

7 December 2022

ADVERTISED COPY

Simon Hicks

Summerset Villages (Number 3) Ltd

Suite 7.02 412 St Kilda Road
Melbourne, VIC 3004

Dear Simon,

Letter of Advice - Landfill Gas Risk Assessment Works Undertaken at 52 Golf Road, Oakleigh South, Victoria

Prensa Pty Ltd (Prensa) was requested by Summerset Villages (Number 3) Ltd (Summerset) to provide this Letter of Advice in relation to historical landfill gas risk assessment works undertaken at 52 Golf Road, Oakleigh South, Victoria (the Site).

1 Background

It is understood that Summerset wishes to submit a development application to the City of Monash for residential aged care retirement village at the Site. The Site is understood to be within a 200 m buffer distance of a former landfill, whereby sites are potentially impacted by the landfill (as described in EPA Victoria Publication 788.3, *Siting, design, operation and rehabilitation of landfills*, August 2015).

Summerset provided Prensa with the following previously completed landfill gas risk assessment reports pertaining to the Site, including:

- Landfill Gas Investigation in March 2014 (ref: Prensa, *Desktop Landfill Gas Investigation, 1 Beryl Avenue, Oakleigh South, Victoria*, dated March 2014). It is noted that 1-17 Beryl Avenue was the former address, and the Site is now identified as 52 Golf Road. The investigation was undertaken on behalf of the Department of Treasury and Finance (DTF) (the former property owner) to provide an indication of the potential for landfill gas to be present at the Site;
- Desktop review in December 2018 (ref: Prensa, *Review of Desktop Landfill Gas Investigation for 52 Golf Road, Oakleigh South, Victoria (revised)*, dated December 2018) of Prensa's previously completed landfill gas investigation to assess whether the landfill gas investigation was still relevant for assessing landfill gas migration; and

- Landfill gas monitoring in February 2021 (ref: Prensa, *Landfill Gas Risk Assessment 52 Golf Road, Oakleigh South, Victoria*, dated February 2021) to undertake additional landfill gas monitoring in subsurface services within, and surrounding the Site, to address data gaps identified by EPA Victoria (EPAV) following submission of the development application to Monash City Council (Council). The assessment was undertaken on behalf of Golf Road Project Development who was the property owner at the time of the assessment.

Additionally, Summerset provided Prensa with a Site Development Management Plan developed by Prensa for Golf Road Project Development to address construction risks due to the potential presence of asbestos containing materials (ACM) at the Site (ref: Prensa, *Site Development Management Plan 52 Golf Road, Oakleigh South Victoria*, December 2018).

As Summerset wishes to submit a development plan to consider an alternative development outcome to Council, Prensa was requested to prepare this letter of advice on applicability of previous assessments undertaken at the Site for a development application.

2 Objective

The objectives of this Assessment were to:

- Provide advice on the applicability of historical landfill gas risk assessment works undertaken at the Site for Summerset's development application; and
- Assist Summerset with meeting its environmental duties under the *Environment Protection Act 2017*.

3 Scope of Works

3.1 Key Undertakings

To complete this Assessment, Prensa undertook the following scope of works:

- Desktop review of the following information sources to assess whether site conditions have changed since Prensa 2021 (the most recent assessment at the Site):
 - Department of Environment, Land, Water, and Planning's Victoria Unearthed Interactive Portal;
 - Department of Environment, Land, Water, and Planning's property report for the Site;
 - Dial Before You Dig (DBYD) information and maps; and
 - Recent aerial imagery of the Site.
- Detailed document review of the following assessment reports:
 - Prensa, *Desktop Landfill Gas Investigation, 1 Beryl Avenue, Oakleigh South, Victoria*, March 2014 (Prensa 2014);
 - Prensa, *Review of Desktop Landfill Gas Investigation for 52 Golf Road, Oakleigh South, Victoria (revised)*, December 2018 (Prensa 2018);
 - Prensa, *Landfill Gas Risk Assessment 52 Golf Road, Oakleigh South, Victoria*, February 2021 (Prensa 2021); and
 - Prensa, *Site Development Management Plan, 52 Golf Road, Oakleigh South, Victoria*, December 2018 (Prensa SDMP 2018);
- Review of proposed development plans for the residential aged care and retirement village;

- Review of Somerset's requirements to meet environmental duties introduced under the *Environment Protection Act 2017* following Prensa 2021; and
- Prepared this Letter of Advice.

