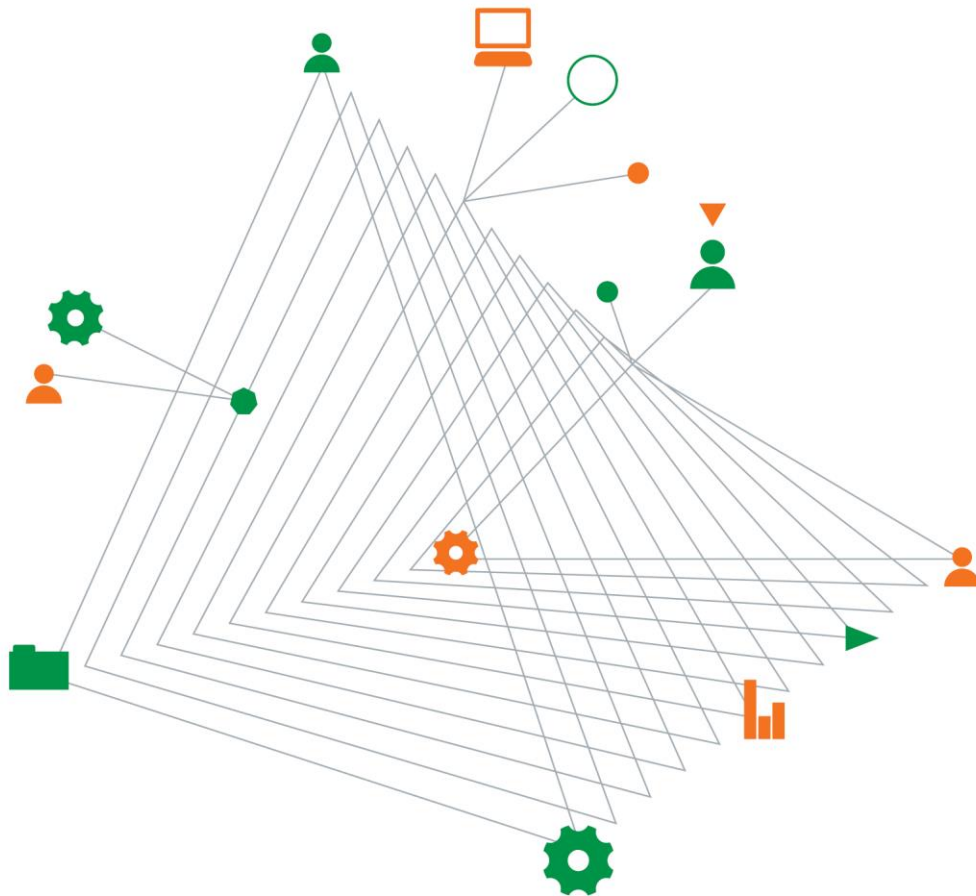


Newland Developers Pty Ltd

**Warralily Desktop Contamination
Assessment**

Desktop Contamination Assessment to Support
Council Exhibition Requirements

29 April 2015



Experience
comes to life
when it is
powered by
expertise

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Warralily Desktop Contamination Assessment

Prepared for
Newland Developers Pty Ltd

Prepared by
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29 April 2015

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Quality information

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R01	Final	29/04/2015	C. Smiljanic	L. Carpenter

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1. Introduction

Matthew Fleischmann of Newland Developers Pty Ltd (Newland) engaged Coffey Environments Australia Pty Ltd (Coffey) to carry out a desktop contamination assessment (Phase 1 environmental site assessment (P1 ESA)) for a future land development associated with its Warralily residential subdivision site. A site locality and site plan can be found in Appendix A.

The purpose of this environmental assessment is to support Council's requirements for public exhibition period associated with the proposed residential/mixed use development.

1.1. Background

Newland's development site at Warralily is a major residential/mixed use development near Geelong in Victoria. The subject land is an approximate 50 ha parcel located in the south eastern part of the subdivision. The parcels are currently known as Keirl and Clancy (based on former ownership) and are the areas included within the proposed assessment area. Land details are summarised in the table below.

Table 1: Property details

Property	Area	Current Zoning
Clancy's 892-958 Barwon Heads Road	15.05 Ha 37.19 Acres	Farming Zone Floodway Overlay
Keirl's 960-990 Barwon Heads Road	36.09 Ha 89.18 Acres	Farming Zone Floodway Overlay Land Subject to Inundation
TOTAL	51.14 Ha 126.37 Acres	

1.2. Objectives

As part of the development planning process, Council has requested that a '*basic assessment of the site has been undertaken to determine the likelihood of contamination on the subject land*'. This assessment supports public exhibition requirements.

Based on a review of publically available documentation and that provided by Newland, the objective of the proposed assessment is to assess the potential for the current and historical site activities to have contaminated the soil and/or groundwater underlying the site.

1.3. Scope of works

The elements of a P1 ESA undertaken to achieve this objective are described below. It is noted that this scope of works was not necessarily intended to meet and specific regulatory requirements such as an Environmental Audit.

1.3.1. Records/documentation review

- Planning report TGM (2013), Rezoning Request, 892 – 958 & 960 – 990 Barwon Heads Road, Armstrong Creek.
- Lane Piper Pty Ltd (2010), Mistaken Identification of Potential Acid Forming Soils at Lake Road, Connerwarra, Victoria.
- Historical aerial photographs (1951 to 1990 present).
- Groundwater database search.
- Priority Sites Register.
- Coastal Acid Sulfate Soils (CASS) maps.
- Environmental Audit reports and landfill assessment reports (where available).

