

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b>The land affected by the application is located at:</b>	<b>200 Johnstons Road FORGE CREEK VIC 3875 PtL: 2 LP: 116329</b>
<b>The application is for a permit to:</b>	<b>Use and development of a composting facility, removal of native vegetation, and a dispensation from parking and bicycle parking requirements.</b>
<b>A permit is required under the following clauses of the planning scheme:</b>	
<b>Planning Scheme Clause</b>	<b>Matter for which a permit is required</b>
35.07-1 Farming Zone	Use of the land for a composting facility
35.07-4 Farming Zone	Construct or carry out a building or works for use of a composting facility
52.06-3 Car Parking	Reduce the number of car parking spaces required to 15
52.17-1 Native Vegetation	Remove, destroy or lop native vegetation, including dead native vegetation
52.34-2 Bicycle Facilities	Waive any requirement of Clause 52.34-5 and Clause 52.34-6
<b>The applicant for the permit is:</b>	<b>Beveridge Williams &amp; Co Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2025.18.1</b>

You may look at the application and any documents that support the application free of charge at:  
<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

**An objection must** ♦ **be made to the Responsible Authority in writing,**  
 ♦ **include the reasons for the objection, and**  
 ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<b>The Responsible Authority will not decide on the application before:</b>	Subject to the applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

# Amend a Planning Permit Application

s50 & s57A Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

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## Applicant Details:

Applicant name: <b>Beveridge Williams</b>	
Business trading name (if applicable):	
Email address: <b>mcdowellj@bevwill.com.au</b>	
Postal address: <b>1 Glenferrie Road Malvern</b>	
	Postcode: <b>3144</b>
Preferred Phone number: <b>03 9524 8767</b>	Secondary number:

## Owners Details: (if not the applicant)

Owner name: <b>East Gippsland Shire Council</b>	
Business trading name (if applicable):	
Postal address: <b>273 Main Street, Bairnsdale VIC</b>	
	Postcode: <b>3 8 7 5</b>

## Description of the Land:

Street number:	Street name:
Town:	Postcode

AND/OR

Lot Number: <b>2</b>	Plan Number: <b>PS 116329</b>
Other Legal Description:	

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor. If the proposal relates to multiple addresses/parcels, please attach a document with the details of the additional land included, including Ownership detail.

## Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal result in a breach of a registered covenant restriction or agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## Description of proposal:

Describe the use, development or other matter which needs a permit:

<b>Use and development of a composting facility, removal of native vegetation, and a dispensation from parking and bicycle parking requirements.</b>
<b>Please see the Town Planning Report for further details.</b>



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## Amendment Type:

Under which section of the Act is the amendment to the application made? (one answer only)

<input type="checkbox"/> s50 Amendment by applicant before notice	<input checked="" type="checkbox"/> s57A Amendment by applicant after notice is given
Revised estimated cost of development: <i>Note: You may be required to verify this estimate</i>	\$ <b>Existing Estimate remains supported:</b> <b>\$3,500,000 - \$5,000,000</b>

## Existing conditions:

Describe how the land is used and developed currently:

<b>The allotment is a rural property comprising part of the Bairnsdale Regional Landfill site, that is generally cleared of vegetation. No buildings are currently on the lot.</b>
<b>Please see the Town Planning Report for further details.</b>

## Required supporting documents (if the amendment to the application affects the existing documents)

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Site plan & floor plan (for use and development applications) / elevations for development applications

## Suggested supporting documents, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

## Payment of Application Fees

For a s50 application, no additional fees are payable unless the amendment introduces a matter not already covered by the original application.

For a s57A application, a fee of 40 percent of the original application fee amount is payable. The amount will be to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations 2016*. An invoice will be generated once the amended application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	<b>As the applicant is East Gippsland Shire</b>		
Address:	<b>Council, the application fee can be waived.</b>		
	<b>We request the fee is waived.</b>	Postcode:	
Email Address:	Phone Number:		

# Amend a Planning Permit Application

## s50 & s57A Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

### Privacy Statement

The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act 1987*. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act 2014*. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au). You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

### Declarations:

- ☒ I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the amendment to the permit application.
- ☒ I confirm that I have authority to use the relevant documents.
- ☒ In the event that the giving of notice is required pursuant to Section 52 or 57B of the *Planning and Environment Act 1987*, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.
- ☒ In the event that the giving of notice is required pursuant to Section 52 or 57B of the *Planning and Environment Act 1987*, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- ☒ I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:	
Name: <b>East Gippsland Shire Council C/- Beveridge Williams</b>	Date: <u>18</u> / <u>11</u> / <u>2025</u>

### Contact Council

-  03 5153 9500
-  [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)
-  [eastgippsland.vic.gov.au](http://eastgippsland.vic.gov.au)
-  PO Box 1618, Bairnsdale 3875

### Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade

Our Reference: 2402481

18 November 2025

Petra Wood  
Statutory Planning Officer  
East Gippsland Shire

ACN 006 197 235  
ABN 38 006 197 235

Melbourne Office  
1 Glenferrie Road  
PO Box 61  
Malvern VIC 3144  
Tel: (03) 9524 8888

Dear Petra

beveridgewilliams.com.au

**RE: RESPONSE TO SUBMISSIONS  
PLANNING PERMIT APPLICATION 5.2025.18.01  
PROPOSED COMPOSTING FACILITY AT 200 JOHNSTONS ROAD, FORGE CREEK**

Beveridge Williams, on behalf of the East Gippsland Shire Council's Waste Management team, values the opportunity to engage directly with community feedback received on the application for a proposed composting facility at 200 Johnstons Road, Forge Creek. Beveridge Williams has assisted the EGSC waste management team in preparing the following responses to submissions made during the exhibition of our planning application for the abovementioned planning application.

This letter considers community feedback directly, and outlines some changes to the proposal that have been prepared to address concerns to the greatest extent practical.

The following table summarises key themes of written submissions received for the application. The below summary table is to gather a general understanding of concerns, and that it is not an exhaustive list of matters raised by submitters. We have carefully considered each of the submissions made during the updates to our application for the proposed composting facility.

We also note that Beveridge Williams and the broader project team have undertaken in-person community information sessions to further inform our understanding of key issues. We are grateful for the broad feedback provided during these sessions.

Key Focus	1	2	3	4	5	6	7	8	9 & 10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Odour	x	x	x	x	x	x	x	x	x	x		x	x	x	x	x	x	x	x	x		x	x			
Noise	x	x	x				x	x	x	x			x	x	x	x	x		x							
Vermor or pests					x	x					x		x	x	x	x	x				x		x	x		
Concerns for birdlife											x										x			x		
Property value	x	x	x	x	x				x			x						x		x		x				
Subdivision potential	x																									
Water quality - general		x	x								x		x	x	x	x	x						x	x		
Water quality - aquifers		x	x																							
Traffic									x				x	x	x	x	x		x	x						
Amount / method of consultation		x	x				x													x						
Farming impacts - stock				x		x																x	x			
Farming impacts - soil						x																				
Weeds		x																								
Fire			x															x		x		x				
Viewlines							x	x				x														
Lack of mitigation (request dirt mounds)							x	x																		
OTHER																										
	Dust				General health	Soil contamination													Removal of native vegetation				Air quality testing		Supportive of sustainable composting	Supportive & looking to undertake compost research

**Table 1: Key themes of resident submissions**

**Source:** Prepared by Beveridge Williams based on community submissions received by Council

### What Has Changed?

We have listened carefully to community feedback and made significant improvements to the design.

- **Odour monitoring** – East Gippsland Shire Council's Waste Management team remains confident in the results of the odour assessment for the composting facility. In order to ensure that Council delivers the low levels of odour planned, Council will establish real time odour monitoring devices as part of the construction of the composting facility. In the unlikely event that odour emissions reach unsatisfactory levels, staff at the facility will be alerted, and will respond to reduce odour emitted from the facility. This safeguard seeks to improve community confidence in the composting facility and reflects Council's aim to act as a good neighbour.
- **Greater separation from neighbours** – The main facility has been moved further east, closer to the existing landfill and the maturation pads have changed orientation. These changes create more distance from the nearest sensitive receptor. The nearest dwelling (to the west) was previously 750m (approx.) from the perimeter of the odour source. The shift in design has increased this distance to 850m (approx.). The odour assessment demonstrates that a minimum separation distance of 750m is appropriate. The updates to the design exceed this distance, providing the best possible outcome on the land.
- **Enhanced screening and landscaping** – Existing trees along Johnstons Road already help screen the site, and we are planting dense windbreaks to further obscure views from the west and south. With these enhancements, the facility will be screened in all directions except when viewed from the landfill to the east. Additional tree rows will improve views of the landscape.
- **Protecting water quality for agriculture** – We understand the importance of clean water and soils for local farms. While the original contact water dam of 2,200 kL would be sufficient for the facility, we have over-engineered this asset to substantially increase the capacity. Whilst the final and exact volume of the dam will be sized in response to a 1% AEP event, the contact water has been designed such that no contact water will leave the property.
- **Further stormwater runoff detention** – Properties to the north of the subject site (situated on the lower slope of the site's surface water dam) were concerned regarding the clean water dam abutting the entry of the property. We emphasise that this dam will only include clean water runoff from the broader property and is separate from the high nutrient water of the composting facility. However, in order to ensure the detention of all stormwater, the clean water dam has significantly expanded in area from 1330 sqm to 2600 sqm. Furthermore, in the unlikely event of overflow, the dam will drain to low-lying land on the property, rather than external to the site. These measures ensure water can be fully retained on site for reuse in processing and protecting agricultural land.

## DETAILED RESPONSES

The following response considers matters raised by submitters in further detail. We seek to demonstrate how each concern will be managed. In general, this will be achieved through a mix of features included in the original application, as well as utilising the improvements to the project outlined in the previous section. Many of the improvements listed above include multiple benefits and are included in more than one section. Where appropriate, related key topics have been considered within the same section.

### Odour Emissions

Since the project's conception, the mitigation and management of odour emissions have been a key focus of the applicant and project team. Detailed technical analysis has been undertaken by odour experts at Peter J Ramsay & Associates in order to achieve compliance with regulations. This analysis has found that the risk of odour dispersion is low. These findings will be reviewed by the EPA to ensure accuracy and compliance with relevant regulatory requirements.

As per the Town Planning report we note that Peter J Ramsay & Associates undertook an odour assessment to ensure that the composting facility will maintain the amenity of the area. After conducting preliminary analysis in the form of a Level 1 and Level 2 assessment, a Level 3 odour assessment was undertaken in accordance with the relevant EPA Publication. Using measurements from another composting facility with similar technology, odour dispersion modelling and a comparison to similar assessments, an assessment was made on the potential for odour to be detected. Using a conservative analysis of potential odours, it was found that the proposal satisfies relevant EPA controls, and that the odour exposure risk for all receiving environments is low. The Environmental Management Plan (EMP) contains consideration of odour management, including identifying odour sources, controls, monitoring, and management. The operational management of the site will need to ensure a balanced compost recipe that meets the required parameters. Actions and contingencies necessary to maintain the effective functioning of the facility are included in the report.

Whilst we are confident that the above design will ensure a suitable outcome with minimal levels of odour, additional steps have been undertaken to ensure the best possible outcome for the community. Additional design features have included:

- **Odour monitoring** – Real time monitoring equipment is to be installed on the subject land. This will ensure that the facility is functioning as intended. In the event of odour above the acceptable threshold, on-site staff will be alerted, and able to take steps to mitigate the odour emissions. This safeguard will remain in place as the facility operates, ensuring it functions as intended.
- **Greater separation from neighbours** – The facility will be shifted to the eastern portion of the property. This will increase the distance from the nearest dwelling from approximately 750m to around 850m, providing additional opportunity for odour to dissipate.

