



Appendix A – Clause 53.10 use and activity descriptions and potential adverse impacts

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Basic metal products						
Iron or steel production	X	X	X	X		<ul style="list-style-type: none"> • Foundries - metal melting or casting ferrous metals (alloys) • Production of iron from iron ore or steel to make sheet metal, structural metal and iron and steel products • Scrap metal processing - fragmented or melted to recover metal (including lead battery reprocessing).
Non-ferrous metal production	X	X	X	X	X	<ul style="list-style-type: none"> • Metal and ore smelting, refining, melting, casting, fusing, roasting or processing • Grinding and milling works – rocks, ore etc. that are processed by grinding or milling, or separated by sieving, aeration etc • Where metal, metal ores, concentrates or wastes are treated to produce metal (other than iron and aluminium).
Non-ferrous metal production: aluminium by electrolysis	X	X	X	X	X	Production of aluminium using electrolytic fusion technique.
Chemical, petroleum and coal products						
Ammunition, explosives and		X	X	X	X	Production of ammunition, explosives and fireworks.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
fireworks production						
Biocides production and storage	X	X	X	X	X	Production of biocides, herbicides, insecticides or pesticides by a chemical process.
Briquette production		X	X	X		<ul style="list-style-type: none"> Compressed coal dust or wood dust production Manufacturing clay bricks (except refractory bricks).
Chemical product manufacture other than listed within this group	X	X	X	X	X	Manufacture of other chemical products.
Coke processing		X	X	X		Coke is produced, quenched, cut, crushed and graded.
Cosmetics and toiletries production		X	X	X	X	Manufacture of cosmetics and toiletries.
Fertiliser production	X	X	X	X	X	Manufacture of artificial fertilisers (HF, NH ₃ , SO ₂).
Gasworks	X	X	X	X	X	Premises on which coal, coke and oil (including mixtures or derivatives of) are processed to produce combustible gas.
Industrial gases production	X	X		X	X	Production, processing, refining and storage of industrial gases.
Organic and inorganic industrial chemicals production other than	X	X	X	X	X	Manufacturing blending or packaging of inorganic chemicals including: <ul style="list-style-type: none"> dyes and pigments chromium sulphate



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
those listed within this group						<ul style="list-style-type: none"> • acids and salts • chlorine • sodium hydroxide • other alkalis using electrochemical processes • sodium cyanide • sodium silicate • titanium dioxide • sulphuric acid. <p>Manufacturing, blending or packaging of organic chemicals, including:</p> <ul style="list-style-type: none"> • wood or gum chemicals • organic tanning extracts • organic dyes and pigments • organic acids • industrial alcohols such as ethanol, methanol, ethylene glycol and ether • antifreeze • beeswax • concrete additive or masonry surface treatment • dry cleaning compounds • eucalyptus oil • flux manufacturing (welding and soldering) • formaldehyde • sandalwood oil • tea-tree oil.
Other petroleum or coal production	X	X	X	X	X	Other hydrocarbon production or refining.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Paints and inks manufacture, blending and mixing >2,000 tonnes/year	X	X		X	X	<ul style="list-style-type: none"> Mixing pigments, water, solvents and binders into paints and coatings. Includes manufacturing allied paint products (e.g. putties, caulking compounds, paint and varnish removers) and rubbing compounds and manufacturing inks and toners.
Petroleum refinery	X	X		X	X	<ul style="list-style-type: none"> Refinery of crude oil or condensate Refining heavy and light oil components into petroleum products using oil and grease base stocks, as well as synthetic organic compound base stocks Refining heavy and light component crude oil, manufacturing and/or blending materials into petroleum fuels, and manufacturing fuels from the liquefaction of petroleum gases.
Pharmaceutical and veterinary chemical production	X	X	X	X	X	Production of pharmaceutical and veterinary chemicals.
Polyester and synthetic resins production >2,000 tonnes/year	X	X	X	X	X	<ul style="list-style-type: none"> Manufacture of synthetic resins, non-vulcanisable elastomers and mixing and blending of resins and polymeric materials Manufacture of polyester resins Resin is used to prepare or manufacture plastic foam or

