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## Preliminary Site Investigation

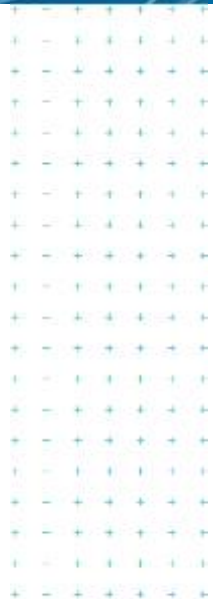
35 & 69-93 Hams Rd, Waurin Ponds, VIC

Prepared for  
Echin Pty Ltd & Waurin Ponds Unit Trust

**Prepared by**  
Tonkin & Taylor Pty Ltd

**Date**  
January 2018

**Job Number**  
1005379



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# 1 Introduction

Tonkin & Taylor Pty Ltd (T+T) was commissioned by Echin Pty Ltd and Waurm Ponds Unit Trust (the client) to conduct a preliminary environmental site investigation (PSI) of the site located at 35 & 69-93 Hams Rd, Waurm Ponds, Victoria (the site).

## 1.1 Project understanding

T+T understands that the client proposes to redevelop the site for residential subdivision. The site is currently zoned Farming Zone, and the proposed future zoning is for General Residential Zone 1. Council requires further information on the potential for contamination at the site, specifically "*an environmental site assessment which documents the past uses of the site and identifies the location of any land contamination that has occurred on the site*".

## 1.2 Objective

The objective of the PSI is to identify potential sources of historical contamination at the site, the types of contaminants that may be present, and the constraints they may pose for the intended future use (low density and medium density residential).

## 1.3 Scope of works

The scope of works included:

- Desktop review of site characteristics;
- Desktop review of site history including historical aerial photographs, historical certificates of title, and local historical information;
- Site inspection to review potential for historical infrastructure or other potentially contaminating activities such as filling. T+T conducted a detailed ground inspection at targeted locations observed in historical aerial photographs and review of other historical information, and a general inspection of the wider site for indications of other structures or uneven ground; and
- Preparation of this PSI report detailing the findings of the above.

## 2 Site Characterisation and Review

### 2.1 Site location and description

The site is surrounded by Hams Road to the north, Ghazeeopore Road to the east, Princes Freeway to the west, and Warrnambool rail line to the south. It includes four parcels of approximately 23.86 ha in total area. The site is summarised in Table 2.1.

Table 2.1: Site summary

Parcel	Address	Zone
Lot 1 Plan TP77822	35 Hams Road, Waurn Ponds	Farming Zone (FZ)
Lot 1 Plan PS716122	69-93 Hams Road Waurn Ponds	Farming Zone (FZ)
Lot 2 Plan PS716122		
Lot 4 Plan PS644553		

Refer to Figures 1 and 2 in Appendix A for the location and layout of the site.

Other overlays and areas affecting the site include:

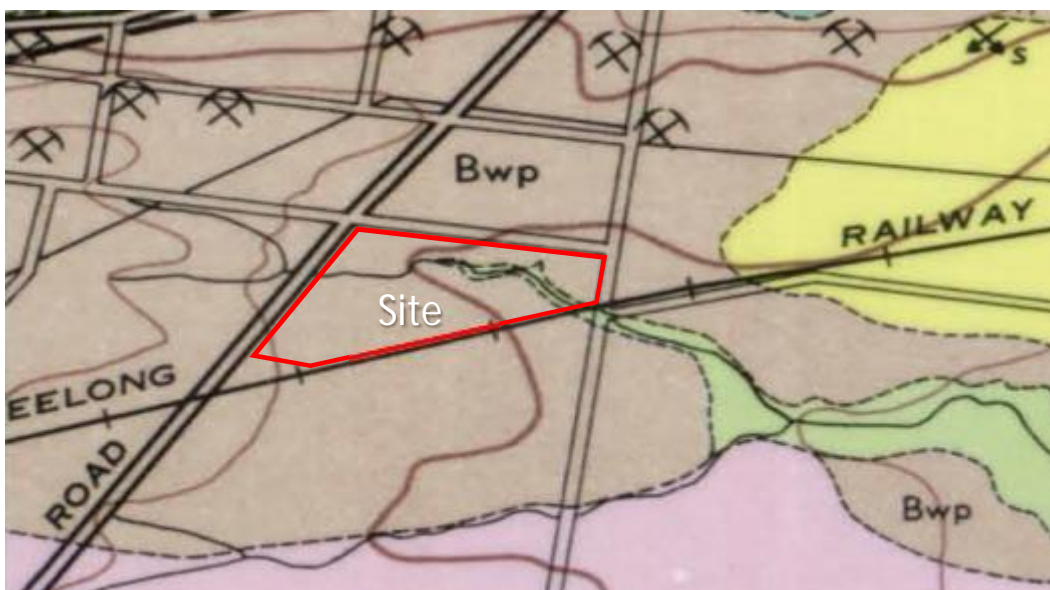
- Public Acquisition Overlay (PAO) applicable to the south-western corner of the site;
- Areas of Aboriginal Cultural Heritage Sensitivity, covering most of the site.

Planning property reports are included in Appendix F.

### 2.2 Geology and hydrology

A review of geological mapping shows the local area to be characterised by Waurn Ponds Limestone overlain by River Alluvium through the eastern portion of the site along the Armstrong Creek alignment. Regional geology is illustrated in Figure 2.1.

Figure 2.1 Extract of Geological Map



Source: Geological Survey of Victoria, Geelong 1:63,300. 1974.

Groundwater is expected to be encountered in the range < 5 m to 10 m below ground level (bgl) and is expected to flow in an eastern direction toward the Barwon River and Lake Connewarre, based on surface topography. Groundwater salinity is expected to be in the range of 3,501-7,000 mg/L (Segment C). The closest surface water body for regional groundwater is the Barwon River and Lake Connewarre.

A small creek (Armstrong Creek) runs through the property from west to south-east (and a small tributary joining from the north via a drainage channel), which discharges in swampland associated with Lake Connewarre, approximately 8 km east-southeast of the site. The creek appears to be associated with surface runoff and seasonal rainfall, with aerial photographs indicating that the creek runs dry over summer months. Damming along the alignment in the central and eastern portions of the site retain some water in drier months.

The Groundwater Resource Report is included in Appendix D.

## 2.3 Topography

Regional topography slopes from west toward the east, with a fall across the property of approximately 10-15 m. Armstrong Creek runs through the centre of the property from west to east and the site surface within the property slopes toward this depression.

## 2.4 Surrounding land use

The site is open paddocks and zoned Farming Zone (FZ). Surrounding land use includes:

- North – The site is bordered to the north by Hams Road. Land across Hams road is urban residential use, zoned General Residential Zone (GRZ).
- South – The Warrnambool-Geelong Line borders the site to the south. Beyond the rail line is rural land use (open paddocks). The land is zoned Special Use Zone (SUZ). A public acquisition overlay (PAO) exists around the Baanip Boulevard alignment.
- East – An electrical substation facility is located on the corner of Hams Road and Ghazeepore Road. Beyond Ghazeepore Road are urban residential dwellings, and Waurn Ponds Railway Station. Zoning includes GRZ and Urban Growth Zone (UGZ).
- West – Princes Freeway/Geelong Ring Road borders the site to the west. A limestone quarry site is located beyond the ring road, including a large dam associated with the quarry, probably a quarry hole. The land beyond the road is zoned SUZ. A PAO exists along the western border of the site.

## 2.5 Nearby Groundwater Bores

A search of the VVG<sup>1</sup> database for groundwater bores within 1,000 m of the site returned one bore. No domestic, stock, or irrigation bores were identified. Bore details are summarised in Table 2.2.

Groundwater bore details are included in Appendix C.

Table 2.2: Summary of bores within 1000 m of the site

Bore ID	Distance from site (m)	Direction from site	Bore use	Depth of bore (m bgl)
58628	700	E	Observation	60

NK: Not known

<sup>1</sup> Ref. Visualising Victoria's groundwater (vvg.org.au), accessed 23 August 2016.

## 2.6 EPA database review

Relevant information was reviewed on the EPA Victoria database including:

- The Priority Sites Register;
- List of completed Certificates and Statements of Environmental Audit; and
- Groundwater Quality Restricted Use Zones (GQRUZ).

### 2.6.1 Priority Sites Register

Priority Sites are sites for which EPA has issued a Clean Up Notice or Pollution Abatement Notice. Typically these are sites where pollution of land or groundwater presents a potential risk to human health or the environment.

An online search of the EPA Priority Sites Register (PSR) indicated that the site is not listed as a priority site requiring investigation and/or remediation. No PSR sites were identified within 1 km of the site.

The EPA PSR was last updated on 30 November 2017. A copy of the PSR is included in Appendix E.

### 2.6.2 Groundwater Quality Restricted Use Zones

GQRUZs are areas where groundwater contamination has occurred as a result of historical site activities, which have been cleaned up to the extent practicable, but restrictions remain on extractive use of groundwater in the defined area. EPA publishes a list of declared GQRUZs.

Review of the EPA Victoria GQRUZ map did not indicate any GQRUZ at the site, or within 2 km of the site.

### 2.6.3 List of completed environmental audits

EPA maintains a searchable list of properties issued with an environmental audit under part IXD of the Environment Protection Act 1970. The list includes s53X audits issued since 1990, and s53V audits completed since January 2014.

A search of the audit database did not identify any s53X or s53V audits in the suburb of Waurn Ponds or Mount Duneed which is nearby to the site to the south.

## 2.7 Site characterisation summary

The site is farmland, zoned Farming Zone (FZ). Surface topography slopes toward Armstrong Creek, which runs through the centre of the property from west to east. Regional topography is generally toward the east with a gentle fall of approximately 10-15 m across the site.

Groundwater at the site is expected to be encountered at between <5 m bgl to 10 m bgl. Water pools in dammed sections and low depressions along the creek alignment in the central-northern and eastern portions of the site. Review of geological maps indicates the site is underlain by Waurn Ponds Limestone, with river alluvium running through the centre of the site.

Surrounding land use includes: urban residential to the north and east; industrial to the west (limestone quarry); and agricultural to the south.

The site was not listed on the EPA PSR, and no completed environmental audit sites were identified within 2 km of the site. The site does not have an environmental audit overlay (EAO).

### 3 Site History

A review of the site history was conducted to identify potential sources of contamination both onsite and offsite. This included:

- Review of historical aerial photographs;
- Review of published historical and other mapping;
- Review of historical title information; and
- Interview with the site occupier.

The findings of the site history information review are provided in the sections below.

#### 3.1 Historical aerial photography

Historical aerial photographs for the site and the surrounding properties were obtained from the Aerial Photography Archive (Department of Environment, Land, Water, and Planning) as part of the site history compilation. Additional photographs were available from Google Earth and online from <http://www.nearmap.com/>, which date from the early 2000's to present.

A summary of aerial photographs that were inspected is provided in Table 3.1. Historical aerial photographs are provided as Figure 3 to Figure 10 in Appendix A.

