



10 October 2018

Tony Marks
Strategic Planning Manager
Victorian Planning Authority
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Our ref: 3136365-38836
Your ref:

Dear Tony

Officer PSP Buffer Assessment Review Updated Directional Buffer

GHD submitted to VPA version 1 of the HyGain Officer Buffer Assessment Report titled “3136365-REP-1_Officer PSP Buffer Assessment Review” on 15 August 2018. The report outlines the recommended separation distance for the site as developed based on EPA Publication 1518 and local meteorology measured at Pakenham. The Publication 1518 separation distances are designed to ensure sufficient buffer between industry and sensitive uses such that the amenity of any sensitive uses are protected against odour or dust impacts due to non-routine or upset plant conditions.

GHD has prepared an updated directional buffer for the HyGain site at Officer to account for a change to the envelope of sources. The changes to the envelope of sources are described below:

- Material processing buildings are included in the envelope of sources, specifically process areas where heat is applied to materials. These areas are included in the source envelope to account for emissions of odours with the potential to lead to off-site nuisance in the event of upset conditions.
- All air extraction systems and dust removal systems are included in the envelope of sources. These sources are located at the sides of processing buildings considered above. These areas are included in the source envelope to account for non-routine elevated levels of particulate emissions due to events such as ‘holes in dust socks’. HyGain has indicated¹ that these events could be expected to take place at a frequency of once per year.
- The following emission sources are excluded from the envelope of sources as they are identified as having routine emissions of either odour or dust, but with little potential for upset conditions leading to elevated levels of emissions:
 - Wheel generated dust
 - Dumping of grains/unloading of trucks
 - Silos
 - Warehousing of products
 - Loading to trucks

¹ HyGain Feeds Pty Ltd – Overview of Operations, 588387093_1_ -Table of key assumptions from various sources – Final – 25 09 2018, September 2018, Document ID - 588387093/v1

The updated buffer is attached in Figure A below. Note that all changes to the buffer are based on modifications to the envelope of sources only. No adjustment has been made to the meteorological data or pattern of dispersion.

The directional buffer provided in this document is subject to the limitations and assumptions outlined in the GHD Assessment Report "3136365-REP-1_Officer PSP Buffer Assessment Review" dated 15/08/2018, unless stated otherwise in this document.

If you have any queries regarding this deliverable, please contact the undersigned.

Yours sincerely

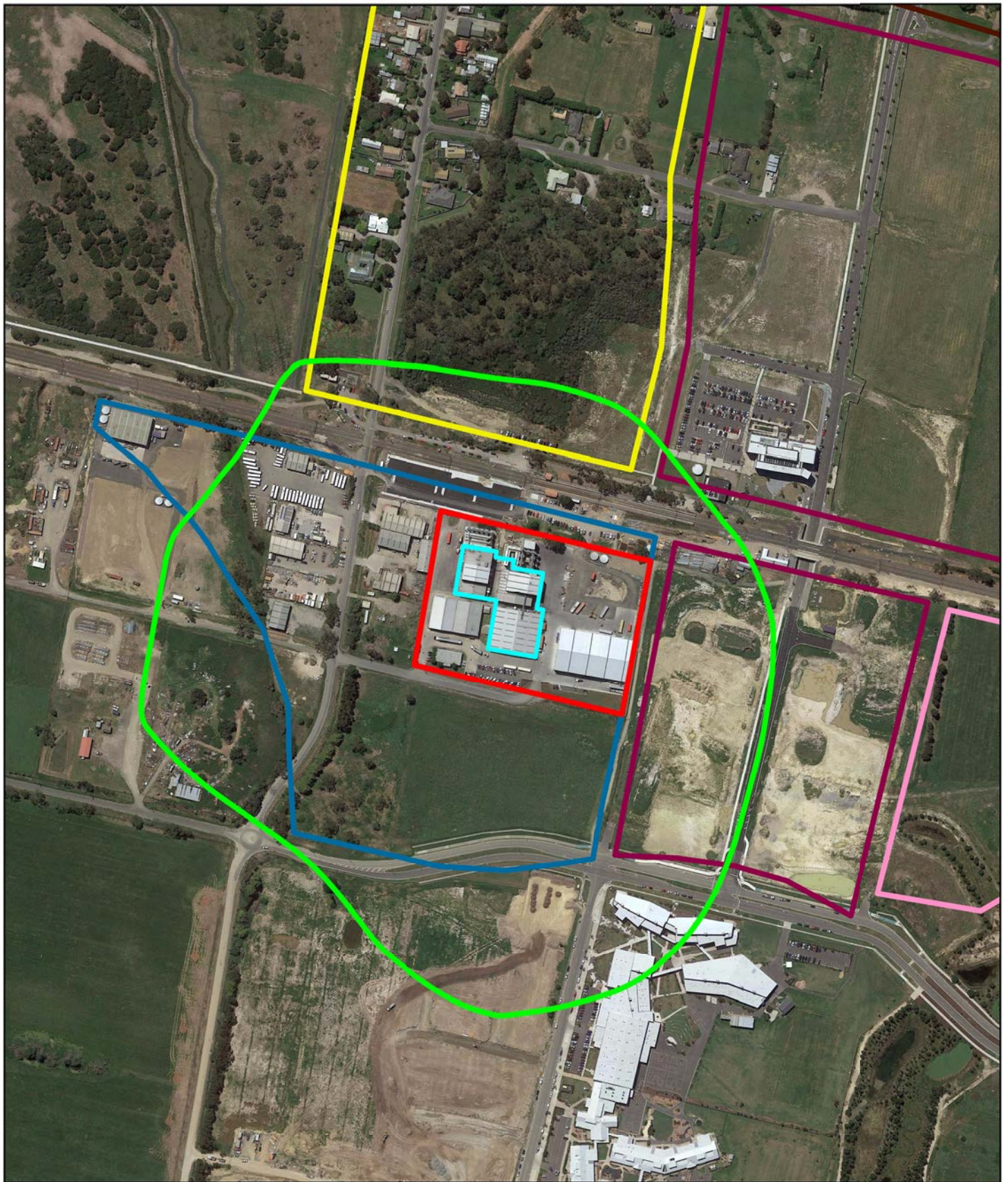
A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Danny Craggs

Environmental Engineer

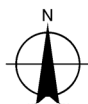
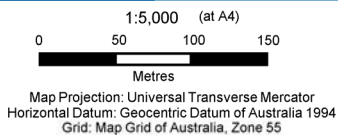
+61 3 8687 8713

Attachment: Figure A



LEGEND

- Indicative HyGain site boundary
- Envelope of sources (as approved 05.10.2018)
- Local business sub precinct
- Directional 250 m buffer scribed from envelope of sources
- Mixed use sub precinct
- Core sub precinct
- Residential sub precinct
- Gateway sub precinct



Victorian Planning Authority
Officer PSP Buffer Assessment Review

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Directional 250 m buffer
Scribed from envelope of sources

Figure A