



6 November 2020

Donnybrook JV Pty Ltd  
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***Privileged***

PJRA Ref.: Ltr-001-1032.1-Rev.00

Dear Ms Rachel,

**Re: Addendum Report: Buffer Assessment and Expert Statement Regarding Shenstone Park PSP, Amendment C241 Whittlesea Planning Scheme**

I refer to your instructions of 27 July 2020, subsequent updated instructions and instructions of 5 November 2020 on behalf of your client, Donnybrook JV Pty Ltd (Donnybrook JV) for me, Mr Peter Ramsay, to provide expert advice to the Planning Panel (the Panel) to consider the odour buffer associated with the proposed wastewater treatment plant.

1 **1. INTRODUCTION**

2 On 30 October 2020, I submitted my expert witness statement in relation to the matter. My expert  
3 witness statement is:

- 4 • Ramsay 2020, *Expert Witness Statement - Expert Buffer Assessment for land at 960 Donnybrook*  
5 *Road, Donnybrook, VIC*, prepared by Peter J Ramsay of Peter J Ramsay & Associates Pty Ltd  
6 for Donnybrook JV Pty Ltd, Revision 00, October 2020.

7 Following submission of my expert witness statement (Ramsay 2020), additional information from Yarra  
8 Valley Water on the siting and capacity of the proposed wastewater treatment plant was provided for my  
9 review by Gadens on 6 November 2020. I was requested to provide my opinion on the odour buffers  
10 incorporating information from Yarra Valley Water.

11 **2. EXPERT EVIDENCE DETAILS**

12 **2.1 Expert Witness Details**

13 Expert Witness: Mr Peter Ramsay  
14 Address: Level 10, 222 Kings Way, South Melbourne, Victoria, 3205  
15 Company: Peter J Ramsay & Associates Pty Ltd

16 **2.2 Expert's Qualifications and Experience**

17 My expert qualifications & experience was outlined in Section 2.2 of my expert witness statement  
18 (Ramsay 2020) and remains unchanged for this addendum expert witness statement.

19 My curriculum vitae was provided in my expert witness statement (Ramsay 2020).

20 **2.3 Expert's Area of Expertise**

21 My area of expertise was outlined in Section 2.3 of my expert witness statement (Ramsay 2020) and  
22 remains unchanged for this addendum expert witness statement.

23 **2.4 Statement of Expertise**

24 In view of my professional qualifications and expertise, I am well qualified to prepare and present this  
25 expert witness statement to the court.

26 **2.5 Other Significant Contributors to the Report**

27 There were no other significant contributors to this addendum report.

28 **2.6 Instructions that Defined the Scope of the Report**

29 Instructions were received from Gadens on behalf of Donnybrook JV Pty Ltd on 6 November 2020 to  
30 prepare an addendum expert witness statement on odour buffers incorporating additional information  
31 from Yarra Valley Water provided to me on 6 November 2020.

32 My opinions in response to Gadens' instruction are provided in this report.

33 **2.7 Facts, Matters and Assumptions on which the Report Proceeds**

34 The facts, matters and assumptions used in the preparation of this report are the same as those outlined  
35 in Section 2.7 of my expert witness statement (Ramsay 2020).

## 36 **2.8 Documents and Other Materials Used to Prepare Report**

37 In addition to the documents and other materials as referenced in Section 2.8 of my expert witness  
38 statement (Ramsay 2020), I have been asked to review the additional Precinct Structure Plan  
39 Information from Yarra Valley Water concerning the proposed water treatment plant.

### 40 2.8.1 Reports and Documents Provided by Gadens

- 41 • Jacobs 2020, *YVW Shenstone Park PSP – Plan 15 with directional buffer*, prepared by Jacobs for  
42 Yarra Valley Water, dated 4 November 2020
- 43 • Victorian Planning Authority 2020, *Shenstone Park Precinct Structure Plan*, dated October 2020
- 44 • Niche Planning Studio 2020, *DJV Preferred FUSP - Post Exhibited PSP- FUSP Response Plan*,  
45 dated 26 October 2020

## 46 **2.9 Legislation and Guidelines**

47 The legislation and guidelines used in the preparation of this report are the same as those outlined in  
48 Section 2.9 of my expert witness statement (Ramsay 2020).

## 49 **2.10 Tests or Experiments**

50 No tests or experiments were performed to assist in the preparation of this report.

## 51 **2.11 Summary of Opinions**

52 My opinions are summarised in **Section 3** of this report.

## 53 **2.12 Provisional Opinions**

54 The opinions expressed are not considered to be provisional.

## 55 **2.13 Limitation**

56 I consider myself qualified to prepare and present the report. I have not addressed questions falling  
57 outside my area of expertise, and do not consider it incomplete or inaccurate in any respect.