Table 3.1: Review of historical aerial photographs

Photograph	Observations
Geelong Jan 1947 Run 11 Photo 125	<p>Onsite Observations</p> <p>The site is fenced into 5 distinct paddocks. Vegetation is primarily grass, occasional trees are present. A creek runs through the centre of the property from the northwest to the east. One constructed dam is visible in the northwest along the creek alignment. Water also pools along the creek alignment in two other locations (centre and east of site), but they may be natural depressions in the creek. The creek is also fed from the north of the site by a small tributary channel.</p> <p>No structures are visible onsite.</p> <p>Offsite Observations</p> <p>Land to the north, south, and west is consistent with the site use as agricultural pasture. A site to the east appears to have a horticultural crop.</p> <p>A railway runs adjacent to the site along the southern boundary.</p>
Geelong Base Map Feb 1963 Run 31 Photo 69	<p>Onsite Observations</p> <p>No significant onsite changes.</p> <p>Offsite Observations</p> <p>A dam is visible offsite to the north along the channel which feeds into the onsite creek.</p>
Belmont Bypass Project No 1035 Nov 1972 Run 7 Photo 194	<p>Onsite Observations</p> <p>Photograph only covers central and eastern portions of site. No significant changes apparent onsite.</p> <p>Offsite Observations</p> <p>Electrical substation has appeared in subdivided corner parcel at intersection of Hams Road and Ghazeepore Road.</p>

Photograph	Observations
Geelong 7721 Mapsheet Jan 1979 Run 6 Photo 217	Onsite Observations No significant changes visible. Offsite Observations No significant changes visible.
Princes Hwy PRT1846 Apr 1986 Run 33 Photo 86	Onsite Observations New structures visible in northwestern portion of site which appear to be three small sheds. Offsite Observations Land disturbance visible to the west of the site (quarry). Residential buildings appearing on large blocks to the northwest of the site.
Melbourne Extension S.W. Project 2024 Jan 1990 Run 6 Photo 125	Onsite Observations No significant changes visible. Offsite Observations No significant changes visible.
Nearmap June 2009	Onsite Observations Cattle/sheep pen and ramp visible in northeastern corner of site, with possible water tank. Debris visible next to sheds. Offsite Observations Some debris visible adjacent to dam offsite. Significant urban residential development to adjacent north of the site. Landscape change at the quarry site to the west.
Nearmap March 2017	Onsite Observations No significant change onsite. Offsite Observations Anglesea Road redeveloped to Princes Fwy/Geelong Ring Road and off ramp.

Historical aerial photographs were reviewed between 1947 and 2017, showing the site has remained agricultural pasture over the period reviewed.

Photographs show the site vegetation to be primarily grassed with occasional trees. A creek runs through the centre of the property from the northwest to the east. One constructed dam is visible in the northwest along the creek alignment, part of the original parcel of land but probably marginally offsite from the defined site for this development (within the public acquisition overlay). Water also pools along the creek alignment in two other locations (centre and east of site), but they may be natural depressions in the creek. The creek is also fed from the north of the site by a small tributary channel.

Between 1963 and 1972 an electrical substation was built offsite at the corner of Hams Road and Ghazepore Road, a subdivision of the original parcel of this land.

Between 1979 and 1986 land disturbance is visible to the west in the current quarry.

Between 1972 and 1986 three small sheds were built in the northwestern portion of the site. The structures are fairly small, probably less than 5 m x 5 m dimensions. In this period the quarry was visible to the west of the site.

Between 1990 and 2009 a cattle/sheep pen and run with water tank is visible. It is unclear when this appeared, as the resolution in the newer image may have allowed this to be visible.

Between 2009 and 2017 the development of the adjacent road infrastructure to the west and south occurred, with the Geelong Ring Road/Princes Freeway built along the western border of the site. The road corridor was constructed over some portions of the original land parcel including the northwestern dam.

In the period reviewed, aerial photographs did not reveal any other onsite structures associated with agricultural activity, or evidence of significant onsite filling.

### 3.2 Certificates of title

Historical certificates of title were reviewed for four lots of land comprising the site. A summary of the historical site proprietors are provided in Table 3.2.

Table 3.2: Review of historical certificates of title

Year	Proprietor	Inferred site use*	Volume-Folio
35 Hams Road			
Dec 2011	Dean John Farmer and Nigel John Patrick Kingston.	Farming.	10316-630
Nov 1996	Kenneth Wilton Baum and Geoffrey Lawrence Baum.	Farming.	2714-795
April 1965	SEC easement along southern boundary.		
April 1965	SEC subdivision (creation of C190819) in northeastern portion of property.		
Mar 1965	Kenneth Wilton Baum and Russell Clifford Baum (farmers).	Farming.	2714-795
May 1920	Johann Alonzo Valentine Baum (farmer).	Farming.	2714-795
Mar 1902	Johann Gottfried Erdmann Baum (farmer).	Farming.	2714-795
Jan 1899	Charles Stuart Ross (minister).	Residential/farming.	2714-795
69-93 Hams Road			
May 2011	Echin Pty Ltd.	Not known.	11269-109 (consolidation of V9702 F052/053)
Feb 2014	Roads Corporation acquisition of portion of land.		
May 1989	Echin Pty Ltd & Barin Pty Ltd	Not known.	9702-052/053
Jan 1986	Graeme Farmer and Marlene Joy Farmer	Farming.	9702-052/053
Mar 1973	Graeme Farmer (company director) and Marlene Joy Farmer (married woman)	Farming.	6619-710 & 8975-174
May 1972	Robert Joseph Baum (farmer)	Farming.	6619-710
May 1939	Johann Joseph Benjamin Baum (farmer).	Farming.	6619-710
May 1920	Johann Joseph Benjamin Baum (farmer).	Farming.	1109-767 & 1424-768
Aug 1908	Johann Gottfried Erdmann Baum (farmer).	Farming.	1109-767 & 1424-768
Jun 1906	Joseph Moore (blacksmith).	Farming.	1109-767 & 1424-768
Aug 1902	Thomas Horwood (farmer).	Farming.	2885-985

\*Based on occupation from the titles or other details (such as aerial photos at the time)

The site forms a large parcel of land identified over several lots. Early ownership on the eastern portion of the site was by a minister (1899), shortly followed by a members of the Baum family (1902-2011), listed as a farmers. Subdivision and easement was mentioned in 1965, appearing to be for the SEC substation on the corner of Hams Road and Ghazeepore Road.

The western portion of the site was owned early by a farmer (1902), and then a blacksmith (1906), before ownership by members of the Baum family (1908-1988).

The land appears to have been used for farming since at least the late 1800s to early 1900s. Acquisition for roads occurred post-2011 in the west of the site, and electrical infrastructure in the north east of the site in the mid-1960s (with a related electrical easement running along the southern boundary of the site).

Copies of historical titles are provided in Appendix G.

### 3.3 Historical mapping

#### 3.3.1 Historical geological maps

Review of historical geological maps did not reveal any historical quarrying or similar activities on the site. Quarries (unknown type) were identified to the north of the site and a sand pit to the north east of the site. Given the geology of the area, they may have been limestone quarries.

#### 3.3.2 Street directories

The 1986 and 2006 Melway Maps were inspected. They showed:

- 1986 – Presence of substation at corner of Ghazeepore and Hams Roads. The rest of the site was not visible on the detailed map, however the regional map did not indicate any other site features.
- 2006 map shows - Powercor terminal station at the corner of Hams Road and Ghazeepore Road. A limestone quarry to the west of the site.

### 3.4 Summary of site history

A review of site history indicates the site and surrounds were originally farmland, and remained so until plans for its present development. Significant structures were not identified in aerial photographs on the site, other than three sheds in the northwest of the site, and a stock ramp and pen in the northeastern corner of the site.

An electrical substation was identified adjacent to the site at the intersection of Hams Road and Ghazeepore Road, which appeared in the mid-1960s, based on review of historical certificates of title and aerial photographs. A limestone quarry was identified to the west of the site across Princes Freeway.

Recent urban development has occurred to the north and northeast of the site, and road and rail infrastructure upgrades have occurred to the west, south, and east.

The historical review did not identify any significant potentially contaminating activities associated with agricultural use, such as pesticide use (associated with horticulture), sheep dips, or chemical storage.

No evidence of significant filling were observed in aerial photographs that would indicate potential for imported contamination from offsite.

## 4 Site Inspection

A site inspection was conducted on 15 January 2018 to identify areas of potential historical or current contamination. Information considered during the site inspection included, but was not limited to, the following:

- Buildings / structures;
- Hardstand / surface coverage;
- Surface condition / staining;
- Distinctive odours;
- Indicators of historical infrastructure;
- Indicators of previous tenancy;
- Indicators of chemical storage; and
- Review of current surrounding land use.

Observations made during the site inspection are discussed in sections 4.1 to 4.6. Photographs taken during the site inspection are provided in Appendix B.

### 4.1 Site layout and structures

The site comprises several distinct fenced paddocks used for grazing. The site slopes from high points in the northwest and southwest towards the Armstrong Creek depression through the centre of the site. The creek flow path is from west toward east, however was dry except for dammed sections in the east. Three dams were present onsite.

Structures onsite included:

- A stock ramp and associated pen with feeder trough in the northeast of the site adjacent to the offsite substation.
- Three sheds in the northwestern portion of the site, constructed of wood and corrugated iron sheeting. Two sheds were in disrepair and did not appear to have been used for some time, with one having been constructed on a concrete slab. One of the sheds was small and locked, and could not be viewed internally. The approximate dimensions of the shed were 2 m x 2 m. No evidence of chemical storage, staining, or odours indicative of potential contamination were observed near the sheds.

The current site layout is included in Appendix A, Figure 2.

### 4.2 Occupancy

The site appeared to be currently used for cattle grazing only. At the time of the inspection, a small number of cattle were present in the eastern and northeastern paddocks. The site surface was grassed.

### 4.3 Evidence of previous investigation

No evidence of previous environmental investigation was observed during the site inspection.

### 4.4 Surrounding land use

Surrounding land use at the time of the inspection included:

- North: low density residential and retarding basin across Hams Road;

- East: Electrical substation facility adjacent to site, low density residential beyond Ghazeeopore Road.
- South: railway line, grazing beyond rail line; and
- West: Geelong Bypass, quarry site beyond bypass.

#### 4.5 Interview

During site inspection the occupier was present and a brief discussion was held about the site. The follow points were discussed:

- He has been an occupier of the site since the late 1980's, grazing stock on the property;
- Historically a school was believed to have existed at the corner of Hams Road and Anglesea Road (now the route of the Geelong Bypass), although he had no knowledge of when, only that it was a long time ago. It was unclear which corner the school was on;
- The creek on the property does not flow often, and when it does it is very low;
- He had no knowledge of any historical surface or subsurface structures such as stock dips on the property;
- The origin of the small earth bunding and rocks in the northwestern corner of the site was discussed, and he said that VicRoads had been using the area during construction of the Geelong Bypass project. The bunding was left afterwards. The material appeared consistent with natural soil of the region. Dimensions of the bund were approximately 5 m diameter x 500 mm at highest in a semi-circular shape, rock mounding near the bund appeared the same;
- He was queried as to whether any illegal dumping of soil or waste had occurred onsite to his knowledge. He replied that he wasn't aware of any.

