

# Planning Policy Framework, Integration version March 2014

**Revised SPPF with draft *Plan Melbourne* and RGPs included, and showing potential integration of local policy.**

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This document has been prepared by the SPPF Review Advisory Committee.

This document is based on the Advisory Committee's interpretation of the October 2013 version of Plan Melbourne, and the December 2013 versions of Regional Growth Plans.

The Committee proposes that state policy appears in each scheme, but regional policy appears only in relevant schemes. Local policy would appear only in the scheme to which it applies. All state and regional policy would appear in the Victoria Planning Provisions, but local policy would not.

This version shows the how policy would apply in the:

**PLANNING POLICY FRAMEWORK**  
**Clause: 05 Environmental risks**

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## ABOUT THIS DOCUMENT

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This document has been prepared by the SPPF Review Advisory Committee.

It is document a 'work-in-progress' of the Committee for comment. Comments are sought until 23 May 2014. An information package containing and explaining this document as well as general information about consultations and the actions of the Committee can be found on the website of the Department of Transport, Planning and Local Infrastructure at [www.dtpli.vic.gov.au/planning](http://www.dtpli.vic.gov.au/planning). Go to the section listing current planning panels and advisory committees.

The Committee is headed towards an integrated version of state, regional and local policy to replace the SPPF and LPPF and provide a more streamlined and easy to interpret presentation of policy.

The Committee has benefited from feedback on its earlier 'foundation draft'. Two critical issues have emerged:

1. The 'rules of entry into the Planning Policy Framework (PPF), and
2. A more defined approach to language.

## Mark up conventions

Clauses in this draft have been marked to identify where the policy has originated:

- [10.2p5] Clause and paragraph number from current SPPF. These policies may have been edited by the Committee.
- [New] New text introduced as part of a policy neutral review of the SPPF by the Committee.
- [Update] New text inserted after consultation with policy owners (State government departments and statutory authorities and agencies).
- [PM pg 10] [1.1.1.1] *Plan Melbourne* page reference or action reference
- [RGP] New text to implement Regional Growth Plans
- [DP] Metropolitan Planning Strategy Discussion Paper, 2012

## Rules of entry

New policy must meet each of the rules of entry to be considered for inclusion in the PPF.

### Rule 1. Status

1. At a state policy level, the policy must be formally adopted policy of the State Government.
2. At a regional policy level, the policy must be formally adopted policy of the State Government or all the affected councils.
3. At the local policy level, the policy must be formally adopted policy of the relevant planning authority, or the State Government.

### Rule 2. Relevance

1. The policy must achieve at least one of the following four objectives:
  - (a) facilitate sound, strategic planning and co-ordinated action at State, regional and municipal levels
  - (b) facilitate the integration of land use and development planning and policy with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels
  - (c) facilitate development
  - (d) facilitate positive actions by responsible authorities and planning authorities to meet the planning objectives of Victoria.
2. The policy is best applied through the land use planning and development system.

**Rule 3. Drafting**

1. The text of the policy must be prepared in a form that meets the drafting conventions of the Planning Policy Framework.

**Rule 4. Document references**

1. Documents required to make or inform a planning decision, which meet Rule 1, may be included under “Guidelines for decision makers.”
2. Documents which do not meet Rule 1, but which form useful background as to why a policy has been drafted in a particular way, may be included as “Background Documents”.

**Defined language**

**Strategies**

The following matrix of strategy verbs presents the Committee’s approach to the use of verbs in strategies based on the policy approach to be taken and the type of action to which the policy is directed. It identifies whether the strategy has a focus of facilitation, regulation, further planning work or identifying matters for consideration.

Matrix of strategy verbs		APPROACH TO BE TAKEN		
		Make it happen (facilitate)	Support it happening (support)	Control what happens (should must)
ACTION THEMES	Build new	Facilitate Provide	Support Create	Require
	Repair	Upgrade	Improve	Restore
	Reinforce	Maintain	Conserve	Protect Reinforce
	Preserve	Reduce (the adverse impact)	Minimise (the adverse impact)	Avoid (the adverse impact)
	Decide	Recognise Balance		
	Plan	Prepare (a specific type of plan) Plan/design Use (a specific technique or approach)		

**Particular provisions**

Particular provisions relevant to the policy matter have been listed to aid the decision maker.

**Guidelines for decision makers**

These include:

1. Relevant matters to be considered
2. Information to be supplied with permit applications
3. Standards that should be met in planning decisions.