58 My advice is based on the Brief of Documents, which was provided by Gadens, my review of relevant  
59 legislation, guidelines and documents referred to in **Section 2.8** and my experience with undertaking  
60 assessments on similar sites.

61 2.13.1 Other Information Sources

62 The other information sources used in the preparation of this report are the same as those outlined in  
63 Section 2.8.2 of my expert witness statement (Ramsay 2020).

64 **2.14 Declaration**

65 I declare that: *“I have made all the enquiries that I believe are desirable and appropriate and no matters*  
66 *of significance which I regard as relevant have to my knowledge been withheld from the Panel”.*

67 **3. EXPERT OPINION**

68 **3.1 Information from GHD Impact Assessment Report 2017**

69 I understand that Yarra Valley Water (YVW) proposes to design, install and operate a treatment plant to  
70 produce recycled water (RWTP) on the property immediately south of the Woody Hill Quarry. This is to  
71 be constructed in the medium to long term, within 10 or so years and a detailed design has not been  
72 completed for the proposed plant.

73 In the Impact Assessment Report (GHD, 2017) various capacities are provided for the proposed RWP  
74 ranging from a design for 70,000 to 230,000 equivalent persons capacity. Their proposed buffers were  
75 based on the most conservative, largest treatment plant.

76 For any new RWTP of this scale of operation within an urban or suburban location a  
77 mechanical/biological treatment system would be expected. Treatment based on large lagoon based  
78 treatment would not be suitable for the proposed location of the RWTP.

79 Therefore, GHD proposed a 613 m separation distance in accordance with the methodology in EPA  
80 Publication 1518.

81 However, GHD recommended making an adjustment to the recommended buffer by way of directional  
82 analysis of wind patterns. This is not in accordance with EPA Publication 1518, as it would be  
83 considered a site-specific variation to a recommended separation distance and none of the criteria to  
84 justify such a variation have been addressed.

85 As discussed in my evidence regarding the dust buffers from the quarry operation, there is nothing that  
86 has been shown to be exceptional about the meteorological or topographic conditions in the vicinity of  
87 the proposed RWTP.

88 **3.2 Information from Yarra Valley Water**

89 On 6 November 2020, Gadens provided information from Yarra Valley Water, which was forwarded from  
90 Norton Rose Fulbright on behalf of YVW. This email is attached as **Appendix A** to this report. YVW state  
91 the ultimate plant inlet flow of 28.5 ML/d. Based on a usage rate of 150 L per person per day, YVW allow  
92 for a designed maximum capacity of 190,000 equivalent persons. It also provides an indicative location  
93 for the RWTP and equipment.

94 In accordance with EPA Publication 1518, a separation distance of 575 m is recommended for a  
95 mechanical/biological, sewage treatment plant of this size.

96 YVW has provided a figure showing a directional buffer. I am not sure what methodology has been used  
97 to generate this variation to the recommended separation distance. For the same reasons discussed in  
98 **Section 3.1** of this report, I don't consider that a justification for a variation to the recommended  
99 separation distance is appropriate.

100 It is not explicitly stated in the information from YVW where the separation distance is being measured  
101 from, however I presume it would be measured from the blue outline showing the, *RWTP Preferred*  
102 *Location* on the figure from YVW.

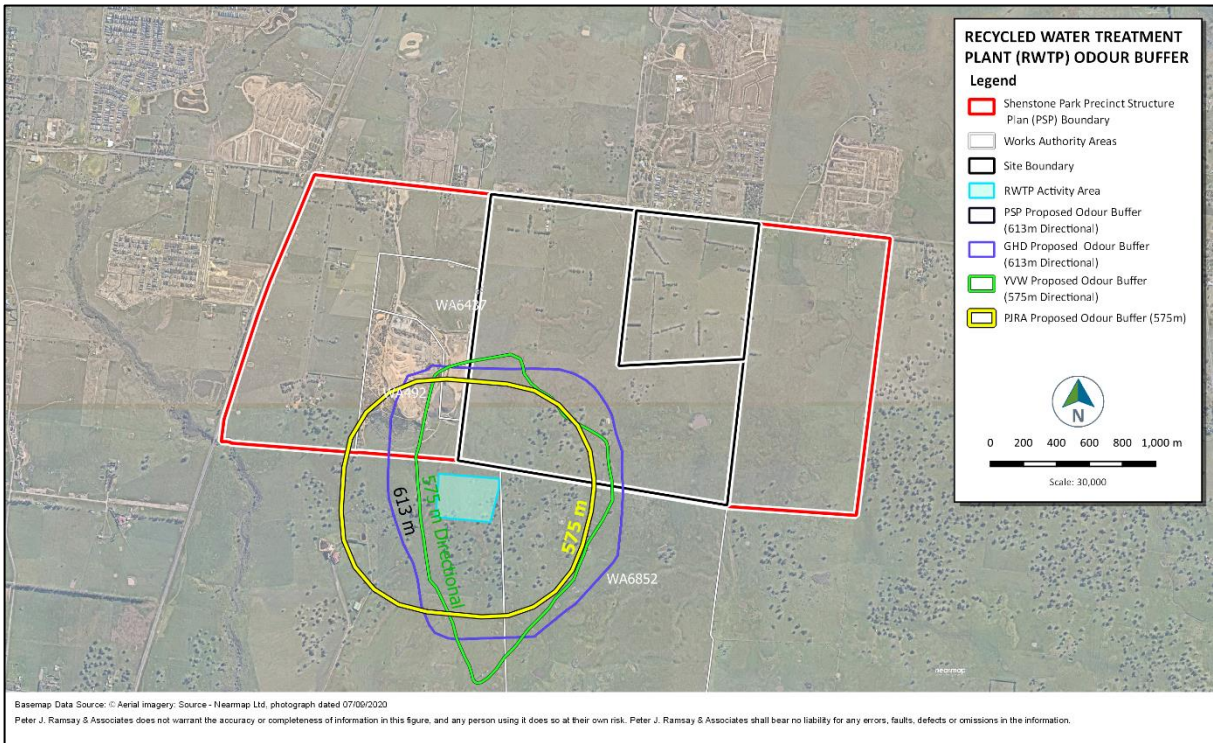
### 103 **3.3 Recommended Separation Distance**

