
- Will consider how best to communicate with all affected parties.

JT: Gas is out of control on our side. Is it business as usual or is it some mistake?

BS: We understand that. There are lots of things that could be contributing. Must fix the things we can see in monitoring from Veolia. One might be the leachate, it can, in cells, affect extraction of gas.

JT: We need sensors on the perimeter to give early warning. It makes you feel sick, gives headaches, and nausea. More than an odour. We request just qualitative sensors along the perimeter to give Veolia some warning that gas is drifting over the Site.

BS: We have put sensors in residential homes in the area before. The problem is what you can smell is in such small quantities that a sensor cannot pick up those levels.

JT: We have had people in their homes who are able to sense the gas. I have a theory that it is now coming through the drains, the sewerage.

HSW: The EPA will note those concerns.

SITE UPDATE (Chris Watkins, Operations Manager and Lachlan James, Environmental Manager, Veolia)

Veolia operational update:

Update on Veolia operations given by CW and LJ.

1. Fire management and response

- Tuesday 5, evening we became aware of fire on Site, we believe the cause was a lithium battery that was delivered to the Site. We couldn't find the source itself, but we reached that conclusion due to the way the fire behaved.
- On the night, we called the fire brigade. We said 10 minutes for the fire to be under control, Fire Rescue Victoria (FRV) said 20 minutes. It was not a large fire and wasn't a subsurface fire.
- We continued with works on the night, largely managed by Veolia. Involved moving waste around, ensuring no deep-seated fires.

- That night we arranged for third party inspection for the following morning. Also, some crews to strip back waste mass and repair.
- There is sufficient water on Site. Commander of FRV confirmed they used their own water purely because it was easier for them to provide their own water since not much was required. Also, could be more precise with their resources and just more expedient to use their own.
- Other questions around who was notified. Veolia does not have control over that. We did contact EPA about the fire. Very low risk of fire spreading meant notifications were less comprehensive. It is completely up to the fire authorities who needs to know and where.
- Strong comms with FRV's personnel. Also, with emergency response control authority.
- There is structure within emergency services to handle evacuations.

JT: If there is a fire, we should get a text. Being on the Emergency App is insufficient. When you updated the gas line and notified us, we understood and could expect an odour. Veolia's approach should be consistent.

SM: Veolia cannot control the Emergency App alerts. Authorities chose not to put out an alert because of the size of the fire, but under other circumstances they might put out notifications.

LJ: Veolia meets an international standard for the development of its own Emergency Response Plan. This Plan goes through a third-party audit.

JT: Can we establish a network to communicate with all members of the CRG?

SM: No, for privacy reasons, and due to changes in the CRG, we're unable to do that. Community members are encouraged to communicate individually, and with each other. Community members are also encouraged to now contact our Stakeholder Engagement Manager, Ashley Kelly. The Landfill webpage is being upgraded, and regular updates will be added.

2. Complaint data:

- Spike in number of complaints in March lines up with when drilling of new extraction wells began.

3. Landfill gas management

- The only cell without permanent extraction is Cell 14B (the Active Cell). Everything else is under either full or intermediate cap.
- Some repair and restoration work done.
- Landfill gas management. 28 new gas wells installed, 9 gas wells re-drilled, 7 gas wells repaired, and 4 new T wells installed.

4. Leachate management:

- 16 additional leachate pumps, improvement in extraction.
- Discharged 18 megalitres of leachate through the sewer, will slow down slightly over winter but will pick back up in September.
- As we extract leachate, we must keep a close eye on gas.
- Leachate Management Plan is being verified by EPA.

5. Improvement notices:

- Dust and sediment controls

- Operational improvements around the wheel wash.
 - Leachate Management Plan
 - As discussed, provided in response to Leachate Management Notices. Currently being verified by an EPA-appointed auditor.
- 6. Contour change:**
- Contour change was put on backburner but continues to be discussed. Will be flatter top and steeper sides. Overall height of the Site unchanged but gradient will change. Will support better land management. Veolia is preparing response to EPA’s questions on this topic.
 - AK sorted clarification from the community reference group that the contour change had been presented a number of times across previous meetings, that there was an understanding of what it involved, and that there is no community objection to the change. Community residents were in agreement.
 - Clarification was provided around the lot changes. Lot 1 more practical for Council, Lot 4 more practical for Veolia. The former is more usable.
 - Council has approved design changes. Next step is for Veolia to seek amendment to Operating Licence.
 - Time for development is unclear, just need to wait for land to go through aftercare.
- General questions:**
 KM: At night-time, and sometimes by day, there is a noise. What is it?
 CW: The noise is likely the leachate pumps.
- Action 2:** Veolia to investigate noise mitigation strategy regarding the leachate pumps query, and follow up suggestion for mitigation put forward by PM.

6:45pm OTHER BUSINESS

Communications:
 CRG members were reminded that more timely, regular updates would be posted on the Veolia website, and encouraged to use and share the new communications channels:

- 1800 368 737
- community.vic@veolia.com.

7:00pm MEETING CLOSED

ACTION TRACKER

Item	Action	Who	Due
1	BS to revisit complaint data presentation, in next meeting provide a month on month, comparative with last year, and include a map indicating the general area where the complaints are coming from	EPA	
2	To investigate noise mitigation strategy, and follow up suggestion for mitigation put forward by PM.	Veolia	

ENVIRONMENTAL FEEDBACK HOTLINE: 1800 368 737
EPA ENVIRONMENT LINE: 1300 372 842

3	Next meeting: 6 September 6 December	Currie	
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