3.2 Assessment Boundaries

This Letter of Advice relates to information provided by Somerset pertaining to the assessment of landfill gas related risks at the Site, which is described in **Figure 1** attached to this letter.

No additional sampling or site inspection was completed by Prensa in relation to review of current site conditions. It is acknowledged that multiple assessment reports have previously been completed at the Site for various parties. Prensa have only reviewed the reports as supplied by Somerset and, as such, advice provided is limited to the information provided in those reports. These reports were included in Volume 2 of the approved residential development plan.

3.3 Technical Framework

Prensa has completed this Letter of Advice with general reference to:

- Victorian Government, *Environment Protection Act 2017*;
- Victorian Government, *Environment Protection Regulations 2021*;
- Victorian Government, *Environment Reference Standard, 2021*;
- Victoria Government, *Planning and Environment Act 1987*;
- National Environmental Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure 1999, 2013 (NEPC 2013)*;
- EPA Victoria, Publication 788.3, *Siting, Design, Operation and Rehabilitation of Landfills, 2015*;
- EPA Victoria Publication 1490.1, *Closed Landfill Guidelines, 2018*;
- EPA Victoria Publication 1625, *Assessing planning proposals within the buffer of a landfill, 2017*;
- EPA Victoria Publication 1684, *Landfill Gas Fugitive Emissions Monitoring Guidelines, 2018*; and
- UK CIRIA C665, *Assessing Risks Posed By Hazardous Ground Gases to Buildings, 2007*.

4 Desktop Review

4.1 Victoria Unearthed

Prensa reviewed State Government of Victoria's *Victoria Unearthed* online tool (accessed 30 July 2022) and reviewed whether additional EPA Victoria data was available following the most recent assessment at the Site (Prensa 2021), including:

- Environmental Audits and Audit Overlays;
- Priority Sites;
- Licensed Sites; and
- Groundwater Quality Restricted Use Zones (QQRUZs).

It was noted that none of the above data was available within a 500 m radius of the Site.

4.2 Planning and Property Reports

Prensa reviewed the Department of Environment, Land, Water, and Planning's planning and property report for the Site. The review indicated that the Site was zoned as a General Residential Zone (GRZ) with a Development Plan Overlay (DPO). No other overlays or information were described at or adjacent the Site that differed from Prensa 2021.

The planning and property report has been attached to this letter.

4.3 Recent Aerial Imagery

Prensa reviewed recent aerial imagery of the Site and surrounding areas through Google Earth™ and NearMaps™. Prensa observed that the land uses and features at and surrounding the Site remained relatively unchanged since 2014.

4.4 Dial Before You Dig

Prensa reviewed Dial Before You Dig (DBYD) plans available for the Site and surrounding area (particularly between the address of the former landfill and the Site) to assess whether changes to service plans existed following Prensa 2021. The plans indicated that no changes to service plans from those reviewed in Prensa 2021 were observed.

4.5 Previous Reports

The review of previous landfill gas reports for the Site, as provided by Summerset, is detailed in the following sections.

4.5.1 Prensa 2014

The objective of Prensa 2014 previously completed for DTF was to, *'provide an indication of the potential for landfill gas to be present at the Site, which may represent a potential risk to the proposed future residential use of the Site.'*

As part of the *Desktop Landfill Gas Investigation*, Prensa undertook the following:

- Desktop review, including:
 - Review of previous environmental assessment reports relating to the Site; and
 - Liaising with EPA Victoria and the City of Monash.
- Site inspection and monitoring using a portable landfill gas monitor; and
- Preparation of a report outlining the findings.

The desktop review identified a former sand quarry, alternatively identified as 'the Cavanagh Sands Quarry' or the 'Centre Road Quarry', which was located on the corner of Centre and Warrigal Roads, approximately 200 m southwest of the Site.

Based on the site history review and landfill gas monitoring undertaken, Prensa considered it unlikely that the Cavanagh Sands Quarry had been filled with putrescible wastes and considered the potential was low for landfill gas to be present at the Site that would pose a potential health risk to future low-density residential users.

4.5.2 Prensa 2018

Prensa undertook a desktop review of Prensa 2014 for Golf Road Project Development (GRPD) to assess whether the landfill gas investigation was still relevant with regards to its proposed residential development as part of a development application to Council for residential development at the Site.

The findings of the desktop review of Prensa 2018 found that the risk of landfill gas migration occurring and causing an unacceptable human health or environmental impact at the Site was low.

