

Development licence

Environment Protection Act 2017

Licence number	DL000300077
Issue date	13 November 2025
Last amended	-
Expiry date	1 April 2030
Licence holder	YARRA VALLEY WATER CORPORATION
ABN	93066902501
Activity site(s)	521 Craigieburn Rd E, Wollert, VIC, 3750
Prescribed permission activities	A03 (Sewage treatment)

Issued under section 69(1)(a) of the *Environment Protection Act 2017* (the Act).



Richard Anthony.Hook
Team Leader, Development Licences
Delegate of Environment Protection Authority Victoria (EPA)

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Context

Environment Protection Authority Victoria (EPA) is Victoria's environmental regulator acting in accordance with the *Environment Protection Act 2017* (the Act). Our regulatory role is to work with community, industry and business to prevent and reduce the harmful effects of pollution and waste on Victoria's environment and people.

Why we issue development licences

A range of development activity types are prescribed in the Environment Protection Regulations 2021 (the Regulations) because they give rise to risks of harm to human health or the environment. We issue development licences so applicants can lawfully undertake prescribed development activities. Section 44 of the Act provides that a person must not engage in a prescribed development activity except as authorised by a development licence in respect of that activity.

When we issue development licences

EPA can issue a development licence under section 69(1) of the Act. When issuing a development licence, EPA takes into account a number of factors, including the measures an applicant has taken or proposes to take in order to comply with the Act when engaging in the prescribed permission activity.

EPA can amend, suspend or revoke a licence for a range of reasons. This can include in response to changes in activities, risks or licence holder performance. All development licence details are publicly accessible via the EPA Public Register.

Key information and obligations

Interpretation

For the purposes of this development licence "You" means the "licence holder" identified on the first page. Unless a contrary intention appears, words or terms used in the conditions of your licence have the same meaning as in the Act, and in any regulations made pursuant to the Act.

Compliance

Your licence is subject to conditions. These conditions confer legal obligations on you as the licence holder. Some of these are general in nature, while others require you to do (or not to do) specific things. The requirements of these conditions do not detract from each other in any way, nor do they affect any other duties or obligations with which you are required to comply by law. You must fulfil all duties and perform all obligations set out in this licence or otherwise required by law.

Strict penalties apply for non-compliance with any part of your development licence.

You must comply with the Act and regulations administered by EPA. This includes, but is not limited to, compliance with the general environmental duty (GED).

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Duties under the Act

Under the Act, you have legal obligations in relation to your prescribed and non-prescribed activities. These legal obligations exist to minimise risks of harm to human health and the environment from pollution and waste.

You may be committing an offence and be liable to a penalty under the Act if your actions or omissions constitute a breach of these legal obligations.

General environmental duty

The Act places the onus on you to understand the risks associated with your operation or activity and requires you to minimise the risk of harm. This is called the general environmental duty (GED).

Sections 6 and 25 of the Act provide the legal basis for the GED. These sections state that a person engaging in an activity which may give rise to risks of harm to human health or the environment from pollution or waste must eliminate or minimise those risks, as far as reasonably practicable.

Duty to notify EPA of notifiable incidents

A notifiable incident is a pollution incident that causes or threatens to cause material harm to human health or the environment or is a prescribed notifiable incident. Under section 32 of the Act, you have an obligation to notify EPA of a notifiable incident as soon as practicable after you become aware of the incident.

Duty to take action to respond to harm caused by pollution incident

Under section 31 of the Act, if a pollution incident has occurred as a result of an activity (whether by act or omission) and the pollution incident causes or is likely to cause harm to human health or the environment, a person who is engaging in that activity must, so far as reasonably practicable, restore the affected area to the state it was in before the pollution incident occurred.

Duty to notify of contaminated land

Under section 40(1) of the Act, a person in management or control of land must notify EPA if the land has been contaminated by notifiable contamination as soon as practicable after the person becomes aware of the notifiable contamination.

Notifiable contamination means contamination which is prescribed in the Regulations, or contamination for which the cost of action to remediate the land is likely to exceed \$50,000, or any other prescribed amount.

