

SITE HISTORY REVIEW

672-690 Portarlington Road, Leopold

DOCUMENT INFORMATION

File Name	SITE HISTORY REVIEW 672-690 Portarlinton Road, Leopold
Prepared By	Context Planning Pty Ltd
Report Date	23 March 2022

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1 Introduction

This document has been prepared based on publicly available information and interviews with the land owner. It has been prepared with consideration to Appendix 2 of the July 2021 Planning Practice Note 30 (Potentially Contaminated Land) and provides a review of past land uses at the site and surrounds. It also includes a desktop review NEPM Section 3.3, Schedule B2 as recommended by the Practice Note.

The review concludes that there is no evidence or documented history of any commercial activity or other activity which have adverse amenity or environmental potential.

2 Site Identification

The subject site is located on the north western edge of the Leopold Settlement Boundary and is referred to as 672-690 Portarlinton Road - Lot 1 PS 085126.

It is located approximately **500 metres** north form the Leopold Sub Regional Activity Centre (Gateway Plaza Leopold), and is within close walking distance to community facilities and both passive and active open spaces and also public transport – with a Bus Stop on the corner of Melaluka and Portarlinton Road.

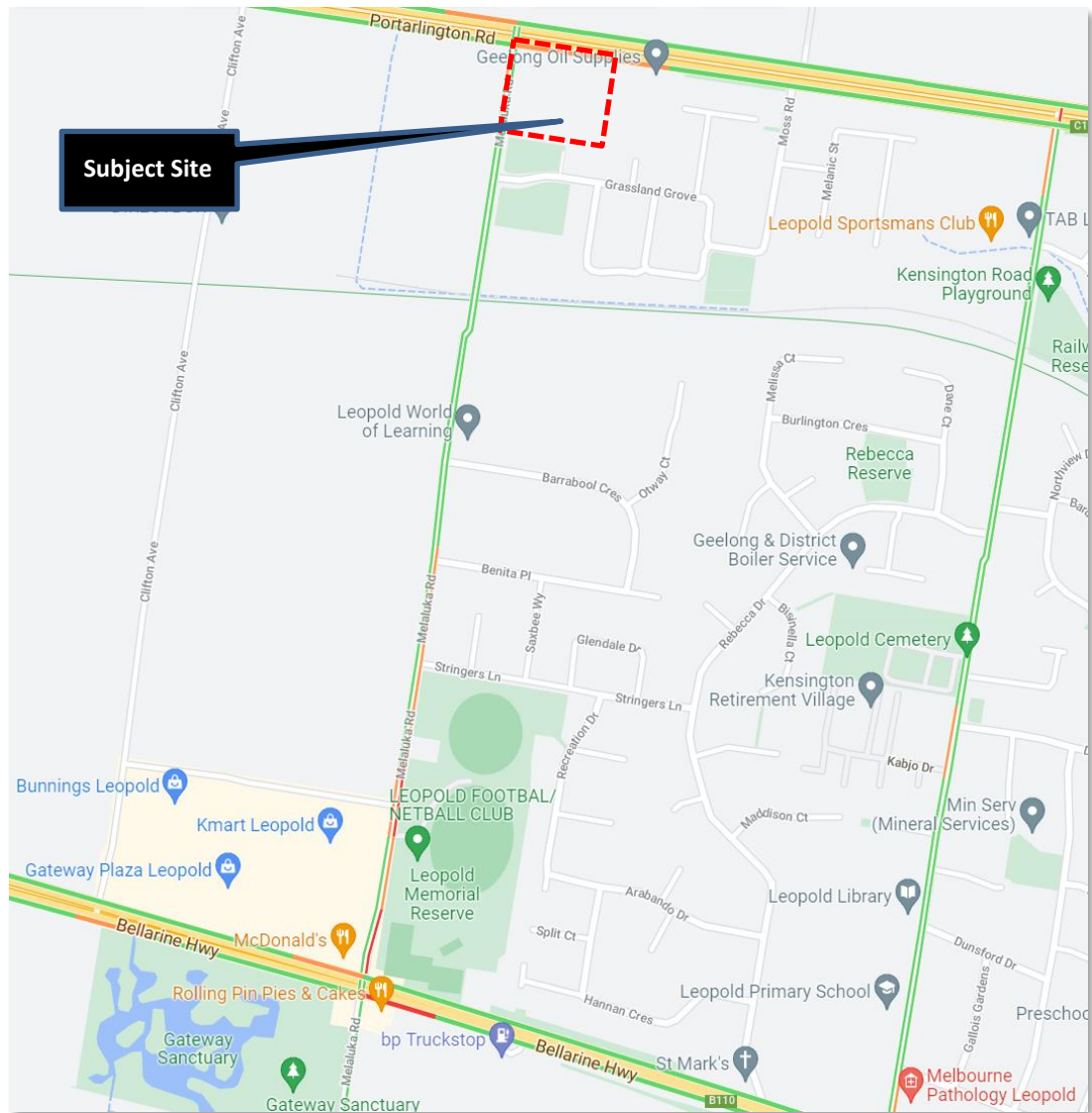
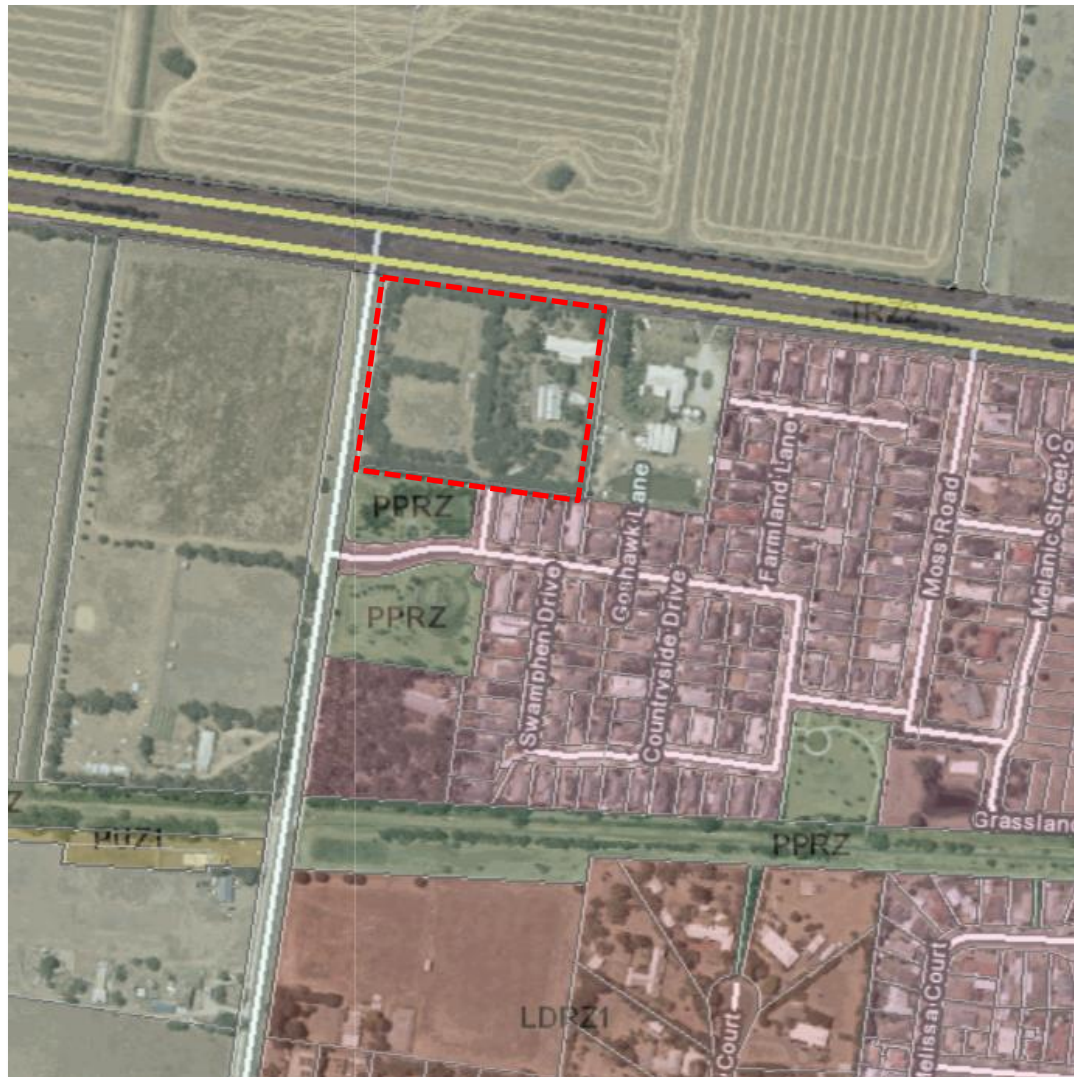


Image 1 Locality Plan

The site has a frontage to Portarlington Road of 152.15 metres, depth of 126.02 metres and a total site area of 2.02 hectares. The site is relatively level and is not encumbered by any easements or restrictions which impact on this rezoning request.



2.1 The use of surrounding land

The use of the surrounding land is residential to the east and the south. The land to the west and the north is located within a Farming Zone.

2.2 Services and Infrastructure

All necessary services and infrastructure are available to the title boundaries and/or via existing road reserves. Both Portarlinton Road and Melaluka are fully constructed and sealed. There is a fully signalled intersection on the corner of Melaluka Road and Portarlinton Road including a Bus Stop.

3

Current and proposed use

3.1 Current uses of the site

The lot contains an existing single storey dwelling with usual outbuildings. In terms of access, two existing driveways are provided via Portarlington Road and also via a single access from Melaluka Road.

An unmade road also adjoins the sites southern boundary along with an existing Council open space and drainage reserve.

The site has a scattered cover of planted vegetation (planted by the current owner) which as outlined in the Ecological Assessment prepared by Mark Trengrove (November 2021) confirms there are no Local State or National significant plant species were recorded. The results show that no native vegetation condition is recorded for the study area.

