

Alicia te Wierik
Golden Plains Shire
PO Box 111
BANNOCKBURN VIC 3331

21 June 2017

Our Ref: 5007560

Dear Ms. te Wierik

RE: GOLDEN PLAINS PLANNING SCHEME AMENDMENT C76

Thank you for your correspondence in relation to the above planning scheme amendment, referred to EPA on 10/05/2017.

The amendment proposes to replace the existing Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS), with a new LPPF. The LPPF review was adopted by Council in July 2016.

EPA provided comments for Councils consideration, via a letter dated 27 June 2016, during the initial stages of Golden Plains Shire's MSS rewrite

EPA offers the following comments for Council's consideration.

Waste Management

EPA's initial comments on the MSS noted that as the population increases, waste management also presents significant issues into the future. Some of the issues that relate to waste management and land use planning include the following:

- Odour from landfills affecting the amenity of nearby residents
- Landfill gas migration (from either closed or operating landfills)
- Encroachment of residential development into landfill buffers
- Allocating land for materials recycling and other similar land uses

The Golden Plains Local Planning Policy Framework Review Background, Issues and Review Report (dated 10 July 2016) recommended that these issues should all be included under 'waste management' in the MSS. There doesn't appear to be a specific waste management section in the MSS, however Council should consider including these issues in the MSS/LPPF where appropriate.

Separation distances

Residential encroachment within the amenity buffers of industry and infrastructure is a major problem in Victoria. It is important that Council consider appropriate separation distances around industry and infrastructure to enable their continued operation.

EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013) provides guidance on recommended minimum separation distances between odour or dust emitting industrial land uses and sensitive land uses. Council could consider including protecting buffers around industrial land uses as a key land use and planning issue within the LPPF/MSS. Council could also consider including objectives or strategies where appropriate around ensuring that a compatible relationship exists between residential and industrial uses, including the maintenance of appropriate environmental buffers.



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Intensive Animal Industries

An Animal Industries Advisory Committee has been appointed to consider how the planning system can support the growth of Animal Industries in Victoria. Council could consider reviewing the outcomes of the Animal Industries Advisory Committee once the report is released and incorporating into the Glenelg Planning Scheme where appropriate. This work could be noted as further strategic work in the LPPF/MSS.

Contaminated Land

Council could consider objectives and strategies within the LPPF/MSS where appropriate around ensuring potentially contaminated land is suitable for its intended future use and development. Ministerial Direction No. 1 (Potentially Contaminated Land) states that *'in preparing an amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use'*.

Stormwater Management

One of the objectives is Clause 21.06-2 (Development infrastructure) is *'to improve the quality of stormwater runoff entering waterways and groundwater'* and one of the strategies listed under this objective is to *'require best practice stormwater management to be incorporated into development'*. Council could consider reference to Urban Stormwater Best Practice Environmental Management Guidelines CSIRO May 2006 to ensure water quality is maintained in an area.

If you need additional information or assistance, please contact our Assessing Officer, Kerrie Atkins on 1300 EPA VIC (1300 372 842).

Yours sincerely

Alison Muscroft
Acting Manager
South West
EPA Victoria