

EPA Reference: 5009800

7 October 2019

Strategic Planning  
Mitchell Shire Council  
113 High Street  
BROADFORD VIC 3658

To whom it may concern,

**RE: C106 BEVERIDGE NORTH WEST PRECINCT STRUCTURE PLAN**

Thank you for the opportunity to provide a response in relation to Planning Scheme Amendment C106.

EPA have provided a response to the amendment to Victorian Planning Authority (VPA) under Ministerial Direction 19 in letter dated 22 July 2019 (Ref. 5007811).

EPA previously made general comments in regard to the consideration of potentially contaminated land and noise impacts.

EPA notes the comments provided to VPA on 22 July 2019 and is pleased to see that these comments have been incorporated into the amendment documents.

EPA has no concerns with the proposed planning scheme amendment, and in particular supports the inclusion of the need for an environmental site assessment (ESA), phase 2 for the sites identified to have a medium risk for potential contamination within the Urban Growth Zone Schedule 3. EPA would like to highlight that all ESA's should be undertaken in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as Amended 2013).

EPA also supports the inclusion of an acoustic assessment report within the Urban Growth Zone Schedule 3 for applications for use or development adjacent to the Hume Freeway.

EPA reminds the planning authority to consider the *General Practice Note on Potentially Contaminated Land*, when reviewing the site assessment submitted with any applications. Council must satisfy itself that the environmental conditions of land proposed to be used for a sensitive use are, or will be, suitable for that use, in accordance with Ministerial Direction No.1.

Having regard to the 'Beveridge North West Precinct Structure Plan Utilities Servicing and Infrastructure Assessment' prepared by Cardno dated March 2014, EPA is concerned that the report does not give adequate consideration to localised soil conditions and the impact that large scale rezoning of land for residential development may have on the water quality of Kalkallo Creek and Merri Creek. EPA requests further engagement on this matter.



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Please note that EPA does not wish to be heard in support of its submission. However, if the proposal is subsequently amended, please contact our assessing officer, Monika Zuscak, Planning Assessment Officer on 1300 372 842 (1300 EPA VIC).

Yours sincerely,



Renee Palmer  
Regional Manager  
North East Region  
**EPA Victoria**