#### 4.6 Summary of site inspection

The site inspection on 15 January 2018 found the site was used for stock grazing. Features onsite included a creek, three sheds, three small farm dams, and a stock ramp. No other infrastructure was observed during the site walkover, and no residential buildings were located on site.

A discussion with the owner of the cattle grazing on the site found that he had used the site since the late 1980s. He recalled that there was rumour of a historical school that used to stand at the intersection of Hams Road and Anglesea Road, although the location of the footprint may have been onsite or offsite. During the discussion he responded that no other infrastructure was known by him at the site, including remnant stock dips. No incidences of illegal dumping of soil or waste material were known by him either. He noted that a small bund was left after Vicroads had constructed the Geelong Bypass adjacent to the site (west). Presumably this portion of land was used as a laydown area during the works. A visual inspection of the small bund showed that the soils appeared to be natural material consistent with other soils onsite. No significant waste material, staining or odours were noted in the bunding area.

Site inspection did not identify any significant waste material or soil indicative of potential contamination. The adjacent substation was viewed from the site, and no waste was observed onsite near the substation that would appear to have been dumped from the substation. A gutter was located in the southern portion of the substation site, preventing direct surface runoff.

## 5 Potential for Contamination

### 5.1 Onsite

Based on a review of the site history and the site inspection T+T did not identify historical activities at the site associated with significant potential contamination. The site appears to have been used for grazing land until present day. Three small sheds were present in the northwestern portion of the site, however no odours or staining associated with plant or chemical storage were noted. Some debris was located at the surface near the sheds, however it appeared to be occasional pieces of chipboard and fence posts.

Some occasional debris was observed at the site surface during inspection, however it appeared to primarily be pieces of wood and corrugated iron.

According to publication *Potentially Contaminated Land – General Practice Note* (DSE, 2005), current and former site use and characteristics are not consistent with high potential for contamination. While some minor stockpiling was observed associated with the bund and rock pile in the northwestern corner of the site, it does not appear to be of concern, given: material appeared consistent with natural material at the site; no obvious mixed solid inert waste associated with construction debris was observed; and the material appeared to be low in volume.

The potential for contamination from the historical and current uses of the site is considered to be low.

### 5.2 Offsite

Potential offsite sources of contamination were reviewed during this investigation including nearby facilities.

An electrical substation was located adjacent to the site to the northeast. Site inspection did not reveal any waste material onsite that had originated from the substation. Electrical substations have the potential to include transformers and capacitors containing polychlorinated biphenyls (PCBs) in oil. Given the nature of the oil (viscous, low volume) and the several metres of land between electrical infrastructure and the site, it is considered unlikely that any contaminants that may be within the electrical infrastructure would be transported to the site.

A historical quarry and cement works is located approximately 200 - 250 m west of the site, and approximately 400 m southwest of the site. The creek alignment appears to pass through the offsite property upstream. No visual evidence of offsite-sourced contamination was evident during the site walkover in the creek alignment. A large quarry pit to the west of the site (approximately 300 m west) is currently filled with water. Land beyond that may have been filled. Online search indicates that Earth Solutions Group are operating a cleanfill at the site, accepting "*dry fill, wet fill, drilling mud, grassy fill, rocky fill*". Historical aerial photograph review also indicates that quarried areas to the west are potentially being filled. Preliminary review did not find evidence of solid waste filling that may be indicative of potential landfill gas generation, such as municipal or putrescent waste, which may migrate to the site.

### 5.3 Summary

Preliminary conceptual site model is included in in Table 5.1.

Table 5.1 Preliminary Conceptual Site Model

Source/area	Location contaminants might be present	COPC	Comment
Surface debris including wooden palings and chip board.	NA	No contaminants associated with occasional surface debris.	Surface debris aesthetically unsuitable for residential land use.
Filling.	Near surface soil in bunding in northwestern corner of site.	None expected given soils appeared naturally occurring, without solid inert waste.	Material viewed appeared to be natural soils, probably originating from within original site boundary prior to land acquisition for bypass construction.

## 6 Conclusions

Based on the information obtained and reviewed for this report, the following conclusions are made:

- A site history review revealed the site has been used as grazing from potentially the late 19<sup>th</sup> century until present day;
- No onsite uses or structures were identified with significant potential for contamination;
- Offsite uses including an electrical substation, cement works and quarry were reviewed and considered to be a low potential for contamination;
- According to publication *Potentially Contaminated Land – General Practice Note* (DSE, 2005), current and former site use and characteristics are not consistent with *high* potential for contamination. While some minor filling was observed associated with the bund and rock pile in the northwestern corner of the site, it does not appear to be of concern, given: material appeared consistent with natural material at the site; no obvious mixed solid inert waste associated with construction debris was observed; and the material appeared to be low in volume. The potential for contamination from the historical and current uses of the site is considered to be low.

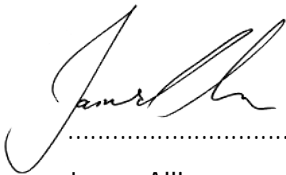
## 7 Applicability

This report has been prepared for the exclusive use of our client Echin Pty Ltd & Waurn Ponds Unit Trust, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Tonkin & Taylor Pty Ltd

Report prepared by:

Authorised for Tonkin & Taylor Pty Ltd by:



James Allison  
Environmental Scientist

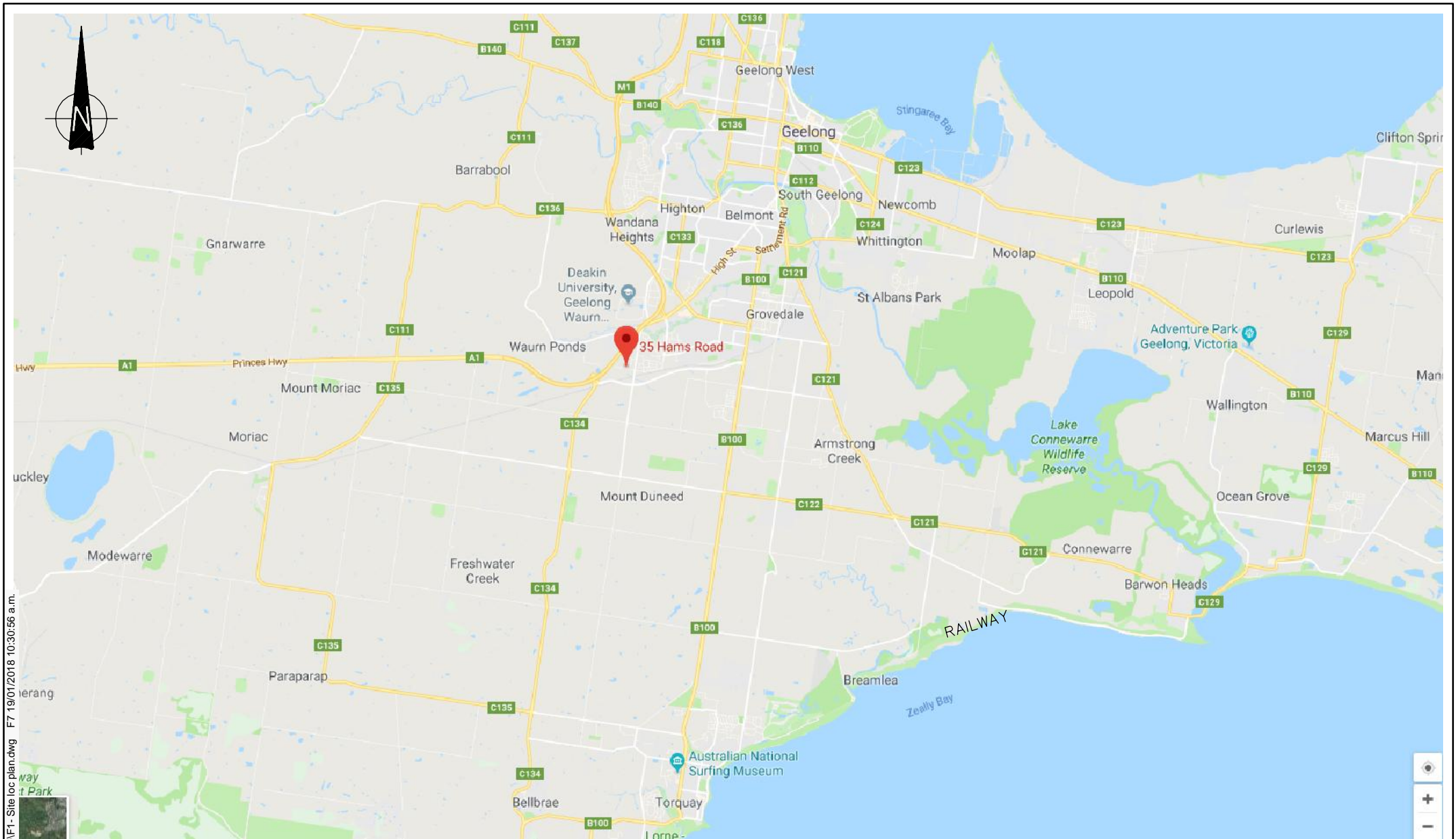


Tim Vass  
Project Director

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## Appendix A: Figures

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Map sourced from Google Maps



Tonkin & Taylor Pty Ltd  
Kings Technology Park, Ground Floor 95 Coventry St  
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Ph: (03) 9863 8686

DRAWN	JTA	Jan.18
DRAFTING CHECKED		
APPROVED		
CADFILE : F1- Site loc plan.dwg		
SCALES (AT A4 SIZE)		
PROJECT No.	1005379	

Echin & Wauran Ponds Unit Trust  
PRELIMINARY SITE INVESTIGATION  
35 & 69-93 HAMS RD, WAURN PONDS, VIC  
Site Location Plan

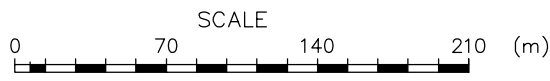
FIG. No.	Figure 1	REV.	0
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**LEGEND**

- Site boundary
- Creek alignment (approx.)

Aerial sourced from NearMap, date flown: 2017  
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Southbank, Victoria, 3006  
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APPROVED		
CADFILE : F2- Site plan.dwg		
SCALES (AT A4 SIZE)		
PROJECT No.	FIG. No.	
1005379	Figure 2	

**Echin & Waurn Ponds Unit Trust**  
PRELIMINARY SITE INVESTIGATION  
35 & 69-93 HAMS RD, WAURN PONDS, VIC  
Site Plan

REV. 0

I:\1005379\WorkingMaterial\CAD\F2- Site plan.dwg F7 22/01/2018 4:08:48 p.m.



Source: DELWP

**Key**



Approximate site location



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SCALE (AT A4 SIZE) NTS		
PROJECT No. 1005379		

**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 1947 Aerial Photograph

FIG. No.	Figure 3	Rev.	
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Source: DELWP

**Key**



Approximate site location



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PROJECT No. 1005379		

**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 1963 Aerial Photograph

FIG. No. Figure 4

Rev.



**Key**



Approximate site location

Source: DELWP



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SCALE (AT A4 SIZE) NTS		
PROJECT No. 1005379		

**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 1972 Aerial Photograph

FIG. No. Figure 5

Rev.