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
						foam products using MDI or TDI.
Rubber production: synthetic rubber, exceeding 2,000 tonnes per year	X	X	X	X	X	Production of synthetic rubber.
Rubber production: using either organic solvents or carbon black	X	X	X	X		Rubber production using either organic solvents or carbon black.
Rubber production: using sulphur	X	X	X	X	X	Rubber production using sulphur.
Soap and detergent production		X	X	X	X	Manufacturing cleaning compounds, including toothpastes, soaps and detergents, surface active agents, polishes and speciality cleaning preparations.
Fabricated metal products						
Abrasive blast cleaning		X	X			Metal or other material is cleaned or abraded by blasting with any abrasive material.
Boiler maker		X				Manufacturing boilers, tanks and other metal containers from heavy gauge metals.
Metal coating and finishing	X	X	X	X		<ul style="list-style-type: none"> Galvanising, electroplating, anodising (chroming, phosphating and colouring), chemical etching or milling of metal products



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
						<ul style="list-style-type: none"> • Powder coating or enamelling • Industrial spray painting.
Structural or sheet metal production		X	X			<ul style="list-style-type: none"> • Manufacturing structural metal products • Manufacturing sheet metal products not classified elsewhere, such as pressed or spun metal hollowware, air ducts and bottle closures.
Food and beverages						
Alcoholic and non-alcoholic beverage production >5,000 litres/day: alcoholic	X	X				Alcoholic beverages are manufactured – brewery, distillery or winery.
Alcoholic and non-alcoholic beverage production > 5,000 litres/day: non-alcoholic		X				Non-alcoholic beverages are manufactured, processed or packaged.
Animal processing		X	X	X		<ul style="list-style-type: none"> • Abattoir – killing of animals for human consumption or pet food –no rendering • Slaughtering and dressing birds (including poultry and game birds) and/or preparing and processing, boning, chilling, freezing or packaging or canning the whole or selected parts of bird carcasses.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Bakery >200 tonnes/year		X	X	X		Production of baked products. Excludes bakeries ancillary to a shop.
Flour mill >200 tonnes/year		X	X			Milling flour or meal intended for human consumption from grains, vegetables or plants.
Food production other than those listed within this group >200 tonnes/year		X	X	X		<ul style="list-style-type: none"> • Manufacturing canned, bottled, preserved, quick frozen or dried fruit (except sun-dried) and vegetable products • Manufacturing dehydrated vegetable products, soups, sauces, pickles and vegetable products • Manufacturing other food products, including: <ul style="list-style-type: none"> ○ coffee and tea ○ deep fat frying, roasting or drying ○ egg pulping or drying ○ flavoured water packs (for freezing into flavoured ice) ○ food dressings ○ food flavours and colours ○ frozen pre-prepared meals ○ gelatine ○ ginger ○ health supplements ○ honey (blended) ○ hops ○ jelly crystals ○ rice preparation ○ salts, seasonings, spices ○ soya bean concentrate, isolate or textured protein ○ Worcestershire sauce ○ yeast or yeast extract.
Grain and stockfeed mill		X	X	X		<ul style="list-style-type: none"> • Receiving, storing, fumigating, bagging,



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
and handling facility						transporting and loading grain or stockfeed <ul style="list-style-type: none"> • Grain or seed milling premises • Premises on which grain or seed is cleaned, graded, sorted or processed.
Maltworks >200 tonnes/year				X		<ul style="list-style-type: none"> • Production of malt.
Manufacture of milk products >200 tonnes/year		X	X	X		<ul style="list-style-type: none"> • Milk is separated, evaporated or a dairy product is manufactured; processing raw milk. Processes include pasteurisation of milk and separation to produce milk and cream with varying fat content • Grading, filtering, chilling fresh liquid whole milk or cream, or manufacturing, bottling or packaging pasteurised liquid whole milk, flavoured liquid whole or skim milk, liquid skim milk, liquid standardised milk, cream, sour cream, cultured buttermilk or yoghurt.
Milk depot		X		X		Milk receipt or distribution depot operation.
Pet food production		X	X	X		Manufacture of animal feed from grain and other food products.
Production of vegetable oils and animal fats using solvents		X	X	X		Vegetable oil, oil seed or animal fat is processed – includes seed crushing and use of solvents to refine oils.

