

# HAMPTON PARK TRANSFER STATION

COMMUNITY REFERENCE GROUP



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

## MINUTES

Date: 5.30pm, for 5.45pm start, Wednesday 15 May 2024

Location: 274 Hallam Road, Hampton Park

### COMMUNITY

- Vernadette Dickson (VD)
- Shannon Lynch (SL)
- Terry Boyceman (TB)
- Susan Boyceman (SB)
- Chris Lucey (CL)

### GUESTS AND STAFF

- **EPA:** Hayley Smith-Williams (HS), Viranga Abeywickrema (VA)
- **Veolia:** Mark Globan (MG), Ashley Kelly (AK), Cecilia Wu (CW)
- **City of Casey:** Paula McMahon (PMc)
- **Consultant:** Jacqui Willis, WSP (JW)

### FACILITATOR

- Susan McNair (SMc)
- Laura Jade, notetaker (LJ)

### APOLOGIES

- Tony O'Hara, community
- John Theodoridis (JT)
- Paul McGrath, City of Casey

#### 5:45pm WELCOME (Facilitator)

SMc welcomed participants and thanked them for joining the session, explained the agenda and encouraged questions. All participants introduced themselves.

#### 6:00pm CRG PROCESS AND GOVERNANCE (Facilitator)

SMc reiterated the TOR of this CRG – with the focus on being on the proposed Hampton Park Transfer Station (HPTS).

#### 5.55pm PROJECT PRESENTATION (Mark Globan, Cecilia Wu)

##### Project overview

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CW recapped the project overview discussed at the last CRG meeting including that Veolia proposed this waste transfer station to address the upcoming challenges of the landfill operations scheduled to cease in 2030, and the need to continue providing waste services for the area. The proposed waste transfer station will accept waste from trucks, compact it and pack it into containers to send onto other facilities.

The project has three key phases: planning, construction and operation. The HPTS is in the planning phase. Veolia submitted planning and development applications in December 2023. EPA and the City of Casey Council are assessing the applications.

VD and CL: The language used in the presentation seemed to presume that the application would be granted and the construction and operation would go ahead.

MG: There is no presumption intended. The presentation reflects Veolia's project timeline.

CW: Language used in presentations and on the website will be reviewed so as not to give this impression. Note that the project is called the *Proposed Hampton Park Transfer Station*.

### **Understanding decision pathways, Request for Information update**

JW explained after preparing technical studies and information required for the application, Veolia lodged the development licence application in December.

The EPA is now reviewing the application and can request further information. In March, EPA requested more information about odour and noise assessment, fire risk management, and community engagement.

Veolia is preparing its response and planning to lodge it in early June. EPA may still come back with further questions and clarifications until they're satisfied that they have everything they need to start assessing the application. Once they've reached that point, they'll do a formal acceptance of the application. That's not an approval of the application nor issuance of a development licence; it is saying that they have all the information that's required to start assessing whether to grant a development licence for the proposal.

From the time when EPA accepts the application, they will have four months to assess the development license but there are hold-points during which that "clock" stops to request more information. During the review period, EPA exhibits the application publicly for 28 days, usually on the Victorian Government's Engage Victoria platform. EPA might also organise a "conference of interested persons", usually an in-person session during which community and stakeholders can ask questions or provide feedback to the EPA team assessing the application.

TB: Does EPA have an alternative process?

JW: Not for this type of development, this is the process that is that participants are required to go through.

CL asked whether EPA would consider the outcomes of the court case *Anderson v Veolia* in assessing Veolia's application.

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VA: Legislation limits what EPA can consider when assessing a licence including risks to human and environmental health.

CL: If EPA accepts the application for a development licence for this facility, and then does the four-month review including public consultation, could the community refer to the court case and any finding about health concerns during that consultation period?

VA: When EPA assesses the application, they consider noise, emissions and their associated risks to human and environmental health. The legislation does have something called the prohibited persons test and the fit and proper person test. This means that if an applicant is considered a prohibited person or not to be a fit and proper person that can be considered in whether or not that applicant should be given a permission. So theoretically, if a legal entity were to apply for a licence, and they've got a compliance record with EPA, where they've been found of making an indictable offence, that may then count against them when they apply.