1.3.2. Site inspection

Coffey undertook a site inspection on 20 April 2015. This comprised the following:

- Identification of current site layout and uses of the property.
- Identification of aboveground or underground chemical and fuel storage areas.
- Identification of potential sources of contamination.
- Identification of current uses of adjoining properties.
- Check validity of publicly available information (as previously described).
- General description of structures, storage facilities, disposal areas, etc.
- Check for signs of ground contamination.
- Details and locations of current and former underground services.
- Details of waste disposal locations.
- Local site knowledge via conversations with site owners.
- Assessing for obvious signs of potential acid forming soils.

2. P1 ESA outcomes

2.1. Document/record review

The following table provides a summary of outcomes for each of the records/documents reviewed as part of the P1 ESA.

Document/record	Summary
Groundwater database	There are no registered bores within 500 m of the site.
EPA Audit reports	No EPA Audit sites are present with 500 m of the site. The closest EPA Audit site is over 3 km from the site and, therefore, not considered relevant to the site.
Priority Sites Register	The two parcels of land that make up the site are not listed on the Priority Sites Register (see Appendix C).
Historical Aerial Photographs	Historical aerial photographs from 1951 to 1990, as well as recent Google Earth images indicate that the site has been used as agricultural land. Some buildings and structures have been present on the site, however, the type and use of these structures cannot be determined from the photography. Aerial photographs can be found in the Historical Checksite report in Appendix B.
CASS Maps and Lane Piper (2010) Report	Refer Table 2.1 regarding acid forming soils - Actual Acid Sulfate Soils (AASS) and Potential Acid Sulfate Soils (PASS).
TGM Rezoning Request Report	<p>The site may be partially subject to intermittent flooding from the Armstrong Creek tributary located next to the northern boundary of the site.</p> <p>In the context of contamination, it is unlikely that significant contamination will be transported onto the site through the current drainage alignment.</p> <p>Future drainage construction (or other sub-surface structures/excavation) may need to consider the potential presence of acid forming soils.</p>
Landfill Assessment Report	<p>Based information from Meinhardt (2009), there are no registered landfills within 500 m of the site.</p> <p>Review of aerial photography did not suggest the likely presence of unregistered quarries/landfill facilities within 500 m of the site.</p>

2.2. Summary of potential contamination risks

Based on the aerial photograph review, the site appears to have been used as agricultural land. Primary contamination sources at such sites can typically include the following.

- Imported fill may exist at the site. Imported fill may have been broadly distributed (e.g. roadways/levelling) or associated with filling of former quarry areas or significant depressions.
- Ancillary chemical storage and application (e.g. pesticides, herbicides, fuels, fertilisers).
- Rural property specific items such as sheep dips, septic tanks or burn piles.

- Hazardous building materials (e.g. asbestos containing materials (ACM) within building structures or within fill material.

Table 2.1 summarises the current site conditions in the context of potential contamination. The items presented below are not intended to be exhaustive, but provide an indication of primary/most likely contaminant sources that may require management in context of a residential development. This information is based on the limited assessment data available, Coffey's observations at the site and our experience at similar sites. Actual conditions may differ to those described in this document.

Table 2.1: Summary of Potential Site Contamination

Contaminant Source	Current Condition	Preliminary Risk Rating
Fill Material	<p>It is possible that areas of the site have been infilled with imported fill which was not likely to have been classified prior to use at the site. The source of this fill may present a risk of imported contamination.</p> <p>During the site inspection, there were no obvious signs of fill material in the surface (such as building or municipal waste) and the general topography of the site did not indicate the likelihood of infilling.</p> <p>Review of aerial photography did not indicate the former presence of significant depressions or quarried areas which have been subsequently in-filled.</p> <p>No soil sampling has been carried out as part of this assessment to confirm the presence or contamination status of imported fill.</p>	Low risk of widespread contamination.
Agricultural Site Use.	<p>It is possible that any of the following (or similar) may have currently or previously been stored or applied at the site:</p> <ul style="list-style-type: none"> • Fuel storage (e.g. diesel, oil). • Vehicle maintenance (e.g. fuels, oils, solvents) • Chemical storage (e.g. fuels, oils, fertiliser, herbicides, and pesticides). • Chemical application (e.g. fertiliser, herbicides and pesticides). <p>Anecdotal information obtained during the site inspection suggested that there is an area of the Keirl property near to the house where old timber and tree branches were burnt. A septic tank was also observed to be present next to the Keirl property.</p> <p>Site observations did not indicate storage of large volumes of chemicals. However, building contents were not able to be examined during the site inspection and historical storage was unknown.</p>	Low-moderate risk of significant contamination from cited sources.
Hazardous Building Materials	<p>Asbestos Containing Materials (ACM) may have been present in former buildings or current structures that were constructed some time ago.</p> <p>No evidence of ACM during the site inspection.</p> <p>Potential ACM debris in soil at the site.</p> <p>ACM presence was not substantiated by detailed assessment work.</p>	Low risk of residual ACM (in significant volumes, based on site observations and current site use).