### Noise Emissions

The original application included a number of measures to mitigate noise impacts. Acoustic Compliance Australia conducted an environmental noise impact assessment to predict the noise levels associated with the composting facility. They found that the facility will be compliant with the Noise Protocol targets managed by the EPA. They consider the site to be of low risk, however outlined recommendations for noise levels to be even further reduced. Noise from the surrounding area and low frequency noise analysis has been undertaken, and the facility found to remain below the noise limit, and noise generated to generally be low frequency.



In addition to the above, changes to the layout of the facility will lower noise volumes.

**Greater separation from neighbours** – The additional space separating the facility from neighbours will provide further reduction in volume before reaching surrounding receptors.

### **Vermin or Pests, as well as Concern for Birdlife**

Our team acknowledges community concerns associated with pests and birdlife given the existing issues with the current landfill. Currently, food waste is mixed with non-organic waste and spread over a large area. It breaks down at natural speeds, allowing time for birdlife and pests to scavenge.

The dedicated composting facility proposed by the application will see **a significant improvement in pest management**, as organic waste will be concentrated in a single, tarped area and heated to 55-75 degrees. Directing food waste to a closed facility will significantly reduce associated risks to wildlife. The design will reduce the numbers of pest species, supporting the local ecosystem.

As noted in the town planning report, an environmental management plan has been prepared to support the application. The EMP considers risks to ecological receptors in the surrounding environment, providing a framework to guide the performance of the site. The management framework will ensure that the site can be operated in a safe and responsible manner in the long-term. During the initial grinding and 21-day pasteurisation process, the material will be fully under cover to ensure that it is not exposed to birdlife and/or vermin. This will ensure that the process does not interfere with natural systems or increase the number of birds within proximity to the airport. After the 21-day process, the material will be suitable for exposure without attracting pests, vermin or birdlife.

All plant equipment will be thoroughly cleaned between processing pasteurised and non-pasteurised materials. Rigorous testing protocols will also be implemented to verify that pasteurisation has been successfully achieved.

### **Property Values and Subdivision Potential**

Residents raised considerations regarding property values, or the subdivision potential of their land. For some, this was the key reason for their objection.

While we understand that changes in the surrounding environment can raise concerns, the planning framework is designed to assess the use and development of land in the context of its planning merits, not its financial implications for individual property owners. Both the applicant and Council are bound by the scope of the **Planning and Environment Act 1987** and the **East Gippsland Shire Planning Scheme**. We, as a representative of the applicant, cannot directly comment on the financial value to property owners.

More broadly, we note that the primary purpose of the Farming Zone is to provide for agricultural activities. Various agricultural activities can lower rural amenity but are encouraged in the Farming Zone due to the economic and employment opportunities they generate for the community.

The applicant and project team continue to make every effort to minimise all impacts of the composting facility on the amenity of the surrounding land in order to allow current residents to continue to enjoy the use of their land. This will also ensure that the amenity of future residents is maximised.

Communications with residents have suggested that odour distances and the siting of dwellings is a related concern. Residents can review the mapping undertaken by Peter J

Ramsay & Associates, which shows the extent of modelled odour, as an initial step when siting any future dwellings (specific advice should also be sought as appropriate). As with any planning permit application, other considerations within the planning scheme (particularly the purpose of the farming zone) must also be considered.

### **Water Quality – General & Aquifers**

Water quality remains a key focus of the application and has been addressed through a number of measures. As per the town planning report SMEC Australia Pty Ltd prepared a water balance assessment to estimate the volume of contact water generated and to help determine whether the proposed contact water management options were the most appropriate for the site. A Contact Water Management Plan was also prepared for the proposed composting facility. The report considered potential mitigation and exposure pathways, contact water generation, the proposed water management infrastructure, stormwater, surface-water and regulations associated with managing the water created by the composting process. SMEC outlined the relevant contact water infrastructure and management requirements as well as processes for Council to operate the facility while protecting the surrounding water systems from contamination.

The project has been appropriately designed to manage surface water, groundwater and land contamination. A concrete pad will be used as the feedstock drop-off area. The maturation pad will be built using low-permeability clay (less than  $1 \times 10^{-9}$  m/s). Feedstock will be mixed in the receival shed, which has its own water capture system that does not involve pasteurisation. Wastewater will be managed through a process of separation, containment, and either reuse or disposal. The contact water system separates runoff from the unpasteurised areas and the pasteurised areas. Contact water from unpasteurised areas will not be applied to material after it has gone through the composting process. Following community engagement, the contact and clean water dams have been increased in size to further minimise risk of overtopping in this unlikely event.

Responding to feedback from the community, the following water management measures have been added to the proposal:

- **Protecting water quality for agriculture** – We understand the importance of clean water and soils for local farms. While the original contact water dam of 2,200 kL would be sufficient for the facility, we have over-engineered this asset to substantially increase the capacity. Whilst the final and exact volume of the dam will be sized in response to a 1% AEP event, the contact water has been designed such that no contact water will leave the property.
- **Further stormwater runoff detention** – Properties to the north of the subject site (situated on the lower slope the site's surface water dam) were concerned regarding the clean water dam abutting the entry of the property. We emphasise that this dam will only include clean water runoff from the broader property and is separate from the high nutrient water of the composting facility. However, in order to ensure the detention of all stormwater, the clean water dam has been significantly expanded in area from 1330 sqm to 2600 sqm. Furthermore, in the unlikely event of overflow, the dam will now drain to low-lying land on the property, rather than external to the site. These measures ensure water can be fully retained on site for reuse in processing and protecting agricultural land.

### **Traffic**

Additional traffic will be minimal in nature. As noted in the town planning report, both Council trucks and private vehicles, will enter the site from Johnstons Road. The facility will support large vehicles, including 'Large Tipper' trucks and B-Doubles. All loading and unloading activities will be confined to the public drop off facility and drop off station.



Traffic to and from the facility is anticipated to be relatively similar in nature, noting that organic waste is currently disposed in the adjacent landfill. The broad opening hours of the facility will assist in distributing vehicle movements throughout the day. The facility is not anticipated to have a significant peak demand, as trucks will enter the facility intermittently.

### **Amount and Method of Consultation**

The project has benefited from extensive community consultation, which has informed an updated planning response. Formal advertising was undertaken in February, which has been further supported by in-person sessions in March and June. Throughout this process, the team has worked to look for improvements to the design of the facility in collaboration with the community.

### **Farming Impacts – Stock and Soil**

Feedback from the surrounding community has placed a focus on ensuring the welfare of livestock, and in particular cattle, is maintained throughout the composting facility. We recognise that healthy cattle and soil must be a key objective of the proposed facility.

The general focus of the application on protecting livestock health and soil quality relates to containing contaminants.

- **Stormwater** will remain on the property in dams, preventing contaminants from leaving the facility. This will ensure nutrients remain on the land.
- **Groundwater** will be separated from the facility through impermeable surfaces such as concrete. This will ensure stock drinking water remains safe. This is further explored in the dedicated Contact Water Management Plan.
- **Debris and litter** will be carefully managed throughout the operation of the facility. Litter monitoring is a recorded checklist item of the Environmental Management Plan (EMP), with associated procedures to be undertaken by staff. Further, the initial 21-day pasteurisation process will be fully covered, reducing the chance of dispersal.
- **Pests and vermin** will be excluded from the composting material by tarps until it has been pasteurized. After this 21-day process, the material is no longer a food source for pests. The project is expected to reduce access to material from vermin, which are currently attracted to the open landfill.
- **Air quality** will remain suitable for cattle. As noted in the odour assessment, the risk of amenity impact to sensitive receptors (such as farm homes) is low. Accordingly, air quality will be suitable for cattle. We note that the facility has been shifted to the east to maximise separate distances to land in separate ownership. Further details on air quality are included within the odour assessment.
- **Pathogens** will be minimised through pathogen reduction measures and procedures noted within the Environmental Management Plan. Pasteurisation will take place undercover limiting exposure and pathogen testing of products will be undertaken to ensure resulting products are safe.

### **Weeds**

The 21-day pasteurisation period will involve loading the shredded material onto a forced air floor system and covering in a tarp. The high temperature (55 to 75 degrees Celsius) and other conditions of the system will adequately destroy any plant material or pathogens within approximately 5 to 7 days. Past the 7-day mark, the material will continue to be exposed to harsh conditions, providing further opportunity for plant material to break down.

The material will be covered and contained during the first 21 days, ensuring that no plant material can exit the composting area early. Covering the green waste material will also exclude pests, which would otherwise carry plant seeds. The environmental management plan includes further details of weed and pest mitigation measures.

## Fire

As noted in the Town Planning Report, Circular Resources Australia prepared a Fire Risk Management and Monitoring Plan to assess the risk and manage the potential for fire associated with the operation of the composting facility. The report identified a total of 38 aspects of the project, most of which had medium, low or very low risk. Where necessary, additional controls were specified to appropriately manage fire risk. The applicant (Council's Waste Team) will utilise the fire risk management plan during the operation of the facility. The site will have onsite firefighting equipment and plan, as well as a sprinkler system in the receival shed and a firefighting water tank. Monitoring will be undertaken of windrows and temperature will be controlled during pasteurisation.

It is suggested that the above methods will support the mitigation of fire risk to the site and surrounds. Correct compost temperature is necessary for the correct breaking down of organic material and will be closely monitored by operating staff as part of their standard duties. Suitable real time monitoring equipment will be utilised during this process.

## Viewlines & Lack of Mitigation

The proposal has been designed to support visual amenity from all directions. The northern boundary currently contains vegetation that will act as screening to the road and properties to the north.

**Enhanced screening and landscaping** – Following community consultation, trees will be densely planted as part of the project. The planted trees will obscure views from the west and south. With these enhancements, in combination with existing trees, the facility will be screened from all directions (except persons standing within the nearby landfill itself).

We note that submission 7 and submission 8 specifically requested this change to the project in their written submissions. We are pleased to provide this feature in consultation with the community.

Yours sincerely,

**Alisanne Boag**  
Town Planner  
BEVERIDGE WILLIAMS

Our Reference: 2402481

12 November 2025

Petra Wood  
Statutory Planning Officer  
East Gippsland Shire Council

ACN 006 197 235  
ABN 38 006 197 235

Melbourne Office  
1 Glenferrie Road  
PO Box 61  
Malvern VIC 3144  
Tel: (03) 9524 8888

beveridgewilliams.com.au

Dear Petra,

## **PROPOSED COMPOSTING FACILITY – Lot 2 LP116329 PLANNING PERMIT APPLICATION 5.2025.18.1**

Beveridge Williams continues to act on behalf of East Gippsland Shire in relation to the above planning permit application. We submit this amended planning application following community consultation and feedback from stakeholders. The amendment is lodged in accordance with **Section 57A** of the *Planning and Environment Act 1987*.

The application is for the construction of an aerobic composting facility adjacent to the Bairnsdale Regional Landfill. This will assist to meet the waste disposal needs of the municipality whilst minimising landfill.

Following stakeholder and community engagement, revisions have been made to the design in response to community concerns. The revised design incorporates several key changes to address site constraints and stakeholder feedback.

### **Facility Relocation and Layout Adjustments**

The bulk of the facility has been repositioned eastwards, adjacent to the existing landfill. This relocation increases the spatial separation from neighbouring properties, thereby reducing potential visual, odour and noise amenity impacts. The maturation pads have been reoriented to align with the new layout and are now screened from the western aspect by other components of the facility.

### **Visual Screening and Landscape Integration**

Existing vegetation along Johnstons Road provides a baseline level of screening from the road. In response to community submissions, additional treed bunds have been incorporated along the western and southern boundaries. These measures ensure that the facility is visually contained from all neighbouring vantage points except the eastern aspect adjoining the landfill.

### **Water Management Enhancements**

Concerns regarding the segregation of clean water and nutrient-rich water have been addressed through substantial modifications to the water management system. The contact water dam has been significantly enlarged to accommodate increased volumes, while the clean water dam located near Johnstons Road (designed to capture runoff from surrounding paddocks) has been expanded to nearly twice its original capacity. These measures provide robust protection for adjacent agricultural land and ensure compliance with best-practice environmental management standards.