VD: Doesn't the planned transfer station encroach upon the proposed buffer requirements which prohibit the building of a waste transfer station within 250m of a residential area? There is an assumption from the community that the proposed guidelines will be accepted.

VA: The buffer guidelines are still proposed and not finalised yet. EPA has a core role of ensuring that there's no unacceptable risk of harm to human health and the environment. So, whatever the guidelines say, we still assess an application to ensure there is no unacceptable risk of harm to people or the environment.

JW: A buffer was only one consideration when the consultancy evaluates risks and controls of those risks. The buffer distance was considered in the risk assessment. We considered risks and controls if the buffer is the proposed 250m or the 500m. In both circumstances, the technical assessments state that the risk is low.

VD: Who has assessed those risks – is that Veolia or your team?

JW: WSP is an environmental consulting firm, independent of Veolia. We have people with years of technical experience completing these assessments for all different types of proposals.

CL: Did those assessments include gas bores?

JW: Yes, the assessments included a landfill gas risk assessment that's being completed for the proposal. That's to do with the existing landfill's impact on the waste transfer station. And there's recommendations in that assessment for how Veolia should build their waste transfer station and the potential upgrades for the community drop off to mitigate and make sure that they're all safe facilities.

CL: Do you know where the bore samples were taken? Emissions from the eastern boundary of the site have been shown to be above acceptable standards.

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JW: The controls proposed for the management of landfill gas risk to these proposed buildings demonstrate a low risk. Take the question of more details on notice.

*Action 1: Veolia to provide more detailed answer about landfill gas risk and control in the proposal.*

CL: Veolia's landfill operations have breached its licence conditions so is everything assessed truly low risk?

SL: Is the landfill gas risk assessed in the application for the proposed waste transfer facility related to controls to protect workers and other people?

JW: The landfill gas risk assessment was included with this application to keep workers and other people safe. It will be considered by EPA and will be one of the documents that's probably exhibited publicly. She also clarified that we are not yet in EPA's four-month review phase.

VD: With the traffic risk assessment how is the community's safety considered when there will be four A double trucks exiting the site every hour of operation? How will the EPA assess it?

VA: That level of traffic flow detail doesn't generally come within EPA's scope when assessing such applications; it's an issue for council.

JW: A traffic impact assessment was submitted to council and to EPA, for their information only. It provides a diagram showing truck routes in, through and out of the site.

SMc said we'll come back to traffic considerations later in the presentation.

### **Council assessment updates**

PMc: Council has received many phone calls and emails from residents about this project. These have shown confusion between the Hampton Park Development Plan, EPA's process and council's process to assess this proposal.

The application for the waste transfer station was lodged with council last December. PMc is doing the initial assessment of what is included and what's missing from the application. Council has 60 days to determine the application and that countdown stops if council needs more information. Council has requested more information, which Veolia has provided.

PMc has referred the application to internal (traffic team, environment team and contaminated land teams) and external experts (EPA, the Department of Transport and CFA). EPA and the Department of Transport are determining referral authorities, meaning the council must take on board comments they raise. CFA is not a determining authority so council can choose to take their comments on board. Council has all these referrals back now. Additional requests for information have been sent to Veolia, with some answered and some yet to be answered.

It is still early days of council assessing this application. Once Veolia provides the additional information requested, council can start to form an opinion as to whether it will support the application.

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Council workers are not rubber stamping the application – they are working through it properly. She said as planning officers, they had delegated responsibility meaning they could approve or reject the application even though council is under administration.

So far, 19 submissions have been received from local residents. No ability to advertise the application as it is exempt under the development plan. But have put up as much information as possible on the council website.

VD: Will residents' concerns be taken into consideration when council is assessing this application?

PMc: All submissions will be addressed in the officer's report. Some submissions might be about topics outside of planning considerations that council can address (e.g. loss of value of a property) which means council won't take them into account. As the planning officer, she can put forward a recommendation and then the team leader or manager will sign off on that report. Under some circumstances, the administrators can call in the decision which means they will make the decision rather than having the decision sit with the delegated office. Note that the administrators' last meeting is in August, then caretaker mode and back to councillors in November.

CL: If it is administrators that sign off on the application, can they be unbiased since they have been appointed by the Victorian Government which wants the facility to go ahead and are there any provisions from council to have the application independently assessed?