Contaminant Source	Current Condition	Preliminary Risk Rating
Groundwater Contamination	<p>Possible sources of groundwater contamination:</p> <ul style="list-style-type: none"> • Possible former maintenance facilities and chemical storage (e.g. fuel and pesticide storage). • Agrichemical application (e.g. nutrients, metals). • Septic tank. <p>It is considered unlikely that herbicides or pesticides would be present in groundwater (in significant concentrations) due to the low mobility of the chemicals. It is possible that nutrients/metals (fertiliser ingredients) may have migrated to groundwater.</p> <p>It is unknown if any significant fuel or other chemical releases/spills have occurred at the site which may have led to groundwater contamination.</p> <p>There is potential for the presence of nutrients in groundwater due to the presence of a septic tank at the Keirl property and the relatively high solubility and mobility of nitrates.</p>	<p>Low-moderate potential for significant groundwater contamination from storage/application of fuels, other liquid contaminants and agrichemicals.</p>
Landfill Gas	<p>Based on reviewed lines of evidence (aerial photos, site inspection and public records), it appears that the site was not used as a former landfill.</p> <p>Based on review of available records, no operational or former landfill facilities have been identified within 500 m of the site (Meinhardt, 2009).</p> <p>Review of aerial photography did not suggest the likely presence of unregistered quarries/landfill facilities within 500 m of the site.</p>	<p>Low likelihood of methane migration beneath the proposed development site resulting from the presence of landfills within 500 m of the site.</p>
Coastal Acid Sulfate Soils (CASS) PASS and AASS	<p>Based on review of the appended CASS map, the site is in the vicinity of prospective Coastal Acid Sulfate Soil area. Based on interpretation of the available map data, acid forming soils are potentially present beyond the northeast boundary of the site.</p> <p>Review of the Lane Piper (2010) report, indicated that the site to the west of the subject land is unlikely to present Potential Acid Sulfate Soils (PASS). This is, soils that have ongoing potential to form acid.</p> <p>The subject site is closer to the prospective CASS areas (compared to the site described in Lane Piper, 2010) and includes some lower lying areas which may increase potential for CASS. It is also acknowledged that CASS mapping may not be accurate and acid forming soils may be observed on site.</p> <p>Whilst the risk of potential acid forming soils is low, it is possible that some areas of surface soil with elevated acidity (low pH) may exist. If present, these soils represent a low risk from disturbance, but some engineering considerations may be required (e.g. erosion control and acid/sulfate resistant building materials).</p> <p><i>Note: Anecdotal evidence has indicated that lime application has occurred at the subject site. This lime which was mixed into the shallow soil profile through agricultural practices, would likely act as an acid buffer, reducing risk of ongoing acid formation and increasing the pH of soils.</i></p>	<p>Low risk of PASS.</p> <p>Low to moderate risk of elevated acidity in soils (from ASS or organic acids).</p>

3. Conclusions

Coffey has undertaken a desktop review of available and relevant documents and records to assist Newland with its assessment of the likelihood of potential contamination on the proposed development site. Based on the review undertaken, the following conclusions are made:

- Historical site use indicates a relatively low potential for widespread/gross soil contamination. In some instances (e.g. burn pile area, septic tank, chemical storage/application) there is low to moderate risk of contamination requiring some level of management.
- In the context of groundwater contamination, there is no groundwater contamination data available for the site. The presence of a septic tank and the potential for application of chemicals (e.g. fertilisers across the site) present a low to moderate risk of groundwater contamination at the site.
- Available data does not indicate the presence of landfills on or in the vicinity of the site. This suggests a low likelihood of risk resulting from methane migration (originating from landfill facilities) beneath the proposed development site.
- Based on the review of the specified documentation (and with reference to Table 2.1), it is possible that some areas of surface soil with elevated acidity (low pH) may exist. If present, these soils represent a low risk from disturbance, but some engineering considerations may be required (e.g. erosion control and acid/sulfate resistant building materials).
- Based on historical site use and relatively low likelihood of significant contamination at the site, it is unlikely that an Environmental Audit will be required. However, this is a matter for Council to decide as a part of its Planning process.

3.1. Limitations

The content of this document should be considered with the attached Important Information about your Coffey Environmental Report.

Coffey notes that, due to limited nature of information regarding the site (its current and former uses), the intended uses and the purposes for which the assessment may be used, the outcome of this largely desktop study are a statement of relative degree of risk with regard to contamination liability. The determination of actual presence or absence of contamination, and quantitative estimates of associated liability, would require intrusive testing, which was not undertaken as part of this assessment.

4. References

Clancy (2015) pers.comm, 20 April

EPA Victoria (2015) *Extract of Priority Sites Register, #19012457 and 19012304*. EPA Information Centre, Southbank Victoria

Keirl, K. (2015) pers.comm, 20 April

Meinhardt (2009) *Closed Former Geelong Landfills – Quantitative Risk Assessment*. Meinhardt Melbourne Victoria.

Rampant, P. (2003) *Coastal Acid Sulfate Soils Distribution – Map 3 for Central Coast of Victoria*. The State of Victoria, Department of Primary Industries, Epsom Victoria.

Spatial Vision (2015) *CheckSite Historical Report, 892-990 Barwon Heads, Road, Barwon Heads, 3217, CS00272*. Melbourne Victoria.

TGM (2013) *Rezoning Request, 892 – 958 & 960 – 990 Barwon Heads Road, Armstrong Creek*. TGM Group Pty Ltd, Geelong Victoria.

VVG (2015) *Visualising Victoria's Groundwater*. [ONLINE] Available at: <http://maps.cerdi.com.au/vvg.php?agreement=Agree+and+Continue>. [Accessed 21 April 15].