Source: DELWP

**Key**



Approximate site location



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PROJECT No. 1005379		

<b>Echin Pty Ltd &amp; Waurn Ponds Unit Trust</b> Preliminary Site Investigation 35 & 69-93 Hams Rd, Waurn Ponds 1979 Aerial Photograph		FIG. No. <b>Figure 6</b>	Rev.		
				DRAWN: JTA 01/18	
				DRAWING CHECKED: JTA 01/18	



Source: DELWP

**Key**



Approximate site location



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**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 1986 Aerial Photograph

FIG. No. Figure 7

Rev.



Source: DELWP

**Key**



Approximate site location



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**Echin Pty Ltd & Waurn Ponds Unit Trust**  
Preliminary Site Investigation  
35 & 69-93 Hams Rd, Waurn Ponds  
1990 Aerial Photograph

FIG. No. Figure 8

Rev.



Source: Nearmap

**Key**



Approximate site location



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PROJECT No. 1005379		

**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 2009 Aerial Photograph

FIG. No. Figure 9

Rev.



Source: Nearmap

**Key**



Approximate site location



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APPROVED	TV	01/18
FILE: 1005379/working/aerials.pdf		
SCALE (AT A4 SIZE) NTS		
PROJECT No. 1005379		

**Echin Pty Ltd & Waurn Ponds Unit Trust**  
 Preliminary Site Investigation  
 35 & 69-93 Hams Rd, Waurn Ponds  
 2017 Aerial Photograph

FIG. No.	Figure 10	Rev.	
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## Appendix B: Site Inspection Photographs

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*Photograph 1 Stock ramp and pen in north-eastern corner of site.*



*Photograph 2 Looking east toward adjacent substation*



*Photograph 3 Sheds on site.*



*Photograph 4 Creek alignment and dam, central portion of the site.*



*Photograph 5 Dry dam and southern area of site*



*Photograph 6 Dilapidated shed.*



*Photograph 7 Small bund in NW of site.*



*Photograph 8 Substation in NE of site.*



## Appendix C: Groundwater Bore Search

---

Latest Values	<b>Bore Details</b>	Documents	Data
---------------	---------------------	-----------	------

Site no. wrk058628      GMU      Unknown      SOB      No      The quantity of data available for each bore v  
 Purpose OBSERVATION      Aquifer      Unknown      Active      No      with its purpose

**Driller Log**

From (m)	To (m)	Thickness (mm)	Description	Geological Material	Comments
0	49	49.0	clay		
49	54	5.0	sand		
54	192	138.0	mudstone		

**Geologist Log**

Interpretation	Date	From (m)	To (m)	Rock Type
Interpretation from Screen	13/11/2010	49	54	SAND

**Construction**

Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments
Hole	Hole	0	5.5	250		ROTARY MUD
Outer Lining	CEMENT	0	47	0		
Outer Lining	BENTONITE	47	48	0		
Outer Lining	GRAVEL	48	55	0		
Outer Lining	BENTONITE	55	60	0		



## Appendix D: Groundwater Resource Report

---

# Groundwater Resource Report

Groundwater catchment : Otway Torquay

VICGRID94 Easting: 2438259 Northing: 2364780

Depth to Water Table: 5 - 10m Water Table Salinity (mg/L): 1001-3500

Groundwater Layers (Aquifers and Aquitards)	Depth Below Surface (m)	Groundwater Salinity (mg/L)	Groundwater Management Unit (GMU)	(GMU) Depth Below Surface (m)	PCV (ML/yr)
UMTD Upper Mid-Tertiary Aquitard clay, silt, marl (fractured rock) and minor sand	0	Unknown	Unincorporated Area		
BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.	161	3501-13000	Unincorporated Area		
	361				

**For further information about this report contact:**

Department of Environment, Land, Water & Planning  
Email: [ground.water@delwp.vic.gov.au](mailto:ground.water@delwp.vic.gov.au)

**For further information on groundwater licensing in this area contact:**

Southern Rural Water Corporation  
Phone: 1300 139 510  
Email: [srw@srw.com.au](mailto:srw@srw.com.au)  
Website: [www.srw.com.au](http://www.srw.com.au)

Printed: 09 Jan 2018  
Date Updated: 31 May 2014

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# How to read this report

## Introduction

Groundwater is part of the water cycle. When rain or snow falls on land, some of it evaporates, some flows to streams and rivers, and some seeps into the soil. Some of the water in the soil is used by plants but some continues to move down through the soil and rock until all the pores and cracks are full of water. This is known as the water table and this water is called groundwater.

Groundwater is a finite resource that, like surface water, is allocated under the *Water Act (1989)*. A Bore Construction Licence is required to drill for groundwater including for domestic and stock purposes. Taking and using groundwater for commercial or irrigation purposes requires an additional licence.

## Purpose of this report

This report has been prepared to provide potential groundwater users with basic information about groundwater beneath their property. This includes the different geological layers, the depths of the layers and the salinity of groundwater in the layers. Information on the groundwater management units (GMU) and any associated caps on the volume that can be licensed (the PCV) are also provided.

## Definitions and context

Term	Description
Groundwater Catchment	An identified area of the State within which groundwater resources are connected.
Easting / Northing	The VICGRID 94 coordinates of the spot that was selected on the interactive map.
Groundwater Salinity	Indicates the possible concentration of salts within the groundwater. The salt content indicates the possible uses of the water (see the Beneficial Use Table below). Fertilisers and other contaminants can also enter groundwater and affect its use. It is up to you to make sure that the groundwater you use is suitable for your purpose.
Aquifer	An aquifer is a layer of soil or rock which stores usable volumes of groundwater. Aquifers are generally limestones, gravels and sands, as well as some fractured rocks where the cracks in the rock are open and connected (some basalts, sandstones and limestones). How much water can be pumped from an aquifer depends on how much water is stored in pores and cracks, how well connected the pores and cracks are, and how thick the layer is. It is more likely that volumes of water for irrigation and urban water supply will come from gravels, sands, limestones and basalts that are at least 30 metres thick. Low volumes of water for domestic and stock use are likely from any aquifer greater than 10 metres thick. The advice above is a guide only, as the amount of water available can be highly variable. Actual pumping volumes can only be determined from drilling, appropriate construction and testing of a bore.
Aquitard	An aquitard is a layer of rock or soil that does not allow water to move through it easily, limiting its capacity to supply water. Aquitards are generally silts, clays and fractured rocks (where there are few cracks in the rock or the cracks are poorly connected).
Groundwater Management Unit (GMU)	A collective term for groundwater management areas (GMAs) and water supply protection areas (WSPAs). GMAs and WSPAs are defined areas and depths below the surface where rules for groundwater use may apply. WSPAs often have caps on groundwater use and plans describing how the resource is managed. GMAs usually have caps on groundwater use and may have local plans and rules. All other areas are managed directly through the Water Act (1989). Always check with your local Rural Water Corporation to be sure that the information on the GMU is correct for your specific location.
Permissible Consumptive Volume (PCV)	A cap that is set under the Water Act (1989) declaring the total volume of groundwater that may be taken from the area. Once the PCV is reached, no additional extraction can be licensed for use within the area unless traded from another groundwater licence holder.
Depth to Water Table	This is an indication of the depth at which groundwater might first be encountered when drilling a bore. The depth can vary from year to year, and from place to place and may vary significantly from that indicated in this report.

## Beneficial use table

Salinity Range (mg/L TDS)	Beneficial Use as described by State Environment Protection Policy (Groundwaters of Victoria) s160							
	Potable Water - Preferred	Potable Water - Acceptable	Potable Mineral Water	Irrigation	Stock Water	Industry	Ecosystem Protection	Buildings and Structures
<500	✓	✓	✓	✓	✓	✓	✓	✓
501-1000		✓	✓	✓	✓	✓	✓	✓
1001-3500			✓	✓	✓	✓	✓	✓
3501-13000					✓	✓	✓	✓
13001+						✓	✓	✓

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## Appendix E: Priority Site Register Extract

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# PRIORITY SITES REGISTER

Information as at 30 November 2017

Municipality	Suburb	Address	Issue	Notice Number
Greater Bendigo City Council	West Bendigo	Liddell's Calcine Sands Derwent Gully Road	Historical deposit of mine tailings. Requires ongoing management.	0090007892
Greater Bendigo City Council	BENDIGO	8 - 32 WEEROONA AV	Former chemical storage facility. Requires ongoing management.	0090008074
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090000608
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Former Industrial Site. Requires ongoing management.	0090001391
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003848
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003850
Greater Dandenong City Council	DANDENONG SOUTH	185 Dandenong-Hastings RD	Former Landfill. Requires ongoing management.	0090004214
Greater Dandenong City Council	KEYSBOROUGH	151 CHAPEL RD	Land and/or groundwater impacted by intensive animal industr. Requires assessment and/or clean up.	0090005573
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090005826
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Current waste water treatment plant. Requires ongoing management.	0090006097
Greater Dandenong City Council	DANDENONG SOUTH	125 COLEMANS RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090006764
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090006951
Greater Dandenong City Council	Bangholme	Cnr Thompson Road and Worsley Road	Current Industrial Site. Requires ongoing management.	0090007162
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site. Requires ongoing management.	0090007482
Greater Dandenong City Council	Springvale South	98-100 Clarke Road	Former Landfill. Requires ongoing management.	0090007896
Greater Dandenong City Council	Springvale South	98-100 Clarke Road	Former Landfill. Requires ongoing management.	0090008036
Greater Geelong City Council	CORIO	Off Harpur RD	Former Service Station. Requires assessment and/or clean up.	0090000782
Greater Geelong City Council	LARA	Princes HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090001012
Greater Geelong City Council	GEELONG NORTH	1 - 39 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up.	0090001664
Greater Geelong City Council	DRYSDALE	97 High ST	Current Service Station. Requires ongoing management.	0090001808
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management.	0090002343
Greater Geelong City Council	MANIFOLD HEIGHTS	35 - 37 Shannon AV	Former Service Station. Requires assessment and/or clean up.	0090004098
Greater Geelong City Council	NORTH GEELONG	343 - 363 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up.	0090004124
Greater Geelong City Council	NORLANE	5 - 19 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up.	0090004126
Greater Geelong City Council	NORLANE	60 - 80 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up.	0090004132
Greater Geelong City Council	CORIO	1500 - 1580 BIDDLECOMBE AV	Former Landfill. Requires ongoing management.	0090004271
Greater Geelong City Council	POINT HENRY	420 Point Henry RD	Former Industrial Site. Requires assessment and/or clean up.	0090005302
Greater Geelong City Council	GEELONG WEST	151 - 153 Church ST	Former Service Station. Requires ongoing management.	0090005443
Greater Geelong City Council	BALLAN	1 6511 Western FWY	Current Service Station. Requires ongoing management.	0090006079
Greater Geelong City Council	CORIO	246 - 258 Princes HWY	Current petroleum storage site. Requires ongoing management.	0090006264

