

13/07/2017
C56**SCHEDULE 6 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO6**.

LAND SOUTH OF DIAMOND GULLY ROAD AND EAST OF SLUICERS ROAD**1.0 Statement of environmental significance**13/07/2017
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An environmental audit has been undertaken to assess the potential for areas identified for residential development in the Diamond Gully Structure Plan, July 2016 to be at risk from the potential migration of landfill gas from the existing and former Castlemaine Landfill cells.

The landfill gas risk for most of the areas concerned was identified as being very low. However, before residential development proceeds in an area to the south of Diamond Gully Road and west of Sluicers Road, a further site specific audit must be undertaken for this area in accordance with the requirements of Section 53V of the Environment Protection Act 1970 to ensure that there is not an unacceptable risk of landfill gas migration.

2.0 Environmental objective to be achieved13/07/2017
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To reduce the risk to any future residential development from potential landfill gas migration from the existing and former Castlemaine Landfill cells.

3.0 Permit requirement13/07/2017
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A permit is not required to:

- Construct a fence.
- Construct a building or construct or carry out works that do not include any confined spaces.
- Construct an outbuilding, including a shed, with a floor area of less than 50 square metres with either:
 - a gas barrier incorporated into the foundation; or
 - a ventilation system (passive or mechanical);
 that will prevent the accumulation of landfill gas within any confined space of the building.
- Construct a bicycle pathway and trail.

4.0 Decision guidelines13/07/2017
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The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the potential risk of landfill gas migration has been reduced to an acceptable level.
- Whether the proposal includes appropriate mitigation measures to reduce the risk of landfill gas migration.

Reference documents

Castlemaine Landfill Odour and Buffer Assessment, May 2016

Section 53 Environmental Audit of Development encroaching on Castlemaine landfill Buffer', December 2012.