Appendix A - Figures

Important information about your Coffey Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

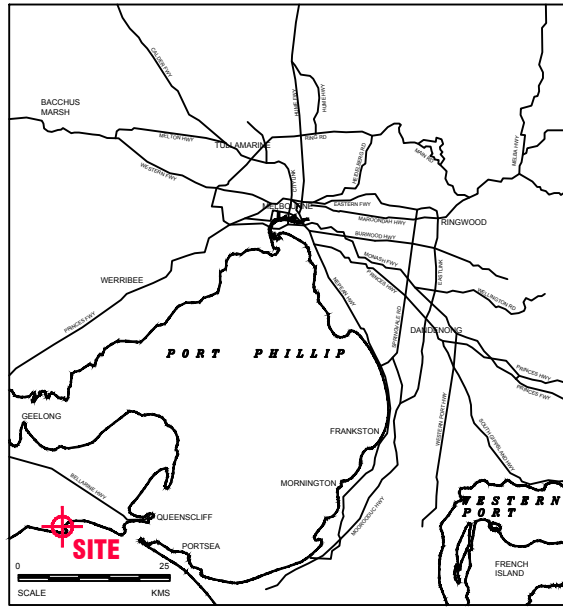
The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

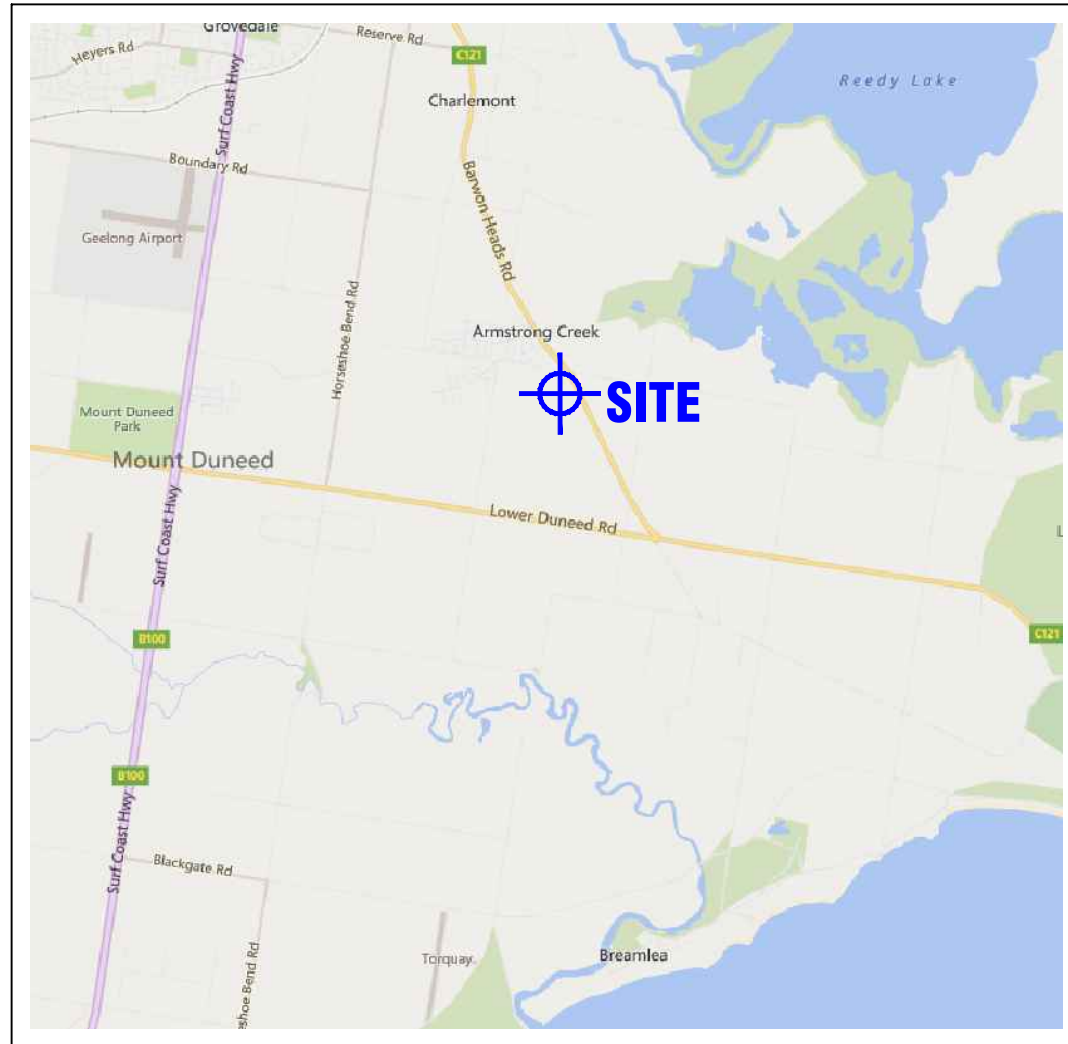
Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Appendix A - Figures



GENERAL AREA MAP



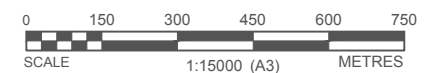
REGIONAL AREA MAP

© Bing Maps, downloaded 22.04.15



LOCAL AREA MAP

© Google Earth Pro, image captured 22.01.15



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A	ORIGINAL ISSUE	HU	IN	22/04/15


drawn	HU
approved	IN
date	22/04/15
scale	AS SHOWN
original size	A3



client:	NEWLAND DEVELOPERS PTY LTD		
project:	892-958 & 960-990 BARWON HEADS ROAD BARWON HEADS, VICTORIA		
title:	SITE LOCALITY PLAN		
project no:	ENVAUBTF20214AA-R01	figure no:	FIGURE 1
rev:	A		



LEGEND

 SITE BOUNDARY

AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.2
 AERIAL IMAGE ©: DIGITAL GLOBE 2015