# PRIORITY SITES REGISTER

Information as at 30 November 2017

Municipality	Suburb	Address	Issue	Notice Number
Greater Geelong City Council	CORIO	90 REFINERY RD	Current petroleum storage site. Requires ongoing management.	0090006483
Greater Geelong City Council	EAST GEELONG	101 - 161 HEARNE PDE	Gun, pistol or rifle range. Requires assessment and/or clean up.	0090006642
Greater Geelong City Council	MOOLAP	132 - 164 POINT HENRY RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007554
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD	Former Industrial Site. Requires assessment and/or clean up.	0090001776
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management.	0090003551
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management.	0090006807
Hepburn Shire Council	DAYLESFORD	47 RAGLAN ST	Current Service Station. Requires ongoing management.	0090004373
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management.	0090006899
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires assessment and/or clean up.	0090006952
Hepburn Shire Council	TRENTHAM	10 STATION ST	Current Industrial Site. Requires assessment and/or clean up.	0090007452
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires assessment and/or clean up.	0090008084
Hobsons Bay City Council	SPOTSWOOD	39 - 81 BURLEIGH ST	Current petroleum storage site. Requires assessment and/or clean up.	0090001325
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 Queen ST	Current Service Station. Requires assessment and/or clean up.	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 - 48 Blackshaws RD	Former Industrial Site. Requires ongoing management.	0090002381
Hobsons Bay City Council	WILLIAMSTOWN	12 SEAVIEW PDE	Current Industrial Site. Requires ongoing management.	0090002444
Hobsons Bay City Council	SPOTSWOOD	144 - 150 HALL ST	Current Industrial Site. Requires assessment and/or clean up.	0090003301
Hobsons Bay City Council	ALTONA	401 - 435 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090003368
Hobsons Bay City Council	ALTONA	Queens ST	Former Landfill. Requires ongoing management.	0090003472
Hobsons Bay City Council	BROOKLYN	Hardie RD	Former Landfill. Requires ongoing management.	0090003487
Hobsons Bay City Council	ALTONA NORTH	Kyle RD	Former Landfill. Requires ongoing management.	0090003527
Hobsons Bay City Council	ALTONA	541 - 583 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090005374
Hobsons Bay City Council	SPOTSWOOD	512 - 578 Melbourne RD	Railway yard. Requires ongoing management.	0090005636
Hobsons Bay City Council	ALTONA	351 - 381 MILLERS RD	Current Industrial Site. Requires assessment and/or clean up.	0090006587
Hobsons Bay City Council	SOUTH KINGSVILLE	22 - 46 New ST	Former Industrial Site. Requires assessment and/or clean up.	0090006705
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 QUEEN ST	Current Service Station. Requires ongoing management.	0090006760
Hobsons Bay City Council	ALTONA	25 LINNET ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006781
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current petroleum storage site. Requires assessment and/or clean up.	0090006881
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090006968
Hobsons Bay City Council	ALTONA	351 - 381 MILLERS RD	Current Industrial Site. Requires ongoing management.	0090007005
Hobsons Bay City Council	ALTONA	521 - 537 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090007105
Hobsons Bay City Council	SPOTSWOOD	18 - 24 Drake ST	Former petroleum storage site. Requires assessment and/or clean up.	0090007126



## Appendix F: Planning Property Reports

---

# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 09 January 2018 11:06 AM

**Lot and Plan Number:** Lot 1 TP77822

**Address:** 35 HAMS ROAD WAURN PONDS 3216

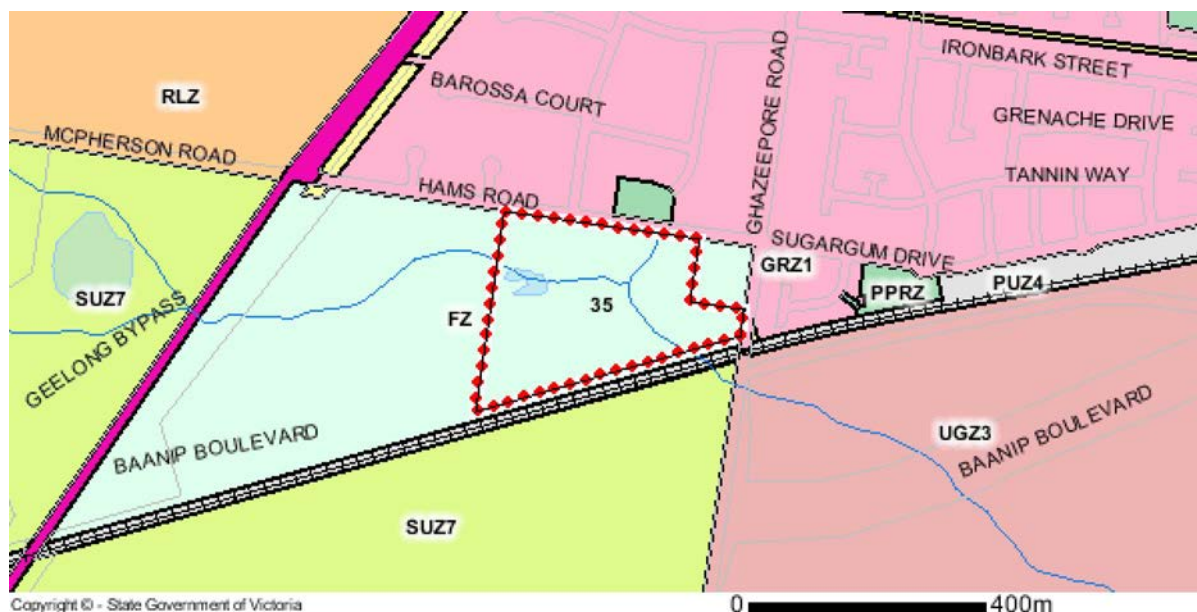
**Local Government (Council):** GREATER GEELONG **Council Property Number:** 228582

**Directory Reference:** Melway 464 J10

## Planning Zone

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

Railway   
 Tram   
 River, stream   
 Lake, waterbody

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## Planning Overlay

None affecting this land - there are overlays in the vicinity

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

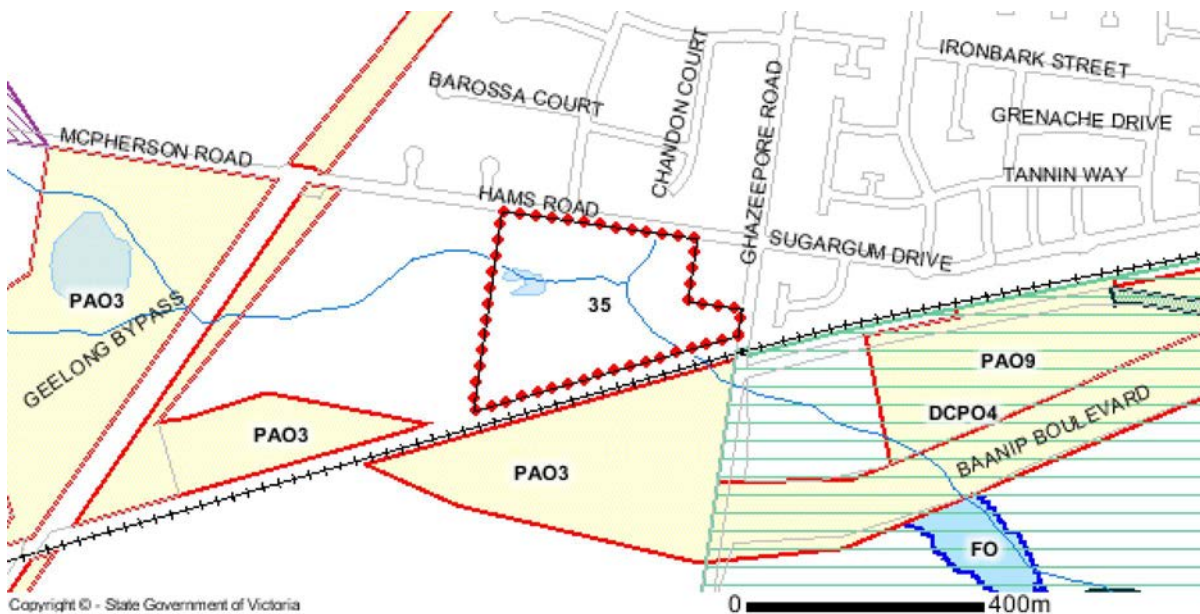
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



### Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PO - Parking
DPO - Development Plan	PAO - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FO - Floodway	SLD - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPD - Infrastructure Contributions Plan	SRD - State Resource
Railway	VPO - Vegetation Protection
Tram	Lake, waterbody
River, stream	

Note: due to overlaps some colours on the maps may not match those in the legend.

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## Areas of Aboriginal Cultural Heritage Sensitivity

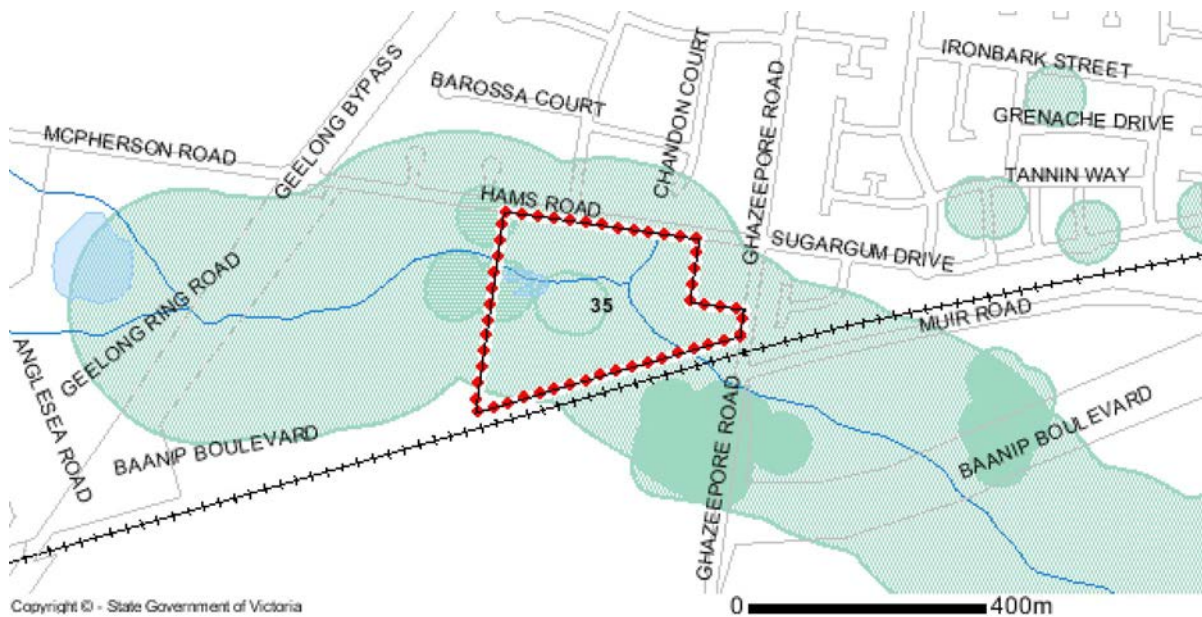
This parcel is within, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)



**Aboriginal Cultural Heritage Sensitivity**

 Aboriginal Cultural Heritage Sensitivity	 Selected Land
 Railway	 Tram
 River, stream	 Lake, waterbody