3.2 Map and narrative description of proposed use(s) for the site

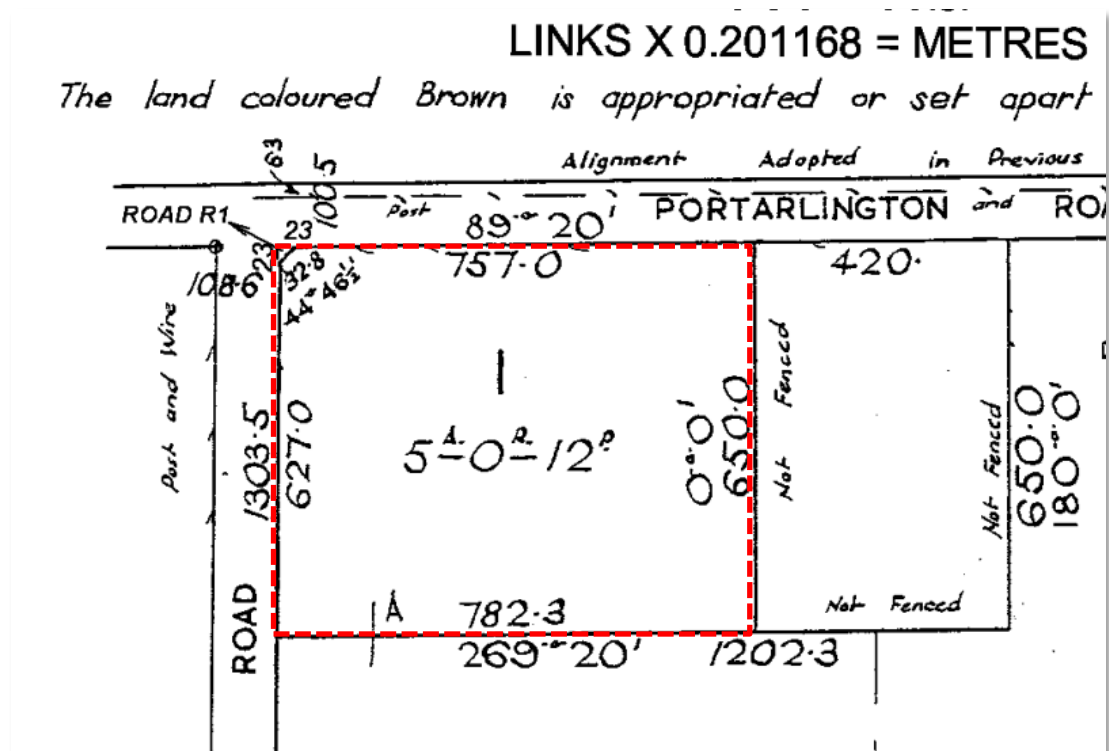


Image 2 Title Plan - 672-690 Potarlington Rd



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 08831 FOLIO 633

Security no : 124094031376L
Produced 28/11/2021 12:31 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 085129.
PARENT TITLE Volume 07340 Folio 897
Created by instrument D723052 21/05/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAVID ANTHONY LE LIEVRE
CHRISTINE LE LIEVRE both of 7 KYLE AVENUE BELMONT
G996262 09/03/1978

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG408969B 19/03/2009
AWA CREDIT UNION LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP085129 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: 672-690 PORTARLINGTON ROAD LEOPOLD VIC 3224

DOCUMENT END

Image 3 Certificate of Title

3.3 Current land zoning of the site

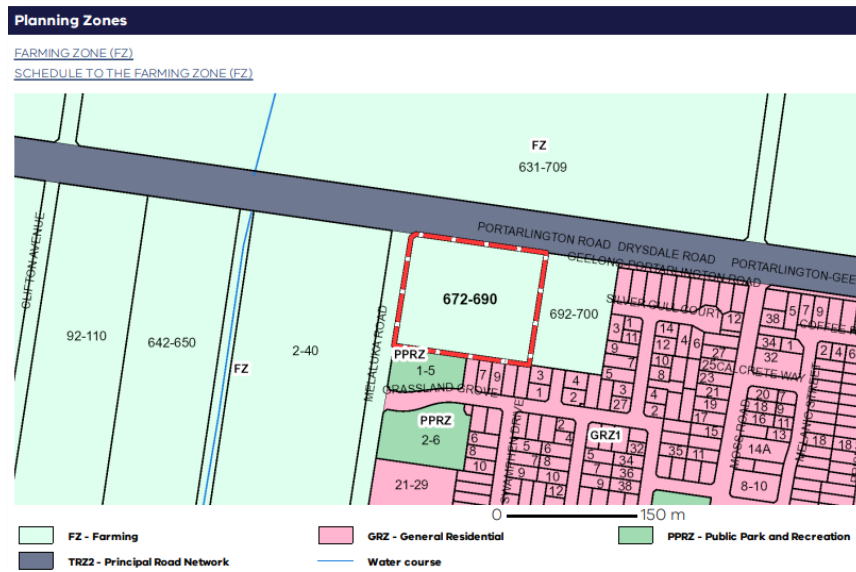


Image 4 Zone Plan

3.3.1 Planning Controls - Adjoining Land

Direction	Zone	Overlays
North	<ul style="list-style-type: none"> Transport Zone Farming Zone 	Nil
East	<ul style="list-style-type: none"> General Residential Zone 	Nil
South	<ul style="list-style-type: none"> General Residential Zone Public Park and Recreation Zone 	Nil
West	<ul style="list-style-type: none"> Farming Zone 	Nil