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A	ORIGINAL ISSUE	HU	IN	22/04/15

drawn	HU
approved	IN
date	22/04/15
scale	AS SHOWN
original size	A3



client:	NEWLAND DEVELOPERS PTY LTD		
project:	892-958 & 960-990 BARWON HEADS ROAD BARWON HEADS, VICTORIA		
title:	SITE PLAN		
project no:	ENAUABTF20214AA-R01	figure no:	FIGURE 2
rev:	A		

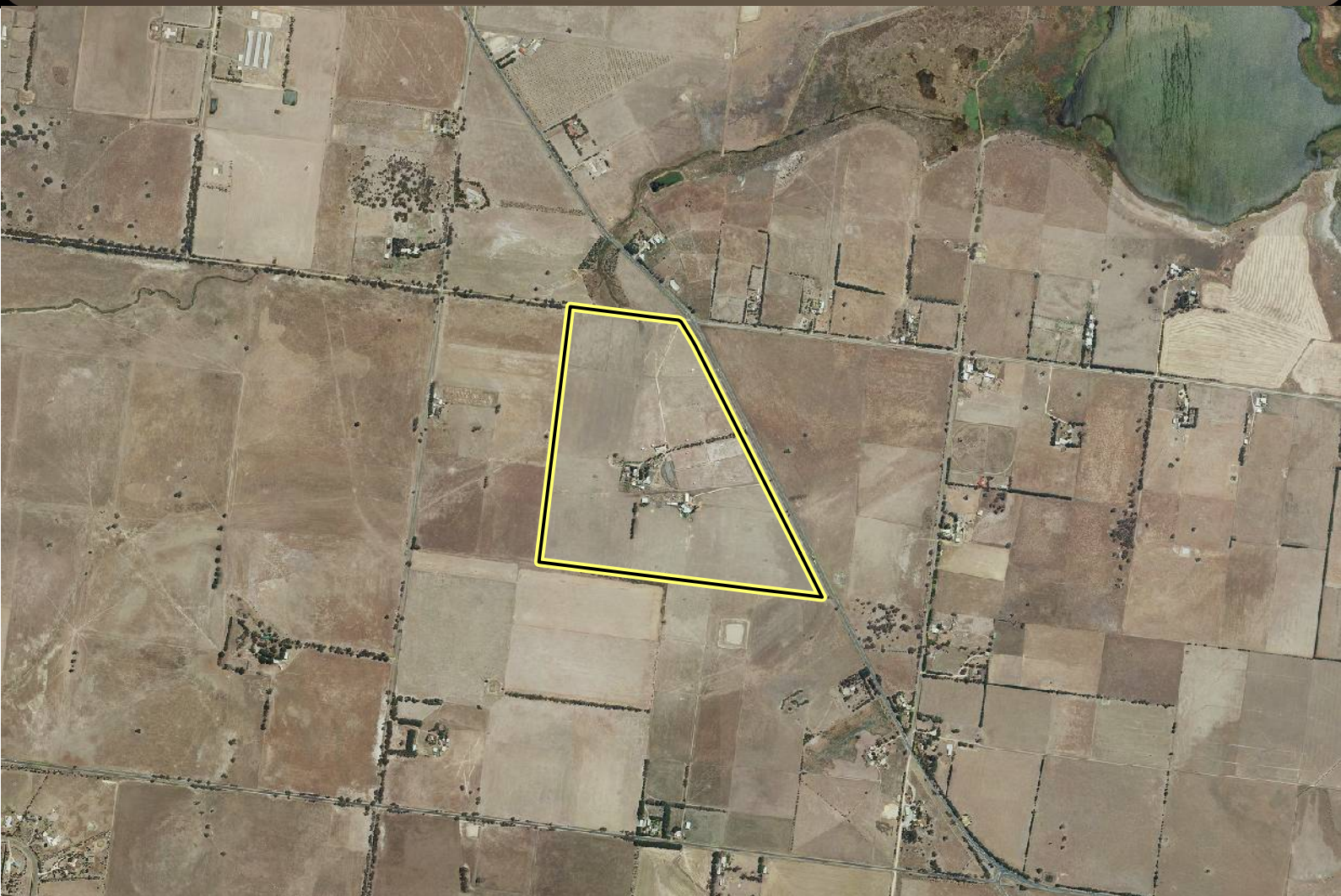
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Appendix B – Checksite Historical Report