### Odour Management and Monitoring

Although odour modelling indicates emissions will remain well within acceptable limits, the EGSC has committed to implementing odour monitoring at nearby sensitive receptors during the operational phase. This proactive measure will ensure compliance with regulatory requirements and provide ongoing assurance to the community.

Accordingly, please find attached the following updated documentation:

- **00** – Community Submission Response
- **01** – Section 57A Amendment to Planning Permit Application Form
- **02** – Cover Letter (this document)
- **03** – Amended Town Planning Report (Rev 2) – Beveridge Williams
- **04** – Current Certificate of Title
- **05** – Civil Works Plan and further layout (2025.05.26)
- **09** – Noise Impact Assessment (2025.10.30)
- **10** – Environmental Management Plan (2025.10.10)
- **11** – Contact Water Management Plan (2025.10.10)
- **12** – Odour Assessment (2025.10.31)
- **13** – Greenhouse Gas Assessment
- **14** – Fire Risk Management & Monitoring Plan (2024.07)

Additionally, reports that remain the same as the original application include the following:

- **06** – Contour survey (2023.06)
- **07** – Geotechnical Investigation (2023.07.04)
- **08** – Ecological Assessment (2024.04.09)

We note that email advice has been received in relation to the Ecological Assessment (**Item 08**) and is summarised within the Town Planning Report (**Attachment 04**). This advice confirms that the assessment remains suitable in its current form.

We trust that the revised application and supporting documentation demonstrate our commitment to addressing community and stakeholder feedback, while upholding the highest standards of environmental management. We understand that Council will likely re-exhibit the amended application to the previous submitters.

The proposed facility has been carefully designed to minimise impacts on neighbouring properties, enhance visual screening, and implement robust water and odour management systems. These enhancements reflect our dedication to sustainable waste management and the long-term wellbeing of the municipality.

This project aligns with Council's strategic objectives for responsible resource recovery and environmental stewardship. By approving this amended application, Council will enable the delivery of essential infrastructure that meets current and future waste management needs, while respecting the rural character of the area. We welcome the opportunity for further discussion and collaboration to ensure the successful implementation of this important facility.

Should you require any additional information or clarification, please do not hesitate to contact us.

Yours sincerely,

**JUSTIN MCDOWELL**

Graduate Town Planner  
BEVERIDGE WILLIAMS



# Proposed East Gippsland Regional Composting Facility

## Town Planning Report

*(Amended November 2025 to reflect updated layout)*

200 Johnstons Road, Forge Creek

**Client**  
East Gippsland Shire Council

**Issued**  
12/11/2025  
Revision 2



Beveridge Williams

Printed 27/11/2025

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Introduction

Beveridge Williams acts on behalf of East Gippsland Shire Council in support of a proposed planning permit application, which seeks a permit to establish a composting facility at 200 Johnstons Road, Forge Creek (part, being Lot 2 LP116329).

The proposed activity is for the establishment of an aerobic composting facility adjacent to the Bairnsdale Regional landfill. The facility is intended to process 25,000t per year of Garden Organics (GO) and mixed Food Organics and Garden Organics (FOGO). The intended process will utilise covered, forced air bunkers for the initial pasteurisation phase of FOGO material before moving to open windrow maturation

The proposal requires a planning permit under the provisions of the East Gippsland Planning Scheme to use the land for this purpose as well as to undertake buildings and works to construct the composting centre. This report has been prepared by Beveridge Williams to provide an overview of the relevant town planning provisions affecting the site, outline the proposed land-use, and provide a response to key planning considerations.

Amended Application following Community Consultation

East Gippsland Shire Council's waste management team has conducted extensive community consultation regarding the proposed composting facility. This process included formal advertising of the planning permit application in February 2025, in-person information sessions in March and June, and ongoing updates via Council's website: <https://yoursay.eastgippsland.vic.gov.au/proposed-composting-facility>

The Council greatly appreciates the valuable feedback provided by community members and stakeholders. In response, several significant amendments have been made to the facility's design and operation, including:

- Installation of odour monitoring devices to ensure low emissions
- Relocation and reorientation of the facility to increase separation from neighbouring properties
- Enhanced screening and landscaping to reduce visual and environmental impacts
- Expanded stormwater detention and water retention measures

These changes are detailed in this updated town planning report, with a dedicated section on page 4 outlining the outcomes shaped by community and stakeholder input. Council remains committed to ongoing engagement and will continue to provide updates and opportunities for further participation.

Aerial Photograph (source: Nearmap 2024)



Subject Site and Context

The application relates to Lot 2 on Local Plan 116329. This lot is part of the subject site shown as 665 Forge Creek Road. The site is located approximately 5.8 km south of the Bairnsdale V Line Railway Station. The northern boundary of the lot forms its frontage, abutting Johnstons Road for a length of 472.74m. The site has a depth of around 804.70m, and an area of 36.76 ha. A review of the certificate of title found that no restrictions, encumbrances or caveats apply to the subject lot. The site is generally cleared of vegetation, other than planted windrows along the western site boundary and site frontage, and centrally to the site. Topography in the area is relatively flat.

The site is located within the broader landholding of the Bairnsdale Regional Landfill, which is located immediately to the east. The surrounding area is generally made up of agricultural properties within the Farming Zone. Extractive industries are located nearby to the east and north. The Bairnsdale Airport is approximately 4.2 km west of the site. Macleod Morass Wildlife Reserve (hunting) is around 1.8km east of the land.

The nearest dwelling is approximately 530 metres to the west at 605 Forge Creek Road, Forge Creek. There are no other dwellings anywhere near the site. The prevailing winds blow from the northwest. The nearest sensitive receptor (dwelling) to the southeast is located at 77 McDonalds Road and is approximately 1.125km (1,125 m) from the proposed operational area.

Site Context (source: Nearmap 2024)





Subject Site Overview

Address	200 Johnstons Road, Forge Creek 3875
Planning Scheme	East Gippsland Planning Scheme
Title Particulars	2\LP116329
Title Encumbrances	N/A
Zoning	Farming Zone - Schedule 1 (FZ1)
Overlays	Environmental Significance Overlay - Schedule 1-43 (ESO1-43)
Permit Triggers	<ul style="list-style-type: none"><li>• Clause 35.07-1 – Use of land for industry within FZ</li><li>• Clause 35.07-4 – Buildings and works for a Section 2 use within FZ</li><li>• Clause 52.17 – Removal of native vegetation</li><li>• Clause 52.06-5 &amp; Clause 52.34 – Dispensation from parking and bicycle parking requirements</li></ul>
Area of Aboriginal Heritage Sensitivity	No
Bushfire Prone Area	Yes
Other Consideration	Extractive Industry Work Authorities (WA) to the east
Referral Authorities	Use land for industry – EPA (determining authority) Removal of native vegetation – DEECA (recommending authority)
Public Notice	No exemptions apply
Applicant	East Gippsland Shire Council
Applicant Contact	Justin McDowell Town Planner Beveridge Williams <a href="mailto:mcdowellj@bevwill.com.au">mcdowellj@bevwill.com.au</a> 0479 193 201

The Proposal

It is proposed to use and develop the land for a composting facility to assist with the in-house processing of organic waste by East Gippsland Shire Council.

Project Context

East Gippsland Shire Council currently collects garden waste (GO) at 11 transfer stations. In the past, this waste was shredded and used to restore landfills, but since the Cann River Landfill closed in 2022, there is less need for this approach. Now, a new way to process garden waste is needed. Under the Victorian Government's *Recycling Victoria* policy, all councils must introduce a kerbside food and garden waste collection (FOGO) by 2030. This means there will be more organic waste to manage locally, especially as Bairnsdale receives the largest amount at 12,000 tonnes a year, contributing to a total of 26,000 tonnes across the region.

To prepare for this, East Gippsland Shire Council plans to roll out a kerbside FOGO collection in 2025, which is expected to add another 4,500 tonnes of food waste each year. The new composting facility will help manage this waste locally, reducing what goes to landfill and cutting down on harmful greenhouse gas emissions. It also meets government policy to keep garden waste out of landfill, manage fire risks from stockpiled waste, and prevent pollution caused by food waste breaking down without air. The composting facility will provide a practical and sustainable solution for managing garden and food waste in the region.

Project Description

The organic waste to be processed at the new facility includes grass, leaves, plants, branches, tree trunks, vegetables, fruits and seeds, kitchen scraps, paper waste and domestic food waste excluding liquid organic waste, meat, fish & fatty food waste. The facility is anticipated to produce approximately 40,000m3 of organic compost per year, which will be sold off-site in small bags and bulk loads.

Composting falls under the 'industry' land use term as defined in the Table to Clause 73.03 (Land use terms) of the East Gippsland Shire Planning Scheme.

The composting plant will be operated by three permanent staff, 7am-5pm, 7 days per week.

Composting is a managed process where microorganisms break down organic waste. The proposed method starts with a 21-day pasteurisation phase using a forced air-floor system to begin decomposition. After this, the waste is moved to open rows (called windrows) on a hardstand area to mature for about 12 weeks. During this phase, the material is regularly turned for aeration, and moisture is added as needed. The proposed combination of forced air-floor covered composting systems with open-air maturation has been selected for its alignment with the EPA guidelines as appropriate for the site's available buffer distances. Special plant and equipment will be used to support these activities.

During the initial grinding and 21-day pasteurisation process, the material will be fully under cover to ensure that it is not exposed to birdlife and/or vermin. This will ensure that the process does not interfere with natural systems or increase the number of birds within proximity to the airport.

Once the compost is stabilised, it will be graded, batched and ready for use or sale.

As shown in the Proposed Land Use Plan, the facility will require the construction of several components. Traffic, including both Council trucks and private vehicles, will enter the site from Johnstons Road. The proposed entry has been chosen to use existing low points within the site and road reserve and to limit the excavation required for internal works. The facility will support large vehicles, including 'Large Tipper' trucks and B-Doubles. An internal driveway will connect Johnstons Road to the weighbridge, site office and product sorting area. Once the material has been satisfactorily screened and weighed, it will be processed within the composting facility, which includes two composting areas (the forced aeration enclosed composting system and the maturation pad). All loading and unloading activities will be confined to the public drop off facility and drop off station. Clean stormwater runoff will be stored in the clean water dam towards the front boundary of the site. Water contaminated by the compost will be stored in a Class A contact water tank and Class B contact water dam, as appropriate. The contact water dam and tank is to be located to the east of the facility.

