

Executive summary - Assessing planning proposals near landfills



Environment
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Executive summary

EPA has prepared a draft guideline for consultation on *Assessing planning proposals near landfills* (Publication 1625) to help councils, environmental auditors and others involved in the landfill planning process to assess development applications. The draft guideline provides information and advice on assessing planning permit applications and planning scheme amendments regarding potential development near an operating or closed landfill.

The draft guideline is consistent with EPA's existing policy – the Landfill BPEM, but is written specifically for a planning audience, and provides more details on EPA's expectations for an appropriate risk-based assessment of proposals.

This guideline was prompted by the VAGO Managing Landfills Audit Recommendation 13 “(EPA) works with the Metropolitan Waste and Resource Recovery Group to develop an appropriate planning process/tool to ensure the Environment Protection Authority’s involvement in rezoning or application process across Victoria where development adjacent to active or closed landfills may be involved”.

In addition, EPA regularly receives questions from planners on interpreting the Landfill BPEM and its requirement for a risk-based assessment for applications within default buffers. This guideline responds to these requirements.

The ultimate goal of EPA's landfill guidance is to protect the community from impacts of landfill gas migration and amenity issues such as odour, dust and noise.

Submissions on the draft guideline can be made to guidelines@epa.vic.gov.au by 5pm on 8 July 2016.