3.4 Proposed Use

This Planning Scheme Amendment request seeks to rezone the land from a Farming Zone (FZ) to a General Residential Zone (GRZ1) in accordance with the Leopold Structure Plan at Clause 21.14-9 of the Greater Geelong Planning Scheme.

It is considered that the proposed amendment implements the objectives of planning in Victoria of the Act and adequately addresses any environmental, social and economic effects given that the proposal is considered to achieve a net community benefit for the reasons outlined in this report and supporting reports.

3.5 Local government approval(s) for proposed use (and date).

There are no approvals for the proposed use. This was confirmed by the City of Greater Geelong on 28 March 2022.

4 Site history

4.1 Site plan and aerial photographs



January 2022 (Nearmap)



November 2009 (Nearmap)

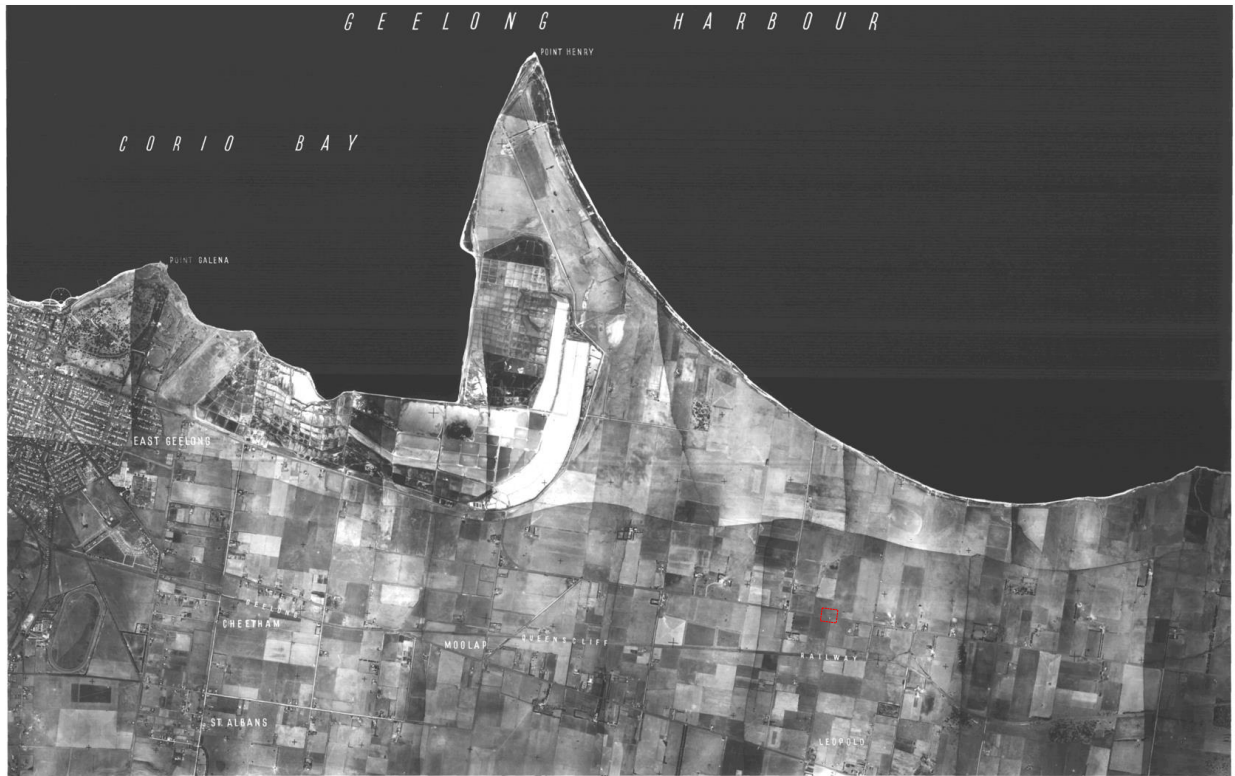
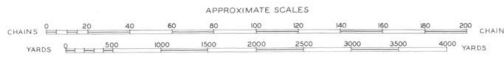


PHOTO-MAP
GEELONG D2
 of **857 D2**
 ZONE 7

Department of Lands and Survey
 AERIAL SURVEY OF VICTORIA
 Air photography by Aerial Services Pty Ltd
 (1947)
 Mosaic prepared in the Department by comparison
 with cadastral survey.
 Central photography at the
 CENTRAL PLAN OFFICE
 Date 20.1.1948 CPO Neg No 1777B



