

# City of Greater Geelong

## Land Capability Assessment - Creamery Road PSP

*Planning Practice Note 30 Update Addendum*

**Project No: 122972**  
June 2023

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Rev	Date	Details	Written	Reviewed	Approved
A	25/08/2021	Creamery Road PSP – LCA Addendum	SP	SP	SP
0	07/02/2022	Creamery Road PSP – LCA Addendum	SP/MB	SP	SP
1	28/06/2023	Creamery Road PSP – LCA Addendum	SP/MB/LC	LC	LC

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# 1 Introduction

## 1.1 Background

Meinhardt Infrastructure & Environment Pty Ltd (**Meinhardt**) was engaged by City of Greater Geelong (**CoGG**) in late 2020 to complete a Land Capability Assessment (**LCA**) for selected land parcels comprising an area of approximately 350 hectares in the proposed Western Geelong Growth Area (**WGGA**) (**the Study Area**). The land within this area comprised land parcels that will be developed as part of the Creamery Road Precinct Structure Plan (**PSP**).

The Creamery Road PSP forms the first precinct proposed to be developed as part of the WGGA. It is understood that the WGGA, when developed, is anticipated to deliver approximately 22,000 new dwellings and house a population exceeding 60,000 persons. The Creamery Road PSP area is expected to be comprised of approximately 3,500 dwellings catering to a neighbourhood for 8,000 persons.

The Creamery Road PSP area is bound to the west by Geelong-Ballan Road, to the north by the Geelong – Ballarat Railway line, to the south by Midland Highway and to the east by Geelong Ring Road. For ease of reporting, the Study Area was sub-divided into 38 properties and provided with a unique identifier as illustrated in **Appendix A, Figure 1**.

Meinhardt compiled the Creamery Road LCA report<sup>1</sup> in late 2020 and early 2021. The LCA report was finalised in July 2021 with revised versions issued in April 2022<sup>2</sup> and June 2023<sup>3</sup>. The works conducted were completed in accordance with the Department of Sustainability and Environment (**DSE**), *Potentially Contaminated Land General Practice Note 30, 2005 (PPN30-2005)*, which was current at the time the works were completed and provided a framework for planners to identify potentially contaminated land, provide guidance on appropriate assessment levels for sites based on their potential risk profile, identify appropriate conditions on planning permits and detail on when an Environmental Audit Overlay should be applied or removed as an applicable condition for a given site.

However, following the introduction of the Victorian Government, *Environment Protection Act, 2017 (the Act)* on 1 July 2021, the PPN30-2005 was superseded by the Department of Environment, Land, Water and Planning (**DELWP**)<sup>4</sup>, *Potentially Contaminated Land Planning Practice Note 30, July 2021 guidance (PPN30-2021)*, updated to incorporate the principles of the Act and risk screening outcomes. As a result of this update to the Planning Practice Note for Potentially Contaminated Land, CoGG is seeking this addendum to detail any changes to outcomes of the LCA completed for the Creamery Road PSP.

The current report therefore should be read in conjunction with the Creamery Road LCA, and any outcomes of risk ratings provided in the LCA are superseded by those within this report.

## 1.2 Objectives and Purpose

Meinhardt understands that the objective of the works detailed herein is to produce an updated guidance on the outcomes of identification of potentially contaminated land within the Creamery Road Study Area to understand capability of residential, commercial and industrial land uses and to inform strategic decisions on the future growth of the Greater Geelong region.

The purpose of the assessment is to bring the outcomes and recommendations of the LCA report previously prepared for CoGG into line with the updated PPN30-2021 guidance.

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<sup>1</sup> Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, July 2021. (**LCA report**)

<sup>2</sup> Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, April 2022. (**LCA report, Rev1**)

<sup>3</sup> Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, June 2023. (**LCA report, Rev2**)

<sup>4</sup> Due to Machinery of Government changes on 1 January 2023 a new Department of Energy, Environment and Climate Action (DEECA) was established, and the former Department of Environment, Land, Water and Planning (DELWP) ceased to exist.

## 2 Scope of Work and Methodology

### 2.1 Scope of Work

In order to meet the objectives of this investigation, Meinhardt completed the following scope of work:

- Review of PPN30-2021;
- Review of LCA report against PPN30-2021 framework, with a re-assignment of potential for contamination based on the industries and land uses detailed in Table 2 of PPN30-2021;
- Screen potential for contamination rating against Table 3 of PPN30-2021 to establish a recommended approach to assess potentially contaminated land, including any recommendations that may apply for planning scheme amendments or planning permit applications;
- Preparation of this addendum detailing the above items and how they relate to the Creamery Road LCA.