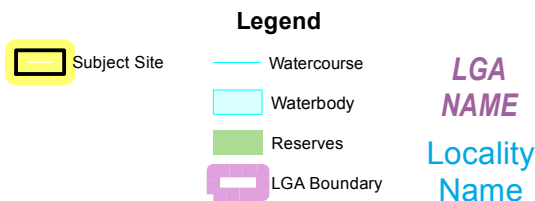
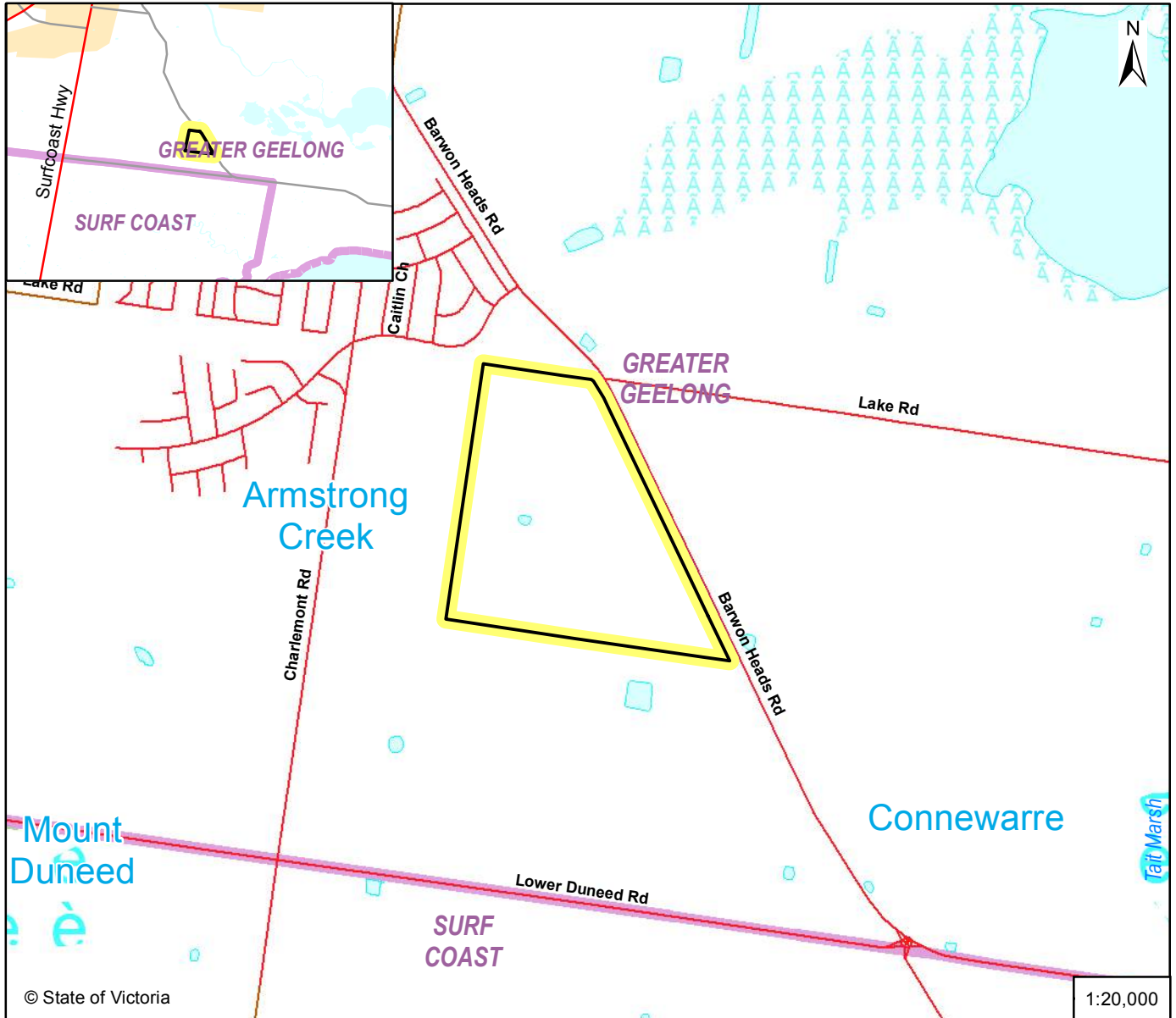


892-990 Barwon Heads Road, Barwon Heads, 3217

CS00272



This report has been produced for the subject site:
892-990 Barwon Heads Road, Barwon Heads, 3217



What is CheckSite?

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

CheckSite draws on information from a wide range of government agencies and authoritative sources to generate reports about a property. CheckSite provides you with complete, professional reports compiled from the best current information, freeing up your resources. All you have to do is provide an address or property description (Lot on Plan), CheckSite will do the rest!

Standard CheckSite reports not what you are looking for? Please contact Spatial Vision with your needs – we would be happy to provide an estimate of a custom solution.

CheckSite reports are produced by:
 Spatial Vision Innovations Pty Ltd
 Level 4, 575 Bourke Street Melbourne VIC 3000
 Contact: ph +61 3 9691 3000 or info@checksite.com.au
 www.checksite.com.au

The following searches have been undertaken for this report.

CONTENT	SOURCES	SEARCH UNDERTAKEN	INFO. FOUND	DETAILS
Melway	AUSWAY Publishing	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	No Melway Ed1 1966 coverage available No Melway Ed 11 1978 coverage available
Historic Aerial Images	Department of Sustainability & Environment	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Aerial Imagery from 1951, 1969, 1971, 1978, 1984, 1990
Parish Plans	Public Records Office Victoria	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	Refer to map
Historic Planning Schemes	Department of Planning & Community Development	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	1954, 1959, 1968 and 1985 Historic Planning Schemes
MMBW Detail Plan	State Library of Victoria	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	No MMBW Plan available