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# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 09 January 2018 11:07 AM

**Lot and Plan Number:** Lot 1 PS716122

**Address:** 69-93 HAMS ROAD WAURN PONDS 3216

**Local Government (Council):** GREATER GEELONG **Council Property Number:** 219868 (Part)

**Directory Reference:** Melway 464 G11

This parcel is one of 3 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

See next page for planning information

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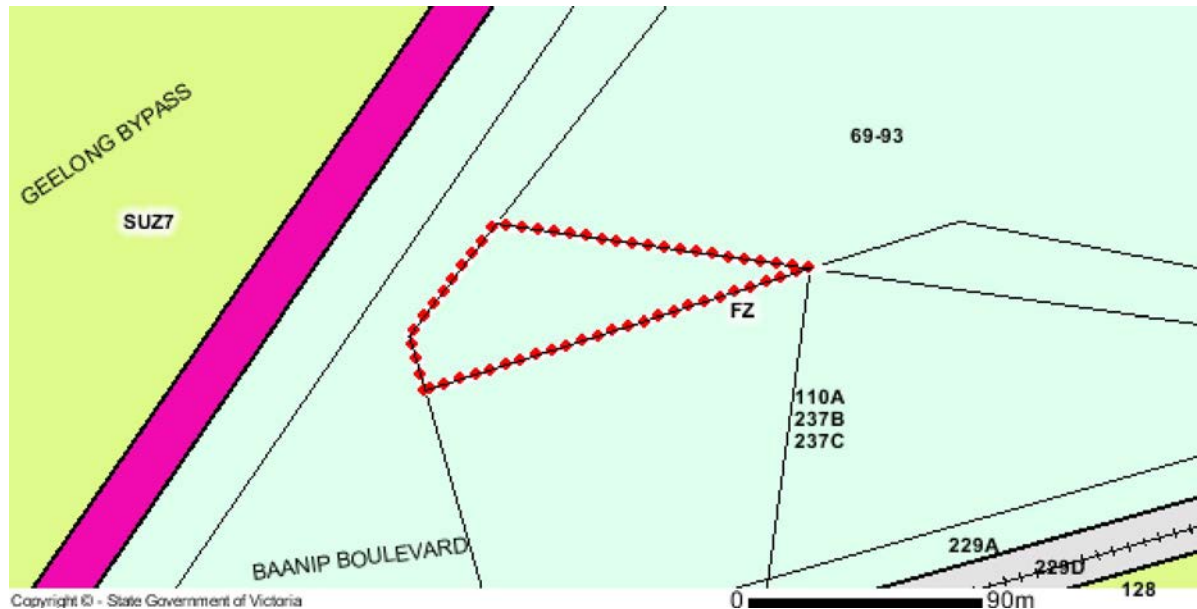
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## Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

Railway   
 Tram   
 River, stream   
 Lake, waterbody

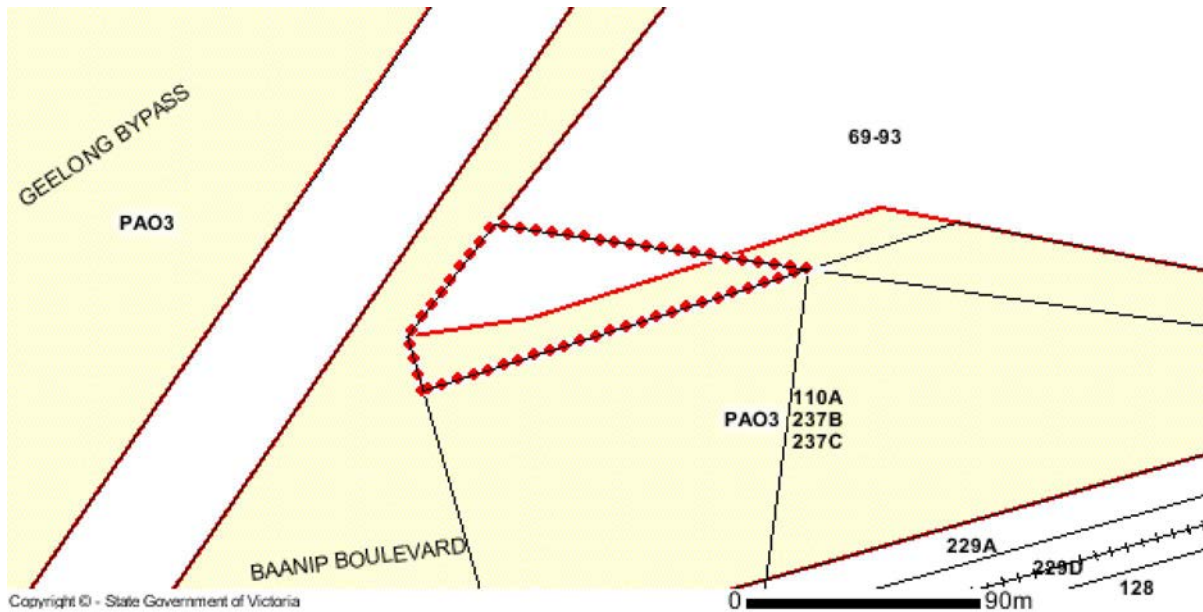
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## Planning Overlay

PUBLIC ACQUISITION OVERLAY (PAO)

PUBLIC ACQUISITION OVERLAY 3 SCHEDULE (PAO3)



### Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PD - Parking
DPO - Development Plan	PAO - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FO - Floodway	SLO - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPO - Infrastructure Contributions Plan	SRD - State Resource
Railway	VPD - Vegetation Protection
Tram	River, stream
Lake, waterbody	

Note: due to overlaps some colours on the maps may not match those in the legend.

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## Areas of Aboriginal Cultural Heritage Sensitivity

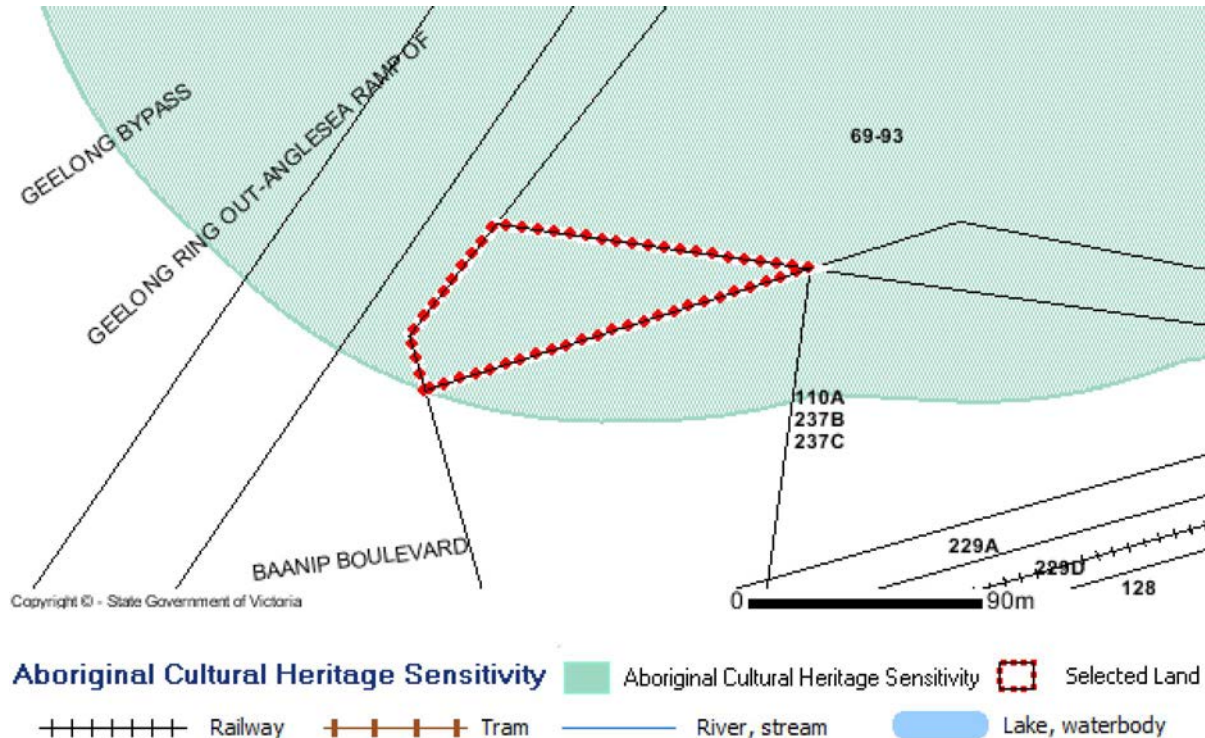
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## Further Planning Information

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# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 09 January 2018 11:05 AM

**Lot and Plan Number:** Lot 2 PS716122

**Address:** 69-93 HAMS ROAD WAURN PONDS 3216

**Local Government (Council):** GREATER GEELONG **Council Property Number:** 219868 (Part)

**Directory Reference:** Melway 464 G10

This parcel is one of 3 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

See next page for planning information

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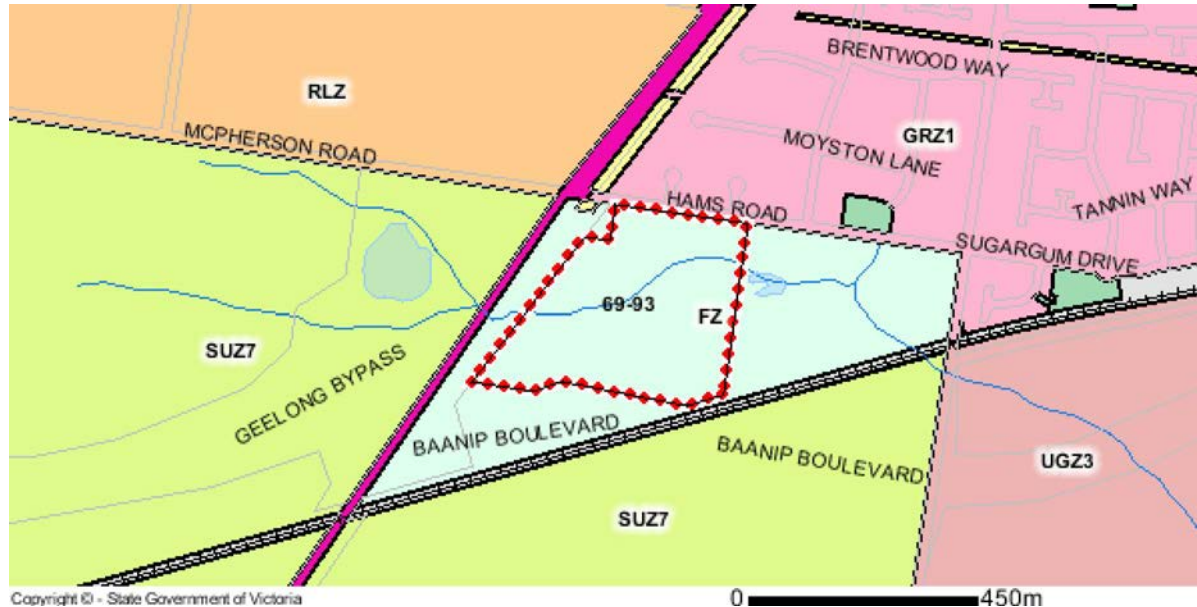
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## Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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0 450m

