

12/09/2017  
C162**SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

**LANDFILL GAS FURTHER INVESTIGATION AREA****1.0 Design objectives**12/09/2017  
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To ensure that buildings and works are designed and constructed to avoid potential adverse impacts caused by landfill gas migration from putrescible landfilling at the Melbourne Regional Landfill.

To ensure development and construction methods do not result in unacceptable risk to human health caused by any possible landfill gas migration from putrescible landfilling at the Melbourne Regional Landfill.

**2.0 Buildings and works**12/09/2017  
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The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- A permit for buildings and/or works must implement any measures identified as required in the Detailed Interpretive Report accompanying the application to ensure no landfill gas migration impacts; and
- A permit for buildings and/or works must include any conditions necessary to ensure the proposed building and/or works will avoid adverse impacts caused by landfill gas migration from the Melbourne Regional Landfill.

A permit must not be granted to construct a building or construct or carry out works that is not in accordance with the requirements of this schedule.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A geological and hydrogeological assessment of the land by a suitably qualified professional that considers the ability of the identified strata to transmit landfill gas which has migrated from, or may migrate from any existing or approved putrescible landfill cell within 500 metres of the land to be developed, into buildings and structures at the surface. The assessment must be endorsed by the Environment Protection Authority Victoria
- A Detailed Interpretive Report prepared by a suitably qualified professional to the satisfaction of the Environment Protection Authority Victoria that responds to the endorsed geological and hydrogeological assessment and addresses the following matters:
  - How the proposed building or works will avoid being adversely impacted by the offsite migration of landfill gas from any existing or approved putrescible landfill cell within 500 metres of the building or works, and any measures required to achieve this; and
  - How the proposed design of any building will affect the movement of landfill gas from the ground into the building, in particular venturi and stack effects.
- The design of any proposed measures to limit the movement of landfill gas relevant to the proposed use of the building or structure.

- Site and layout plans drawn to scale which show:
  - The boundaries and dimensions of the site.
  - The location of the site in relation to any nearby existing or permitted putrescible landfill cells.
  - Adjoining roads and infrastructure.
  - Relevant ground levels and surface levels to AHD.
  - The layout and dimensions of existing and proposed buildings and works, including foundation details and proposed levels of bulk excavation or filling.
  - The location and use of all existing and proposed buildings.
- Sections and elevations drawn to scale which show:
  - The depth of any basements and/or excavation works.
  - The proposed foundations, including their form and founding levels.
  - The details of any proposed drainage system, including any discharge outlet.
- Details of any consultation undertaken with the Environment Protection Authority about the application, including any written comments provided by the Environment Protection Authority.
- Any other information required by the responsible authority or the Environment Protection Authority Victoria that is relevant to the actual or potential offsite migration of landfill gas from an existing or approved putrescible landfill cell.

### **Referral of applications**

An application to construct a building or construct or carry out works must be referred to the Environment Protection Authority Victoria under section 55 of the Act.

### **Exemption from notice and review**

An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## **3.0**

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### **Subdivision**

#### **Application requirements**

An application for subdivision must be accompanied by the following information, as appropriate:

- A geological and hydrogeological assessment of the land by a suitably qualified professional that considers the ability of the identified strata to transmit landfill gas which has migrated from, or may migrate from any existing or approved putrescible landfill cell within 500 metres of the land to be developed, into buildings and structures at the surface. The assessment must be endorsed by the Environment Protection Authority Victoria.

#### **Referral of applications**

An application for subdivision must be referred to the Environment Protection Authority Victoria under section 55 of the Act.

### **Exemption from notice and review**

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

#### **4.0**

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#### **Advertising signs**

None specified.

#### **5.0**

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#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any technical reports or guidelines prepared by the Environment Protection Authority Victoria.
- Whether the application responds appropriately to the geological and hydrological assessment required under this schedule.