4.5.3 Prensa 2021

Prensa undertook further landfill gas risk assessment works in 2021 for GRPD to assess the risk of landfill gas migration from the nearby former quarry to satisfy the requirements under Schedule 5 of the development plan overlay for the Site.

To complete the assessment, Prensa undertook the following works:

- Conducted a desktop review, including previous assessment reports completed for the Site; and
- Undertook landfill gas monitoring of the subsurface services.

Based on the conceptual site model and the review of the key risk factors and data collected, Prensa considered that the risk of landfill gas migration occurring and causing an unacceptable human health or environmental impact on the proposed residential development at the Site was low. As such, further landfill gas investigation or assessment was not considered warranted. This conclusion was supported by:

- The type (clean fill or solid inert) and significant age (approximately 30 years) of the placed waste;
- The distance to the receptor (approximately 200 m);
- No known issues from the current development overlying the former quarry;
- No basements were understood to be proposed as part of the development;
- The presence of a trunk sewer between the former quarry and the Site creating a potential preferential pathway diverting landfill gas away from the Site;
- The shallow depth to groundwater limiting lateral gas migration; and
- The direct monitoring of subsurface services at and surrounding the site providing no evidence of landfill gas migration to the Site.

These lines of evidence suggested that it was unlikely that a pathway existed for landfill gas migration towards the Site.

4.5.4 Prensa SDMP 2018

Prensa prepared a site-specific Site Development Management Plan (SDMP) for GRPD for the Site following identification of asbestos-containing material (ACM). Prensa SDMP 2018 noted that ACM had been identified at the Site in previous investigations and was positively identified in the form of fibre cement sheet fragments within a soil stockpile. It was noted that only minor and isolated quantities of ACM were identified and removed either by a licensed contractor, or through sampling. However, the SDMP was developed in the unlikely event that ACM is uncovered in the future.

The SDMP outlined responsibilities and management controls in the event that ACM was encountered during future works, including:

- Toxicity assessment;
- Management controls (including site setup, procedures for removing ACM, dust suppression, air monitoring, and personal protective equipment); and
- Soil management including reuse and off-site disposal.

It is noted that the SDMP was developed prior to enactment of the *Environment Protection Act 2017* and *Environment Protection Act 2021*. As such, some outdated references exist in relation to off-site disposal of soil. However, Prensa considers Prensa SDMP 2018 to be sufficient for managing the risks posed by asbestos at the Site.

4.6 Proposed Development

Summerset provided Prensa with draft proposed development plans for the Site (ref: DP099a and DP100a), dated 7 December 2022. The plans indicated that retirement villas are proposed around the boundary of the Site, with administration, amenities, care and independent living retirement apartments in the centre of the Site, as well as areas of open space. The central buildings are proposed to be underlain by a single-level basement with parking and service areas.

5 Environmental Duties

A summary of relevant duties relating to environment protection required to be considered is included below.

5.1 General Environmental Duty

The cornerstone of the Environment Protection Act 2017 (EP Act) is the GED.

The GED (s25 of the EP Act) requires people who are engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste to minimise those risks, so far as reasonably practicable. This requires such risks to either be eliminated, or reduced if it is not reasonably practicable to eliminate them.

Under the GED, when a person is conducting a business they must:

- Use and maintain:
 - Plant, equipment, processes and systems in a way that minimises risks (for example, maintain machinery and equipment in accordance with manufacturer's specifications);
 - Systems for identifying, assessing and controlling risks; and
 - Adequate systems to ensure that if risk eventuates, harmful effects are minimised.
- Ensure all substances are handled, stored, used and/or transported in a way that minimises risks; and
- Provide information, instruction, supervision and training to people engaged in activities to ensure they comply with the requirements above (for example, undertake toolbox sessions where practicable).

5.2 Duties relating to Contaminated Land

5.2.1 Duty to Manage Contaminated Land

In respect to land which is, or may potentially be contaminated, property owners and managers will need to develop approaches to comply with the Management and Notification duties. Section 39 of the EP Act provides that 'a person in management or control of contaminated land must minimise risks of harm to human health and the environment from the contaminated land so far as reasonably practicable'. It is noted that 'contaminated land' includes surface water and groundwater.

Minimising risks of harm to human health and the environment from contaminated land may include carrying out the following:

- Identifying contamination you suspect is present;
- Investigating and assessing contamination;
- Providing and maintaining measures to minimise risk. This may include clean up to make the site suitable for its current use; and
- Providing information to others who contamination may affect, where sharing that information will help control the risks.