Duties relating to industrial waste, priority wastes and reportable priority wastes

Under parts 6.4 and 6.5 of the Act, a person has obligations in relation to the generation, receiving, recording, managing, transporting, and disposal of industrial, priority wastes and reportable priority wastes. These duties include:

- Duties of persons depositing industrial waste.

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- Duties of persons receiving industrial waste.
- Duty of persons involved in transporting industrial waste.
- Duties of persons managing priority waste.
- Duty to investigate alternatives to waste disposal.
- Duty to notify of transaction in reportable priority waste.
- Duty of persons transporting reportable priority waste.

For further information on waste classifications see schedule 5 of the Regulations.

Further information and resources

To aid compliance with the Act and the Regulations, Environment Reference Standards (ERS), Compliance Codes, Position Statements and Guidelines have been developed to address a range of environmental objectives, permitted and non-permitted activities and risks.

You should understand how the Victorian environment protection framework applies to you and your activity, operation or business by making yourself familiar with the Act, Regulations, Compliance Codes and other relevant guidance material.

To assist you with understanding your obligations refer to www.epa.vic.gov.au.

Amendment

You can apply at any time to EPA for an amendment to your licence under section 57 of the Act. EPA may also decide to amend a licence under its own initiative according to section 58 of the Act.

Transfer

A person may apply to EPA for the transfer of this licence to a new licence holder pursuant to section 56 of the Act.

Duration of licence and renewal

This development licence is subject to the expiry date identified on the first page of this licence. It will remain in force until that time unless it is first surrendered by the licence holder (with consent from EPA), or it is suspended or revoked by EPA. EPA may decide to extend the term of the licence under section 72 of the Act. Note that an application for a development licence renewal must be submitted to EPA before the licence expiry date.

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Development licence structure

Your development licence has multiple parts:

- Conditions
- Appendix 1 – locality plan
- Appendix 2 – activity plan
- Appendix 3 – contour plan
- Appendix 4 – waste acceptance table
- Appendix 5 – air discharge table
- Appendix 6 – water discharge table
- Appendix 7 – landfill cell table

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Conditions

General conditions

DL_G01	<p>A copy of this licence must be kept at the site and be easily accessible to persons who are engaging in an activity conducted at the site. Information regarding the requirements of the licence and the Act duties must be included in site induction and training information.</p>
DL_G02	<p>The development of the sewage treatment plant and the advanced recycled water facility must be constructed and commissioned in accordance with the listed approved plans and documents: -</p> <p>(a) Title: "Development Licence Application - Aurora Recycled Water Facility", Filename: Development Licence Application.pdf, Date: 01/04/2025;</p> <p>(b) Title: "Application Details", Filename: Appendix A - Application Details.pdf;</p> <p>(c) Title: "Aurora Production Plant Planning Assessment - Version B", Filename: Appendix B - Planning Assessment.pdf, Date: 13/02/2024;</p> <p>(d) Title: "Aurora Recycled Water Facility (ARWF) - Detailed Ecological Impact Assessment - Revision C", Filename: Appendix C - Ecological Impact Assessment.pdf, Date: 18/07/2024;</p> <p>(e) Title: "IA2709AJ - Aurora Recycled Water Facility - Functional Design", Filename: Appendix D - Site Layout Drawings.pdf, Date: 7/10/2024;</p> <p>(f) Title: "Aurora Production Plant Odour Assessment - Rev 0", Filename: Appendix E - Odour Assessment.pdf, Date: 16/01/2024;</p> <p>(g) Title: "Aurora ARWF - Noise Impact Assessment - Revision 1", Filename: Appendix F - Noise Impact Assessment.pdf, Date: 26/03/2025;</p> <p>(h) Title: "Technical Memorandum - Ground Condition Desktop Assessment", Filename: Appendix G1 - Ground Conditions Desktop Assessment.pdf, Date: 6/04/2023;</p> <p>(i) Title: "Ground Conditions Factual Report", Filename: Appendix G2 - Ground Conditions Factual Report.pdf, Date: 01/08/2023;</p> <p>(j) Title: "Risk Register", Filename: Appendix H - Risk Register.pdf;</p> <p>(k) Title: "Cultural Heritage Management Plan - Version 1", Filename: Appendix I - Cultural Heritage Management Plan.pdf, Date: 4/03/2025;</p>

