

21 February 2024

Melissa White  
Planning Administration  
Southern Grampians Shire Council  
1 Market Place  
Hamilton, Victoria, 3300



Our Reference: REQ004227

Dear Melissa,

**RE: SOUTHERN GRAMPIANS SHIRE COUNCIL PLANNING SCHEME AMENDMENT C60 - 2-20 TAYLOR STREET, DUNKELD – EXHIBITION**

Thank you for the opportunity to continue to provide a submission to Planning Scheme Amendment C60SGRA (the Amendment), which forms part of a Section 96A application, and was referred to the Environment Protection Authority (EPA) via email on 16 January 2024.

EPA has reviewed the following documents of relevance:

- Explanatory Report; and
- Planning Report, prepared by Glenn Reddick, dated November 2023.

**Our Understanding of the Proposal**

EPA understands that Southern Grampians Shire Council (Council) has prepared the amendment to rezone the land at 2-20 Taylor Street, Dunkeld (the Site) from Rural Living Zone Schedule 2 (RLZ) to Low Density Residential Zone Schedule 2 (LDRZ).

As part of the Section 96A Application, Lifestyle Town Planning (the Proponent) is seeking approval for a four-lot subdivision.

EPA's submission focusses on the proposed rezoning and does not apply to the planning permit application.

**EPA Previous Views**

EPA provided general advice to the Proponent on 10 March 2023 via email (EPA Ref: REQ003146). The general advice referred the proponent to separation distance guidance for Wastewater Treatment Plants (WWTPs).

EPA provided written views under Ministerial Direction 19 'Amendments that may result in impacts on the environment, amenity and human health' (MD19) to Council on 29 June 2023 (EPA Ref: REQ003442). EPA's views are summarised below:

1. Confirmed that the land located to the north of the Site is used for Class C Recycled Water storage and irrigation. The irrigation of Class C Recycled Water requires a 100 metre buffer from sensitive land uses and it was confirmed that the Site is more than 100 metres away. Therefore, EPA considered that the risk of adverse amenity impacts would be low. EPA did not recommend any further assessment or consideration by Council.

[epa.vic.gov.au](http://epa.vic.gov.au)

Environment Protection Authority Victoria  
GPO Box 4395, Melbourne VIC 3001  
1300 372 842



2. Recommended Council outline the considerations of potential adverse amenity impacts from nearby activities within the Farming Zone (FZ) within the amendment documents.
3. Recommended Council satisfy itself that the land is either potentially contaminated or not and detail this within the Explanatory Report. Given no consideration of potentially contaminated land had been shared with EPA, EPA highlighted the requirements of Ministerial Direction 1 – 'Potentially Contaminated Land' (MD1) and guidance within Planning Practice Note 30 (DELWP, 2021) (PPN30).

### **EPA Submission**

EPA is now in receipt of an amended explanatory report which addresses the views of EPA:

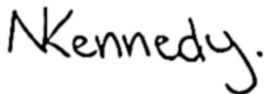
- Council has also confirmed that the lot to the immediate north used for irrigation and storage of Class C Recycled Water is sufficiently separated from the Site.
- Council has concluded that there is no expectation of land use conflicts to result from the amendment.
- Council has determined the land is not potentially contaminated by relying on basic information sources, in accordance with PPN30.

EPA highlights to Council the nearby Racecourse which sits northwest of the Site. Given the low likelihood of offsite odour emissions from the venue and distance from the potentially odour generating portion of the Racecourse, EPA makes no submission on this matter.

### **Closing**

EPA thanks Council for the opportunity to provide a submission. If you need additional information or would like to discuss this matter further, please contact Todd Cracknell on 1300 EPA VIC (1300 372 842), or at [stratplan@epa.vic.gov.au](mailto:stratplan@epa.vic.gov.au).

Yours sincerely,



Nicholas Kennedy  
Senior Strategic Planner - Strategic Planning  
Environment Protection Authority Victoria