5.2.2 Duty to notify EPA of contaminated land

When a person in 'management or control' of land becomes aware or 'reasonably should have become aware' of 'notifiable contamination', section 40 of the EP Act requires that person to notify the EPA 'as soon as practicable'.

Notifiable contamination is contamination that is present in levels above a certain threshold and is either:

- Exposing a person to those contaminants, or
- Is moving, has moved, or is likely to move off your land.

The level of knowledge that a person in management or control of land has, determines whether they reasonably should be aware of notifiable contamination.

As part of the notification, there is a requirement to provide information on the management response to be implemented to address the contamination.

5.3 Duties relating to waste management

Changes to the way waste is categorised means that there are new obligations on generators, transporters and receivers of industrial waste. Importantly, the generator of industrial wastes has a duty to take reasonable steps to ensure industrial waste only goes to a Lawful Place.

The duties relating to waste management include:

- Depositing, receiving and transporting industrial waste;
- Managing priority waste, including:
 - Investigate alternatives to disposal of priority waste;
 - Notify of transaction in reportable priority waste; and
 - Transporting reportable priority waste.

Summerset must take all reasonable steps to ensure that industrial waste is transported and received at a place or premises that is authorised to receive it. This includes:

- Identifying and classifying the waste;
- Providing sufficient information about the waste to the next person in the supply chain; and
- Verifying that the place or premises is authorised to receive the waste.

Additionally, priority waste must be:

- Contained, to prevent escape or contamination; and
- Isolated, to ensure resource recovery remains practicable.

Summerset must also take all reasonable steps to identify and assess alternatives to disposal of priority waste, including:

- Reuse and recycling; and
- Avoiding producing or generating similar priority waste in the future.

Taking reasonable steps includes:

- Consider guidelines issued by the EPA relating to alternatives to waste disposal;
- Consider other relevant guidelines or publications;
- Consider the availability of relevant technology used in resource recovery; and
- Consult someone with relevant expertise relating to alternatives to waste disposal for that type of priority waste.

6 Findings and Conclusion

Based on the findings of the desktop review completed by Prensa, it is considered that the previous landfill gas assessment works completed by Prensa for the Site remain applicable for a development application to Council. It was noted that a basement is planned for the residential aged care and retirement village, which was not proposed in the previous residential development. However, the conceptual site model for landfill gas generation included in Prensa 2021 is still considered applicable and indicated a low potential for landfill gas migration at the Site.

From July 2021, new laws came into effect that require person's in management or control of land to meet the following environmental duties:

Based on Prensa's review of Prensa 2014, Prensa 2018, Prensa 2021 and Prensa SDMP 2018, it is considered that the environmental risks relating to landfill gas and asbestos have been adequately assessed and managed in light of the updated environmental laws. Additionally, a Duty to Notify is not considered applicable based on the findings of this review.

During the proposed development of the Site, Summerset must consider its GED and duties relating to waste management. This includes developing systems to control potential environmental risks during construction (e.g. a construction management plan and unexpected contamination procedure) and classifying soil prior to offsite disposal.

7 Closing

Should you have any questions regarding this Letter of Advice, please do not hesitate to contact the undersigned on (03) 9508 0100.

Yours sincerely,



Bradley Croxford
HSE Consultant
Prensa Pty Ltd

Attachments

- Statement of Limitations
- Figure 1
- Planning and Property Report
- Proposed Development Plans

Statement of Limitations

This document has been prepared in response to specific instructions from Summerset Villages (Number 3) Ltd to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Summerset Villages (Number 3) Ltd and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by Summerset Villages (Number 3) Ltd and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

Prensa acknowledges that any scientifically designed sampling program cannot guarantee all sub-surface contamination will be detected. Sampling programs are designed based on known or suspected site conditions and the extent and nature of the sampling and analytical programs will be designed to achieve a level of confidence in the detection of known or suspected subsurface contamination. The sampling and analytical programs adopted will be those that maximises the probability of identifying contaminants. Summerset Villages (Number 3) Ltd must therefore accept a level of risk associated with the possible failure to detect certain sub-surface contamination where the sampling and analytical program misses such contamination. Prensa will detail the nature and extent of the sampling and analytical program used in the investigation in the investigation report provided.