Documents to be considered as relevant hold weight in decision making, at the discretion of the decision maker.

### Strategic planning guidelines

The strategic planning guidelines are intended to indicate desirable further strategic work within a framework of continuous improvement.

List of strategic planning guideline verbs	a)	Monitor, consider
	b)	Review
	c)	Plan, Prepare (a specific type of plan), Identify
	d)	Use

### Background documents

These are reference documents that provide background information to assist in understanding the context within which objectives, strategies and guidelines have been framed.

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## 05 ENVIRONMENTAL RISKS

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### 05.01 BUSHFIRE

#### 05.01-S-01 Bushfire

State Policy

VC## dd/mm/yyyy

##### Objectives and strategies

**Objective 1 To strengthen community resilience to bushfire. [13.05-1p1]**

Strategy 1.1 Use the precautionary principle in planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire. [13.05-1p4]

#### 05.01-A05-01 Bushfire

Regional Policy: Bushfire areas

VC## dd/mm/yyyy

##### Objectives and strategies

**Objective 1 To strengthen community resilience to bushfire. [13.05-1p1]**

Strategy 1.1 Recognise that the protection of human life is more important than other policy objectives in planning and decision-making in areas at risk from bushfire. [13.05-1p3]

Strategy 1.2 Plan settlements to strengthen community resilience to bushfire. [13.05-1p12]

Strategy 1.3 Support bushfire management and prevention and emergency services actions and activities. [13.05-1p23]

##### Particular provisions

1. Clause 52.47 – Bushfire Protection: Planning Requirements
2. Clause 52.48 – Bushfire Protection: Exemptions

##### Guidelines for decision makers

Guidelines:

1. In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire. [13.05-1p26]
2. Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level. [13.05-1p10]
3. Development should not proceed unless bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property. [13.05-1p29]
4. Development should not proceed if the risk to existing residents, property and community infrastructure from bushfire is increased. [13.05-1p30]
5. When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed. [13.05-1p31]

Consider as relevant: [13.05-1p32]

1. Any relevant approved State, regional and municipal fire prevention plan. [13.05-1p33]
2. Construction of Buildings in Bushfire-prone Areas – AS 3959 (Standards Australia, 2009). [13.05-1p34]

3. Building in bushfire-prone areas - SAA HB36-1993 (CSIRO & Standards Australia, 1993). [\[13.05-1p35\]](#)

### Strategic planning guidelines

Planning schemes must not prevent the removal and management of vegetation to create required defensible space around existing development. [\[13.05-1p24\]](#)

Strategic planning should:

1. Identify in planning schemes areas where the bushfire hazard requires that: [\[13.05-1p8\]](#)
  - (a) Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures. [\[13.05-1p9\]](#)
  - (b) Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level. [\[13.05-1p10\]](#)
2. Identify the risk to life, property and community infrastructure from bushfire at a regional, municipal and local scale. [\[13.05-1p7\]](#)
3. Use the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. [\[13.05-1p6\]](#)
4. Consider the views of the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures. [\[13.05-1p13\]](#)
5. Consider the following when planning to create or expand a settlement in an area at risk from bushfire: [\[13.05-1p14\]](#)
  - (a) Addresses the risk at both the local and broader context. [\[13.05-1p15\]](#)
  - (b) Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level. [\[13.05-1p16\]](#)
  - (c) Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures. [\[13.05-1p17\]](#)
  - (d) Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development. [\[13.05-1p18\]](#)
  - (e) Ensures future residents can readily implement and manage bushfire protection measures within their own properties. [\[13.05-1p19\]](#)

## 05.01-gnut-01 Bushfire

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

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## 05.02 FLOODING AND COASTAL INUNDATION

### 05.02-S-01 Flooding and coastal inundation

State Policy

VC## dd/mm/yyyy

Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority. [\[13.02-1p6part\]](#)

#### Objectives and strategies

**Objective 1 To assist the protection of:** [\[13.02-1p1\]](#)

- **Life, property and community infrastructure from flood hazard.** [\[13.02-1p2\]](#)
- **The natural flood carrying capacity of rivers, streams and floodways.** [\[13.02-1p3\]](#)
- **The flood storage function of floodplains and waterways.** [\[13.02-1p4\]](#)
- **Floodplain areas of environmental significance or of importance to river health.** [\[13.02-1p5\]](#)