104 I consider that the recommended separation distance of 575 m, in accordance with EPA Publication  
105 1518 should be applied to control residual odour emissions from the proposed RWTP. This should be  
106 measured from the activity boundary of the proposed RWTP.

107 The methodology for applying the separation distance should be in accordance with the  
108 recommendations of EPA Publication 1518. The directional buffer is an example of a site specific  
109 variation. The criteria for implementation of a site-specific variation are not satisfied; in particular the  
110 topography and meteorology of the site have not been shown to be exceptional. Also, the other criteria to  
111 be considered for a site-specific variation have not been satisfied.

112 The sensitive land use buffer or separation distance should be measured in a straight line, 575 m from  
113 the boundary of the activity area of the RWTP. The separation distance should be measured from the  
114 area shown as *Preferred RWTP Location* (the blue box) on the figure provided from YVW. This is the  
115 potential activity area for the RWTP.

116 The recommended separation distance, in comparison to the buffer recommended by GHD, and the  
117 buffer recommended by YVW are shown on the figure below.

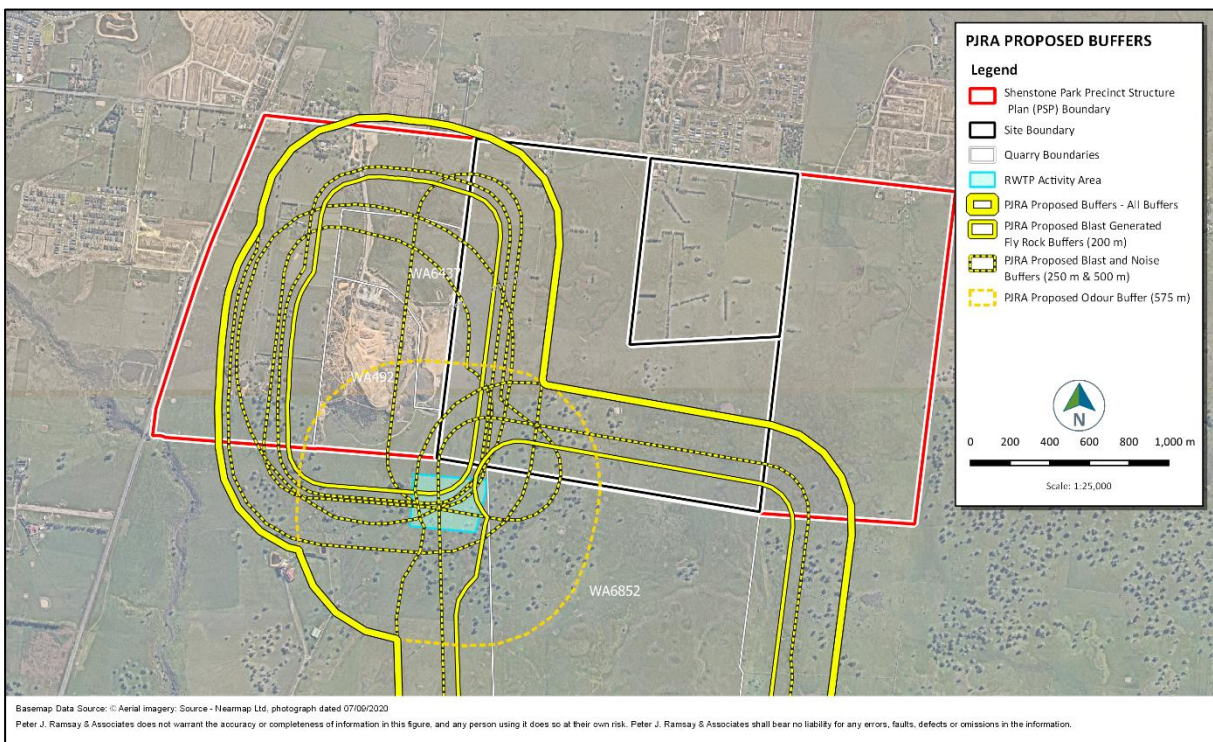