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
> 200 tonnes/year						
Seafood processor >200 tonnes/year		X		X		Fish or other seafood is processed or packaged.
Smallgoods production >200 tonnes/year	X	X		X		Manufacturing of cured/preserved meats, including canning and packaging: <ul style="list-style-type: none"> • bacon, ham, smallgoods or prepared meat products not elsewhere classified • corned meat manufacturing • croquette manufacturing • pate manufacturing (except fish) • poultry smallgoods manufacturing • salting, drying, pickling or smoking. Excludes abattoir facilities or rendering works.
Printing and coating works with heated curing ovens	X	X	X	X		Printing works emitting volatile organic compounds; printing and/or providing reprographic services. Printing methods may include off-set lithographic, reprographic, digital, relief and screen printing.
Rendering and casings works		X		X		Animal matter is processed or extracted for use as fertiliser, stock food or other purposes.
Non-metallic mineral products						
Bitumen batching plant	X	X	X	X		Asphalt is mixed and prepared.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Cement production		X	X			Concrete or cement is mixed, prepared or treated.
Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year	X	X	X	X		<ul style="list-style-type: none"> Manufacturing products using a furnace or kiln Manufacturing concrete products, including manufacturing aerated and concrete composite products Production of cement clinker or lime or cement clinker, clay, limestone or similar is ground or milled, including quicklime production Ceramic works, being works in which bricks, tiles, pipes, pottery goods or refractories are processed in dryers or kilns Ceramic kitchen or tableware or other non-refractory ceramic products.
Concrete batching plant >5,000 tonnes/year		X	X			Concrete is made (batched) and loaded for transport or cement products are made.
Glass and glass production including glass wool and fibreglass	X	X	X	X		<ul style="list-style-type: none"> Premises on which glass or glass fibre is produced Manufacturing polymer composite products such as fibreglass products and resilient floor coverings, as well as other polymer products.
Plaster or plaster articles production			X			Plaster, plasterboard, gyprock or other products comprised wholly or mostly of gypsum are made.

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
>5,000 tonnes/year						
Rock wool manufacture	X	X	X	X		Manufacture of mineral wool or ceramic fibre.
Solar salt manufacture		X	X			Salt is produced by solar evaporation.
Other premises						
Automotive body, paint, and interior repair	X	X	X	X		Repairing, panel beating and/or spray painting smashed or damaged automotive vehicles.
Rural industry handling, processing or packing agricultural produce		X	X	X		Rural industry handling, processing or packing agricultural produce.
Paper and paper products						
Paper or paper pulp production	X	X	X	X		<ul style="list-style-type: none"> • Manufacture of paper pulp, wood pulp, kraft paper, kraft paperboard, cardboard paper or paperboard • Involving combustion of sulphur or sulphur containing materials • Paper recycling • Corrugated paperboard and paperboard container recycling.
Recreational, personal and other services						
Dry cleaning for commercial and institutional		X	X	X		Providing a range of dry cleaning services and operations in bulk quantities.

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
customers, or in bulk quantities						
Laundry for commercial and institutional customers, or in bulk quantities		X	X	X		Providing a range of laundry services and operations in bulk quantities.
Textiles						
Carpet backing with latex	X	X		X		Carpet backing process using latex.
Dyeing or finishing of cotton, linen and woollen yarns and textiles			X	X		Industrial finishing of textile products, using processes such as automated embroidery, bleaching, dyeing, printing (except screen printing) or pleating.
Leather and artificial leather goods production		X		X		<ul style="list-style-type: none"> Manufacturing textile or canvas bags for packaging Manufacturing leather belts, gloves, or fur or leather clothing and footwear.
Leather tanning and dressing		X	X	X		Animal skins or hides where they are treated dried, cured and stored – using a sulphide process or non-sulphide process.
Rope, cordage and twine production		X	X			Manufacturing rope, cordage, twine, net or related products from natural or synthetic fibres.
Treatment or production of natural and synthetic fibres and textiles		X	X	X		<ul style="list-style-type: none"> Manufacture of cotton, linen, woollen yarns and other natural textiles Carpet making and other forms of manufacturing,