Strategy 1.1 Minimise the impact on emergency and community facilities from flooding. [\[Update\]](#)

Strategy 1.2 Avoid intensifying the impacts of flooding through inappropriately located uses and developments. [\[13.02-1p7\]](#)

Strategy 1.3 Avoid development in areas susceptible to coastal inundation or erosion. [\[13.01-1p8\]](#)

### Guidelines for decision makers

Guidelines:

1. Emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) should be located outside the 1 in 100 year floodplain and, where practicable, at levels above the height of the probable maximum flood. [\[13.02-1p8\]](#)
2. Developments and uses that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) should not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain. [\[13.02-1p9\]](#)

Consider as relevant:

1. State Environment Protection Policy (Waters of Victoria) (Environment Protection Authority, 2013 - Publication 905) [\[13.02-1p11\]](#)
2. Any flood plain management policy, manual or guidelines adopted by the relevant flood plain manager.
3. Guidelines for Development in Flood-Prone Areas (Melbourne Water, 2007)
4. Guidelines for Coastal Catchment Management Authorities, Assessing Development in Relation to Sea Level Rise (Department of Sustainability and Environment, 2012).
5. Planning for Sea Level Rise, Assessing Development in Areas Prone to Tidal Inundation from Sea Level Rise in Port Phillip and Westernport Region (Melbourne Water, 2012)

### Strategic planning guidelines

Strategic planning should:

1. Identify in planning schemes land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority [\[13.02-1p6\]](#)

### Background documents

Victoria Floodplain Management Strategy (Department of Natural Resources and Environment, 1998). [\[13.02-1p15\]](#)

Floodplain Management in Australia, Best Practice Principles and Guidelines (Agriculture and Resource Management Council of Australia and New Zealand, Standing Advisory Committee on Agriculture and Resource Management, 2000)

## 05.02-A01-01 Flooding and coastal inundation

**Regional Policy: Coastal areas**

VC## dd/mm/yyyy

### Objectives and strategies

**Objective 1 To ensure that development is not at risk from coastal inundation.** [\[13.01-1p6\]](#)

Strategy 1.1 Plan for long term sea level rise. [\[Update\]](#)

Strategy 1.2 Recognise the risks associated with climate change in decision making. [\[13.01-1p4\]](#)

Strategy 1.3 Recognise the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks associated with climate change. [\[13.01-1p3\]](#)

### Guidelines for decision makers

Guidelines:

1. Development should anticipate:
  - (a) A sea level rise of 0.2 metres over current 1 in 100 year flood levels by 2040 for new development in close proximity to existing development (urban infill). [\[13.01-1p2\]](#)

- (b) A sea level rise of 0.8 metres by 2100 elsewhere, including new greenfield development outside of town boundaries. [\[13.01-1p3, 13.01-1p5\]](#)
2. Works seeking to respond to coastal hazard risks should avoid detrimental impacts on coastal processes. [\[13.01-1p7\]](#)

Consider as relevant: [\[13.01-1p9\]](#)

1. Victorian Climate Change Adaptation Plan (State Government of Victoria, 2013) [\[New\]](#)
2. Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*. [\[13.01-1p11\]](#)
3. Victorian Coastal Strategy (Victorian Coastal Council, 2008). [\[Update\]](#)

## 05.02-gnut-01 Flooding and coastal inundation

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

## 05.03 EROSION AND LANDSLIDE

### 05.03-S-01 Erosion and landslide

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

**Objective 1 To protect areas prone to erosion, landslide or other land degradation processes.** [\[13.03-2p1\]](#)

Strategy 1.1 Avoid inappropriate development in unstable areas or areas prone to erosion. [\[13.03-2p3\]](#)

Strategy 1.2 Support vegetation retention, planting and rehabilitation in areas prone to erosion and land instability. [\[13.03-2p4\]](#)

**Objective 2 To ensure that development does not exacerbate coastal erosion.** [\[13.01-1p6\]](#)

Strategy 2.1 Avoid development in areas susceptible to coastal erosion. [\[13.01-1p8\]](#)

#### Strategic planning guidelines

Strategic planning should:

1. Identify in planning schemes areas subject to erosion or instability. [\[13.03-2p2\]](#)

### 05.03-gnut-01 Erosion and landslide

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

## 05.04 SALINITY

### 05.04-S-01 Salinity

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

**Objective 1 To minimise the impact of salinity and rising watertables on land uses, buildings, infrastructure and areas of environmental significance, and reduce salt loads in rivers.** [\[13.03-3p1\]](#)