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(l) Title: "Cultural Heritage Due Diligence", Filename: Appendix J - Cultural Heritage Assessment.pdf, Date: 18/06/2019;

(m) Title: "Response to APP043415 Aurora Recycled Water Facility (ARWF) - RFI006745 Part A", Filename: 11092025 Response to RFI006745 Part A.pdf, Date: 11/09/2025;

(n) Title: "Response to APP043415 Aurora Recycled Water Facility - RFI006745 Part B", Filename: 20082025 Response to RFI006745 Part B.pdf, Date: 20/08/2025;

(o) Title: "Response to APP043415 Aurora Recycled Water Facility - RFI006745 Part C", Filename: 08092025 Response to RFI006745 Part C.pdf, Date: 8/09/2025;

(p) Title: "Development Licence Application No. APP043415, 501 Craigieburn Road East, WOLLERT VIC 3750", Filename: WorkSafe Victoria Referral Response Letter.pdf, Date: 6/10/2025. In the event of any inconsistency between the approved documents and the conditions of this permission, the conditions of this permission shall prevail.

DL_G03

Subject to the following conditions, this development licence allows you to: construct and commission a sewage treatment plant and advanced recycled water facility capable of producing up to 10ML/d of Class A recycled water, and decommission the existing Aurora STP and Aurora RWTP.

DL_G04

This permission does not take effect until a copy of any planning permit or amendment to a planning scheme required under the Planning and Environment Act 1987 (Vic) and related planning schemes has been provided to the Authority by the applicant.

DL_G05

This permission expires:

- (a) on the issue or amendment of an operating licence or permit relating to all activities covered by this permission;
- (b) when the Authority advises in writing that all activities covered by this permission have been satisfactorily completed and the issue or amendment of an operating licence or permit is not required; or
- (c) on the expiry date listed on the front page of this permission.

DL_G07

You must:

- (a) develop and maintain a decommissioning plan that is in accordance with the current decommissioning guidelines published by the Authority;
- (b) provide the decommissioning plan to the Authority upon request;
- (c) supply to the Authority an updated detailed decommissioning plan 90 business days prior to commencement of decommissioning, if you propose to divest a section of the licensed site, cease part or all of the licensed activity or reduce the basis upon which the licence was granted to a point where licensing is no longer required; and
- (d) decommission the licensed site in accordance with the detailed decommissioning

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plan, to the satisfaction of the Authority and within any reasonable timeframe which may be specified by the Authority.

Standard conditions

DL_C01	Commissioning activities must be undertaken in accordance with the commissioning plan approved by the Authority.
DL_C02	<p>You must immediately notify the Authority by calling 1300 EPA VIC (1300 372 842) in the event of:</p> <ul style="list-style-type: none">a) A discharge, emission or deposit which gives rise to, or may give rise to, actual or potential harm to human health or the environment;b) A malfunction, breakdown or failure of risk control measures at the site which could reasonably be expected to give rise to actual or potential harm to human health or the environment; orc) Any breach of the licence.
DL_C05	<ul style="list-style-type: none">1. You must develop a risk management and monitoring program for your activities which:<ul style="list-style-type: none">(a) identifies all the risks of harm to human health and the environment which may arise from the activities you are engaging in at your activity site;(b) clearly defines your environmental performance objectives;(c) clearly defines your risk control performance objectives;(d) describes how the environmental and risk control performance objectives are being achieved;(e) identifies and describes how you will continue to eliminate or minimise the risks in 1(a) (above) so far as reasonably practicable; and(f) describes how the information collated in compliance with this clause, is or will be disseminated, used or otherwise considered by you or any other entity.2. The risk management and monitoring program must be:<ul style="list-style-type: none">(a) documented in writing;(b) signed by a duly authorised officer of the licensed entity(c) made available to the Authority on request.
DL_C07	<p>Within 60 business days of the completion of the approved activities, you must provide to EPA a written report that summarises the activities undertaken and includes: Reports/plans endorsed in writing by an EPA-appointed environmental auditor (or alternative expert approved by the EPA in writing) that demonstrates that:</p> <ul style="list-style-type: none">(a) the objectives of the commissioning plan have been achieved;(b) the outcome of treatment process validation and verification monitoring activities are consistent with the requirements for Class A Schemes as presented in EPA