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

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
		Urban Growth Boundary
Railway	Tram	River, stream
		Lake, waterbody

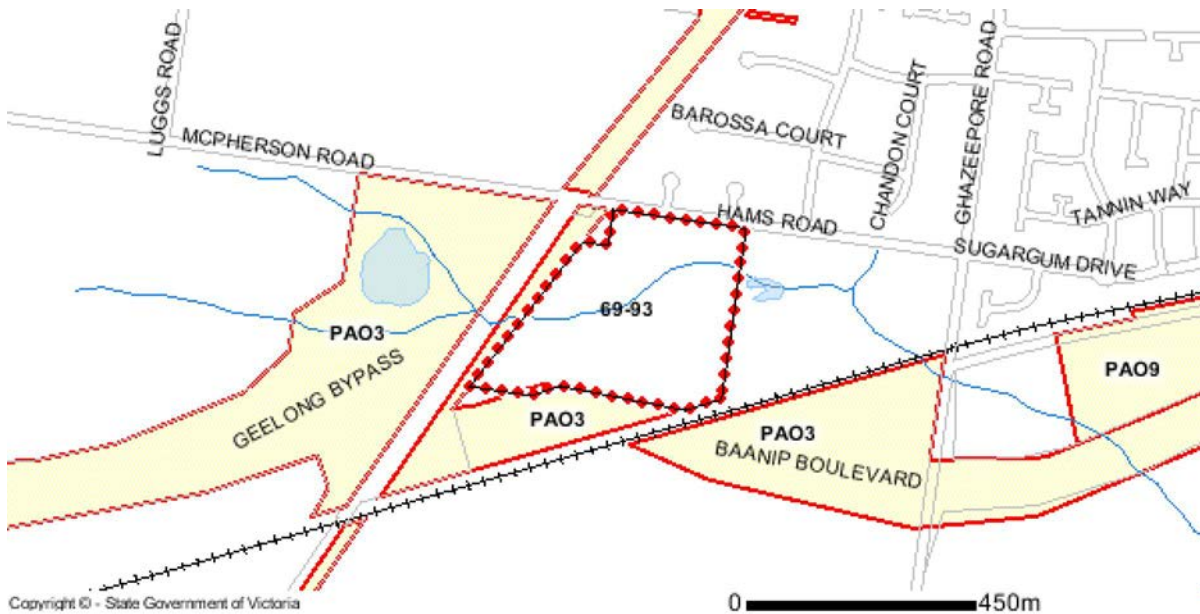
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## Planning Overlay

PUBLIC ACQUISITION OVERLAY (PAO)

PUBLIC ACQUISITION OVERLAY 3 SCHEDULE (PAO3)



### Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
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DDOPT - Design & Development Part	PD - Parking
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ESO - Environmental Significance	SBO - Special Building
FO - Floodway	SLO - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPD - Infrastructure Contributions Plan	SRD - State Resource
Railway	Tram
River, stream	Lake, waterbody
VPD - Vegetation Protection	

Note: due to overlaps some colours on the maps may not match those in the legend.

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## Areas of Aboriginal Cultural Heritage Sensitivity

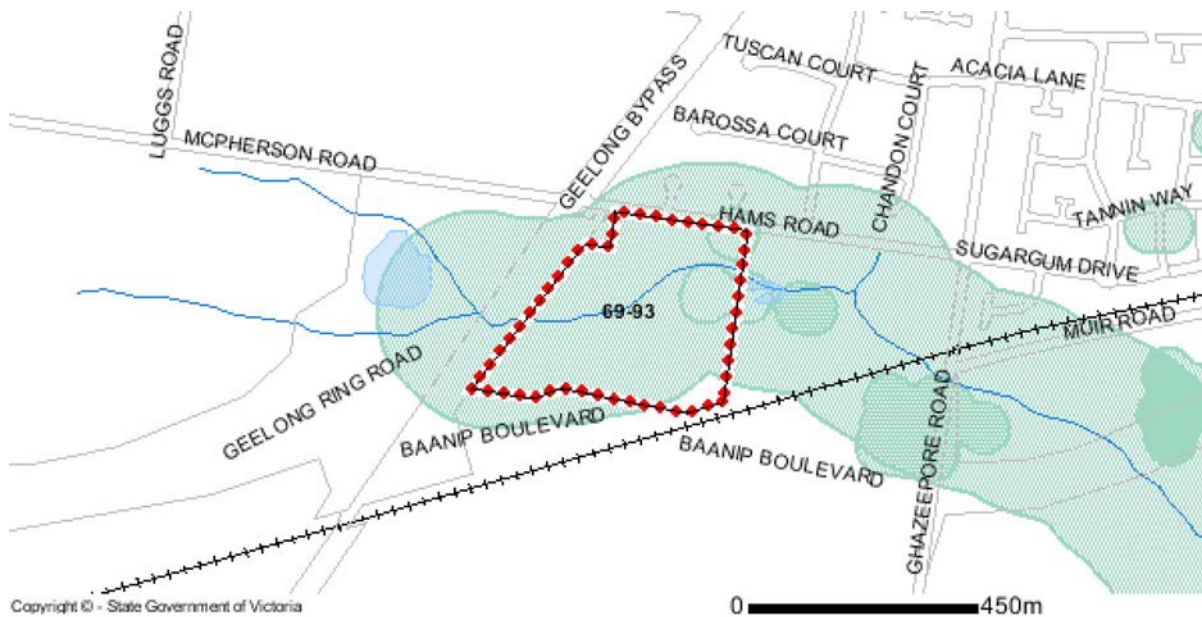
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**Aboriginal Cultural Heritage Sensitivity**

Aboriginal Cultural Heritage Sensitivity	Selected Land
Railway	River, stream
Tram	Lake, waterbody

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## Further Planning Information

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# Planning Property Report

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 09 January 2018 11:06 AM

**Lot and Plan Number:** Lot 4 PS644553

**Address:** 69-93 HAMS ROAD WAURN PONDS 3216

**Local Government (Council):** GREATER GEELONG **Council Property Number:** 219868 (Part)

**Directory Reference:** Melway 464 G10

This parcel is one of 3 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

See next page for planning information

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## Planning Zone

FARMING ZONE (FZ)

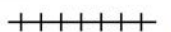
SCHEDULE TO THE FARMING ZONE (FZ)



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

### Zones Legend

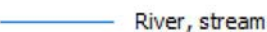
ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
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FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	



Railway



Tram



River, stream



Lake, waterbody

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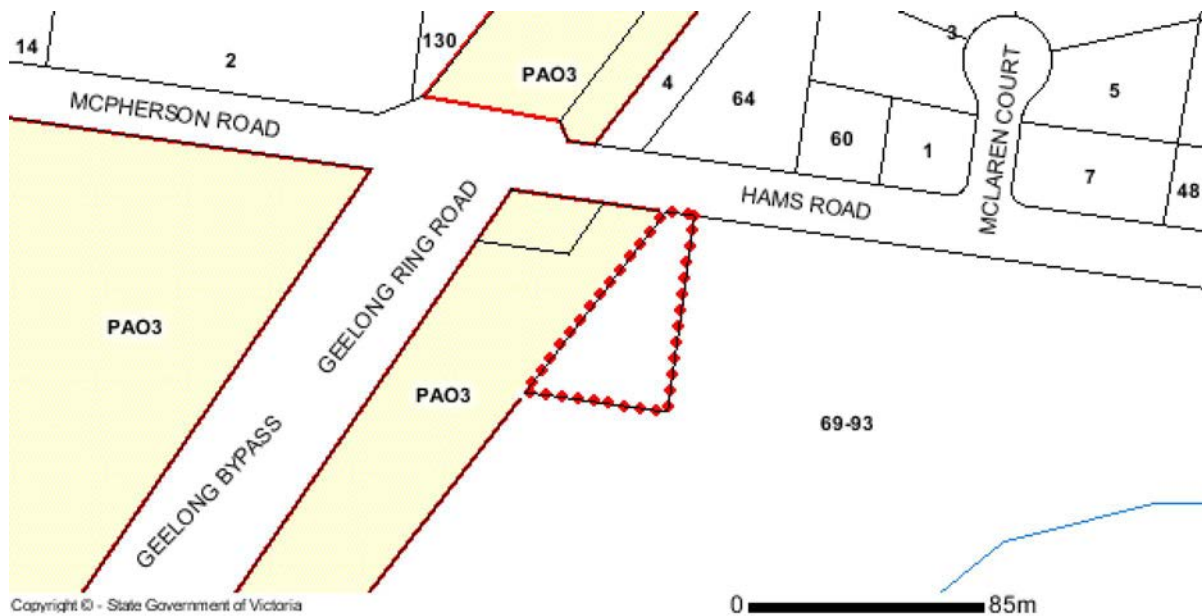
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## Planning Overlay

None affecting this land - there are overlays in the vicinity

### PUBLIC ACQUISITION OVERLAY (PAO)



### Overlays Legend

AEO - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
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Railway	VPD - Vegetation Protection
Tram	River, stream
Lake, waterbody	

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## Areas of Aboriginal Cultural Heritage Sensitivity

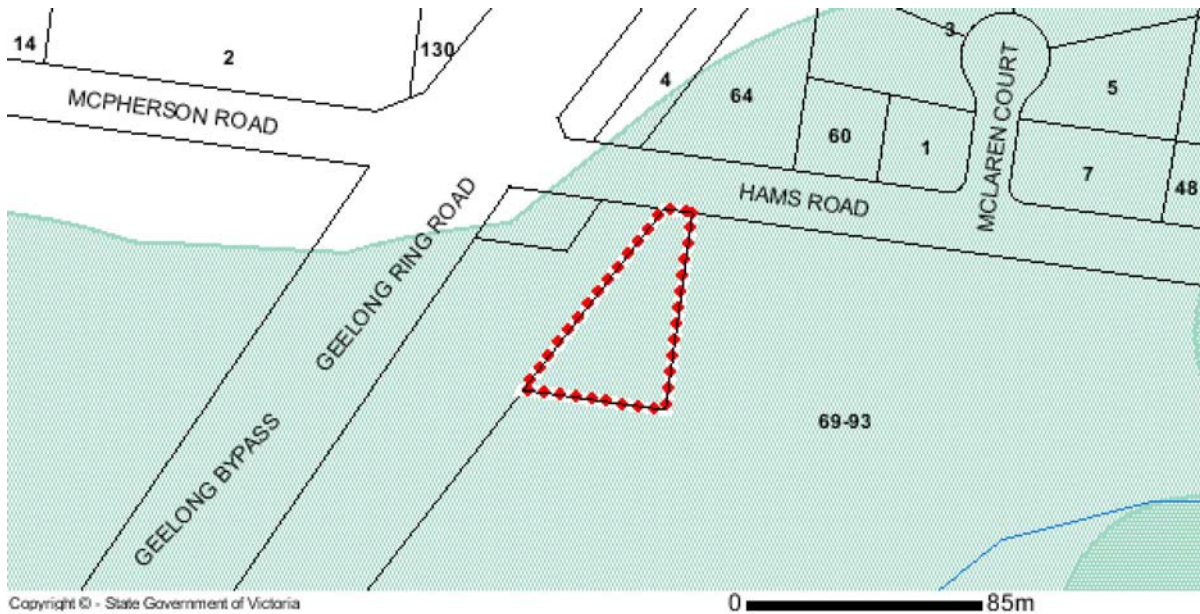
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**Aboriginal Cultural Heritage Sensitivity**

- Aboriginal Cultural Heritage Sensitivity
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

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## Appendix G: Historical Certificates of Title

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Produced 08/01/2018 02:53 PM

Volume 02714 Folio 795  
Folio Creation: Details Unknown  
Parent title Volume 00960 Folio 978

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

2714/795 - Version 0, Date 25/03/2000

**CANCELLED**

Entered in the Register Book



Vol. 2714 Fol. 542795

VICTORIA.