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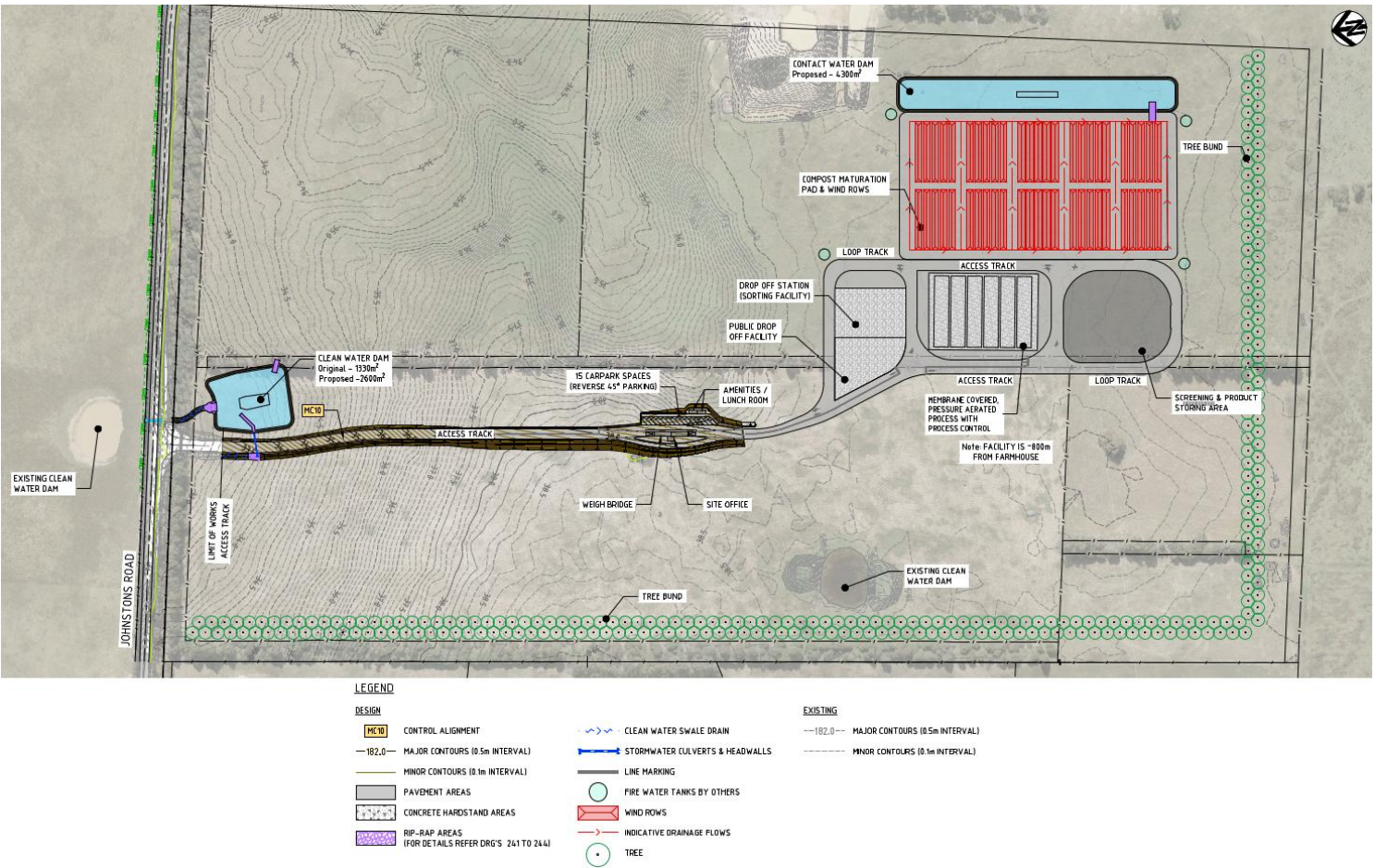
The proposal has the following proposed key features:

- Site office (and weighbridge)
- Vehicle parking areas
- Drop-off station / sorting facility
- Covered aeration system (compost pasteurisation pad)
- Compost maturation pad (open air windrows)
- Screening and stockpile storage area
- Contact water dam (draining from maturation pad)
- Contact water tank
- Clean water dam (existing)
- Clean water dam (proposed)
- Tree rows and other landscaping features
- Main drainage culvert running along boundary (north to south)
- Firefighting water tanks for sprinklers
- Hardstand driveway
- Mobile plant and equipment (excavator(s), wheel loader(s), windrow turner, screen(s))

The proposed facility has been located within the property to maximise separation from sensitive uses, including rural dwellings. This has included shifting the facility further eastward, as an outcome of the community consultation process.

Landscaped rows of trees are also proposed towards the west and south boundaries of the site to provide screening of the facility from neighbouring properties.

Proposed Land Use Plan (source: SMEC 2025)



## Stakeholder Consultation

East Gippsland Shire Council's waste management team actively engaged the community in shaping the proposed composting facility, conducting a comprehensive consultation process to ensure local perspectives and concerns directly informed the project's design and operation.

## Key Concerns

The key concerns raised during the consultation phase can be broadly summarised into the following themes:

- Odour Emissions
- Noise Emissions
- Vermin or Pests, as well as Concern for Birdlife
- Property Values and Subdivision Potential
- Water Quality – General & Aquifers
- Traffic
- Amount and Method of Consultation
- Farming Impacts – Stock and Soil
- Weeds
- Fire
- Viewlines

## What Has Changed?

We've listened carefully to community feedback and made significant improvements to the design.

- **Odour monitoring** – East Gippsland Shire Council's Waste Management team remains confident in the results of the odour assessment for the composting facility. In order to ensure that Council delivers the low levels of odour planned, Council will establish real time odour monitoring devices as part of the construction of the composting facility. In the unlikely event that odour emissions reach unsatisfactory levels, staff at the facility will be alerted, and will respond to reduce odour emitted from the facility. This safeguard seeks to improve community confidence in the composting facility and reflects Council's aim to act as a good neighbour.
- **Greater separation from neighbours** – The main facility has been moved further east, closer to the existing landfill and the maturation pads have changed orientation. These changes create more distance from the nearest sensitive receptor. The nearest dwelling (to the west) was previously 750m (approx.) from the perimeter of the odour source. The shift in design has increased this distance to 850m (approx.). The odour assessment demonstrates that a minimum separation distance of 750m is appropriate. The updates to the design exceed this distance, providing the best possible outcome on the land.
- **Enhanced screening and landscaping** – Existing trees along Johnstons Road already help screen the site, and we're adding rows of planted trees to further obscure views from the west and south. With these enhancements, the facility will be screened from all directions except when viewed from the landfill to the east.
- **Protecting water quality for agriculture** – We understand the importance of clean water and soils for local farms. While the original contact water dam of 2,200 kL would be sufficient for the facility, we have over-engineered this asset to substantially increase the capacity. Whilst the final and exact volume of the dam will be sized in response to a 1% AEP event, the contact water has been designed such that no contact water will leave the property.
- **Further stormwater runoff detention** – Properties to the north of the subject site (situated on the lower slope the site's surface water dam) were concerned regarding the clean water dam abutting the entry of the property. We emphasise that this dam will only include clean water runoff from the broader property, and is separate from the high nutrient water of the composting facility. However, in order to ensure the detention of all stormwater, the clean water dam has significantly expanded in area from 1330 sqm to 2600 sqm. Furthermore, in the unlikely event of overflow, the dam will drain to low-lying land on the property, rather than external to the site. These measures ensure water can be fully retained on site for reuse in processing and to protect agricultural land.



## Technical Investigations and Background Studies

A number of technical investigations have been undertaken to inform the proposal and this assessment. These are attached to this planning application for reference and a summary is provided below.

A concurrent Development Licence application has been made to the EPA under the *Environment Protection Act 2017*.

### Geotechnical

Ground Science undertook geotechnical investigations of the subject site to establish the existing pavement and subsoil profile. This included digging test pits, as well as pavement and shoulder dippings, with laboratory tests conducted on retrieved samples. Ground Science found that:

- Johnstons Road reserve had a fill depth between 200mm to 800mm;
- The subject site currently has poor drainage conditions and 200mm and 400mm topsoil depth;
- The subject site has *Pliocene to Quaternary aged alluvial trace deposits overlying the Pliocene to Pleistocene aged Haunted Hills Formation deposits*

### Native Vegetation

Ethos NRM completed a detailed assessment of native vegetation for the proposed composting facility. Ethos NRM found that the site is within the EVC 55 Plains Grassy Woodland, recording 37 indigenous flora species. Much of the vegetation was not native to the region, including widespread weed species, three of which are noxious weeds. The report outlines measures taken to minimise the loss of native vegetation. In particular, the report notes that the key location of native grasses (adjacent to the eastern shelterbelt) has been avoided and the one large tree on the property will be retained. To facilitate the development of the facility, ten patches of native vegetation were assessed, totalling 1.070 ha of proposed removal. A habitat offset will be required to protect suitable habitat external to the land and is available. A Flora and Fauna Guarantee Act application will also be required to remove 20 of the plants.

Changes made to the layout subsequent to community consultation, included moving the facility further to the east. This will result in most of the facility now being located in an area of the site with little native vegetation present. There are no changes to the proposed access points to the site, and impacts to native vegetation at the entry as a result of road works will remain the same. Advice from Ecologic NRM in relation to the modified layout, are that "the original habitat hectare scores apply to the new area assessed and [Ecologic NRM] do not believe there is any requirement to wait until Spring for further surveys". The changes to vegetation loss are minimal, though it was noted that "this configuration came in as less impact than the original". An Offset Plan can be provided by condition of permit pending approval of the amended site layout.

### Noise

Acoustic Compliance Australia conducted an environmental noise impact assessment to predict the noise levels associated with the composting facility. They found that the facility will be compliant with the Noise Protocol targets managed by the EPA. They consider the site to be of low risk, however outlined recommendations for noise levels to be even further reduced. Noise from the surrounding area and low frequency noise analysis has been undertaken, and the facility found to remain below the noise limit, and noise generated to generally be low frequency.

### Odour and Dust

Peter J Ramsay & Associates undertook an odour assessment to ensure that the composting facility will maintain the amenity of the area. After conducting preliminary analysis in the form of a Level 1 and Level 2 assessment, a Level 3 odour assessment was undertaken in accordance with the relevant EPA Publication. Using measurements from another composting facility with similar technology, odour dispersion modelling and a comparison to similar assessments, an assessment was made on the potential for odour to be detected. Using a conservative analysis of potential odours, it was found that the proposal satisfies relevant EPA controls, and that the odour exposure risk for all receiving environments is low. The Environmental Management Plan (EMP) contains consideration of odour management, including identifying odour sources, controls, monitoring, and management. The operational management of the site will need to ensure a balanced compost recipe that meets the required parameters. Actions and contingencies necessary to maintain the effective functioning of the facility are included in the report. Following concerns raised by residents in the community consultation process, EGSC has committed to undertaking additional odour monitoring at sensitive receptor locations during the facility's operation.

Dust and bioaerosols can be created during the agitation of organic material while processing. This may occur while grinding, screening, sorting, transporting, or turning organic material. To mitigate dust and bioaerosols emissions at the Site, a range of management measures are proposed including Council to undertake regular wet downs of unsealed roadways and maintain consistent moisture in maturation windrows. Fixed mechanical equipment use to process the raw material is within the shed.

### Water, Groundwater and Land Contamination

SMEC Australia Pty Ltd prepared a water balance assessment to estimate the volume of contact water generated and to help determine whether the proposed contact water management options were the most appropriate for the site. A Contact Water Management Plan was also prepared for the proposed composting facility. The report considered potential mitigation and exposure pathways, contact water generation, the proposed water management infrastructure, stormwater, surface-water and regulations associated with managing the water created by the composting process. SMEC outlined the relevant contact water infrastructure and management requirements as well as processes for Council to operate the facility while protecting the surrounding water systems from contamination.

The project has been appropriately designed to manage surface water, groundwater and land contamination. A concrete pad will be used as the feedstock drop-off area. The maturation pad will be built using low-permeability clay (less than 1 x 10<sup>-9</sup> m/s). Feedstock will be mixed in the receival shed, which has its own water capture system that does not involve pasteurisation. Wastewater will be managed through a process of separation, containment, and either reuse or disposal. The contact water system separates runoff from the unpasteurised areas and the pasteurised areas. Contact water from unpasteurised areas will not be applied to material after it has gone through the composting process. Following community engagement, the contact and clean water dams have been increased in size to further minimise risk of overtopping in this unlikely event.

### Fire

Circular Resources Australia prepared a Fire Risk Management and Monitoring Plan to assess the risk and manage the potential for fire associated with the operation of the composting facility. The report identified a total of 38 aspects of the project, most of which had medium, low or very low risk. Where necessary, additional controls were specified to appropriately manage fire risk. Council will utilise the fire risk management plan during the operation of the facility. The site will have onsite firefighting equipment and plan, as well as a sprinkler system in the incoming shed and a firefighting water tank. Monitoring will be undertaken of windrows and temperature will be controlled during pasteurisation.

### Litter and Waste

As outlined in the EMP, Council will undertake daily inspections for litter, remove contamination from incoming material, as well as inspect batches post-pasteurisation and while on the maturation pad for litter. Any litter collected, together with any waste generated by staff, and any waste separated from the organic material, will be contained and then disposed of at the adjacent Bairnsdale Landfill.