PMc: Question taken on notice.

*Action 2: City of Casey to provide response to question about administrators' ability to determine this application given they have been appointed by the Victorian Government that has signalled its support for such a facility in this area.*

***NOTE: Since the CRG meeting, PMc has been advised by her Director that this application will not be made by the administrators but will be made by officers. PMc will provide a delegate report and the CoC Team Leader or Head of Planning will sign off.***

PMc: Planning officers will be guided by the Hampton Park Development Plan, but that does not mean they will necessarily approve it.

CL: What does it mean when administrators call in an application?

PMc: It means administrators say council workers need to prepare a different type of report and their director meets with the administrators, similar to a council meeting to determine whether they approve or reject the application.

VD: Is my submission counted amongst those 19 as I have received a letter saying it has been rejected.

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PMc: VD's submission is included and it would be responded to in the planning officer's report. Will review the wording in the letter as she does not believe it said 'rejected'. There is no right of appeal, meaning if council decide to approve the application, residents cannot appeal that decision with VCAT.

*Action 3: City of Casey to check the wording of the letter sent to residents.*

SL, CL and VD: The administrators said residents would be able to voice their concern about the application for the waste transfer station.

PMc: Council are acknowledging residents' concerns.

CW: Summarised that this application is currently undergoing Request for Information phases with both council and EPA. Veolia is preparing responses to Request for Information letters. It is normal to go through multiple rounds of questions for these types of applications.

SL: Information about the Maryvale Energy from Waste Facility suggests the waste it receives doesn't need to be sorted. But I understood from the last CRG meeting that it would be sorted at the proposed waste transfer station before being compacted?

MG: The waste received at the proposed waste transfer station will be from red bins, meaning residual waste and not recycling or green waste. They will do a small amount of sorting e.g. if there are big items that cannot be compacted or processed at the waste to energy plant. At the times when we get whole container loads of commercial or industrial materials, big items or recyclables items will be pulled out. Generally, we will not be picking through all the waste received.

SL: Could a waste to energy facility be built on this site?

MG: No.

VD: There is community concern about a waste to energy facility being built on the site because the site has been deemed a site of significance for waste management. A waste to energy facility was recently rejected in Dandenong which is nearby, so what was the likelihood at this site?

MG: No EfW facility is proposed at this site

VD: I do not think it was appropriate for a waste transfer station to operate in this residential zone, due to fire risk, increased traffic and more.

CW: Veolia has received feedback from Victoria's Department of Transport and Planning (DTP) stating there is no objection from them for this proposal.

CL: Can the DTP impartially assess this applicant given it is a state department supporting the State Government agenda?

CW: The individual projects will be assessed at their own merits. .

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MG: That is a question for the State Government.

CL: Can council speak to the state-appointed administrators as previously discussed?  
Refer to Action 2.

### **Maryvale Energy from Waste Facility**

CW: The Maryvale site will take residual waste and convert it to energy. The proposed Hampton Park Transfer Station will efficiently consolidate waste that can be taken to the Maryvale and other facilities. The Hampton Park Transfer Station will take waste post landfill closure, continuing to provide a waste management solution to the community.

### **Other business**

AK: Recently batteries were raised as a concern, particularly the need to keep them out of residual waste bins. There are facilities at the Outlook site that accept batteries, e-waste and vapes.

He provided contact details for the Hampton Park Waste Transfer Station and landfill CRGs and encouraged community members to send in questions about landfill operations if they had them.

### **6:30pm Q&A – questions from the community members**

SMc confirmed that the CRG minutes would be distributed to meeting attendees, and made public on the Veolia website.

CL: In reference to the extraction fans mentioned in the previous CRG meeting minutes, what was the viability of Veolia implementing the air curtain suggested as a remedy (at the cost of \$15 million) in the Anderson vs Veolia case? What direction did the extraction fans push air out of the proposed facility?

MG: As part of the design and application, there is a stack and the air was extracted into the atmosphere at the height of the stack.

VD: What is the likelihood that the air from the stack would be clean?

CW: Veolia is not doing processing at this site.

VD: How clean is the air coming from Veolia's Banksmeadow Transfer facility, which is the similar facility to that proposed at this site and which Veolia had used as a benchmark in the application? Would the air coming from the proposed facility smell and have toxins?