NOTE
 This photo mosaic is APPROXIMATELY the area of the
 or a portion of the Standard One Mile Map Series whose
 name and number it bears. It does not conform to
 mapping sheets.
 Photo lines on the mosaic may appear as lines, and
 adjoining photographs have different light effects and
 photographic tones. These should not be considered as

B3	B4
G E E L O N G	P O R T A R L I N G T O N
D1	D2
857	858
D3	D4

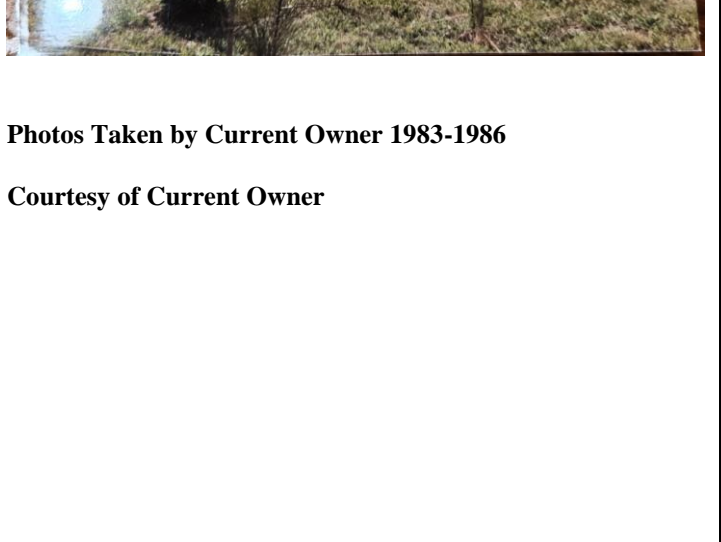
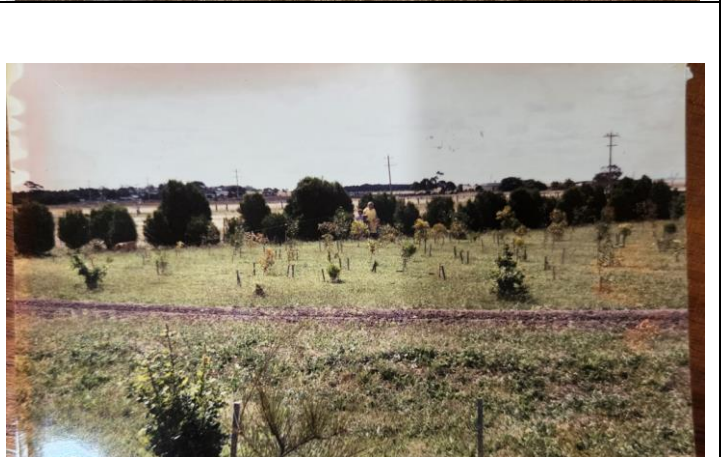
KEY

PHOTO-MAP
GEELONG D2
 of **857 D2**
 ZONE 7

C.P.O. NEG. NO. 1777B

20 January 1978





Photos Taken by Current Owner 1983-1986

Courtesy of Current Owner

4.1.1 Zoning

The site is in a Framing Zone and is proposed to be rezoned to a General Residential Zone.

The site was Created by instrument D723052 on 21/05/1970.

4.1.2 Present owners, occupiers and current users of the site

Joint Proprietors since March 1978.

DAVID ANTHONY LE LIEVRE and CHRISTINE LE LIEVRE

4.1.3 Previous owners and occupiers of the site

Ownership prior to March 1978 is understood to be the Sweeney Family.

4.1.4 Previous activities/uses

- 1948 Vacant (see aerial)
- Late 1960s/Early 1970s an existing weatherboard dwelling was moved to the site.
- 1982 Extension to Existing House
- 1987 the existing house burnt down (Current owners occupied)
- 1988 a new house and shed/s was built (residential use only).

Vacant	Dwelling (Residential Use)		New House Built (Current Owners) Residential Use Only – No Commercial or Agriculture
Pre 1950/Early 1960	~1960	~1970	1988 (To Present Day)