### Greenhouse Gas

A greenhouse gas assessment was carried out to identify emissions from fuel and electricity use during the operation of the proposed facility. By composting organic waste instead of sending it to landfill, the facility is expected to reduce emissions from waste decomposition by around 97%. Furthermore, the facility will have zero Scope 2 emissions, as electricity used will be purchased from renewable sources. Steps to minimise emissions will include turning off equipment and machinery when not in use.

### Environmental Management Plan

The Environmental Management Plan (EMP) was prepared to support the Development Licence Application, consistent with EPA guidelines. It shows that the site can be managed in accordance with EPA Victoria requirements, ensure the site is safe and will not negatively impact human health. The EMP also considers risks to ecological receptors in the surrounding environment, providing a framework to guide the performance of the site. The management framework will ensure that the site can be operated in a safe and responsible manner in the long-term.

Planning Assessment

The development of a new composting facility in East Gippsland aligns with Victoria's "Recycling Victoria: A new economy" policy, which aims to divert 80% of waste from landfill by 2030 and reduce greenhouse gas emissions through improved organics processing. This initiative supports state-wide sustainability goals while addressing the unique needs of regional areas. The facility will provide Council with expanded capabilities to process organic waste outside of landfill. The facility is co-located with the existing landfill, allowing for efficient operations and maintenance in the rural municipality.

The proposal is consistent with the requirements of the East Gippsland Planning Scheme as summarised below.

Planning Policy Framework (PPF)

**Clause 02.01** identifies the site as within the Lakes and Coastal sub-region, which has the highest population density of the shire as well as the main commercial centres. Placing the composting facility in this location, and within an appropriate driving distance of Bairnsdale and Paynesville, will ensure that the population of the municipality can efficiently access the facility.

**Clause 02.02** provides the vision and principles of the Council Plan (2017-2021). The proposed composting centre will improve the sustainability of the community by reducing landfill waste and increase the productivity of the soil where fertiliser produced from the compost is placed. This will also support the economic development of the municipality (**Clause 02.03-6**).

**Clause 02.03-2** discusses the need to balance business development with natural landscape values. The proposal will be screened by established trees and vegetation along the road frontage of the property boundary. The planting of rows of trees to the eastern and southern boundaries will provide high-quality screening to neighbouring properties. Combined, existing and proposed trees screen the facility from all public areas and adjoining private properties. It is not necessary to provide visual amenity to the existing landfill, which is the only boundary where screening is not proposed. The proposal manages high-nutrient water created during the composting and ensures that it will not transfer into the surrounding waterways, as outlined within the Contact Water Management Plan (**Clause 02.03-3**).

Supporting **Clause 12.01-1S**, biodiversity will be protected to the greatest extent possible. To avoid attracting wildlife or pest species, the waste material will be kept under cover throughout the initial grinding and 21-day pasteurisation process. This will ensure that surrounding ecological systems are not disturbed, and protect the Bairnsdale Airport from increased bird activity. This is significantly preferable to the current arrangement of the food waste being placed in the nearby open landfill.

In accordance with **Clause 12.01-2S**, vegetation clearing is proposed to the minimum extent necessary, where it will be required primarily along the site frontage, to allow the facility to be constructed and accessed. The majority of the land to be cleared is weed-dominated pasture. Revisions to the layout subsequent to community consultation have further reduced native vegetation loss. In addition to the efforts to minimise loss, some offsets will be purchased to ensure there is no net loss of native vegetation.

In accordance with **Clauses 12.03-1S and 12.03-1L**, there are no waterways located on the subject allotment. Furthermore, SMEC have shown that contact water will be contained within the property, ensuring

that waterways remain healthy. This will also assist **Clause 14.02-1S**, which aims to protect waterways. Following community consultation, the plans have been amended to significantly increase the size of the dams on the site to minimise risk of overtopping during heavy rain events. The facility is a net user of water, and all stormwater will be captured and retained to be utilised in processing. In the highly unlikely event of overflow from the clean water dam, this stormwater will now be directed to the east and retained on a low lying portion of paddock on the site. The design ensures that no run off will occur to neighbouring land.

The land is within a designated bushfire prone area, which is considered by **Clause 13.02-1S**. However, the proposed composting facility does not fall within the uses listed by the Clause and will not result in the congregation of large numbers of people. Accordingly, the proposal does not present a risk to human life or property, satisfying the control. Furthermore, a detailed Fire Risk Management Plan will be implemented.

Pursuant to **Clause 13.04-1S**, we note that no sensitive uses will be established by the project.

**Clause 13.05-1S** considers noise management. Acoustic Compliance Australia found that the proposal poses a very low risk to human health and the environment when noise control treatments are implemented. Council will be responsible for undertaking these measures as part of their careful operation of the facility.

**Clause 13.06-1S** aims to manage air quality. Using a variety of assessment methods, Peter J Ramsay and Associates found that the proposal is in accordance with the relevant EPA guidelines and is appropriately separated from dwellings to ensure they are not impacted by odours.

**Clause 14.01** considers agriculture within the municipality. The proposed composting facility will not prevent productive agricultural uses on surrounding properties (**Clause 14.01-1S and 14.01-2L**). It will maintain the quality of soil within the ESO1, which is within proximity to the frontage of the property (**Clause 14.01-1L-02**).

**Clauses 14.03-1S and 14.03-1L** discuss the need to protect natural resources from the encroachment of sensitive uses. The proposed use is considered compatible with the nearby extractive industries and will not hinder any future activities undertaken nearby.

In accordance with **Clause 15.01-6S**, the proposed composting facility is located away from the frontage of the site, ensuring that views from Johnstons Road remain visually appealing. Further, existing vegetation will remain in place, providing screening from the road frontage.

Supporting **Clause 17.03-2S**, the composting facility will be located adjacent to a landfill facility, which is complementary in both purpose and required buffer distances to sensitive uses. The proposal will provide employment opportunities by directly employing three staff and producing and selling fertiliser that can increase the crop yields of local soils (**Clause 17.01-1S**).

Pursuant to **Clause 18.02-5S**, the composting facility can be accessed via sealed roads suitable for freight vehicles.

**Clause 19.03-5S and 19.03-5L** aim to reduce waste and maximise resource recovery, reducing reliance on landfills. The proposal will assist with meeting the resource recovery needs of existing communities and is well placed to support growing townships within the sub-coastal region, particularly Bairnsdale and Paynesville. The facility is located in proximity

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to an existing landfill site, as well as destination locations of the fertiliser to be produced. This minimises impact on sensitive uses through appropriate separation from these uses, as well as implementing suitable measures. The proposal is environmentally sound, equitable and efficient, and is within an appropriate distance of large, growing towns, which will maximise its long-term efficiency and ensure transport costs are minimised.

Farming Zone - Schedule 1 (FZ1)

The Farming Zone - Schedule 1 (FZ1) aims to support agricultural uses. Relevant to the site, it seeks to:

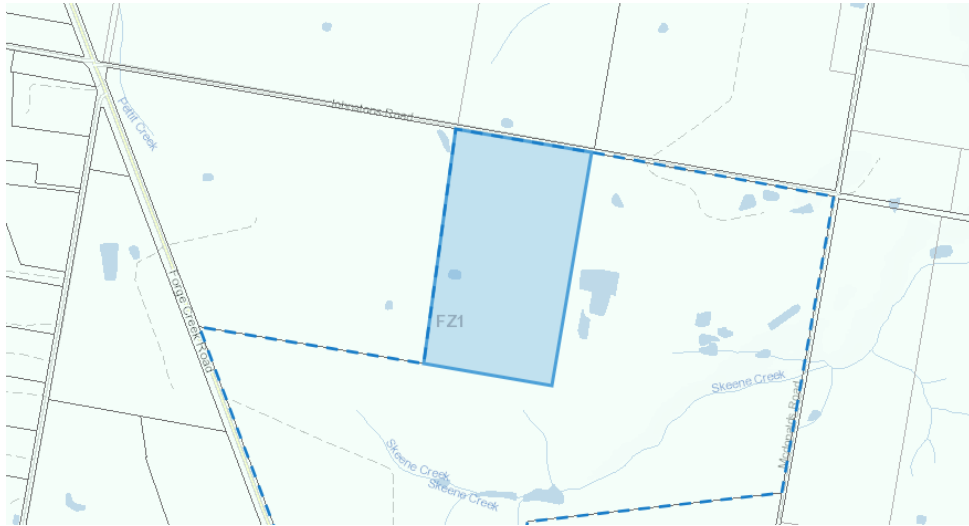
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.

The proposed composting facility is considered compatible with farming uses and will not reduce rural production on adjacent land. Furthermore, the composting plant will directly employ three staff, as well as supporting businesses that sell or use the fertiliser produced on site.

A composting facility is within the land-use category of Industry, which requires a permit under the zone (Clause 35.07-1). Furthermore, buildings and works associated with a section 2 use also require a permit (Clause 35.07-4).

The proposal is in accordance with the decision guidelines at Clause 35.07-6. The composting facility is compatible with surrounding agricultural uses and will not place any restrictions on the future expansion of any productive farming activities. In accordance with EPA guidelines, it is appropriately designed and separated from dwellings, allowing any odours to disperse before reaching homes. SMEC have shown that water utilised in the composting process will be appropriately contained, to ensure that waterway health is supported, and continues to support flora and fauna. On-site effluent will be carefully managed to ensure nutrient loads of waterways remain healthy. The facility will remain visually appealing, as it is well setback from the road and screened by vegetation abutting the fence line of the frontage (north). Vegetation will be planted to screen the facility from the east and south.

Existing Zone (source: VicPlan 2024)





## Environmental Significance Overlay – Schedule 1-43

The Environmental Significance Overlay – Schedule 1-43 aims to identify and protect biological significance within East Gippsland, with the objectives:

- To ensure that development occurs so as not to adversely impact upon the environmental values of the site or any other value that may be identified within the overlay area.
- To conserve and enhance the environmental sustainability and ecological integrity of these values.

ESO1-43 applies specifically to the road reserve and frontage of the subject site, being part of the Goonnure Wildlife Corridor, significant for Gippsland Plains Grassy Woodland. Management Practices include:

- Encourage landholders to fence vegetation remnants.
- Develop and encourage application of an appropriate weed control program.
- Encourage cooperative fox control programs which minimise risk to non-target species.
- Encourage application of appropriate fire regime.
- Design a road maintenance strategy which minimises damage to roadside vegetation.
- Encourage parallel plantings on freehold land to widen vegetation corridor.
- Encourage revegetation of any vegetation gaps along the roadside.

A small section of the roadside vegetation will be lost to allow access to the site. Section 3.0 of the schedule states that works carried out on behalf of a municipal council are exempt from requiring a permit.

Notwithstanding, it is noted that works and vegetation removal are minimised to the greatest extent possible to facilitate installing road access to the composting facility. It should be noted that some species, such as Ironbark Eucalyptus tricarpa and Snow Gum E. pauciflora, which are not indigenous to the Red Gum Plains have been planted in this corridor. EGSC intends to plant some screening native vegetation to assist in compensating for the loss of this native vegetation.

### Particular Provisions

**Clause 52.06-5** requires industry to have 2.9 parking spaces to each 100 sqm of net floor area. 15 parking spaces are provided, supporting 3 staff and visitor parking. A permit for a dispensation from the parking requirement is required. Given the nature of the operations, it is only necessary to provide parking for staff and a limited number of site visitors, with most traffic being associated with deliveries moving through the site and not requiring parking.

A dispensation from the bicycle parking requirements is sought under **Clause 52.34** given the rural location and unsuitability of the roads for travel by bicycle to this location.