CW: Veolia is preparing a response to the request for further information from the EPA about air quality.

VA: EPA would assess the risk to air quality from the vents as well as from doorways and other areas.



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TB: What does EPA test for when assessing air quality?

VA: During an application process, EPA doesn't test because the facility isn't built yet. But EPA's experts look at what's proposed, where the risks will be, and evidence in the application that the risks will be controlled.

TB: How often does EPA test?

VA: For a development licence application, like we are discussing tonight, is different to how EPA monitors compliance once a facility is constructed and operating.

VD: Could EPA test the air quality at the Banksmeadow site when considering the application to develop a similar facility in Hampton Park?

MG: Veolia is using actual odour unit numbers from the Banksmeadow site in their application and associated assessments for the Hampton Park Transfer Station because the amount and the types of waste received at Banksmeadow site are similar to HPTS. Not just purely based on desktop modelling.

VD: Will there be air quality testing as part of the application?

SL: Can EPA test the existing site as part of its assessment of the application?

VA: There will not be testing as part of the application, as the facility has not been built yet, so the EPA experts assess the application based on modelling. They assess whether the applicants have provided a robust analysis of risk and provided sufficient data to demonstrate that the risk assessed is low with proposed controls in place.

SMc asked if there were other questions relevant to the proposed facility.

CL: In the previous meeting's minutes, it indicates that the buffer overlay was still being investigated. Is there an outcome from that report?

VA: I do not have the latest information on that. Take question on notice.

*Action 4: EPA to provide update on assessment of the proposed buffer zone.*

SL: Will the containers on the trucks in the proposal be fully sealed?

MG: Yes

CW: They are purposely designed for waste transfer.

VD: What is the route for the trucks exiting the proposed facility?

MG: I'm not sure but traffic assessments go through council and VicRoads. Take question on notice.



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*Action 5: Veolia to provide details on route for trucks exiting proposed facility.*

CL: An extra 4 trucks a day is a substantial amount entering the South Gippsland Hwy, which is already busy. Community members discussed historic traffic in area.

MG: While there are generally more trucks on the road, road development, including the duplication of Hallam Rd, has increased capacity for transport.

CL: Will trucks entering the South Gippsland Hwy, especially at high traffic times, contribute to congestion?

MG: The Department of Transport and Planning will assess that.

VD: The number of trucks and volume of waste coming in will be the same as the current situation, but the number of trucks leaving would be different.

MG: Correct.

TB: Four extra trucks an hour was not many trucks, not a big deal.

VD: Perhaps it was a difference of perception since they were business owners versus residents.

**7:15pm MEETING CLOSED**

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Action tracker:			
Item	Action	Who	Date
1. Landfill gas risk and control in the proposal.	Provide a more detailed answer about landfill gas risk and control in the proposal.	Veolia, WSP	
2. Administrators' ability to determine application without bias	Provide response to question about administrators' ability to determine this application given they have been appointed by the Victorian Government that has signalled its support for such a facility in this area.	City of Casey	
3. Wording of letter to residents about their submission	Check the wording of the letter sent to residents about submissions about this application.	City of Casey	Response included in Appendix 2
4. Buffer zone assessment	Provide an update on assessment of the proposed buffer zone.	EPA	
5. Route for trucks exiting proposed facility	Provide details on route for trucks exiting proposed facility.	Veolia	
6. Confirm next meeting	Confirm next meeting date and share with residents, will depend on application updates.	Veolia, Currie	

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## APPENDIX 1 - Presentation slides

The Veolia logo, consisting of a red circular icon with a white stylized 'V' inside, followed by the word 'VEOLIA' in red capital letters.

# Proposed Hampton Park Transfer Station

15 May, 2024

## Agenda

- **Design considerations** - Recap
- **Project overview** - *What stage is the submission?*
- **Understanding decision pathways** - Demonstrate review process
- **Request for Information update** - Summary of requests
- **Assessment updates** - Relevant authorities referral feedback
- **Strategic planning** - Maryvale EFW update
- **Public Transfer Station** - Outlook environmental diverting waste streams

The Veolia logo, consisting of a red circular icon with a white stylized 'V' inside, followed by the word 'VEOLIA' in red capital letters.