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
						ginning, milling or production of natural fibres <ul style="list-style-type: none"> Artificial and synthetic fibre manufacturing or treatment and cellulose nitrate, viscose fibre, cellophane, artificial rubber or other man-made textiles manufacture.
Treatment or production of textiles using carbon disulphide		X		X	X	Textile manufacturing and processing with textile finishing work using a chemical treatment (carbon disulphide).
Wool scouring		X		X		Scouring and primary treatment of wool.
Transport and storage						
Bus depot		X		X		Depot for buses.
Depot for refuse collection vehicles		X		X		Depot for refuse collection vehicles.
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes	X	X	X	X	X	Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes.
Storage of petroleum products and crude oil in tanks >2,000 tonnes capacity	X	X		X	X	Storage of petroleum products and crude oil in tanks with capacity greater than 2,000 tonnes.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Storage of wet-salted or unprocessed hides		X		X		Storing preserved (salted) raw stock to be later used for making leather.
Waste, recycling and resource recovery						
Chemical or oil recycling	X			X	X	Waste liquid hydrocarbons, organic oils or chemicals are refined, purified, reformed, separated or processed.
Combustion, treatment or bio-reaction of waste to produce energy	X	X	X	X	X	Combustion, treatment or bio-reaction of waste to produce energy.
Composting and other organic materials recycling	X	X	X	X	X	Composting and other organic materials recycling, including: <ul style="list-style-type: none"> • outdoor uncovered, regularly turned windrows • outdoor covered, turned windrows • outdoor covered windrows with continuous aeration • enclosed windrows with odour control • in-vessel composting with odour control.
Hazardous waste storage or treatment	X	X	X	X	X	<ul style="list-style-type: none"> • Industrial liquid waste • Premises on which hazardous liquid waste is treated • Incineration of biomedical, chemical, organic, plastic, rubber or wood waste • Intractable waste, as specified, for burial



