

Dear Sally

Planning Permit Application: PP-1011-2025
Address: 358 Shannon Avenue, NEWTOWN
Proposal: Partial Demolition, and Alterations and Additions to a Dwelling in a Heritage Overlay

I refer to the email for additional information as required in accordance with Section 54 of the Planning and Environment Act, 1987.

Please see attached and response below

1. Council's Parks Department still require further information to assess the application under the provisions of Clause 52.37 Canopy tree- see referral comments attached.
2. The plans amended to clearly show to show canopy trees that require removal under Clause 52.37. It is recommended that you consult a suitably qualified person who can assess the trees and determine which ones require a planning permit to remove under this Clause. They should also provide a response to item 1 (above).

Response- Amended plans with updated aerial shot. Amended notes on trees to remain (neighbours)
Amended canopy tree plan showing compliance – page 1,6,& 11

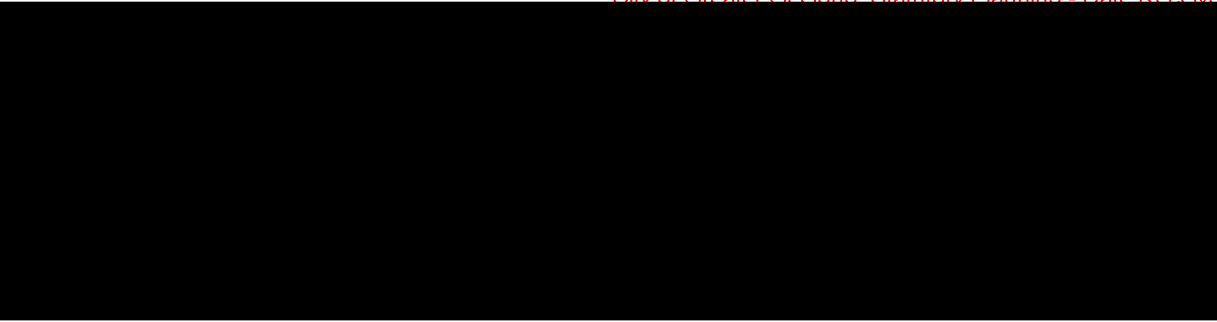
Council's Heritage Adviser requests

Response – amended plans noted demolition procedure on plans Now page 4

The street tree must be protected during development

Response – Notes added to plans page 6

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The site is within 500m of a former landfill. It is likely possible the following condition will be included on any permit issued:

Response – this application believe that this is not required as mention.
The site is uphill from the landfill and on the boarder of the 500mm (495meters) and the likelihood of any gases would be either None or a low percentage.
The works for this new extension is located in the exact position where the demolition which will be at 500 meters to occur and therefore will be no risk to future residence

According to the Victorian Landfill Register (VLR) the site is located within 500 m of a former municipal waste landfill. This is the recommended default buffer distance set by EPA, for managing landfill impacts, including landfill gas, from sites which may have received solid inert waste (EPA 2015).

Hence Council's Request for Information has included Former Landfill gas risk to support the planning permit application

Our site is located within 500 metres (approximately 495m) .

The site is located within a residential area to the north of the landfill and has been in existence since the 1900's. The landfill is approximately 500 m North of the site.

Visual inspection did not identify any evidence of potential landfill gas impacts.

These subsurface services are not considered a viable

potential for a landfill gas horizontal migration pathway due to the distance and unlikely nature these services connect directly from the filling area to the site.

Visual inspection of the ground did not reveal any evidence of vegetation die-off (i.e. vegetation die-off may indicate impact by landfill gas).

Groundwater (given the flow direction south) is not considered to provide complete or active migration pathways to the site.

On the basis of all available information on the former landfill and potential pathways, it is considered that there is a low risk associated with landfill gas migration impacting the proposed development.

This site does not consider further investigation or assessment of the site to be warranted and an environmental audit is not considered necessary.

Should you require any further information please contact myself on the above.