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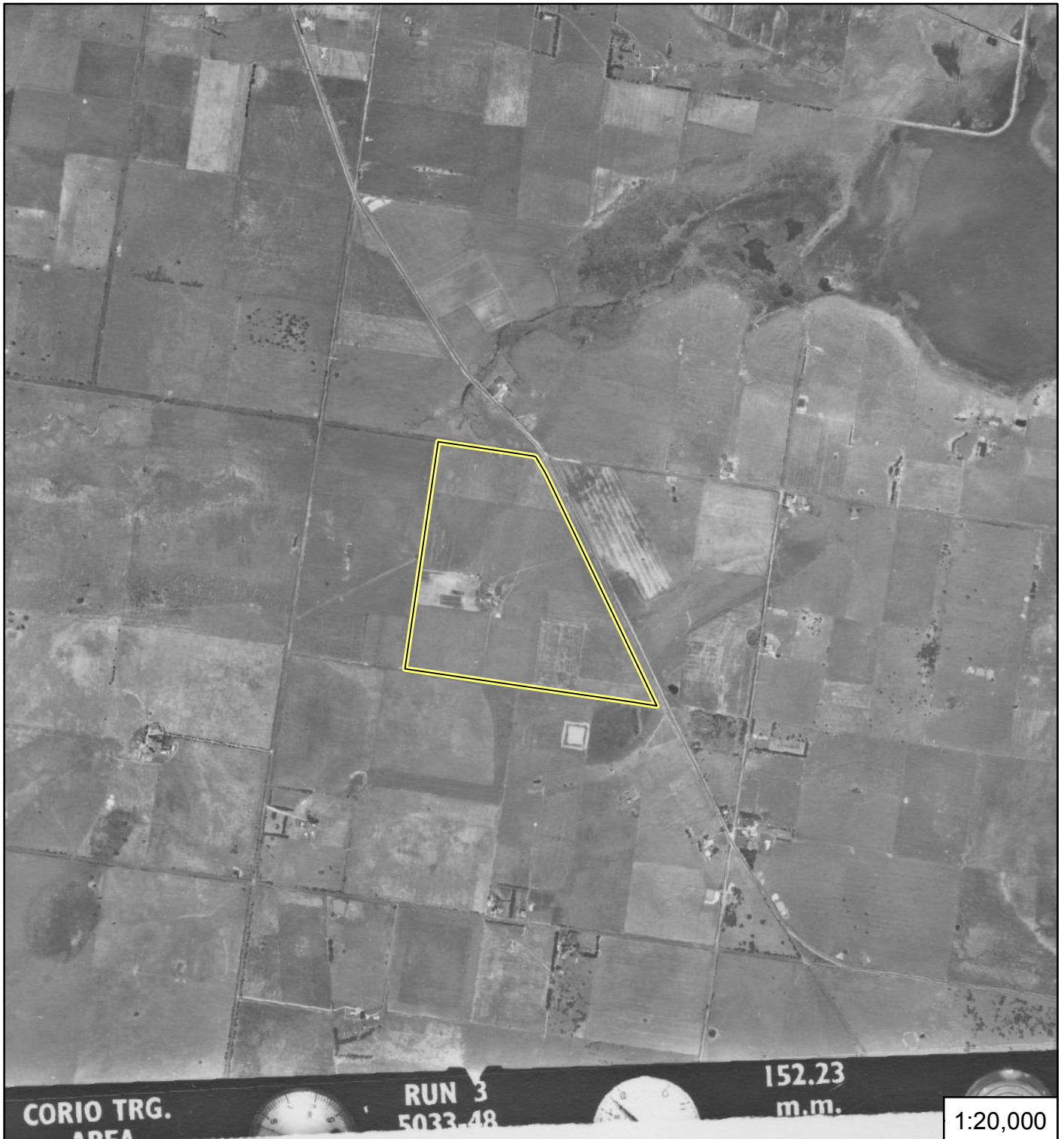
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Historical Aerial Imagery

Image Date: September, 1951

Scale of Original Photograph: 1: 30,000

Photo ID: p27r3y09_1951film27fr5044_photoid1733528_serial08222_dpi1000.jp2



Historical Aerial Imagery

Image Date: March, 1969

Scale of Original Photograph: 1: 80,000

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Historical Aerial Imagery

Image Date: December, 1971

Scale of Original Photograph: 1: 25,000

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Historical Aerial Imagery

Image Date: December, 1978

Scale of Original Photograph: 1: 25,000

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1:20,000

Historical Aerial Imagery

Image Date: May, 1984

Scale of Original Photograph: 1: 25,000

Photo ID: 3876_131_007_15um_17051984.jp2



Historical Aerial Imagery

Image Date: January, 1990

Scale of Original Photograph: 1: 25,000

Photo ID: 4318_183_008_15um_23011990.jp2



Parish Plan

Parish: Conewarre

Section: 76, 78 and 79

Allotment: 10



What is CheckSite?

Gathering information about a particular site to understand its history of use can be a time consuming and frustrating task. As a professional environmental auditor, developer or property consultant, you need access to a variety of information from reliable sources to assess whether the site may be associated with a risk or hazard.

CheckSite draws on information from a wide range of government agencies and authoritative sources to generate reports about a property. CheckSite provides you with complete, professional reports compiled from the best current information, freeing up your resources. All you have to do is provide an address or property description (Lot on Plan), CheckSite will do the rest!

Standard CheckSite reports not what you are looking for? Please contact Spatial Vision with your needs – we would be happy to provide an estimate of a custom solution.

