

From: [REDACTED]
To: [Matthew Milbourne](#)
Subject: RE: Amendment C232melt Toolern Development Contributions Plan Review - clarification (EPA Ref: REQ004702)
Date: Friday, 10 May 2024 5:08:37 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[FW Toolern Precinct Structure Plan Review - Submission Response Table - Environment Protection Authority \(EPA\).msg](#)

OFFICIAL

Hello Matthew,

Thank you for the discussion (8 May 2024) regarding planning scheme amendment C232 (relating to the Toolern PSP), which is currently on exhibition. EPA understands that the PSA is policy neutral.

EPA notes that reference to EPA as a *Determining Referral Authority* has now been updated so that EPA is listed as a *Recommending Referral Authority* (as per previous advice). However, we reiterate the advice provided by EPA in 2022 (attached), that is, that a more contemporary approach to this sort of referral mechanism would best sit within a Buffer Area Overlay (BAO).

If Council has identified any particular matters that they are seeking EPAs comments on, having regards to the criteria listed in Ministerial Direction 19, you are more than welcome to raise these with us for further consideration.

Thank you,

[REDACTED]
Senior Planning Advisor
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From: Matthew Milbourne <matthewm@melton.vic.gov.au>
Sent: Wednesday, May 8, 2024 1:27 PM
To: [REDACTED]

Subject: RE: Amendment C232melt Toolern Development Contributions Plan Review - clarification

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Hi [REDACTED]

Thank you for your enquiry about Amendment C232melt

On 18 March 2022 Council undertook agency exhibition of Amendment C232melt

We received a submission from the EPA on 21 April 2022 (attached)

During agency exhibition the EPA requested a response from Council on the following matters:

- Identify a Railway Noise Amenity Area on the PSP plans
- Add buffers to the plans
- Review of new practice approach to risk assessment and the EP Act 2017 and subsequent policy post 1 July 2021;
- Consider PPN30 and PPN83 where applicable;
- Consider MD1 requirements when triggered and risk assessments for future rezoning; and
- Consult with EPA for future rezoning or intensifying current land uses

We provide a response table to the above matters to the EPA (attached)

We met with the EPA on Monday 23 May 2022 to discuss the submission response table, where there was agreement that Council's response satisfied the EPA

Following the meeting Council entered into further dialogue with the EPA on whether the EPA should be listed as a Referral Authority under Clause 66.04 (I will forward this correspondence separately)

Please get in touch if you need any further clarification on the submission response provided in May 2022

Kind regards

Matthew Milbourne (he/him)

Principal Strategic Planner | **Melton City Council**

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