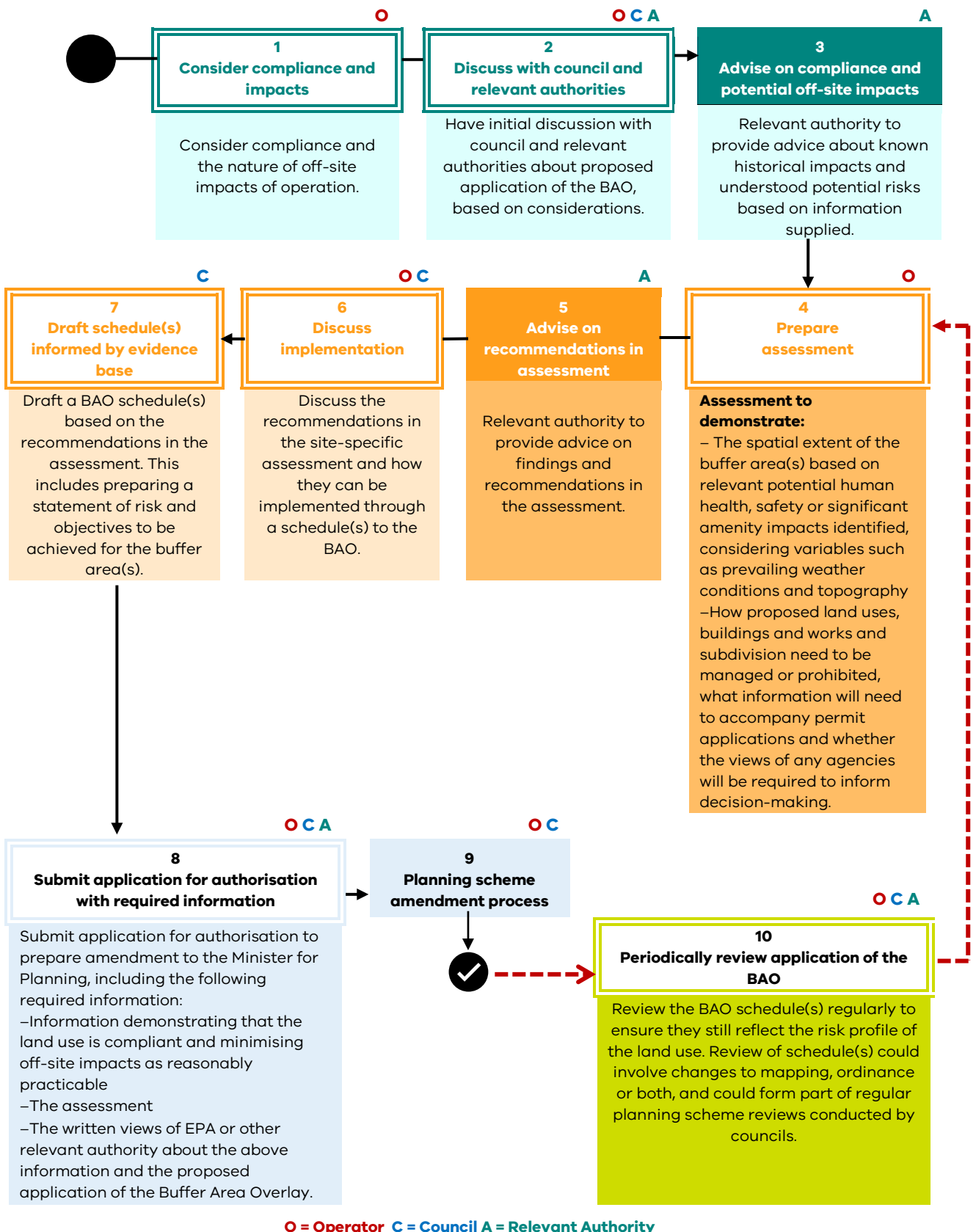
Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
						<ul style="list-style-type: none"> Premises engaged in the storage of hazardous industrial waste prior to treatment.
Landfill	X	X	X	X	X	Landfill accepting putrescible, solid inert or hazardous waste, including: <ul style="list-style-type: none"> contaminated solid waste special wastes fly ash contaminated soil organic matter that is liable to putrefaction (rapid degradation by micro-organisms) including materials containing food, offal and animals waste building or demolition material.
Other resource recovery or recycling operations		X	X	X		<ul style="list-style-type: none"> Collecting, dismantling, treating, processing, storing, recycling, or selling used or surplus materials Advanced resource recovery technology facilities Paper and metal recycling facilities Commercial and industrial materials recycling.
Soil conditioning or blending	X	X	X	X	X	Mixing or blending soils to improve physical qualities (e.g. fertiliser).
Transfer station		X	X	X		Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before

Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
						transfer for disposal, recycling or use elsewhere.
Used plastics treatment or processing		X		X		Recycling of plastic.
Waste tyre recycling and re-treading	X	X	X	X	X	<ul style="list-style-type: none"> Premises on which used tyres are crumbed, granulated or shredded Manufacturing tyres from synthetic polymers and/or natural rubber, tyre repair materials and inner tubes Premises with more than 40 tonnes or 5,000 equivalent passenger units (EPUs) of waste tyres at any time.
Vehicle recycling or disposal		X	X			Recycling or disposal of vehicles and vehicle parts.
Water and wastewater						
Sewage treatment plant, exceeding a design or actual flow rate of 5,000 litres per day	X	X		X	X	<ul style="list-style-type: none"> Sewage treatment plant operation Vacuum/wastewater/sewage pumping station.
Water treatment plant	X	X		X		<ul style="list-style-type: none"> Desalination - premises at which salt is removed from water for potable or other uses that have a design capacity to process more than 1 ML/day feed water Raw water treatment.



Type of use or activity	Potential adverse impacts					Description of activity
	Hazardous air pollutants	Noise	Dust	Odour	Other risk (e.g. loss of containment)	
Wood, wood products and furniture						
Charcoal production		X	X	X		Wood, carbon material or coal is charred to produce a fuel or material of enriched carbon content.
Joinery		X	X	X		Production of wooden furniture and household items such as doors, kitchen fittings, flooring and mouldings.
Sawmill, wood products and furniture		X	X	X		<ul style="list-style-type: none"> • Timber (tree) milling • Manufacturing softwood or hardwood wood chips • Manufacturing wood boards and sheets from reconstituted wood fibres such as wood chips, sawdust, wood shavings, slab wood or off-cuts • Wood-board manufacturing (including MDF plants) • Manufacturing furniture of wood or predominantly of wood.
Wood preservation plant		X	X	X	X	Timber treatment by chemical means, including chromated copper arsenate (CCA).