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Publication 1910.2 and 1911.2;

(c) the contribution from the premises does not emit unreasonable noise at the noise sensitive receivers both in relation to the noise limit calculated in accordance with Part 1 of the Noise Protocol and the prescribed factors (frequency spectrum) as per the definition of unreasonable noise in the Environment Protection Act 2017.

DL_W04 You must not commission or use the operating components of the development activities without the written approval of the Authority.

Specific conditions

At least 90 business days before the commencement of any commissioning, you must provide to the Authority reports/plans that include(s): a Commissioning Plan that includes (but is not limited to):

(a) details of proof of performance activities to be conducted to verify that the performance objectives of each process unit are met;

(b) for the process units used in the production of Class A Water, a draft RWQMP outlining: (i) the defined range of operating conditions for each process unit; (ii) a monitoring program for critical limits verification; (iii) a program for full scale validation of the treatment process to confirm that it achieves the required pathogen log reduction criteria; and, iv) the operational and management controls identified in the HACCP process;

DL_R01

(c) field surveillance in accordance with EPA Publication 1881 consisting of a minimum 15 odour surveys for each Odour Control System covering the broadest variety of operational and meteorological conditions as is reasonably practicable;

(d) a monitoring program including: (i) identification of all trade waste inputs into the catchment and characterisation of trade waste inputs to demonstrate that the plant can consistently meet Class A objectives; and, (ii) a monitoring program to establish baseline levels of emerging contaminants in influent and effluent.

At least 120 days before the commencement of any construction, you must provide to the Authority reports/plans endorsed in writing by an EPA-appointed environmental auditor (or alternative expert approved by the EPA in writing) that include(s): -

DL_R04

(a) specification of the target pathogen log reduction values of each process unit for bacteria, viruses and protozoa, consistent with the requirements of EPA Publication 1910.2;

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(b) evidence of treatment process validation for the process units used in the production of Class A water, which demonstrates that the pathogen log reduction values will be met; and,

(c) the final functional and detailed designs of the wastewater treatment facility specified in condition DL_G03 to achieve a Class A water quality, that includes (but is not limited to): (i) incorporated recommendations from the Hazard Operability (HAZOP) study; (ii) the final design of the odour control system including operation controls for failure and contingency events; (iii) a drainage plan (final) showing the segregation of clean stormwater (non-contact water) from contaminated water (contact water).

At least 90 days prior to commencing construction of the following components of the development activity, you must provide to the Authority for approval:

DL_W01

(a) an updated noise assessment report for the operating phase that is prepared based on the final detailed design and equipment selections, supported by verifiable evidence, and it includes: (i) the noise mitigation measures identified during the equipment selection stage and noise mitigation measures to be implemented; (ii) an assessment and design of measures to mitigate low frequency noise supported by evidence of their effectiveness;

(b) evidence that the following documentation has been completed to the satisfaction of WorkSafe and Fire Rescue Victoria in accordance with document Title: "Development Licence Application No. APP043415, 501 Craigieburn Road East, WOLLERT VIC 3750", Filename: WorkSafe Victoria Referral Response Letter.pdf, Date: 6/10/2025: (i) a Fire Safety Study; (ii) fire protection system design (final); (iv) a preliminary Emergency Management Plan; and (iv) a preliminary Pre-Incident Plan.

DL_W05

You must install (a) an Odour Control System ventilating and treating emissions from the inlet works; and, (b) an Odour Control System sized to ventilate and treat emissions from the anaerobic and anoxic zones of the bioreactors (covers on the anoxic zone may be deferred).

DL_W10

You must implement all liquid storage containment and handling measures in accordance with "Liquid storage and handling guidelines" (EPA Publication 1698, released June 2018).