4.1.5 Previous and present building and structures

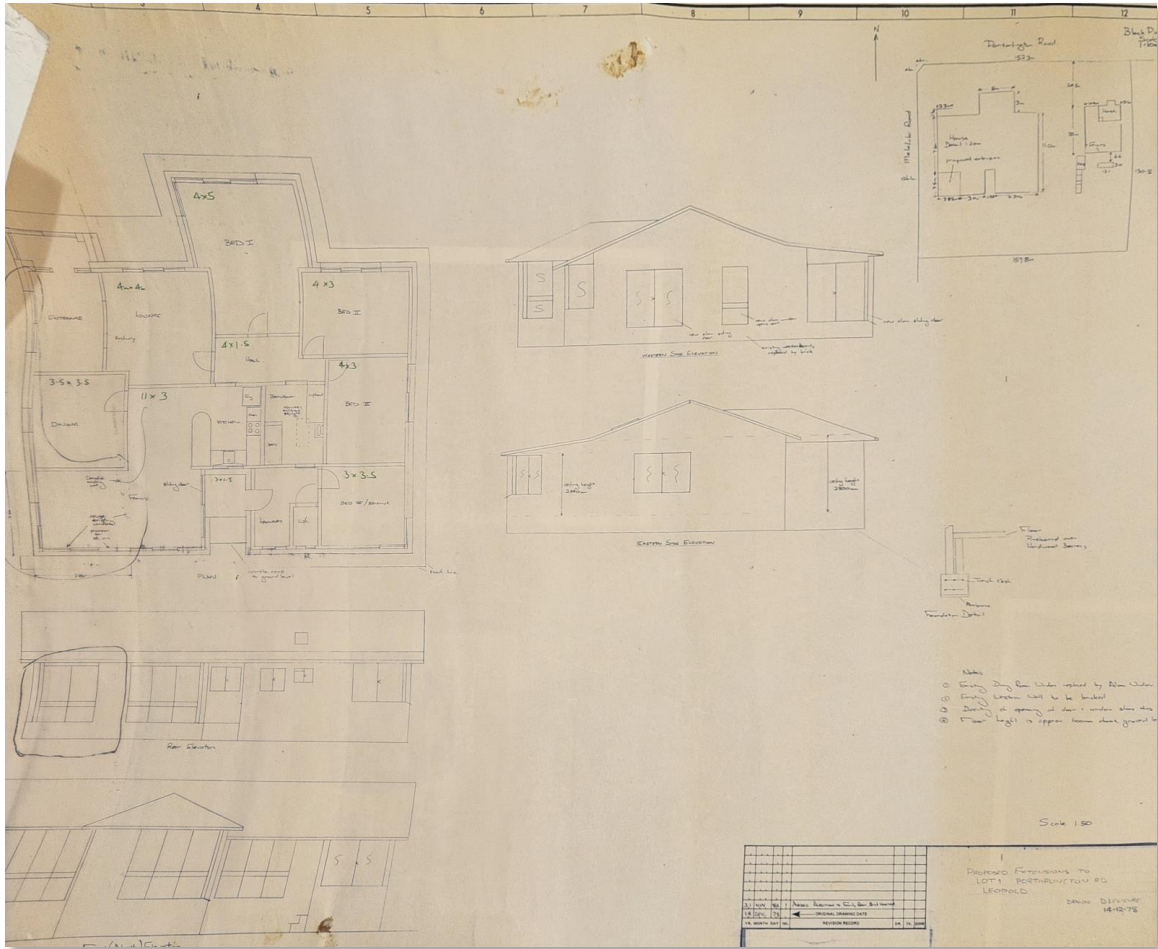


Image 5 Plans of Former House (1978)

In 1988 a new house and shed/s was built (residential use only).

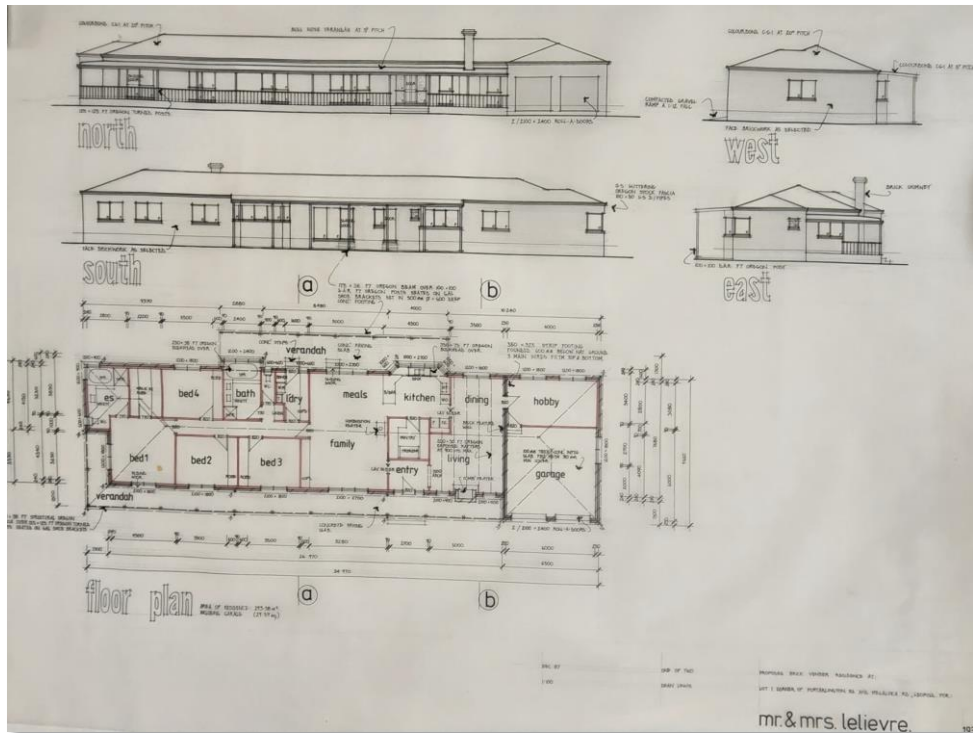


Image 6 Plans of Current Dwelling (1988)