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Soil contamination can be expected to be non-homogeneous across the stratified soils where present on site, and the concentrations of contaminants may vary significantly within areas where contamination has occurred. In addition, the migration of contaminants through groundwater and soils may follow preferential pathways, such as areas of higher permeability, which may not be intersected by sampling events. Subsurface conditions including contaminant concentrations can also change over time. For this reason, the results should be regarded as representative only.

Summerset Villages (Number 3) Ltd recognises that sampling of subsurface conditions may result in some cross contamination. All care will be taken and the industry standards used to minimise the risk of such cross contamination occurring, however, Summerset Villages (Number 3) Ltd recognises this risk and waives any claims against Prensa and agrees to defend, indemnify and hold Prensa harmless from any claims or liability for injury or loss which may arise as a result of alleged cross contamination caused by sampling.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Summerset Villages (Number 3) Ltd therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Summerset Villages (Number 3) Ltd and Prensa recognises that Summerset Villages (Number 3) Ltd will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Summerset Villages (Number 3) Ltd not accepting the recommendations made within this report.

52 Golf Road, Oakleigh South

Site Plan



Not to scale - All locations are approximate

Ground Floor, prensa.com.au
 5 Burwood Rd, P: (03) 9508 0100
 Hawthorn VIC 3122 F: (03) 9509 6125

Client No: S0288 Job No: 105637M

Client: Summerset Holdings Group Ltd

Project: Desktop Review 52 Golf Road

Address: 52 Golf Road, Oakleigh South

Legend:

-  The Site
-  Former Quarry

Index Location Map:

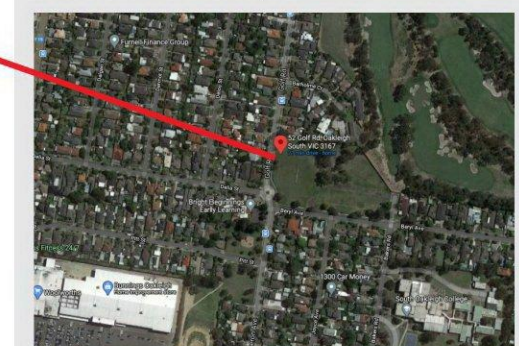


Image Source: Google Maps

Viewed: 23/02/2021



File Name: 105637M Figure 1			Version: 1
Drawn By: BAC	Checked By: RPH	Date: 4/07/2022	Figure number: 1

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 04 July 2022 08:58 PM

PROPERTY DETAILS

Crown Description: **Allot. 2030 PARISH OF MORDIALLOC**
 Address: **52 GOLF ROAD OAKLEIGH SOUTH 3167**
 Standard Parcel Identifier (SPI): **2030\PP3186**
 Local Government Area (Council): **MONASH**
 Council Property Number: **263440 (Part)**
 Planning Scheme: **Monash**
 Directory Reference: **Melway 78 F1**

www.monash.vic.gov.au

[Planning Scheme - Monash](#)

This parcel is one of 13 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CLARINDA**