Appendix B – BAO step by step summary





Appendix C – Risk exposure matrix for application of BAO

Operations with a high, very high or extreme level of residual risk, shown within the **red line**, are likely to be suitable for application of the BAO.

Operations with a medium level of residual risk based on unlikely, but moderate or major consequences, shown within the **dashed red line**, may be considered suitable for application of the BAO.

Consequence					
Severe	High	High	Very high	Very high	Extreme
Major	Medium	Medium	High	Very high	Very high
Moderate	Medium	Medium	High	High	High
Minor	Low	Low	Medium	Medium	Medium
Very Low	Very low	Low	Low	Low	Medium
Likelihood	Highly unlikely	Unlikely	Possible	Likely	Almost certain

Likelihood criteria	Highly unlikely	Unlikely	Possible	Likely	Almost certain
Descriptive (based on industry history, the nature of the specific business)	Will probably never happen in the industry.	Not expected to happen/ recur in the industry but it is possible.	Expected to happen/ recur in the industry occasionally.	Expected to happen/ recur in the industry regularly.	Expected to happen/ recur in the industry frequently.



Consequence criteria	Very low	Minor	Moderate	Major	Severe
<p>Amenity, human health and safety impacts</p> <p>(based on the intensity, duration and character of unintended off-site impacts such as odour, dust, noise and landfill gas)</p>	<p>Does not disrupt normal activities associated with sensitive land uses.</p> <p>Examples:</p> <p>Odour that is not very noticeable or doesn't last very long.</p> <p>Dust that is hardly noticeable.</p> <p>Low volume noise emissions that are hardly noticeable.</p>	<p>Annoying when occurs, but unlikely to disrupt normal activities associated with sensitive land uses.</p> <p>Examples:</p> <p>Odour that is sometimes noticeable but does not stop you undertaking normal activities.</p> <p>Dust that is sometimes noticeable but doesn't cause damage or irritation.</p> <p>Low volume noise emissions that are sometimes noticeable, but do not interfere with normal domestic activities.</p>	<p>Moderate disruption to normal activities associated with sensitive land uses and some concern.</p> <p>Examples:</p> <p>Odour that is not intrinsically nauseating or unsafe, but it is clearly noticeable, and you don't get used to it.</p> <p>Dust that is noticeable and sometimes results in deposits to outdoor furniture and vehicles.</p> <p>Noise that causes some sleep disturbance with open windows and interferes with normal domestic activities outdoors.</p> <p>Landfill gas observed from time to time but not very detectable or measurable.</p>	<p>Notable disruption to normal activities associated with sensitive land uses and great concern.</p> <p>Examples:</p> <p>Odour that is very noticeable, penetrates inside the house and you can't carry out activities outside the home.</p> <p>Dust that is noticeable and results in needing to clean outdoor furniture regularly and some damage to vehicles.</p> <p>Noise that would cause sleep disturbance with closed windows and interfere with normal domestic activities indoors.</p> <p>Landfill gas present but not at explosive levels.</p>	<p>Ongoing disruption to normal activities associated with sensitive land uses or potential for serious harm including loss of life.</p> <p>Examples:</p> <p>Odour that is extremely noticeable and causes people to experience physical symptoms and emotional distress.</p> <p>Widespread deposit of dust over property and damage to property. Results in reduced visibility, coughing, sneezing, stinging eyes.</p> <p>Noise that causes people to be unable to have a conversation, even with windows closed.</p> <p>Landfill gas migration building to explosive levels.</p>



Appendix D – Example BAO schedules (landfill scenario)

These are examples only

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO1**

GUMNUT LANDFILL – LANDFILL GAS MIGRATION BUFFER AREA

1.0 Statement of risk

Gumnut Landfill is an operating municipal landfill that accepts putrescible waste. The landfill is classified as a hub of regional importance in the *Gumnut Region Resource Recovery Implementation Plan*. Potential for off-site landfill gas migration within this buffer area poses human health and safety risks, such as asphyxiation and explosion, if use and development is not managed appropriately. As an operating landfill there is also potential for unintended off-site odour impacts, primarily to the north and east of the landfill site, which could have impacts on human health by causing headaches and nausea.