# Certificate of Title,

INDEX PLAN No. 171  
PARCEL No. 588

UNDER THE "TRANSFER OF LAND ACT 1890."

*✓* Charles Stuart Ross of Hauran Ponds Parish  
of Dunedon Presbyterian Minister is \_\_\_\_\_  
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances  
notified hereunder in All that piece of Land, delineated and colored  
red on the Map in the margin, containing twenty seven acres  
two roods and fifteen perches or thereabouts being  
part of Crown Allotment nine B Section nine Parish  
of Dunedon County of Grant \_\_\_\_\_

ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Thirtieth day of January - One thousand eight  
hundred and ninety nine.

*E. J. Duncombe*

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T02714-795-1-6

Vol. 960 Fol. 191970

Transfer 402555

Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p>Johann Gottfried Erdmann Baum of Waurin Ponds Farmer  now the proprietor of the within described Estate and Land by Transfer from the within  named Charles Stuart Ros registered on the 14<sup>th</sup> day of March 1902,  at 12:10 o'clock in the afternoon, and numbered 451813</p>			



*M. Byrne*  
Assistant Registrar of Titles.

Red Ink No. 1995000 Johann Gottfried Erdmann Baum died  
on the 24<sup>th</sup> day of November 1914. Probate of his will has been granted to  
Anna Christina Baum of Myers Street Geelong Widow and Johann  
Gottfried Erdmann Baum of Gyansford near Geelong Orchardist  
Ferdinand B.

Dated the 20<sup>th</sup> day of November 1919. *all Richter.*  
Assistant Registrar of Titles.

Johann Flonzo Valentine Baum of Waurin Ponds Farmer.  
is now the proprietor of the within-described estate pursuant to a transfer  
from Anna Christina Baum and Johann Gottfried Ferdinand Baum registered  
on the 7<sup>th</sup> day of May 1920 and numbered 959124

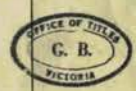


*W. Allen*  
Assistant Registrar of Titles.

**MORTGAGE**  
**RECHARGED**  
12 OCT 1953

The Bank of Australasia,  
registered  
d 1931 numbered 661900  
*A. Edgoose*  
Assistant Registrar of Titles

KENNETH WILTON BAUM and RUSSELL CLIFFORD BAUM  
both of Waurin Ponds Farmers are now proprietors  
as TENANTS IN COMMON IN EQUAL SHARES  
Registered 3rd March 1965  
No. C161328



Assistant Registrar of Titles.

**STATE ELECTRICITY COMMISSION**  
pursuant to section 57 of Transfer of Land Act  
a Notification relating to the compulsory acquisition  
of PART NOW AFFECT  
of the land comprised herein.  
Dated 30.09.1964  
DOES No. 64/19813 (PLAN WITH LETTER)

TRANSFER AS TO PART No. C 190819  
registered 9<sup>th</sup> April 1965.  
**CANCELLED AS TO PART**  
See Vo 8581 Fol. 458  
area 2<sup>a</sup> - 1<sup>a</sup> - 25<sup>a</sup>



Assistant Registrar of Titles.

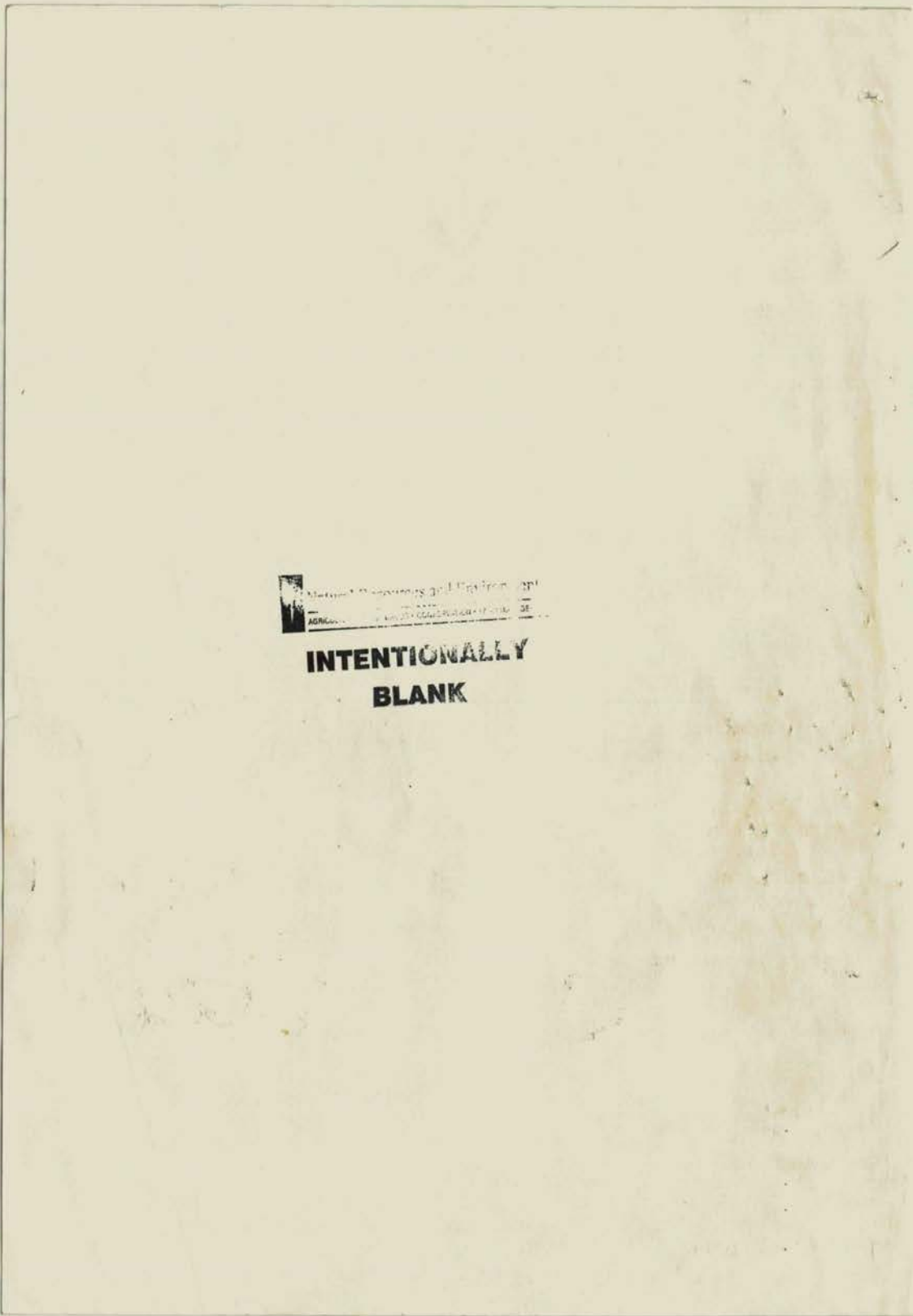
**STATE ELECTRICITY COMMISSION**  
pursuant to section 57 of Transfer of Land Act  
a Notification relating to the compulsory acquisition  
of PART NOW AFFECT  
of the land comprised herein.  
Dated 30.09.1964  
DOES No. 64/19813 (PLAN WITH LETTER)

**CREATION OF EASEMENT**  
Registered 9th April 1965  
No. C190820



For Continuation of Endorsement  
see annexed sheet marked A





Metropolitan Planning and Design Authority  
ADRIAN...  
...  
... DE

**INTENTIONALLY  
BLANK**

ORIGINAL

This is the Sheet marked "A" referred to in the Certificate of Title entered in the Register Book Vol. 2714 Fol.795



Assistant Registrar of Titles

7345/67

50

As to the interest of RUSSELL CLIFFORD BAUM who died on 27th February 1881 Probate of his Will has been granted to JEAN BAUM of Waurn Ponds Widow for her life Registered 30th September 1981 No. J658967

Handwritten initials: R.W.

BY ORDER OF THE REGISTRAR OF TITLES DATED 4/12/96 THE SHARE FORMERLY HELD BY RUSSELL CLIFFORD BAUM IN THE WITHIN DESCRIBED LAND BECAME VESTED IN GEOFFREY LAWRENCE BAUM OF 260 MOUNT DUNEED ROAD MOUNT DUNEED 3216 & KENNETH WILTON BAUM OF 61 GHAZEEPORE ROAD WAURN PONDS 3221 AS JOINT PROPRIETORS ENTERED : 11/12/96 NO. U475481N



CANCELLED AS TO PART pursuant to Sec. 54 Act 6399. See Certificate of Title Vol. 9559 Fol. 569 Registered 9th May 1984 No. L26364B.

Not entered on Duplicate pursuant to Section 54 Act 6399

TRANSFER AS TO BALANCE No. U569955J registered 24/12/96 CANCELLED See Vol. 10316 Fol. 630



CAVEAT

CAVEATOR: GLENN LESLIE GEAR & BRETT GRAHAM FARMER CAPACITY: PURCHASER/FEE SIMPLE LODGED BY: 4198B P.S. SMITH OF 80 SUNSET STRIP JAN JUC 3228 NOTICE TO: AS ABOVE NO: N750515Q DATE: 5/10/88



CAVEAT WITHDRAWN

U569955J 24/12/96



BY ORDER OF THE REGISTRAR OF TITLES DATED 4/12/96 THE SHARE FORMERLY HELD BY RUSSELL CLIFFORD BAUM IN THE WITHIN DESCRIBED LAND BECAME VESTED IN GEOFFREY LAWRENCE BAUM & KENNETH WILTON BAUM OF 260 MOUNT DUNEED ROAD MOUNT DUNEED 3216 AS JOINT PROPRIETORS ENTERED : 11/12/96 NO. U475481N



CANCELLED



Vol.2714 Fol.795

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 10316 FOLIO 630

Security no : 124069801308R  
Produced 08/01/2018 02:37 pm

**LAND DESCRIPTION**

Lot 1 on Title Plan 077822K.  
PARENT TITLE Volume 02714 Folio 795  
Created by instrument U569955J 24/12/1996

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
DEAN JOHN FARMER  
NIGEL JOHN PATRICK KINGSTON both of 27 FLORENCE STREET COTTESLOE WA 6011  
AJ352297H 02/12/2011

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP077822K FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 35 HAMS ROAD WAURN PONDS VIC 3216

DOCUMENT END