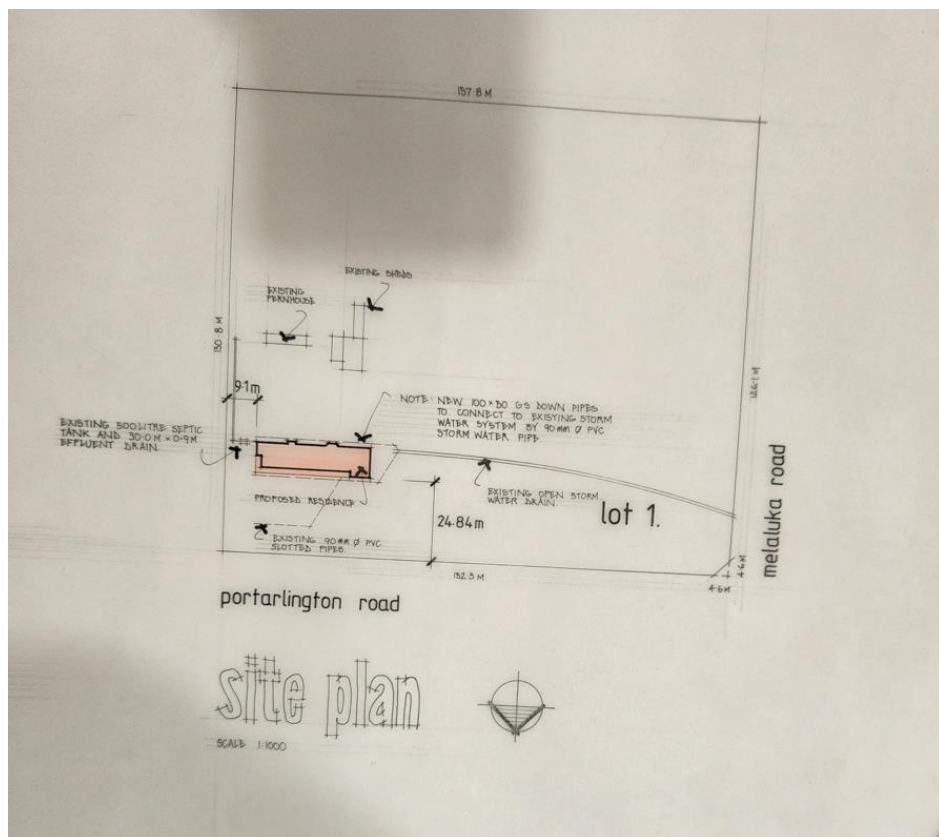


Image 7 Building Plans of Existing House (1988)



Image 8 Newspaper Article - Original Dwelling Destroyed (1987)



Image 9 Original Dwelling Before it was destroyed by Fire (1983)

4.1.6 Industrial processes carried out on site and the products manufactured

A list should detail the products from the industries and/or activities identified above:

- Nil.

4.1.7 Raw materials used

A list of raw materials stored or used at the site:

- Nil.

4.1.8 Intermediate products

- Nil.

4.1.9 Wastes produced

Wastes may be identified specifically (for example, waste degreasing solvents including carbon tetrachloride) or more generally (for example, acid slurry):

- Nil.

4.1.10 Waste disposal locations and imported fill

Sites should be assessed for areas of fill, particularly if there are reasonable grounds to suspect the original land form has been altered such as by filling gullies and watercourses:

- Nil - Please refer to PSI.

4.1.11 Discharges to land and water

The types of waste currently and historically discharged should be identified.

- Nil – Please refer to PSI

4.1.12 Product spills, losses, incidents and accidents (including fire)

These should be listed chronologically, together with an indication of the material spilled, estimates of quantity, extent of fire damage and structures affected:

- Nil Please refer to PSI

4.1.13 Services to the property (including sewer and underground services)

Site plans showing the location of sewers, stormwater drains and underground utilities (such as communication infrastructure) should be included as these may assist in identification of preferential contamination migration pathways:

- Only normal domestic services are connected to the site. An existing septic tank is located behind the existing dwelling. This will be removed when reticulated sewer is brought to the site as part of the staged development following rezoning.

4.1.14 Chemical storage and transfer areas

Locations should be indicated on the scaled site plan and chemicals stored/transferred at each area identified:

- Not applicable. There are no chemical storage and transfer areas

4.1.15 Power generation

Before the advent of electric power, generation of steam could have progressed from solid to liquid fuels requiring fuel storage and disposal of ash. This may have resulted in contamination by fuel and combustion products:

- Not applicable.