Strategy 1.1 Avoid inappropriate development in areas affected by groundwater salinity. [\[13.03-3p4\]](#)

Strategy 1.2 Support vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems. [13.03-3p3]

#### Guidelines for decision makers

Consider as relevant: [13.03-3p5]

1. Any special area plans approved under the *Catchment and Land Protection Act 1994*. [13.03-3p8]

#### Strategic planning guidelines

Strategic planning should:

1. Identify in planning schemes areas subject to salinity. [13.03-3p2]

### 05.04-gnut-01 Salinity

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

## 05.05 CONTAMINATED AND ACID SULFATE SOILS

### 05.05-S-01 Acid sulfate soils

State Policy

VC## dd/mm/yyyy

Acid sulfate soil (ASS) is the common name given to soils and sediments containing iron sulfides, the most common being pyrite. When exposed to air due to drainage or disturbance, these soils can produce sufficient sulfuric acid to dissolve rock and concrete, corrode metal, and release toxic quantities of, aluminium and heavy metals. [New]

#### Objectives and strategies

**Objective 1 To reduce the impact of acid sulfate soils on human health, the environment and on development.** [New]

Strategy 1.1 Minimise adverse impacts from the intensification of use and development in areas with the potential to contain acid sulfate soils. [New]

Strategy 1.2 Use a risk-based approach to managing the impacts of acid sulfate soils, as follows: [New]

- a) Avoid disturbing acid sulfate soils. [13.01-1p8part]
- b) Minimise the cumulative effect of use and development. [New]
- c) Remediate detrimental effects arising from past and current disturbances. [New]

Strategy 1.3 Require use and development close to or on potential acid sulfate soils to demonstrate that it will avoid any disturbance. [New]

#### Guidelines for decisions makers

Consider as relevant:

1. The Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils (Victorian Coastal Acid Sulfate Soils Implementation Committee and Department of Sustainability and Environment, 2010). [New]
2. Victorian Government coastal acid sulphate soil maps (Department of Environment and Primary Industries). [New]

#### Strategic planning guidelines

Strategic planning should:

1. Identify in planning schemes areas subject to acid sulphate soils. [New]

#### Background document

The Victorian Coastal Acid Sulfate Soils (CASS) Strategy (Department of Sustainability and Environment, 2009). [New]

**05.05-S-02 Contaminated and potentially contaminated land**

**State Policy**

VC## dd/mm/yyyy

In the past, certain industrial and commercial processes have contaminated land, and that contamination could pose a risk to human health or the environment or both. Contamination has occurred through discharge by leaks, spills or dumping of a contaminant onto the soil at the site, by importing contaminated fill, or more indirectly through contaminated groundwater. [\[New\]](#)

**Objectives and strategies**

**Objective 1 To avoid adverse impacts on human health and the environment from contaminated land.** [\[New\]](#)

Strategy 1.1 Require potentially contaminated land to be suitable for its intended future use and development. [\[13.03-1p1part\]](#)

Strategy 1.2 Require the safe use of contaminated land. [\[13.03-1p1part\]](#)

Strategy 1.3 Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development. [\[2.2.5\]](#)

**Guidelines for decision makers**

Guidelines:

1. Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel. [\[13.03-1p2\]](#)

Consider as relevant:

1. State Environment Protection Policy (Prevention and Management of Contamination of Land) (Environment Protection Authority, 2002 - Publication S95) [\[13.03-1p4\]](#)

**Strategic planning guidelines**

Strategic planning should:

1. Consider Ministerial Direction No. 1 – Potentially contaminated land when rezoning land used or known to have been used for industry, mining, or the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land). [\[13.03-1p5\]](#)

**Background documents**

on Managing Risks associated with Land Contamination - Guidance for Councils (Department of Health, 2006). [\[Update\]](#)

National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 2013) [\[13.03-1p6\]](#)

Contaminated Environments Strategy (Environment Protection Authority, 2008 -Publication 1511) [\[Update\]](#)