Proposed Hampton Park Transfer Station, May 2024

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### Proposed facility STATE-OF-THE-ART OPERATIONS



Proposed Hampton Park Transfer Station, May 2024

#### Stage

#### Designed Controls

##### Acceptance



Waste delivered to the transfer station by collection vehicles from Councils and other collectors

- Separate entry
- Sealed concrete road

##### Consolidation



Waste received on site will be fed into waste compactor (~5m deep bunker) and loaded into specially designed waste container

- Fully enclosed
- Construction material
- Automatic door
- Compaction
- Negative pressure

##### Transportation



Compacted containers loaded onto outgoing trucks and transported elsewhere for landfill disposal or energy from waste facility

- Specially designed transportation containers
- Wheelwash

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#### FIRE

- Early activation thermal and smoke detection equipment.
- Fire hydrant system to provide coverage across the entire site supported by two fire water tanks.
- Supporting onsite fire-fighting equipment, such as extinguishers, blankets, hose reels.



#### TRAFFIC

- The volume of garbage trucks would remain on par with the landfill (200) likely servicing a similar amount of councils.
- Garbage truck hours expected to remain 6am - 6pm, transport trucks would also operate during these hours. At peak volumes 48 transport trucks a day.
- 12am - 6am - off peak industrial waste option



#### ODOUR

- High velocity fans maintain negative pressure and bring in fresh air
- Quick transfer of waste - all waste to leave site by 6pm everyday
- Enclosed facility



#### NOISE

- The fully enclosed facility has precast concrete wall slabs and sandwich panelling sunroof with have sound reduction indexes of 45 dB and 41 dB
- An existing earth bund spans the Hallam Road boundary



#### DUST

- Enclosed operating area with automatic door
- Only waste transfer activities on site - minimal dust impact
- Wheelwash at truck exit
- Fully-paved, managed with a street sweeper

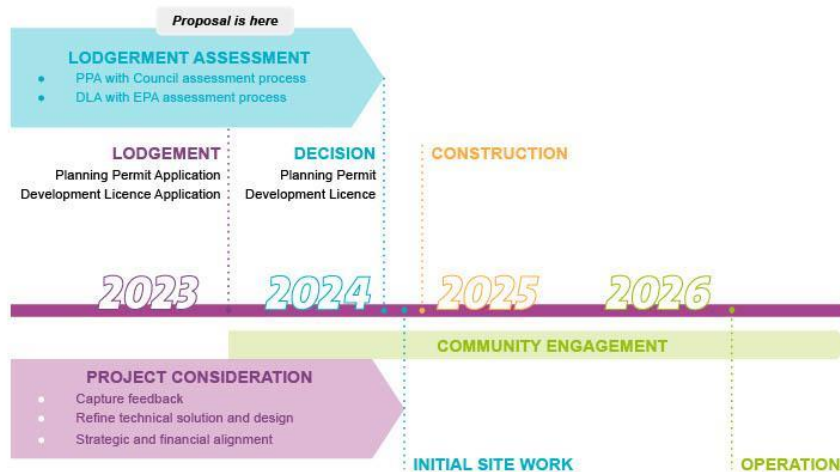
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### Proposed facility PLANNING PROCESS



Proposed Hampton Park Transfer Station, May 2024

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### Proposed HPTS Topics Raised By CRG

#### Topic

1. Could you please clarify the criteria used to determine which objections are considered in the planning process for the waste transfer station? Why are certain objections selected for consideration over others.
2. Will the initial 1,056 objections raised two years ago be factored into the current assessment of this application? How are past community concerns integrated into the decision-making process?
3. Can you provide details on the environmental and health impact assessments conducted in relation to the proposed waste transfer station? How do these findings impact the planning decisions?
4. What is the process for lodging future objections or appeals, especially considering the special zoning overlays that limit public notice requirements?



