

XX/XX/20X
Proposed
c199king

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as **BA01**

FORMER KINGSWOOD GOLF COURSE – GROUNDWATER

1.0

Statement of risk

XX/XX/20X
Proposed
c199king

The land located at 231-267 Spring Road, and Rowan Road Dingley Village is located on the opposite side of Spring Road from the former Kingswood Golf Course. The land has been used historically for a landfill (the Former Landfill).

The Former Landfill has been extensively developed and used for the purposes of extractive industries and subsequent rehabilitation of the land through waste disposal by landfilling.

Groundwater beneath the northern portion of the former Kingswood Golf Course has been and may continue to be impacted by the migration of indicators of landfill leachate from the Former Landfill.

2.0

Objectives

XX/XX/20X
Proposed
c199king

To ensure that groundwater that is contaminated or potentially contaminated with the indicators of landfill leachate is not abstracted for potable, domestic or recreational uses (including filling swimming pools and on-site irrigation) unless it is demonstrated that it is safe to do so.

3.0

Use of land

XX/XX/20X
Proposed
c199king

None specified.

Subdivision

XX/XX/20X
Proposed
c199king

None specified.

5.0

Buildings and works

XX/XX/20X
Proposed
c199king

A permit is required to construct a building or construct or carry out works associated with:

- the drilling of bores for the abstraction of ground water from the upper Brighton Group aquifer.

6.0

Application requirements

XX/XX/20X
Proposed
c199king

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- a report prepared by a suitably qualified expert, following a site-specific assessment, which confirms that the proposed abstraction and use of the groundwater does not present an unacceptable risk to human health or the environment, and sets out any conditions that should be imposed on abstraction or use of the groundwater to ensure that there is no unacceptable risk.

– –

XX/XX/20X
Proposed
c199king

Exemption from notice and review

None specified.

8.0 Decision guidelines

XX/XX/20X
Proposed
c199king

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:

- any relevant standards, including as appropriate:
 - Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills (EPA publication 788, as amended from time to time).
- the proposed use of the groundwater proposed to be abstracted; and
- whether there is ongoing monitoring or control on the use of ground water.