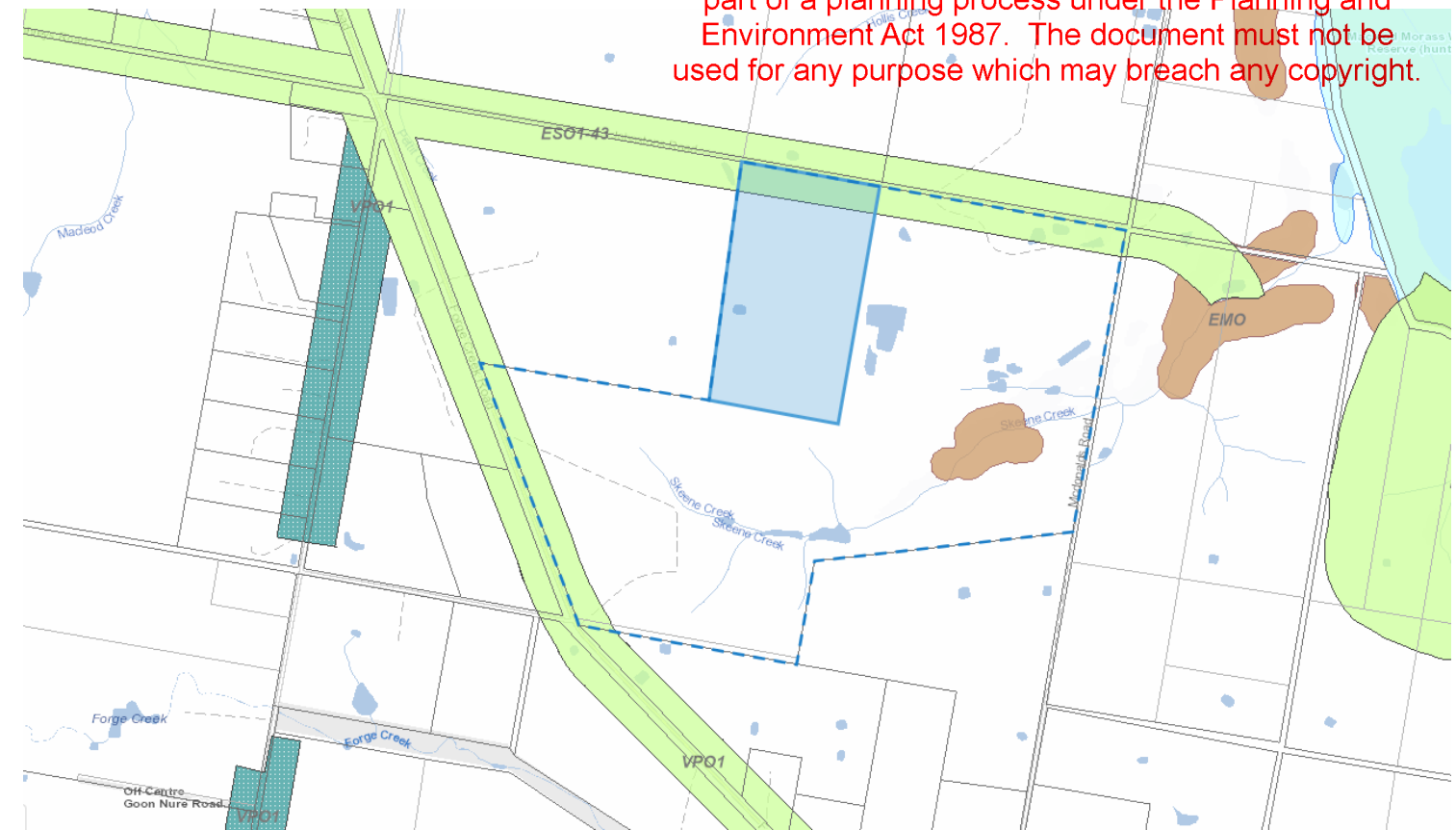
**Clause 52.09** applies to applications within 500 m of an extractive industry. It aims to ensure that future stone resources are protected from inappropriate use and development. There are no referral requirements or decision guidelines for non-accommodation uses. This reflects that the proposed use is compatible with any additional extractive industry proposed in the future. The proposal will not hinder the operation of future stone exploration or extraction on nearby land.

**Clause 52.17** requires no net loss to biodiversity as a result of the removal of vegetation. The proposal has minimised the loss of native vegetation to the greatest extent possible through design. The main area of native grasses and one large tree on the site will be avoided by the development footprint entirely. Some native vegetation removal is required however, to the minimum extent necessary, to facilitate the development of the facility. Ten patches of native vegetation were assessed, totalling 1.070 ha of removal. This will require an offset of 0.277 General Habitat Units with a minimum strategic biodiversity value of 0.352 at a cost of approximately \$25,000 to \$47,000; these offsets are currently available on the credit register. Further details are provided in section 3.5.7 of the native vegetation assessment. It is noted that as a result of changes to the layout proposed following community consultation, the loss of some native vegetation within the site has been reduced. An Offset Plan will be prepared following approval of the final layout, and will likely be a condition of a permit.

It is noted that **Clause 52.31** applies to local government projects. Whilst the project has a cost less than \$10M, the proposal is within the land-use category of industry, which does not benefit from municipal permit or notice exemptions.

**Clause 53.10** defines the types of industries, which if not appropriately designed and located, may cause offence or unacceptable risk to the surrounding area. Composting is listed under 'Waste, recycling and Resource Recovery' with no threshold distance specified. As such, **Clause 66.02-7** of the VPP notes that EPA is a 'determining' referral authority for applications that seek to use land for industry or warehouse for a purpose listed with no separation distance specified in the table to **Clause 53.10-1, Threshold Distance**.

Existing Overlays (source: VicPlan 2024)



Organics Processing Facility at Wangaratta (source: Rural City of Wangaratta 2024)





Conclusion

The proposed composting facility at Lot 2 on Local Plan 116329 (part of 200 Johnstons Road, Forge Creek) will reduce the municipality's dependency on landfill and produce local compost which can be purchased by persons seeking to improve the productivity of the soil.

The proposed composting facility will support Victoria's "Recycling Victoria: A new economy" policy and the planning policy framework (PPF) and is aligned with the vision and principles of the Council Plan. The facility is located within the Lakes and Coast sub-region, where population growth is anticipated by Council, particularly in Bairnsdale and Paynesville. Accordingly, the project supports state-wide sustainability goals while addressing the unique needs of the regional area. The facility will benefit East Gippsland by creating local jobs and producing high-quality compost for local use, fostering economic and environmental sustainability.

The facility will be screened from Johnstons Road by vegetation and is well-placed adjacent to the existing landfill facility. Clauses 19.03-5S and 19.03-5L of the Planning Scheme are particularly relevant to the proposal, highlighting the need to reduce reliance on landfill, while ensuring that the composting facility is separated from sensitive uses.

The proposal is compatible with the farming zone and will not hinder productive agricultural uses on surrounding land. The application considers environmental health and will ensure that nutrients from the facility do not enter waterways. Amendments to the layout to address community concerns include larger clean and contact water dams to minimise risk of overtopping and will fully contain water run off within the site for reuse in processing.

The proposal has been carefully planned to ensure that noise and odour impacts are appropriately minimised. Specialist investigations have shown that the combination of distance from sensitive uses as well as the implementation of technology and procedures will ensure that dwellings and other sensitive uses will maintain the existing standard of amenity. As a result, residents can expect to enjoy living within the local agricultural environment without disruption. Following community concerns relating to noise, odour and visual impacts, the layout of the facility has been redesigned to increase separation distance and planted screening landscaping has been incorporated into the design to provide additional buffering of the site to neighbouring properties. The vegetated buffer will be densely planted, improving the visual amenity when viewing the western and southern boundaries of the site. This will also contribute to obscuring the existing landfill site.

The Environmental Management Plan provides an analysis of the various risks that will be managed by the project. It outlines processes to be undertaken during the operation of the facility to ensure the composting facility can operate safely and mitigate adverse impacts. It includes appropriate operational requirements for considerations including stormwater management, noise, dust and odour management, as well as for fire risk, and appropriately manage any potential residual impacts.

The planning assessment completed in this report has confirmed that the proposal is consistent with key planning provisions. For the reasons outlined above and throughout this report, the proposal demonstrates a net community benefit, and it is requested that a planning permit be issued to enable the composting facility to promote a circular economy within the municipality whilst respecting other uses within the surrounding agricultural region.

Screening Vegetation to Frontage – View within the site, facing northern frontage (source: BW Site Visit 2024)



Subject Site – View within the site, facing south (source: BW Site Visit 2024)



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# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09135 FOLIO 107

Security no : 124129746131A  
Produced 10/11/2025 11:37 AM

## LAND DESCRIPTION

-----  
Lot 2 on Plan of Subdivision 116329.  
PARENT TITLES :  
Volume 09053 Folio 312 to Volume 09053 Folio 313  
Created by instrument F987013 05/01/1976

## REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Sole Proprietor  
EAST GIPPSLAND SHIRE COUNCIL of 273 MAIN STREET BAIRNSDALE VIC 3875  
AL434110F 21/10/2014

## ENCUMBRANCES, CAVEATS AND NOTICES

-----  
Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

-----  
SEE LP116329 FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

-----  
NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

## ADMINISTRATIVE NOTICES

-----  
NIL

eCT Control REGISTRAR OF TITLES  
Effective from 12/06/2025

DOCUMENT END

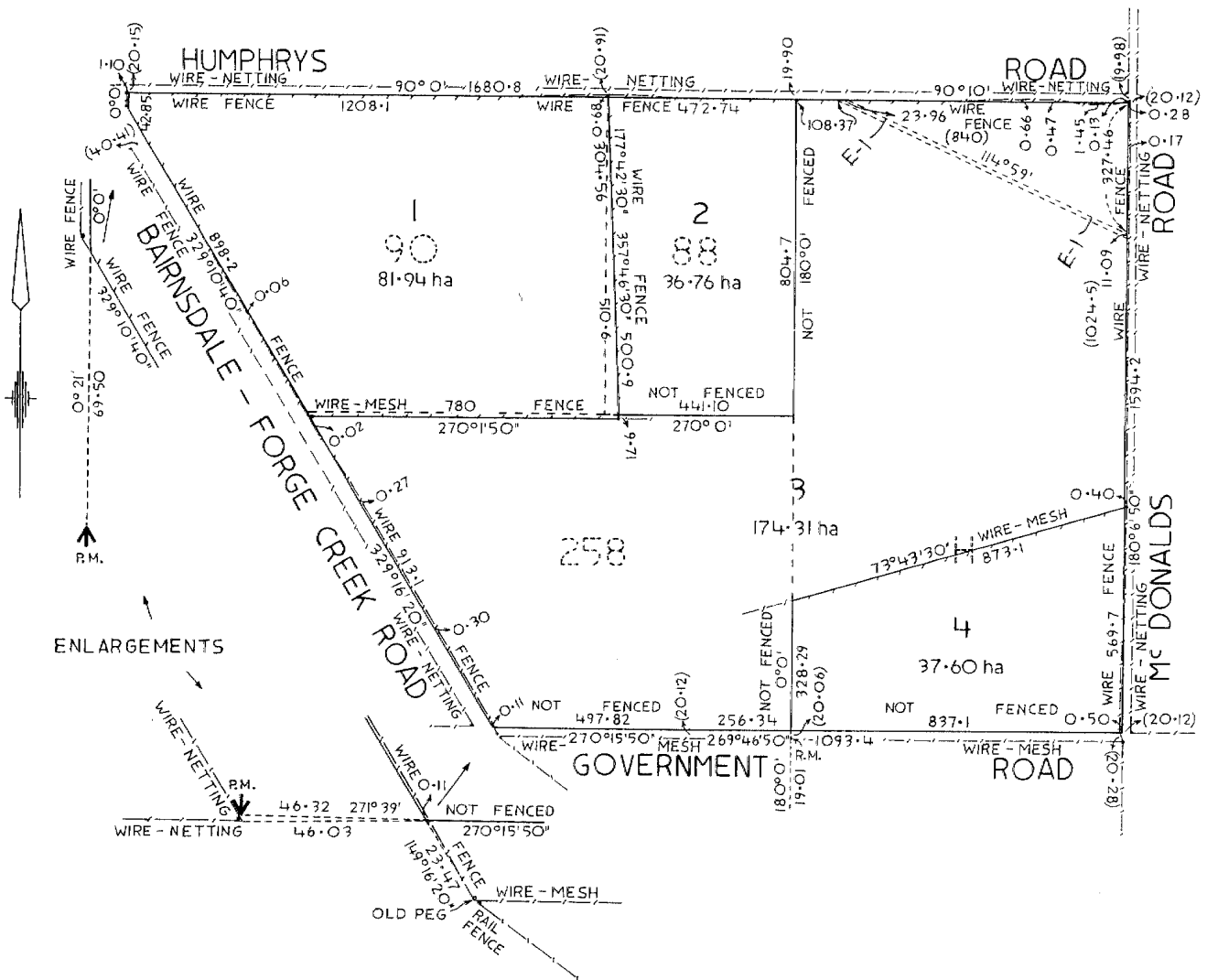
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LP116329  
EDITION 1  
APPROVED 6/11/75