OTHER

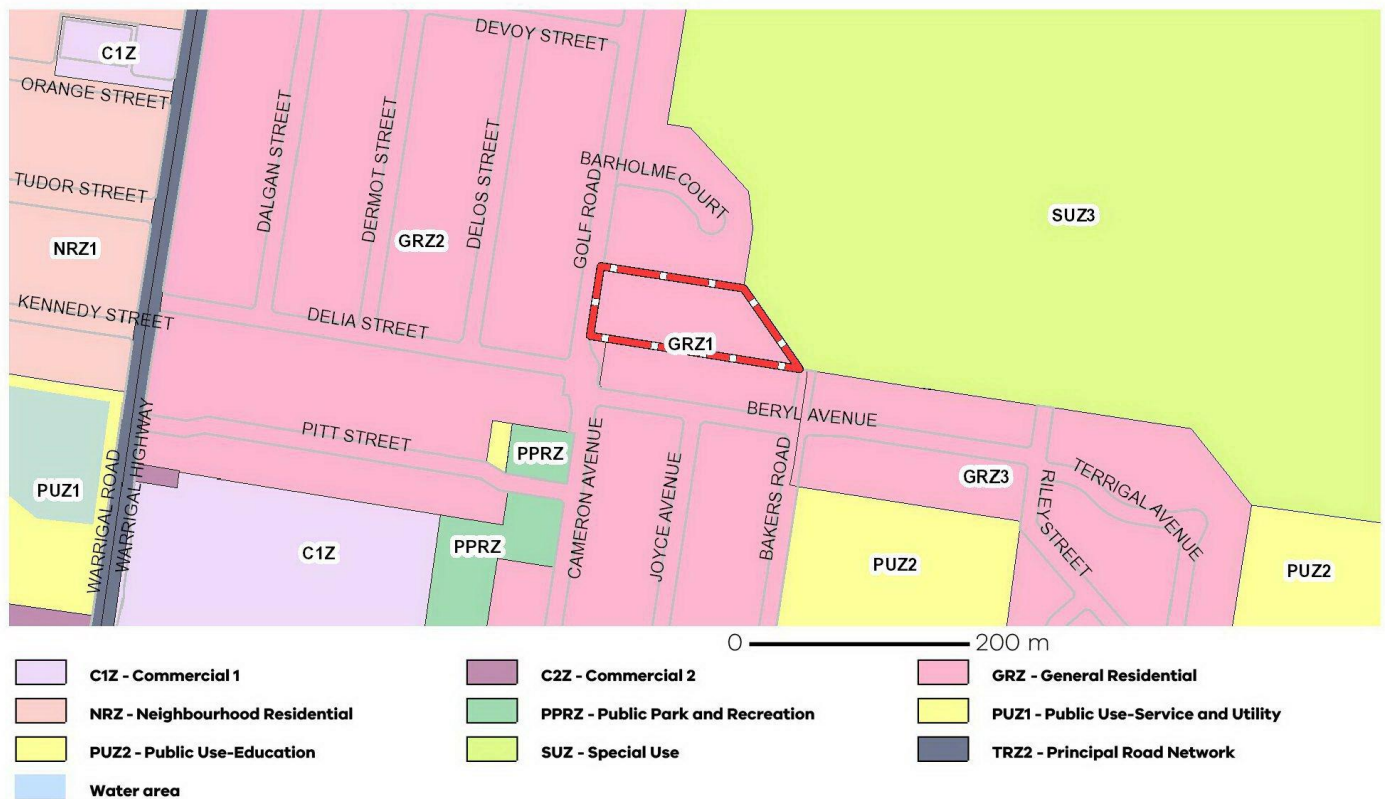
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\) \(MONASH\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\) \(MONASH\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: Allot. 2030 PARISH OF MORDIALLOC

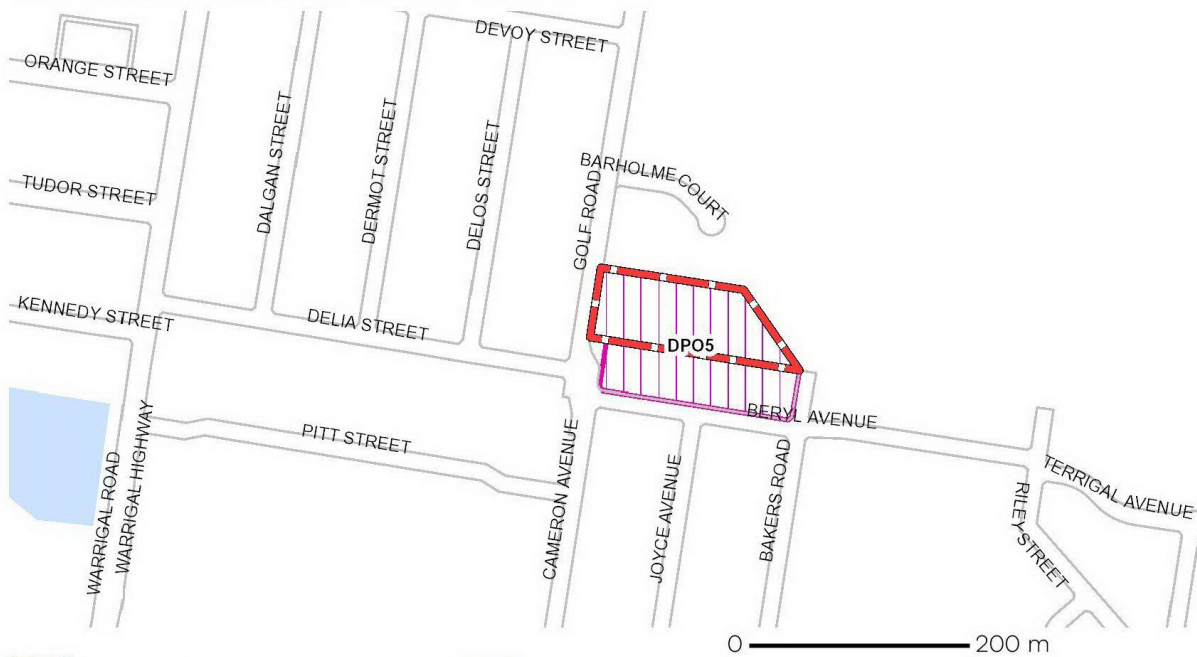
Page 1 of 4

PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO) (MONASH)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5) (MONASH)