DL_W13

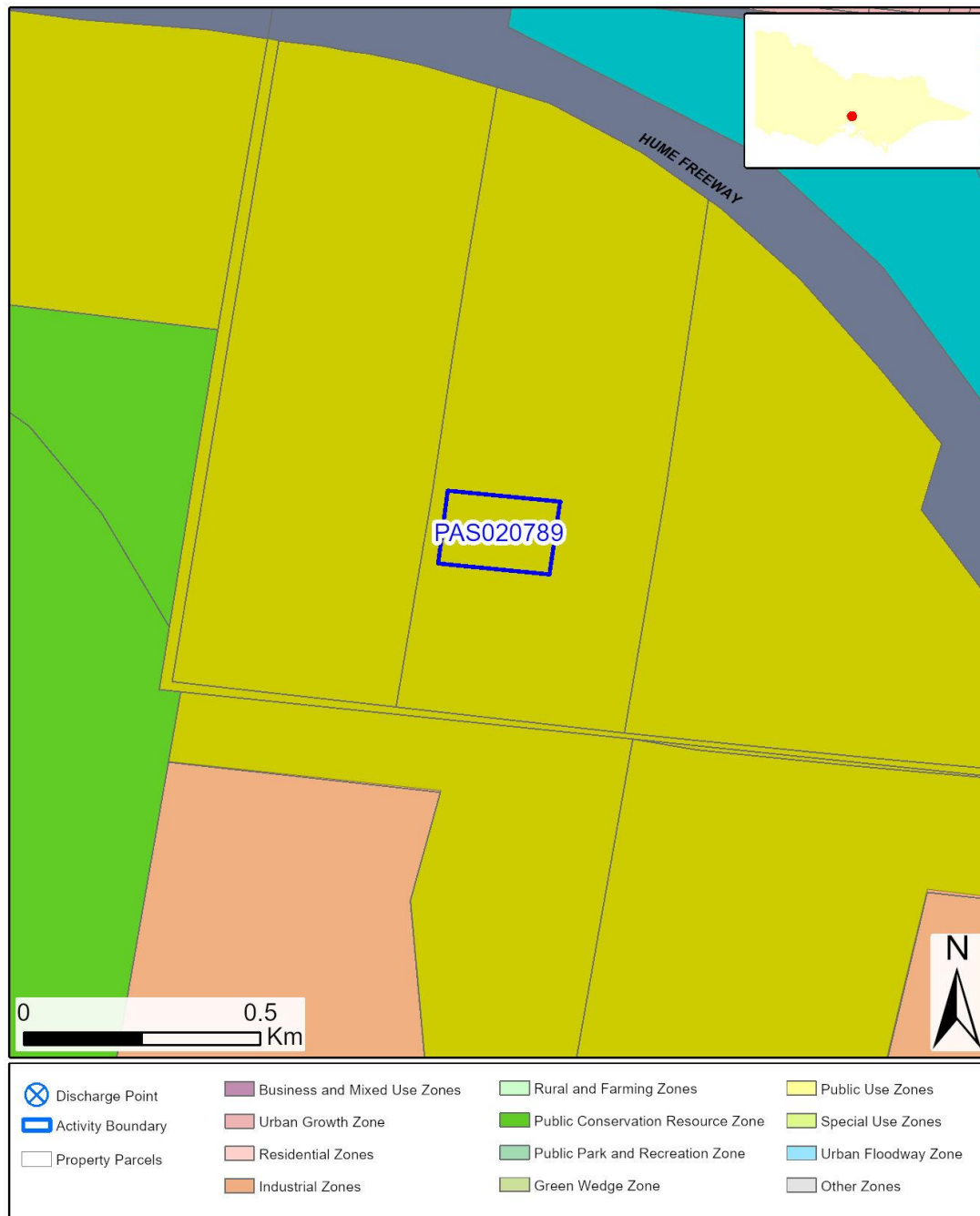
During construction, you must ensure that all activities are carried out in accordance with a Construction Environment Management Plan.