2.0 Objectives

- To encourage land use and development that complements the existing function of Gumnut Landfill.
- To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site impacts of Gumnut Landfill on safety and human health.

3.0 Use of land

Dwelling and dependent person's unit

A permit is required to use land for a:

- Dwelling
- Dependent person's unit

Land must not be used for:

- More than one Dwelling on a lot.
- More than one Dependent person's unit on a lot.

Other use

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than Dwelling and Dependent person's unit)
- Education centre
- Hospital



- Place of assembly

4.0 Subdivision

A permit is required to subdivide land.

Any subdivision of land which would increase the number of Dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a Dwelling in respect of which a permit has been granted.

5.0 Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The construction of an unenclosed building or structure.
- An alteration to a building or structure that does not require ground disturbance.

Any building or works for which a permit is required under this overlay must be constructed or carried out so as to include landfill gas mitigation measures in accordance with the *Gumnut Landfill Impact Assessment 2020*.

6.0 Application requirements

An application to use land for a dwelling or dependent person's unit, or construct a building or construct or carry out works must be accompanied by:

- A description of the proposed use of land for a dwelling or dependent person's unit.
- A statement and plan demonstrating how required landfill gas mitigation measures will be implemented in accordance with the *Gumnut Landfill Impact Assessment*.

7.0 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

8.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will result in an increase in the number of dwellings and people that may be affected by potential unintended landfill gas migration and odour impacts from Gumnut Landfill.
- Whether the proposal adequately responds to the requirements for use and development in the *Gumnut Landfill Impact Assessment 2020*, including required landfill gas mitigation measures, where relevant.
- The views of the Environment Protection Authority.



SCHEDULE 2 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BAO2**

GUMNUT LANDFILL – ODOUR BUFFER AREA

1.0 Statement of risk

Gumnut Landfill is an operating municipal landfill that accepts putrescible waste. The landfill is classified as a hub of regional importance in the Gumnut Region Resource Recovery Implementation Plan. Potential unintended off-site odour impacts within this buffer area, primarily to the north and east of the landfill site, could have impacts on human health by causing headaches and nausea.

2.0 Objectives

- To encourage land use and development that complements the existing function of Gumnut Landfill.
- To restrict encroachment and intensification of land uses that are sensitive to the potential unintended off-site impacts of Gumnut Landfill on human health.

3.0 Use of land

Dwelling and dependent person's unit

A permit is required to use land for a:

- Dwelling
- Dependent person's unit

Land must not be used for:

- More than one Dwelling on a lot.
- More than one Dependent person's unit on a lot.

Other use

The following uses are prohibited on land affected by this overlay:

- Accommodation (other than Dwelling and Dependent person's unit)
- Education centre
- Hospital
- Place of assembly

4.0 Subdivision

A permit is required to subdivide land.



Any subdivision of land which would increase the number of Dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a Dwelling in respect of which a permit has been granted.

5.0 Buildings and works

None specified.

6.0 Application requirements

An application to use land for a dwelling or dependent person's unit must be accompanied by:

- A description of the proposed use of land for a dwelling or dependent person's unit.

7.0 Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act.

8.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will result in an increase in the number of dwellings and people that may be affected by potential unintended odour impacts from Gumnut Landfill.
- Whether the proposal adequately responds to the requirements for use and development in the *Gumnut Landfill Impact Assessment 2020*.
- The views of the Environment Protection Authority.



© The State of Victoria - Department of Transport and Planning, February 2025



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Transport and Planning (DTP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

ISBN 978-0-7311-9345-5 (pdf/online/MS word)

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Accessibility

If you would like to receive this publication in an alternative format, please go to planning.vic.gov.au or email planning.systems@transport.vic.gov.au