4.1.16 History of adjacent land uses

It is possible that contamination on a site may not be associated with any of the activities carried out on that land but may be a result of the migration of contamination from adjacent or nearby sites:

- **North and West** - The land adjoins two major roads (Portarlinton Road and Melaluka Road)
- **East** - While this application includes the rezoning of **692-700 Portarlinton Road, Leopold**, this has only been proposed at the request of Council and Context Planning does not represent the land owner or have any control over this part of the site. Notwithstanding this, our review of public records include the following:
 - ⇒ The City of Greater Geelong advised on **28 March 2022** that two Permits have been issued:
 - 501/1994 – Dwelling.
 - 73/2021 Outbuilding. The Planning Department advised that this outbuilding is to be used as part of the dwelling (residential use).
 - ⇒ 692-700 Portarlinton Road, Leopold was formerly Crown Land and the owners of 672-690 Portarlinton Road, Leopold had a lease over the land. The land was rezoned in 1994 (Amendment Ref. R51) and sold as the crown had no interest in the site. The Explanatory Report extract is provided below:

The Amendment is to enable the redevelopment of the site for rural purposes. The Department of Conservation and Natural Resources no longer has any use of the property. Consequently it wishes to rezone the site to dispose of it as a rural property.

It is noted that in considering this Amendment the Council took into account any significant effects upon the environment, the effects of the environment on the future development of the land and any economic and social effects that would result from the approval of the Amendment.

- **South** – Council Land – Public Open Space and drainage.

4.1.17 Interview information

Interviews with past property or business owners and occupiers and employees should be documented where practicable:

- Interviews with current Joint Proprietors who have owned the property since March 1978 has been undertaken (DAVID ANTHONY LE LIEVRE and CHRISTINE LE LIEVRE). This report has included information from these owners.

4.1.18 Earth moving activities carried out on the site

This information will assist in determining the source and location of any imported fill:

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8. FINDINGS:

8.1 SITE INVESTIGATION

A visual inspection of permanent land features of the site was undertaken which is a residential lifestyle allotment with a dwelling, usual outbuildings, vegetation and fencing. We are of the opinion that the site is original undisturbed ground (ie: Greenfield). There was some clean fill over the north-western portion of the site, with undisturbed (natural ground) below the fill.

For the reasons outlined above, we satisfied the site is low risk and suitable for rezoning.

There was no evidence recorded of unusual natural soil conditions.

In respect to other forms of potential contamination we did not observe any of the following:

1. visual evidence of contamination.
2. olfactory evidence of contamination.
3. evidence of rubble, refuse or organics.

The Mine Subsidence Hazard Report reads that their records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area (Appendix vii).

5

Preliminary Site Investigation (PSI)

Environmental (Provincial Geotechnical P/L, Nov 2021)

The Site Assessment prepared for 672-690 Portarlington Road confirms the land is suitable for residential development and states:

“Based on the physical site investigation undertaken this site does not indicate evidence of contamination or historical contaminating activities that would prevent development of the existing site for the proposed use.

Based on the laboratory analysis program undertaken, this site does not yield concentrations of the analytes tested to a level of concern in respect to human health for the proposed site use including rezoning.”

Based on all available information, the soil at the Site has a Low risk of contamination.

This view is formed based on:

- *The existing residential use and no history of commercial use.*
- *The site’s location with the urban settlement boundary and strategic intent for this site to be located within a residential zone.*
- *The soil testing and physical inspection undertaken.*
- *There is a Low likelihood of chemical contamination of soil in the paddocks due to application of fertilizers and/or herbicides.*
- *The Site is surrounded by low-risk properties.*
- *There is no apparent soil staining, soil discoloration or odours at the Site.*
- *There is no apparent asbestos contamination.*
- *There is no apparent Prescribed Industrial Waste or Putrescible Waste.*

The Site Assessment prepared for 672-690 Portarlington Road also states that:

“We consider this PSI to be adequate to support the rezoning. With consideration to the Planning Practice Note 30, Potentially Contaminated Land (July 2021) and whether an auditor is required to prepare a PRSA, we note this is “preferred” but is not mandatory and the Practice Note confirms that a PRSA can be deferred in certain situations. In this case, while we are satisfied that the site is low risk and suitable for rezoning, if considered necessary, a Preliminary Risk Screen Assessment (PRSA) could be deferred to a condition of a residential subdivision permit or more intensive sensitive land use.

The Practice Note also confirms this can be appropriate when there will be a “subsequent planning approval required” This is the case here where Planning Permits are still required for future land use and/or development. The Practice Note also confirms that an exemption can be requested where the land is already used for a sensitive use, agriculture or open space as is the case here”

An environmental site assessment for 692-700 Portarlinton Road, Leopold has not been undertaken and therefore consideration is deferred to a later planning process at the time the land owner wishes to consider development of their site. This includes deferring the need for a PRSA to a condition of a residential subdivision permit or more intensive sensitive land use at the appropriate stage of development.

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AERIAL PHOTOGRAPH: SUBJECT SITE

Client: H4 PROJECT GROUP
File No: 18195J
Date: 19/10/2021
Site: 672-690 Portarlinton Road, LEOPOLD, VICTORIA



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SITE PHOTOGRAPHS



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