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Appendices

Appendix 1 – locality plan

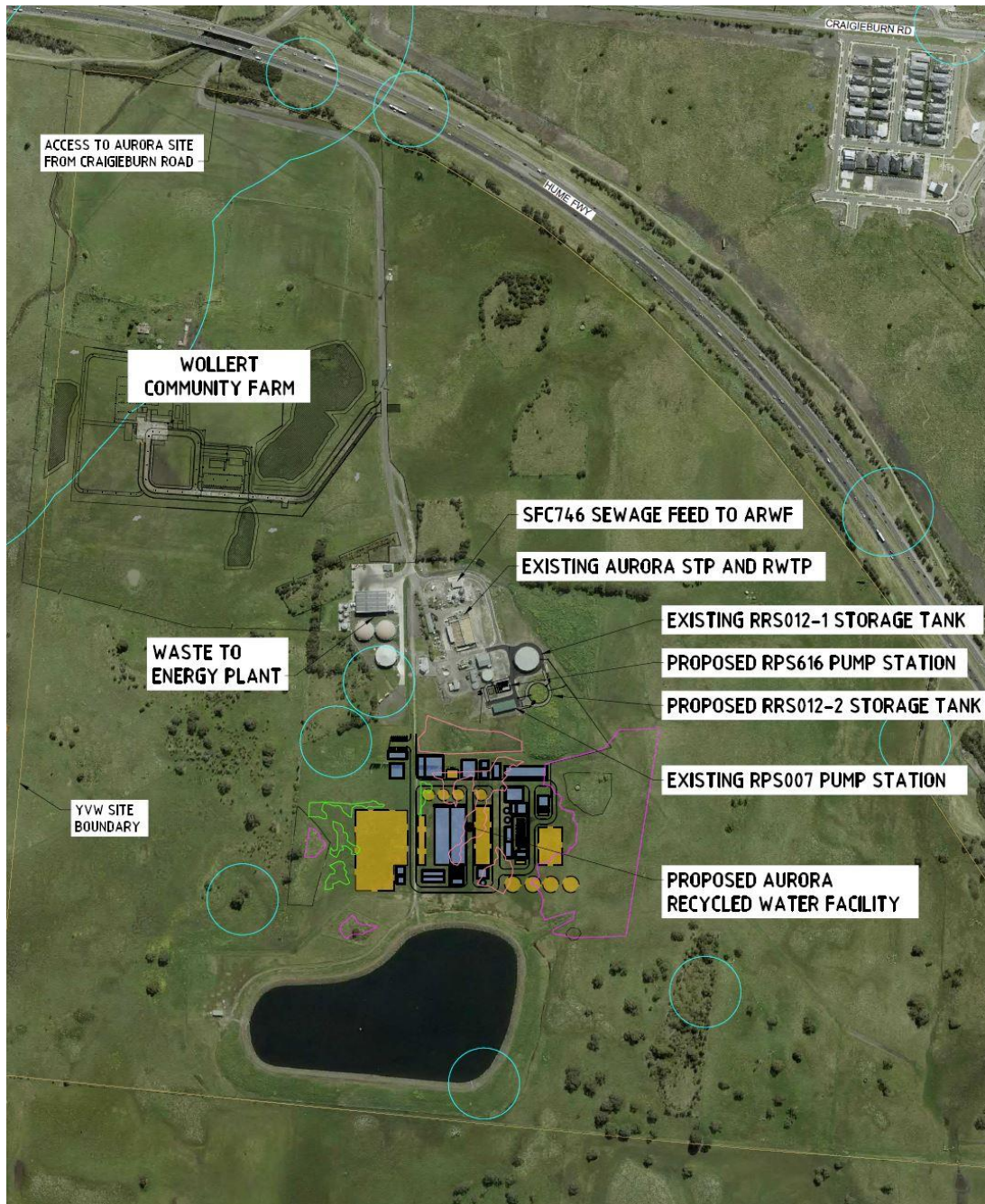


Before relying on the information in this map, carefully evaluate its accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