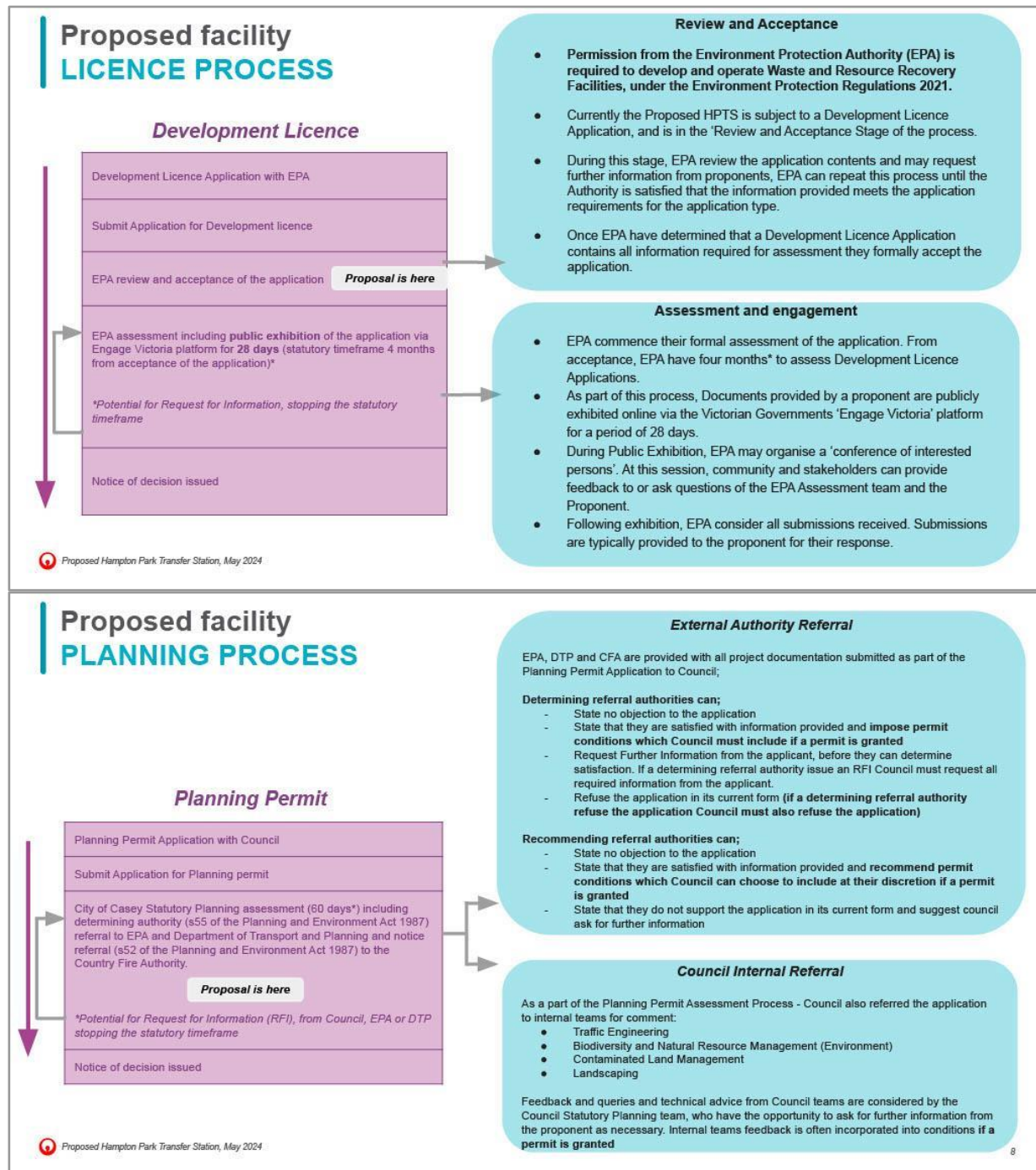


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### Request for Information SUMMARY

#### Planning Permit

- Response submitted to the first and second RFI from Council
- Response to the second RFI from EPA and third RFI from Council being prepared
- Further information and clarification is required around the traffic impact assessment report, native vegetation survey and landscape design

#### Development Licence

- Response to the first RFI from EPA being prepared
- Further information and clarification requested around odour and noise risk assessment, fire risk identification and management, and community engagement
- Veolia is preparing response using the referencing information of the current operation of like-for-like facilities in NSW



 Proposed Hampton Park Transfer Station, May 2024

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### Evaluation PLANNING PERMIT APPLICATION

8 April 2024, **Department of Transport and Planning** provided feedback as a referral party noting no objection to the proposal.



6 Jan 2024, **Country Fire Authority/ Fire Rescue Victoria** provided feedback as a referral party noting no objection to the proposal.