118 **Figure 1 RWTP – Extent of Odour Buffers**

119 **3.4 Conclusions and Impact on the Site**

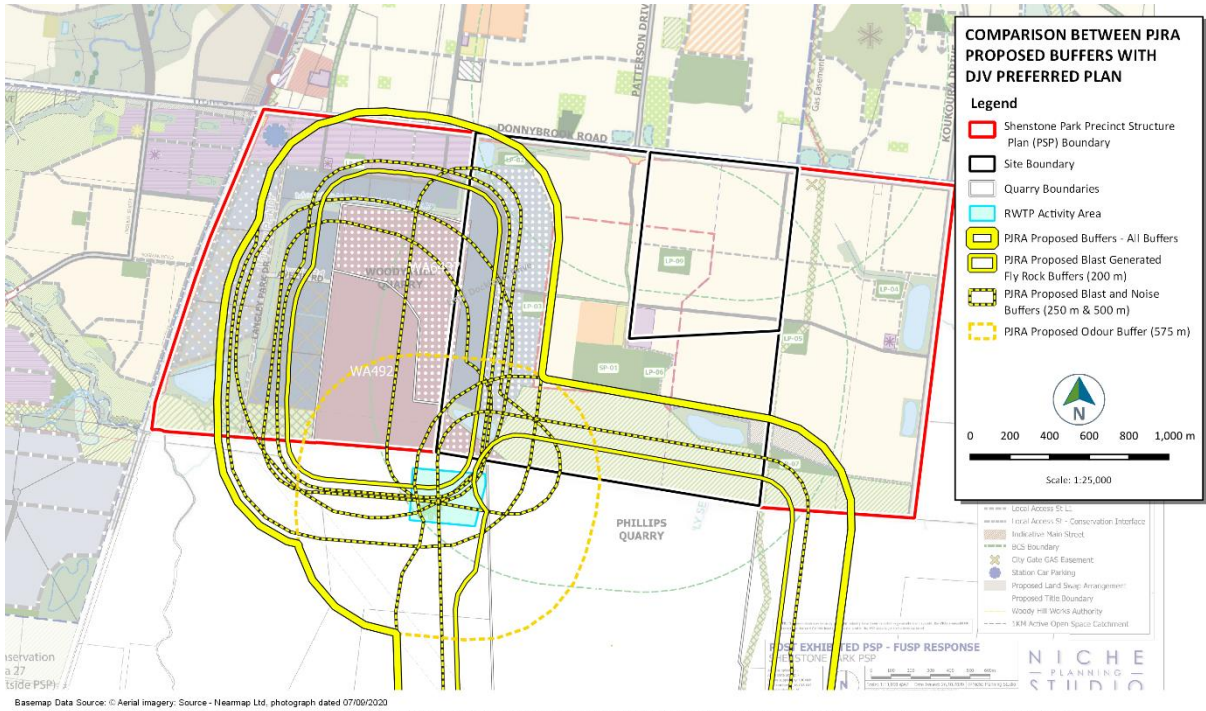
120 The recommended separation distance extends approximately 5 m further than the existing sensitive  
 121 land use buffers that I recommended in my earlier expert witness statement.

122 The combined separation distances including the RWTP are shown in the **Figure 2**.



123 **Figure 2 Summary of Recommended Separation Distances**  
 124

125 The incorporation of the separation distance for the RWTP to the recommended sensitive land use buffer  
 126 does not change my conclusions regarding the compatibility of the land uses proposed within the FUSP  
 127 proposed by the DJV, the update to the Figure 16 from my original statement is provided in **Figure 3**.



128  
 129

**Figure 3 Summary of Recommended Separation Distances against DJV Proposed Land Use**



130 **4. USE OF REPORT**

131 The preparation of this report has been undertaken for the purpose of providing expert evidence to the  
132 Planning Panel regarding the Shenstone Park Precinct Structure Plan, Amendment C241 Whittlesea  
133 Planning Scheme and it is not intended that this report should be used for any other purpose.

134 Yours sincerely,

135 

136 Mr Peter J Ramsay