CheckSite reports are produced by:

Spatial Vision Innovations Pty Ltd

Level 4, 575 Bourke Street Melbourne VIC 3000

Contact: ph +61 3 9691 3000 or info@checksite.com.au

www.checksite.com.au

Appendix C – Priority Sites Register Extracts

Extract of EPA Priority Site Register

Page 1 of 1



**** Delivered by the LANDATA® System, Department of Transport, Planning and Local Infrastructure ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 892 BARWON HEADS ROAD ROAD
SUBURB: ARMSTRONG CREEK
MUNICIPALITY: CITY OF GREATER GEELONG
MAP REFERENCE: Melways 40th Edition, Street Directory, Map 480 Reference G5

DATE OF SEARCH: 20th April 2015

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map reference, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a:

Clean Up Notice pursuant to section 62A, or a
Pollution Abatement Notice pursuant to section 31A or 31B
of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register & Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
Herald & Weekly Times Tower
40 City Road, Southbank 3006
Tel: (03)9695 2700 Fax:(03)9695 2710

[Extract of Priority Sites Register] # 19012304 - 19012304085218
'ENAUABTF20214AA-1'

Extract of EPA Priority Site Register

Page 1 of 2



**** Delivered by the LANDATA® System, Department of Transport, Planning and Local Infrastructure ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 960 BARWON HEADS ROAD
SUBURB: ARMSTRONG CREEK
MUNICIPALITY: CITY OF GREATER GEELONG

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 480 Reference H6
Melways 40th Edition, Street Directory, Map 480 Reference G5
Melways 40th Edition, Street Directory, Map 480 Reference F4
Melways 40th Edition, Street Directory, Map 480 Reference H7
Melways 40th Edition, Street Directory, Map 480 Reference G6
Melways 40th Edition, Street Directory, Map 480 Reference F5
Melways 40th Edition, Street Directory, Map 480 Reference G7
Melways 40th Edition, Street Directory, Map 480 Reference F6
Melways 40th Edition, Street Directory, Map 480 Reference F7

DATE OF SEARCH: 20th April 2015

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

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[Extract of Priority Sites Register] # 19012457 - 19012457090839
'ENAUABTF20214AA-2'

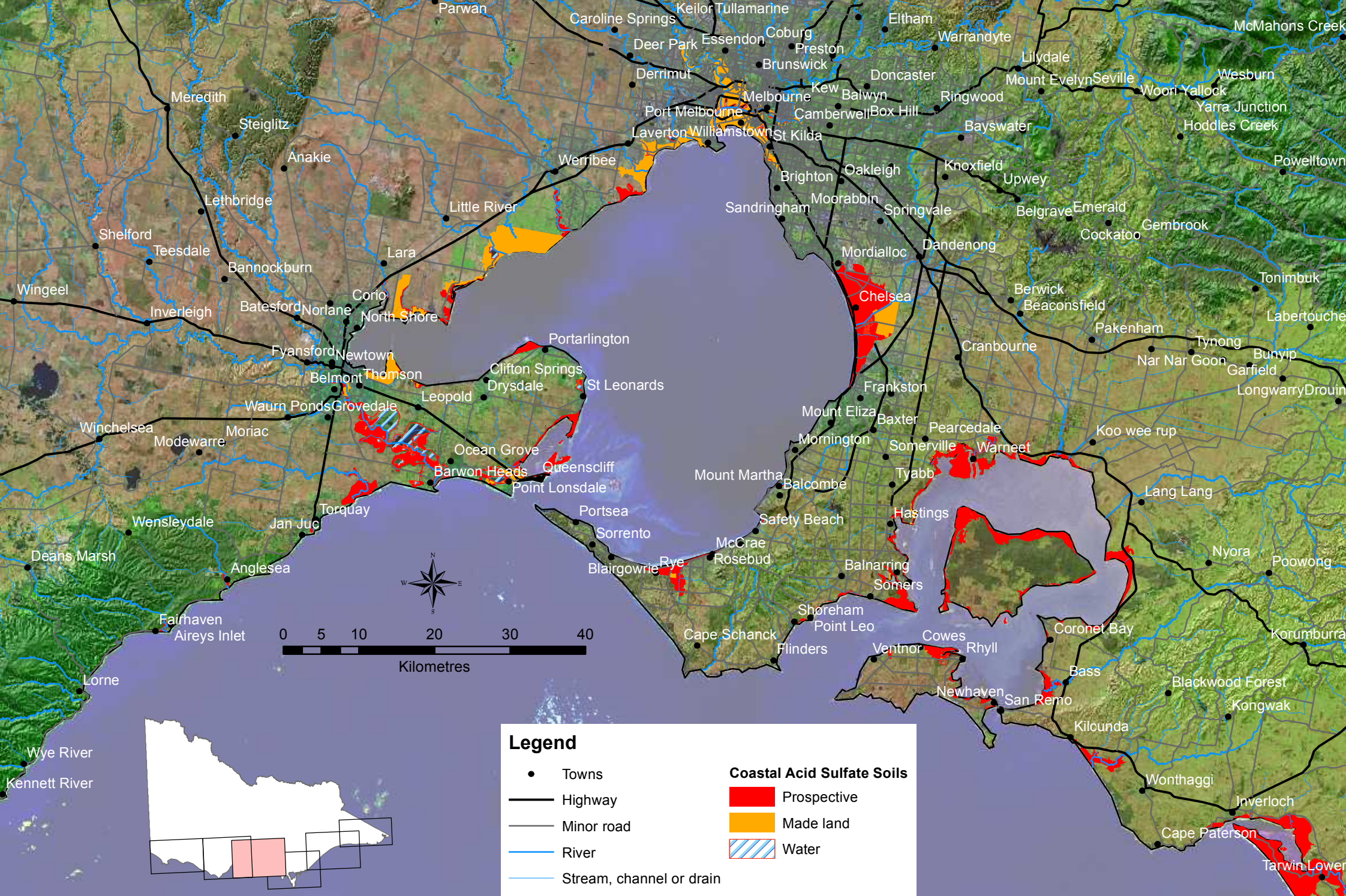


Extract of EPA Priority Site Register

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Tel: (03)9695 2700 Fax:(03)9695 2710

Appendix D – Coastal Acid Sulfate Map



Coastal Acid Sulfate Soils Distribution - Map 3 for Central Coast of Victoria