*As a referral party, DTP and CFA are provided all project documentation submitted as part of the Planning Permit Application to Council*

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### Current Operations Outlook

Outlook provide options to keep unwanted items from the kerbside waste stream:

- Free E-waste recycling
- Free battery recycling
- Free vape disposal



Outlook  
an inclusive society for all

 Proposed Hampton Park Transfer Station, May 2024

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### Strategic Planning ADDRESSING VICTORIA'S WASTE CHALLENGE

The proposed transfer station would allow consolidation and transportation of waste to recycling or disposal locations, in response to the upcoming challenges of residual waste solution in SE Mel post Hallam Road Landfill closure.

This includes recovery and recycling of some waste streams, and the efficient transfer of residual waste to energy recovery facilities, such as that under development at Maryvale.

*The Maryvale EfW project was awarded the first Victorian energy from waste licence. This is a significant step forward for the project, which is the most progressed of its kind in Victoria.*



Rendering of licenced Maryvale Energy from Waste facility

 Proposed Hampton Park Transfer Station, May 2024

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**Contact Us**  
**HPTS and Landfill**

**HPTS Project Email**  
anz.hpts.engagement@veolia.com

**Landfill Community Email**  
community.vic@veolia.com

**Veolia Report Hotline**  
1800 368 737

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## **APPENDIX 2 - City of Casey's response to Action 2: Wording of letter to residents about their submission**

Email from Paula McMahon, Principal Planner Planning and Building, City of Casey to CRG member Vernadette Dickson.

On 22 May 2024, at 11:03 AM, Paula McMahon <Pmcmahon@casey.vic.gov.au> wrote:

Good morning Vernadette. Apologies for the delay in getting back to you with the responses to your questions. Please see my responses in red below. Please let me know if you require further clarification on any of the points as my answers are fairly brief. In addition, you mentioned about the wording of the acknowledgement letter. I had a look through it and checked that the wording is appropriate. I couldn't find anything that was misleading in the letter. The letter basically said that your submission could not be formally accepted but would be addressed in the officer's report. Could you maybe do a screenshot of the part of the letter that you were concerned about and I will have a look at it?

1. Could you please clarify the criteria used to determine which objections are considered in the planning process for the waste transfer station? Why are certain objections selected for consideration over others?

We haven't selected certain objections over others. We have indicated on the Council website that all submissions from residents will be addressed in the officer's report. As discussed, there is no statutory requirement to give notification of the application, but Council has given assurance that any submissions

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received will still be addressed in the report. A total of 19 submissions have been received to date and these will be grouped into common themes within the report.

2. Will the initial 1,056 objections raised two years ago be factored into the current assessment of this application? How are past community concerns integrated into the decision-making process?

The initial public consultation on the Draft Development Plan was undertaken from 6 July to 14 August 2022. Letters were sent out to 2,600 landowners and occupiers within the buffer. Officers reviewed all public submissions received during the consultation and changes were made to the development plan in response to the submissions.

The objections received in relation to the Development Plan will not be taken into consideration when assessing the current planning application. The planning application is in itself a separate statutory process which is exempt from public notification. As stated above submissions relating specifically to the waste transfer station planning application will be addressed in the officer's report.

3. Can you provide details on the environmental and health impact assessments conducted in relation to the proposed waste transfer station? How do these findings impact the planning decisions?

The application is assessed against the Casey Planning Scheme which includes policies such as the following:

CI 13.05-1 s Noise, to ensure that development does not adversely impact human health through noise

13.06 air quality

13.07 -1s Amenity , human health and safety

21.04- environment

53.10 uses with adverse amenity

We have to consider not only policies within the planning scheme, but responses from both internal and external departments. EPA for example wanted evidence of a fire management plan and various controls be implemented. A risk management and monitoring plan was also requested.

4. What is the process for lodging future objections or appeals, especially considering the special zoning overlays that limit public notice requirements?

As previously discussed any permit application must be generally in accordance with an approved development plan. The Development Plan Overlay exempts the planning permit application from the public notice requirements and review rights of the Planning and Environment Act 1987. For future planning applications, we may consider once again utilising the Casey Conversation page to update residents. This will obviously be determined on a case by case basis depending on the proposal.

Kind regards