DPO - Development Plan Overlay **Water area**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO) (MONASH)

PARKING OVERLAY (PO) (GLEN EIRA)



DDO - Design and Development Overlay **PO - Parking Overlay** **Water area**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Further Planning Information

Planning scheme data last updated on 29 June 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This parcel is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

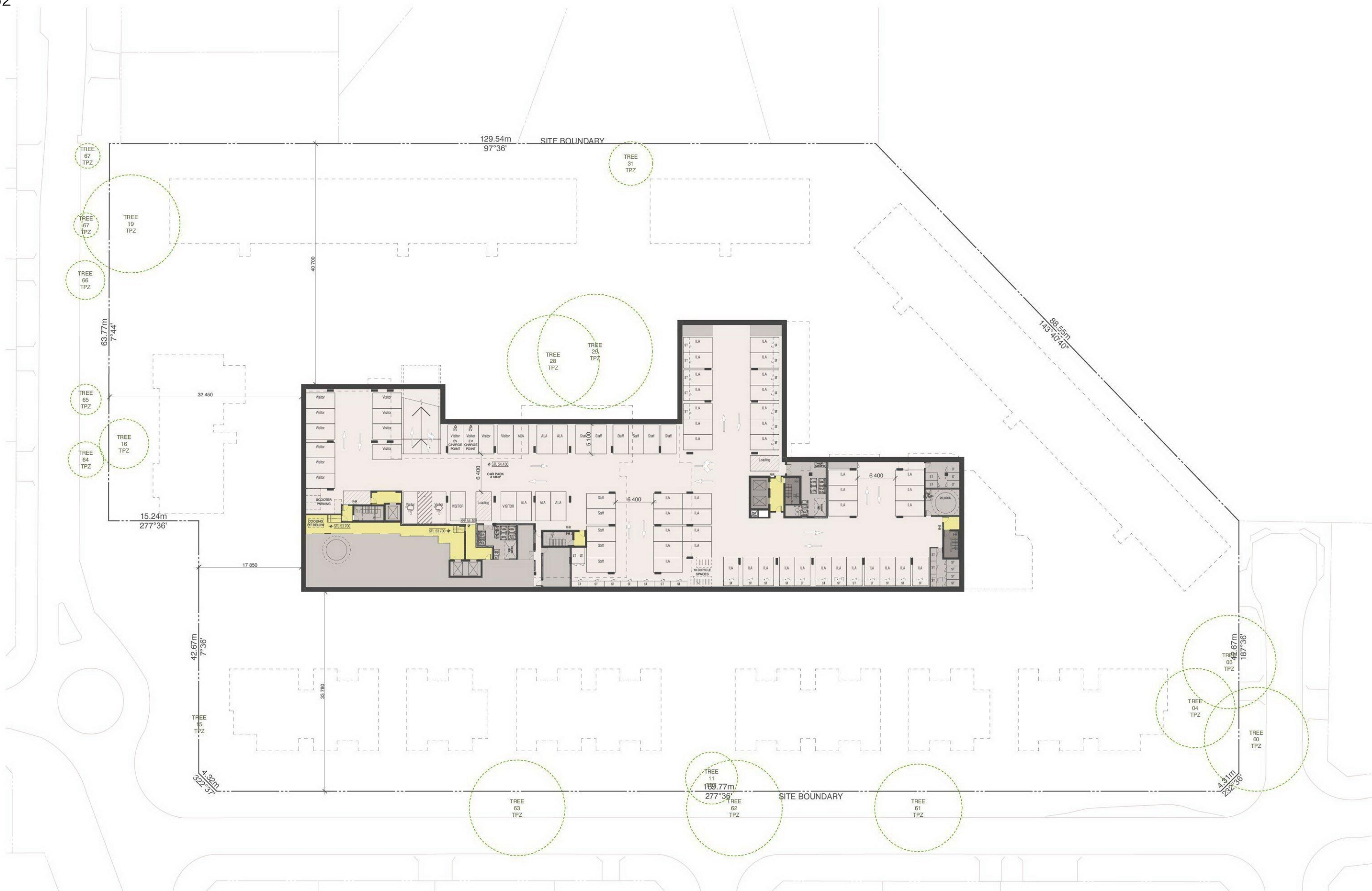
You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

