

2. Land Use

2.1 Planning Approvals

Development of land in Victoria is controlled by the *Planning and Environment Act 1987*. The purpose of this Act is to establish a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians. Each local Government municipality manages development through the Planning Scheme which defines land use zones. The proposed Project land is located within an Industrial 2 Zone (Figure 2-1) within the Wyndham Planning Scheme. Much of the surrounding area is undeveloped industrial land with the closest neighbour the Alex Fraser Group which operates a road base and aggregate materials recycling centre at 9-19 Alex Fraser Drive.

The purpose of the Industrial 2 Zone is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities;
- To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone;
- To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises.

The proposed use of the land triggers the need for a planning permit and the purpose of the zone identifies the need to ensure there is adequate provision and opportunities for industrial land uses that require a substantial threshold buffer distance for sensitive land uses. Given the site is an infill site and land in the broader area surrounding the proposed site is already developed, the proposal will meet the requirements subject to the zone.

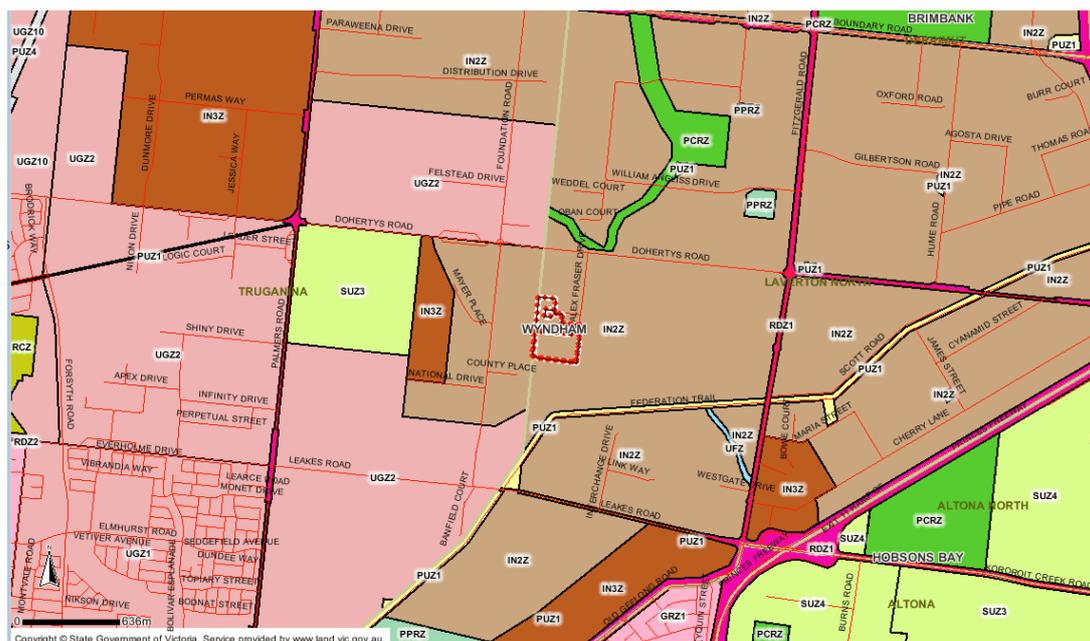


Figure 2-1: Project Location and Planning Zone – Wyndham Planning Scheme.

The Planning Approval documentation has been completed and was submitted to the Wyndham City Council on 10th July 2018. Planning approval was granted on 5th March 2019 subject to a number of conditions including the issuance of a works approval by the EPA.

2.2 Other Approvals

The Project will require a number of other approvals prior to commencement of site operations. While these other approvals are not directly related to the WAA they have been listed to position the Project within the broader regulatory framework (Table 2-1).

Approval	Project Phase	Legislation	Description
Commissioning Approval	Commissioning	Environment Protection Act 1970 (Vic)	Providing Works Approval is obtained then an approval to commence commissioning of the plant will be required.
Native Vegetation Removal	Construction	Planning and Environment Act (1987)- Native Vegetation Clearing Regulations	Scattered native plants of Windmill Grass <i>Chloris truncata</i> and Kidney-weed <i>Dichondra repens</i> , persisted at very low densities. An approval for the removal of native vegetation will be required from the Wyndham City Council.
Fire Study	Pre-construction		Metropolitan Fire Brigade will require a fire study to evaluate the risk and mitigation strategies and fire management plan
Dangerous Goods	Operation	Occupational Health and Safety Act 2004 and Regulations 2017	The quantity and type of reagents retained on site will determine if the site becomes notifiable for Dangerous Goods.

Table 2-1: Other Approvals that will be required

REA is committed to engaging with all stakeholders. To date this has included local businesses, regulatory authorities, State government members and the local community. Further engagement with Government Agencies and regulatory authorities such as the Metropolitan Fire Brigade, Energy Safe Victoria and WorkSafe Victoria are either ongoing or will be conducted during the Works Approval Application process. More detail on the engagement with stakeholders is found in Section 4; Community Consultation.

2.3 Choice of Location of New Premises

The Waste to Energy Consultation and Case Study for Melbourne's West (2017)⁹ indicates *"there is clearly an appetite to move away from landfill and toward alternative treatments for residual waste"* and *"there is broad support for waste to energy as an alternative to landfill in Melbourne"*. *"The disposal of organic waste to landfill is the highest priority; given it is the largest contributor to amenity issues such as odour. Steps to remove organic waste from landfill disposal will reduce community impacts and facilitate development of alternative waste treatments such as waste to energy in Victoria"*. The recommendations of the Consultation on Waste to Energy were the key drivers for REA in securing a Project site in the west of Melbourne.

Other factors in selecting the location for the proposed Project are as follows:

- REA market analysis has indicated the commercial viability of a facility in west metropolitan Melbourne;

⁹ Report to the Minister for Energy, Environment and Climate Change Waste to energy consultation and case study for Melbourne's West, 13 December 2017 Energy, Environment and Climate Change.

- The facility requires a planning permit but being located in an IN2 planning zone is consistent with the intention and buffers established specifically for this zoning and is within a precinct designated as a waste hub of State significance in the SWRRIP;
- The proposed site is within a State significant industrial area / precinct of metropolitan Melbourne providing for industrial uses which typically require a buffer distance based on land use activity;
- The proposed site is well serviced by an existing local road network already carrying a substantial load of heavy vehicles and is in close proximity to arterial road networks including the Western Freeway, Western Ring Road, West Gate Freeway and Princes Freeway.
- The proposed site is close to existing municipal waste sources;
- The proposed site is located within a zone of high energy demand;
- The proposed site will not result in a substantial environmental impact. It is in an area of a highly-altered landscape with a high degree of soil disturbance with numerous stockpiles of soil and waste materials. It is occupied by high-threat weeds typical of disturbed sites in the west of Melbourne and does not include any impacts to species listed under the Victorian Flora and Fauna Guarantee Act 1988 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

2.4 Project Implementation Time Frame

REA have selected the technology, have appointed design and EPC contractors and have produced a preliminary design. Preliminary scheduling has been completed and construction is estimated to require 18 months. It is hoped that the WtE facility can be operational in 2022.

- Finalisation of regulatory approval and execution of selected EPC&F contract October 2019;
- Finalisation of detailed design drawings January 2020;
- Construction Start early 2020;
- Commissioning process starts mid - late 2021, completed in 3 months;
- Full operation commences in late 2022.