<p><b>PLAN OF SUBDIVISION OF:</b> CROWN ALLOTMENTS 88,90,258 &amp; H.</p> <p><b>PARISH:</b> BAIRNSDALE <b>COUNTY:</b> TANJIL</p> <p>SCALE 100 0 100 200 300 400 500 LENGTHS ARE IN METRES</p>	<p><b>APPROPRIATIONS</b></p>	<p><b>ENCUMBRANCES &amp; OTHER NOTATIONS</b></p> <p>THE LAND COLOURED BLUE IS ENCUMBERED BY AN EASEMENT TO S.E.C. OF VICTORIA - SEE REG. N°1883583.</p>
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COLOUR CONVERSION  
E-1 = BLUE



FOR APPROPRIATIONS, ETC,  
SEE BACK HEREOF



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SUBDIVISIONAL

CERTIFICATE OF TITLE V. 5727 F. 247  
9053 310 TO 313

FOR TITLE REFERENCES TO LOTS  
SEE PARCELS INDEX

LP 116329  
BACK OF SHEET 1

LODGED BY WARREN, GRAHAM AND MURPHY

DEALING No. DATE 12 / AUG / 1975

DECLARED BY JOHN RUSSELL CROWTHER  
ON 14 / NOV / 1974

COUNCIL SHIRE OF BAIRNSDALE

DATE OF CONSENT 11 / APR / 1975

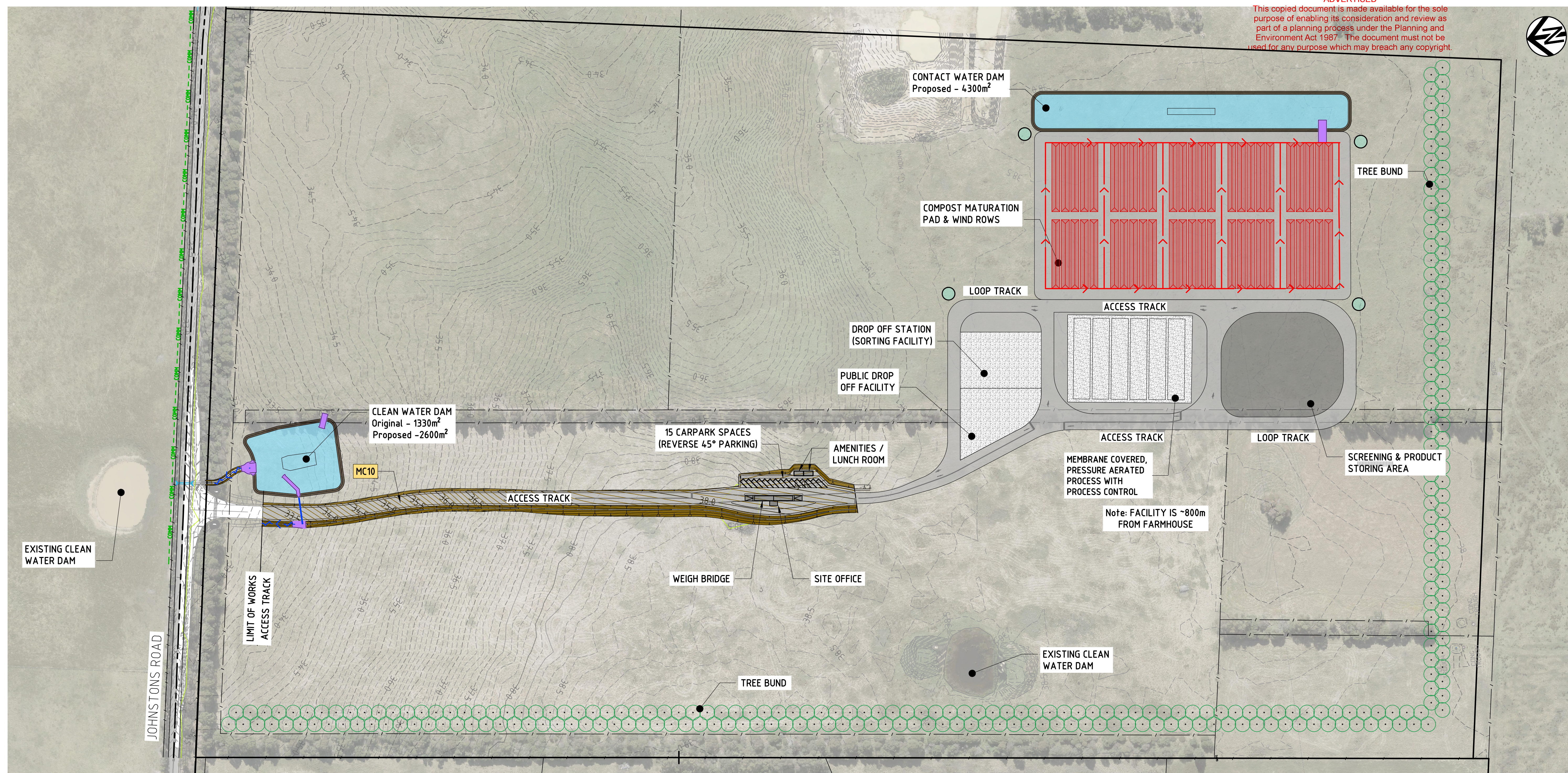
PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 6 / NOV / 1975. TIME 2:50 a.m.  
p.m.

ENCUMBRANCES AND OTHER NOTATIONS

The land coloured blue is encumbered  
by an easement to S.E.C. of Victoria -  
See Reg. N° 1883583.





#### LEGEND

##### DESIGN

- MC10** CONTROL ALIGNMENT
- 182.0— MAJOR CONTOURS (0.5m INTERVAL)
- MINOR CONTOURS (0.1m INTERVAL)
- PAVEMENT AREAS
- CONCRETE HARDSTAND AREAS
- RIP-RAP AREAS (FOR DETAILS REFER DRG'S 241 TO 244)

- CLEAN WATER SWALE DRAIN
- STORMWATER CULVERTS & HEADWALLS
- LINE MARKING
- FIRE WATER TANKS BY OTHERS
- WIND ROWS
- INDICATIVE DRAINAGE FLOWS
- TREE

##### EXISTING

- 182.0— MAJOR CONTOURS (0.5m INTERVAL)
- MINOR CONTOURS (0.1m INTERVAL)

**NOT FOR CONSTRUCTION**

SCALE 1:1250

AT A1 SIZE DRAWING

DRAWING FILE LOCATION / NAME  
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### EAST GIPPSLAND COMPOST FACILITY DESIGN LAYOUT CIVIL WORKS PLAN