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DRAFT



PROJECT
 SUMMERSET OAKLEIGH
 SOUTH

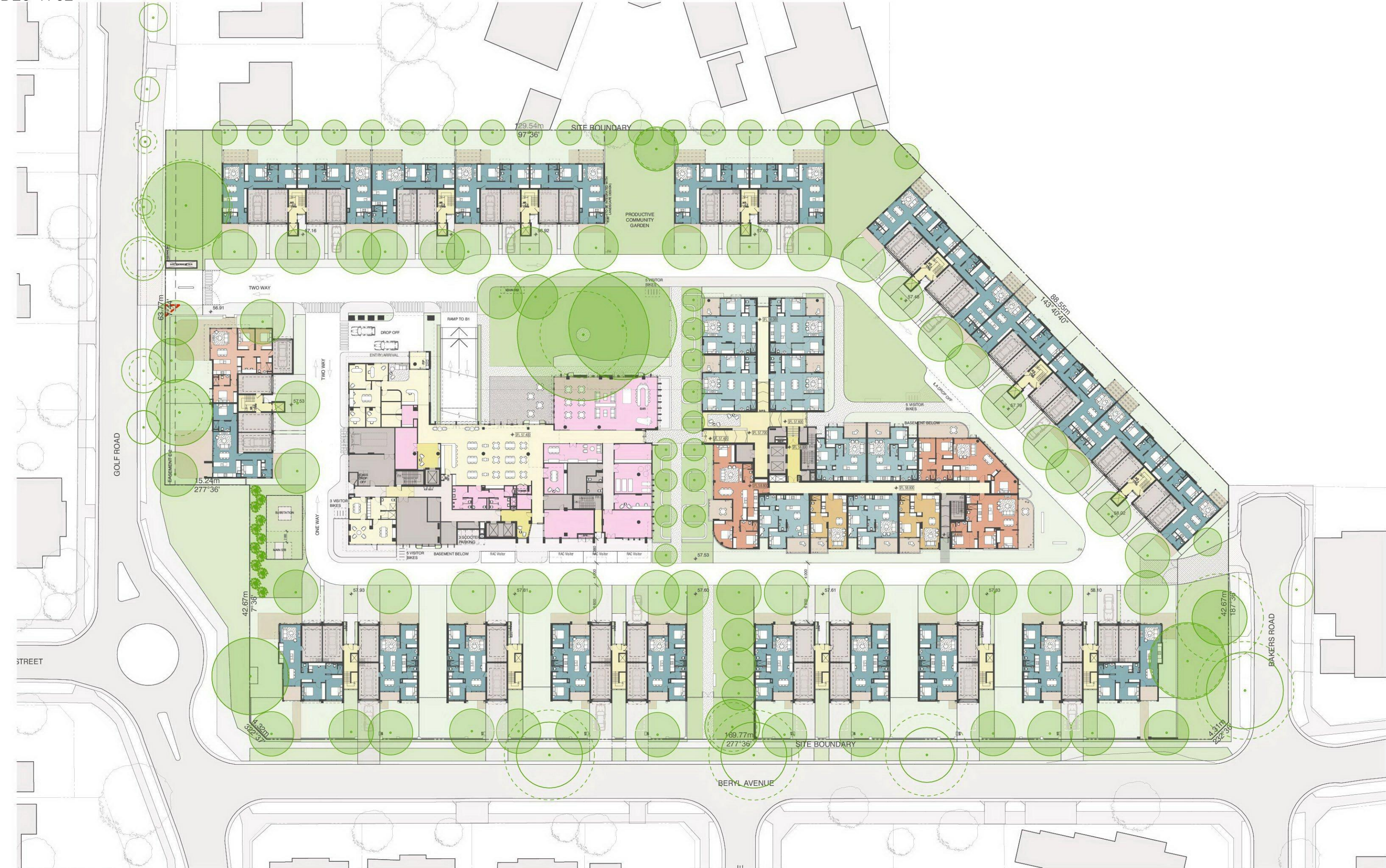
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 INDICATIVE BASEMENT FLOOR
 PLAN

SCALE
 1:500@A3 | 0 M | 12 M

DATE
 7/12/2022

DRAWING NUMBER
DP099a





DRAFT