**05.05-gnut-01 Contaminated and acid sulfate soils**

**Local policy: Gumnut**

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

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**05.06 NOISE**

**05.06-S-01 Noise**

**State Policy**

VC## dd/mm/yyyy

Many aspect of urban life generate noise. Planning can ensure that land use and development that will be unduly effected by urban noise are not located close to existing and potential noise sources. State Environment Protection Policy sets standards on the amount of noise that industry, commerce, trade or entertainment facilities can emit. New sensitive uses moving into an area

may experience amenity impacts if noise sources are not recognised and steps taken in the new development to reduce the noise impacts. [\[New\]](#)

### Objectives and strategies

#### Objective 1 To reduce the adverse impacts of noise. [\[New\]](#)

Strategy 1.1 Minimise adverse noise effects on sensitive land uses. [\[13.04-1p1\]](#)

Strategy 1.2 Maintain amenity using a range of permit conditions, building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. [\[13.04-1p2\]](#)

Strategy 1.3 Design sensitive uses that may be adversely affected by existing or planned noise sources, to include acoustic attenuation measures. [\[Update\]](#)

### Guidelines for decision makers

Consider as relevant: [\[13.04-1p3\]](#)

1. State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (Environment Protection Authority, 1989 - Publication S43). [\[13.04-1p4\]](#)
2. State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (Environment Protection Authority, 1989 - Publication S31). [\[13.04-1p5\]](#)
3. Noise from Industry in Regional Victoria (NIRV) (Environment Protection Authority, 2011 - Publication 1411) [\[13.04-1p6\]](#)
4. A Guide to the Reduction of Traffic Noise (VicRoads, 2003). [\[13.04-1p7\]](#)
5. Passenger Rail Infrastructure Noise Policy (State Government of Victoria, 2013)

## 05.06-gnut-01 Noise

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

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## 05.07 AIR QUALITY

### 05.07-S-01 Air quality

State Policy

VC## dd/mm/yyyy

State Environment Protection Policy sets standards for ambient air quality and emissions from industrial and commercial activities to ensure that amenity, public health and the environment are protected, but new sensitive uses moving into an area may experience amenity impacts if located too close to an odour or dust source. [\[New\]](#)

### Objectives and strategies

#### Objective 1 To improve air quality. [\[13.04-2p1\]](#)

Strategy 1.1 Require, wherever possible, suitable separation between land uses that reduce amenity and sensitive land uses. [\[13.04-2p6\]](#)

### Particular provisions

1. Clause 52.10 – Uses with Adverse Amenity Potential

### Guidelines for decision makers

Consider as relevant:

1. State Environment Protection Policy (Air Quality Management) (Environment Protection Authority, 2001 – Publication S40) [\[13.04-2p8\]](#)

### Background document

Recommended Separation Distances for Industrial Residual Air Emissions (Environment Protection Authority, 2013 - Publication 1518) [\[13.04-2p9\]](#)

**05.07-gnut-01 Air quality**

**Local policy: Gumnut**

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

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## **05.08 HAZARDOUS FACILITIES**

**05.08-S-01 Hazardous facilities**

**State Policy**

VC## dd/mm/yyyy

Worksafe Victoria sets standards to ensure that industrial operations are carried out in a safe manner, but it is prudent to limit sensitive uses close to hazardous facilities to reduce any adverse outcomes should an accident occur. [\[New\]](#)

**Objectives and strategies**

**Objective 1 To limit adverse impacts on people from adverse events at hazardous facilities.** [\[New\]](#)

Strategy 1.1 Require, wherever possible, suitable separation between hazardous facilities and sensitive land uses. [\[New\]](#)

Strategy 1.2 Protect hazardous facilities from the unplanned encroachment of sensitive uses. [\[Update\]](#)

**Particular provisions**

1. Clause 52.10 – Uses with Adverse Amenity Potential

**Guidelines for decision makers**

Guidelines:

1. The use and intensity of development should not expose people to unacceptable health or safety risks and consequences associated with an existing Major Hazard Facility. [\[18.03-2p7\]](#)

Consider as relevant: [\[17.02-1p7\]](#)

1. Any comments from the Victorian WorkCover Authority on requirements for industrial land use or development under the *Dangerous Goods Act 1985* and associated legislation and the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000*. [\[17.02-1p9\]](#)

**Background documents**

Land use planning near a major hazardous facility: Guidance Note (Worksafe Victoria, 2010). [\[Update\]](#)

Recommended Separation Distances for Industrial Residual Air Emissions (Environment Protection Authority, 2013 - Publication 1518). [\[Update\]](#)

**05.08-gnut-01 Hazardous facilities**

**Local policy: Gumnut**

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required