### INFORMATION DOCUMENT

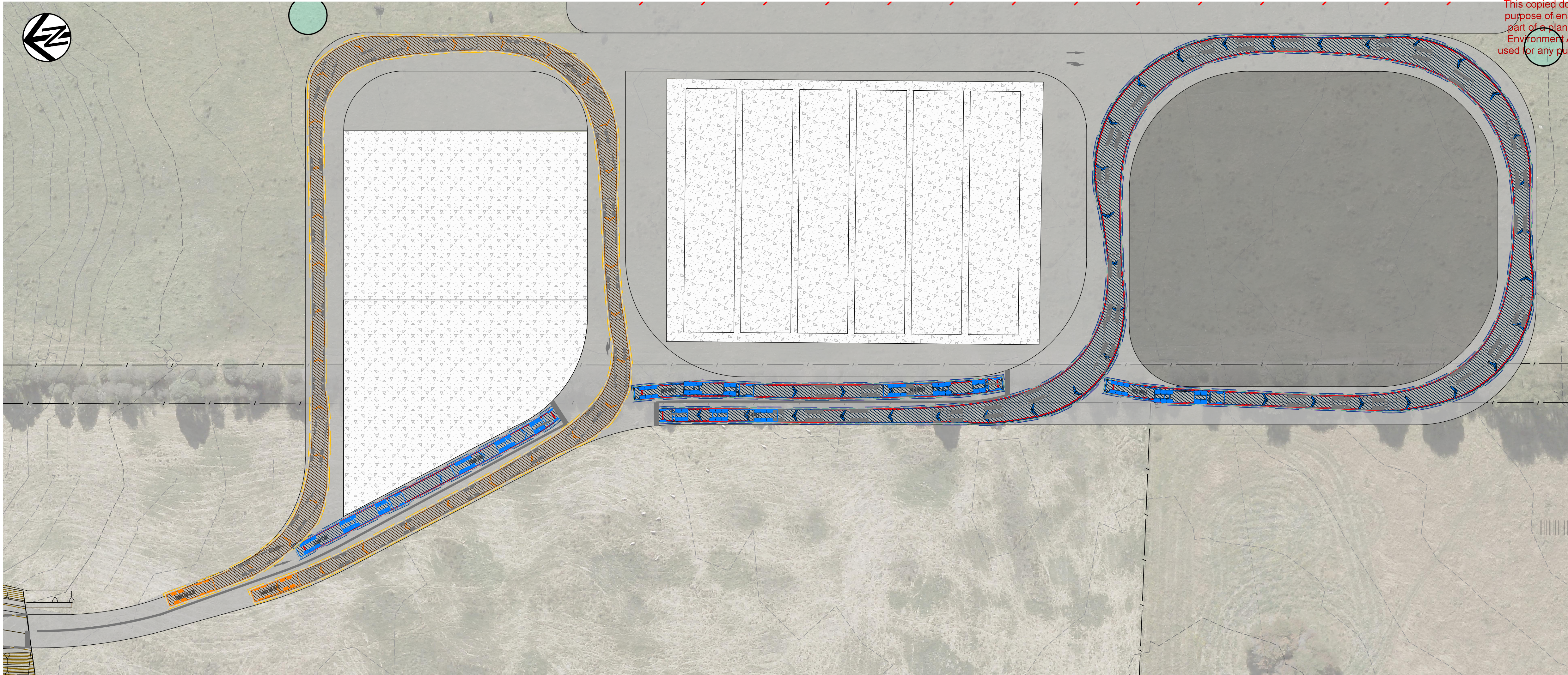
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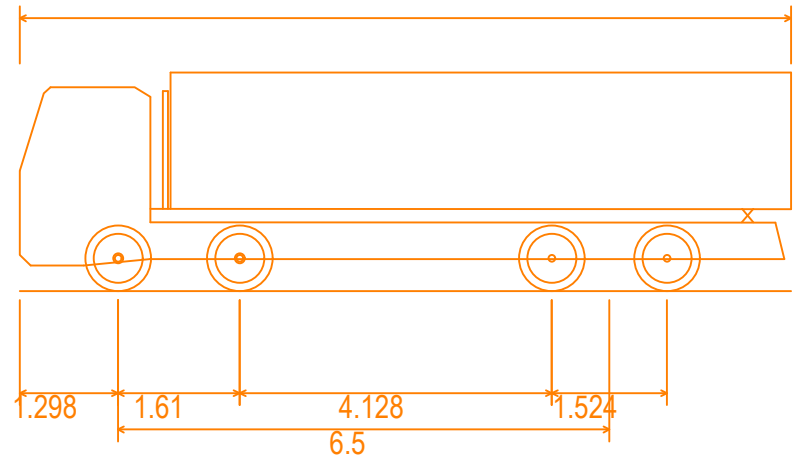
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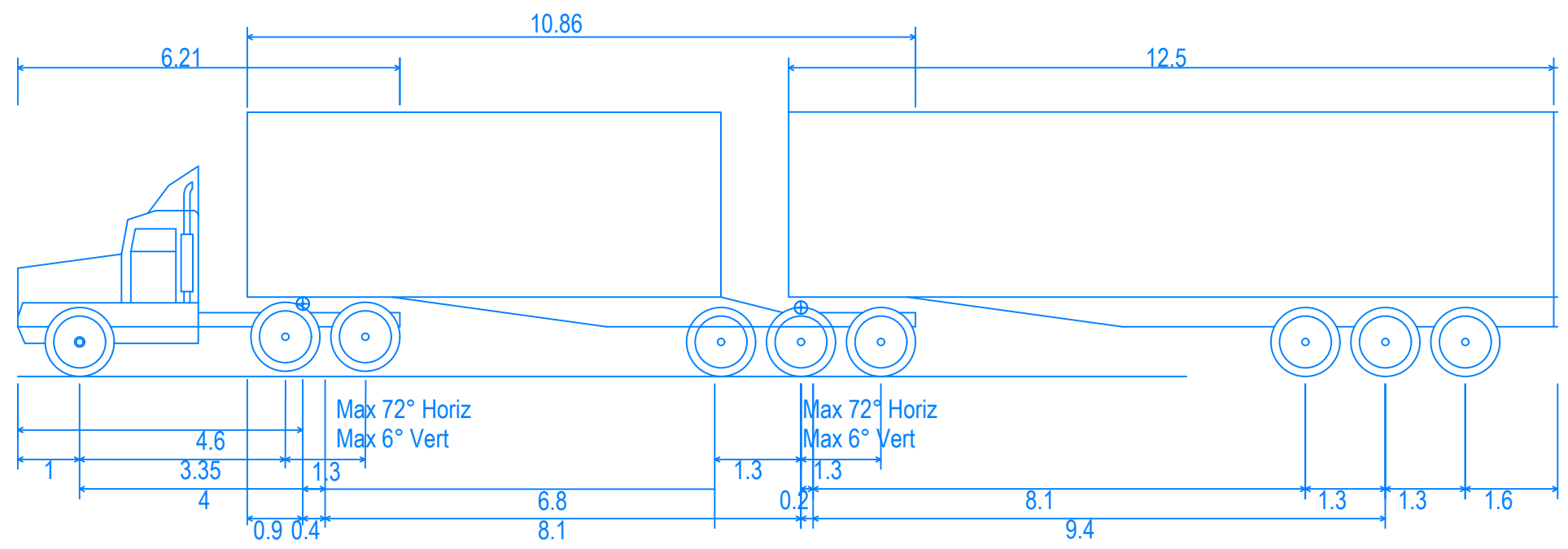
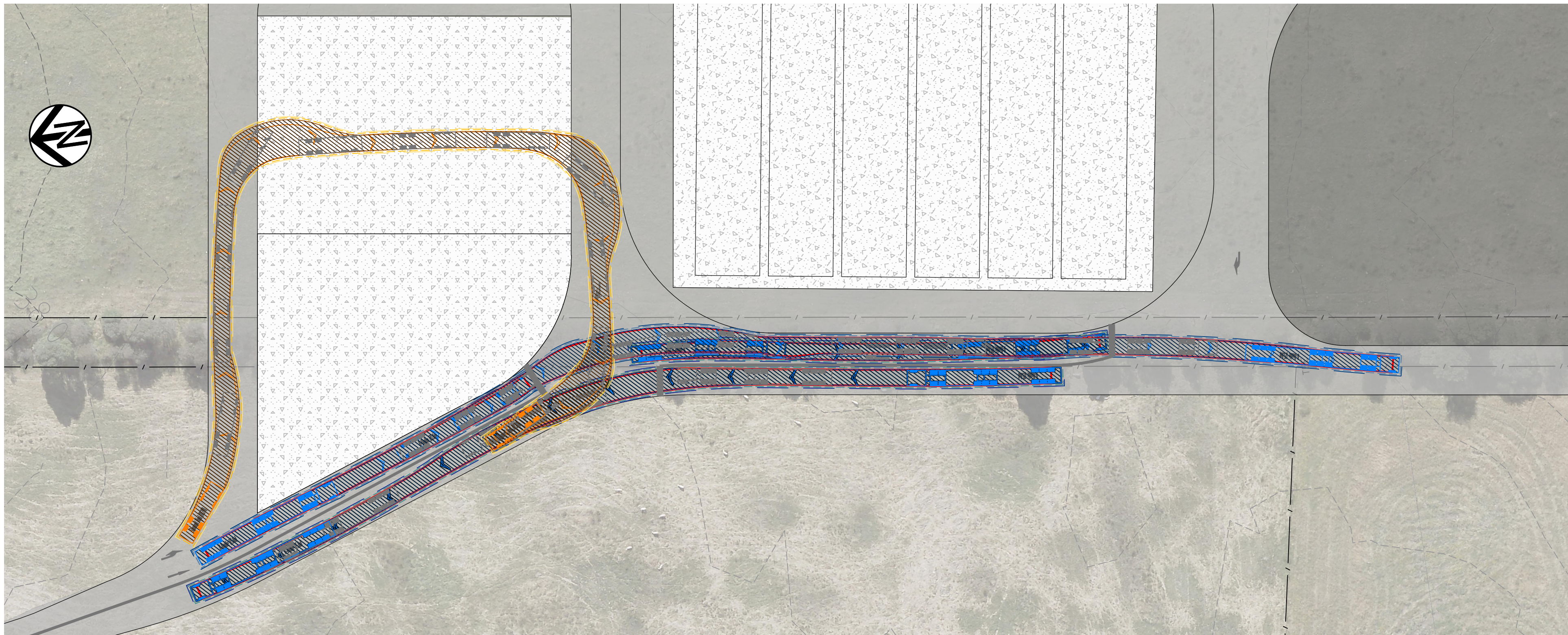




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Large Tipper  
Overall Length 10.201m  
Overall Width 2.495m  
Overall Body Height 2.890m  
Min Body Ground Clearance 0.341m  
Track Width 2.471m  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 11.550m



B-Double (25 m)  
Overall Length 25.000m  
Overall Width 2.500m  
Overall Body Height 4.300m  
Min Body Ground Clearance 0.540m  
Track Width 2.500m  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 15.000m

NOT FOR CONSTRUCTION

SCALE 1:500

AT A1 SIZE DRAWING

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EAST GIPPSLAND COMPOST FACILITY  
DESIGN LAYOUT  
VEHICLE TURNING MOVEMENTS

INFORMATION DOCUMENT

30049148\_250526\_EGCF\_OPT1\_REV3\_MN

smec

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FIGURE TITLE Proposed site plan - EGSC Composting Facility Concept Design							
PROJECT NUMBER 30043569		CRS EPSG:7855		CREATED BY AB17779	SOURCES Base Map - Metromap		 SMEC AUSTRALIA PTY LTD ABN 47 065 475 149



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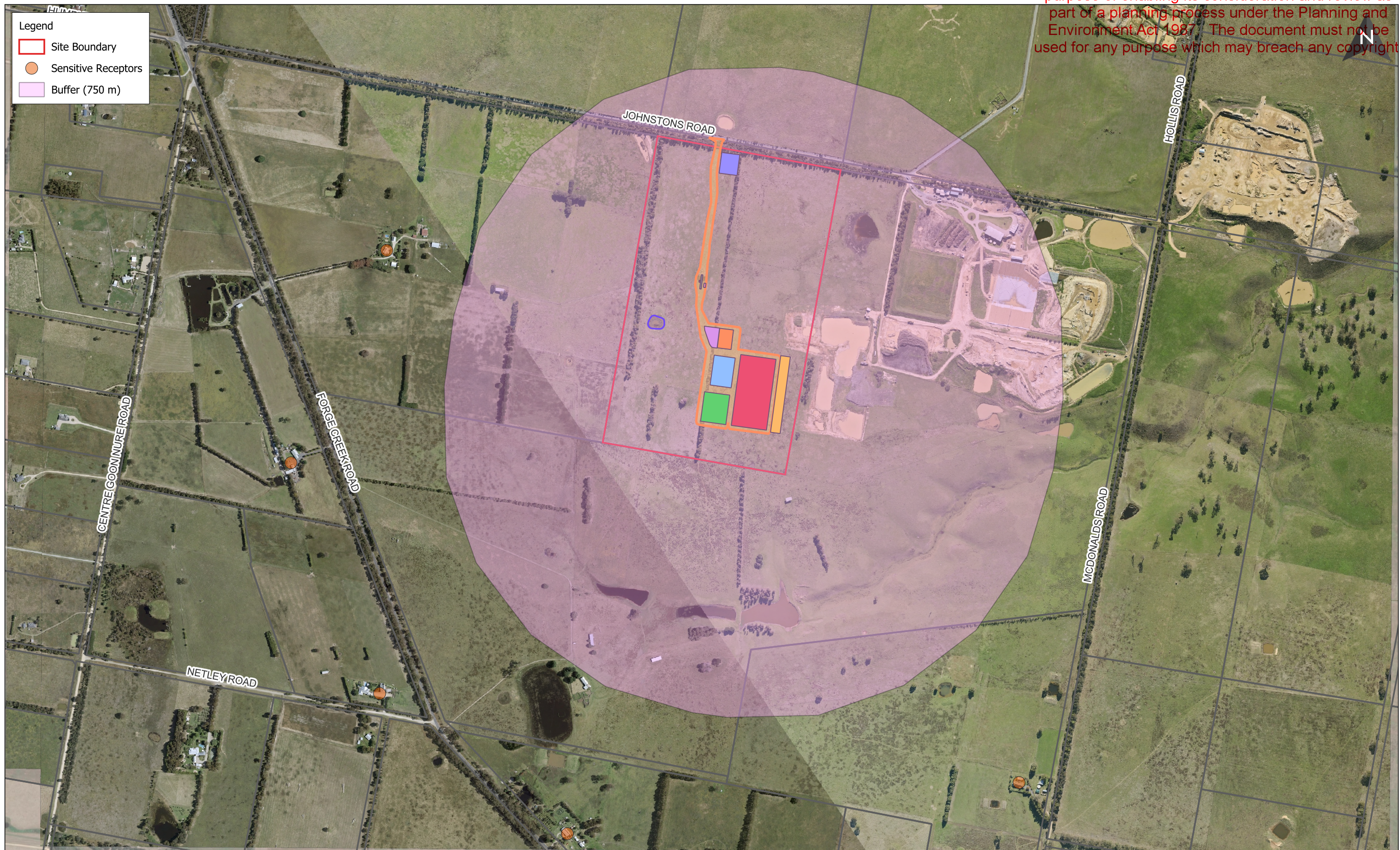



FIGURE NUMBER 2		REVISION 10-10-2025		0 180 360 540 720 m		PAGE SIZE A3	© SMEC Australia Pty Ltd 2024. All Rights Reserved  Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, this map contains data from a number of sources - no warranty is given that the information contained on this is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of all information prior to using it. This map is not a design document.	
FIGURE TITLE Sensitive receptors - EGSC Composting Facility Concept Design		PROJECT NUMBER 30043569		CRS EPSG:7855				
CREATED BY AB17779		SOURCES Base Map - Metromap				SMEC AUSTRALIA PTY LTD ABN 47 065 475 149		