

XX/XX/20X
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SCHEDULE 2 TO CLAUSE 44.08 BUFFER AREA OVERLAY

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

FORMER KINGSWOOD GOLF COURSE – LANDFILL GAS MIGRATION

1.0 Statement of risk

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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).

There is potential for those areas of the former Kingswood Golf Course located within 50 metres of Spring Road to be affected by landfill gas migration from the Former Landfill.

2.0 Objectives

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To ensure that any development within 50 metres of Spring Road, including buildings or works, is designed to mitigate the accumulation of landfill gas in confined spaces.

3.0 Use of land

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None specified.

Subdivision

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None specified.

5.0 Buildings and works

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

- the creation of a below ground enclosed space capable of occupation (such as a basement); or
- piling.

6.0 Application requirements

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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:

- details of the proposed development within 50 metres of Spring Road and any methods proposed to address the potential for landfill gas to affect the proposed development; and
- a report prepared by a suitably qualified expert following a site specific risk assessment, which confirms that the development and its use do not create an unacceptable risk to human health. The risk assessment must have regard to the CIRIA (2007) Publication C665 – Assessing Risk Posed by Hazardous Ground Gases to Buildings – Construction Industry Research and Information Association – United Kingdom, or any equivalent Victorian standard.

7.0 Exemption from notice and review

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None specified.

8.0 Decision guidelines

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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:

- the design of the building or works to mitigate the potential accumulation of landfill gas;
- 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); and
 - CIRIA (2007) Publication C665 – Assessing Risk Posed by Hazardous Ground Gases to Buildings – Construction Industry Research and Information Association – United Kingdom.