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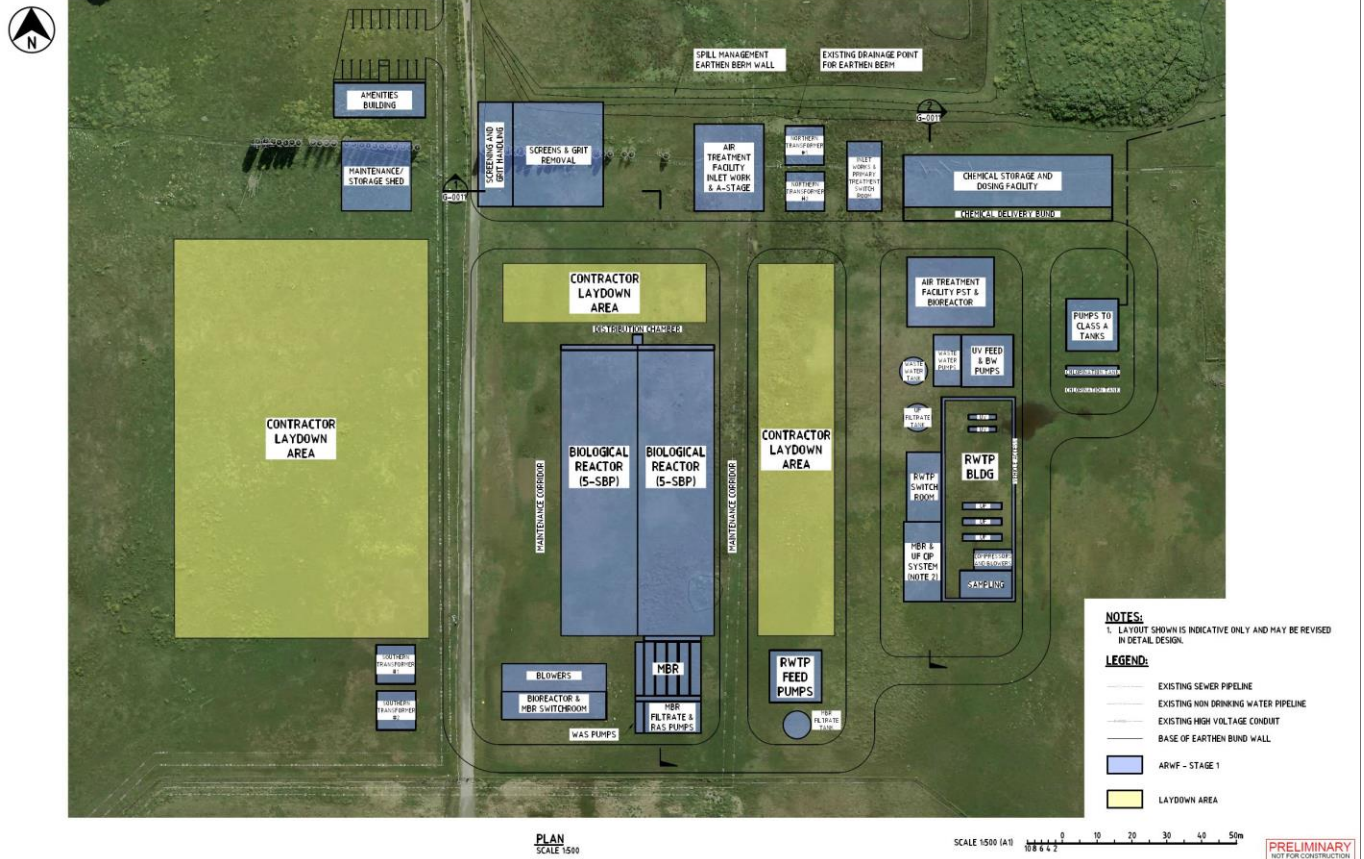
Appendix 2 – activity plan



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Appendix 3 – contour plan

There is no contour plan for this licence.

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Appendix 4 - waste acceptance table

There is no waste acceptance for this licence.

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Appendix 5 – air discharge table

There are no air discharge points for this licence.

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Appendix 6 – water discharge table

There are no water discharge points for this licence.

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Appendix 7 – landfill cells

There are no landfill cells for this licence.