### 2.2 Methodology

Meinhardt completed the works in general accordance with the following guidelines and current applicable industry best practice:

- DELWP, *Potentially Contaminated Land Planning Practice Note 30*, 2021 (PPN30-2021);
- National Environment Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure*, 1999 (as amended 2013) (**NEMP 2013**);
- Victorian Government, *Environment Reference Standard*, Victoria Government Gazette No. S245, 2021 (**the ERS**).

As detailed in **Section 1.1**, a LCA was previously completed for the Creamery Road PSP Study Area by Meinhardt in 2020 – 2021. In preparing this addendum to meet the requirements of the Scope of Work detailed herein, Meinhardt used the information in the previously completed LCA report and compared it to the PPN30-2021 guidance to draw conclusions on the Potential for Contamination (PFC) for the properties within the Study Area and the recommended level of assessment, if required. This includes a review and where required, update of the property specific PFC assessment summary table provided in **Appendix B** of this report.

**No sampling and analysis of soils, surface water, groundwater or soil vapour/ ground gas was performed as part of the scope of works for the LCA or current report.**

### 3 Land Capability Desktop Assessment

As part of the desktop component of work completed and documented in the LCA report, historical information searches to investigate the potential for contaminating activities to have occurred over time within the Study Area. The Study Area Location Plan and Study Area Layout and Property Plan are presented in **Appendix A, Figures 1 and 2**. Details on the findings of the historical searches are included in the Creamery Road PSP LCA report (Rev2, June 2023).

The current report should be read in conjunction with the LCA report (Rev2, June 2023).

## 4 Contaminants of Potential Concern

Based on the desktop review for the LCA report (Rev2, June 2023), Meinhardt considered that a number of potentially contaminating activities may have existed or have occurred on and/or in the vicinity of the Study Area, which may have had the potential to lead to contamination of soil and/or the underlying groundwater and/or may have/ continue to pose a vapour risk.

These activities are summarised in **Table 4-1**, along with their location and Contaminants of Potential Concern (**CoPC**) typically associated with the types of land use noted.

**Please note:** Due the high-level nature of this assessment (time between the aerial photographs, poor resolution of some imagery and no intrusive investigations forming part of this assessment), there is potential for actual or assumed activities not listed as occurring at an individual Property to have taken place. The list of potentially affected properties and CoPC as assessed in **Table 4-1** is not considered to be comprehensive and further activities may have taken place.

Further, where potentially contaminating activities has been identified at an individual Property, Meinhardt's observations should be considered as subjective and that there is no definitive evidence that contamination actually exists or has occurred at any property. The list of potentially affected Properties and CoPC may be downgraded or upgraded as further information becomes available through more detailed and Property-specific assessment.

**Table 4-1 Potentially Contaminating Activities Identified (Actual or Assumed), LCA (Rev2, June 2023)**

Land Use	Contaminants of Potential Concern	Properties Affected
Cropping, other non-intensive agricultural or farming activities	Metals, herbicides, pesticides (OCP/OPP), nutrients	All Properties
Importation of fill material for or surface levelling and landscaping	Heavy metals, ACM, PAH, TRH	Potentially all Properties
Stockpiling of Construction and Demolition (C&D) Waste / Scrap Metal	Heavy metals, PAH, TRH, OCP/OPP, ACM	33
Burning of waste on rural properties (inferred burning off of vegetation such as trees)	PAH	16
Offsite agricultural/ farming leading to potential impacts to surface water	Metals, herbicides, pesticides (OCP/OPP), nutrients	1, 3 ,6 ,7 ,8, 14

**Notes**

- TRH - Total Recoverable Hydrocarbons
- BTEXN - Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene.
- PAH - Poly-Aromatic Hydrocarbons
- Heavy metals - As, Ba, Be, Bo, Cd, Co, Cr, Cu, Mn, Mo, Ni, Pb, Sb, Se, Sn, V, Zn and Hg.
- OCP/OPP - Organochlorine / Organophosphate Pesticides
- ACM – Asbestos-Containing Materials
- VOC – Volatile Organic Compounds

Meinhardt notes that cropping alone, as observed at many of the properties within the Study Area, is considered unlikely to contribute significant potential for contamination.

Meinhardt understands that due to the use of land within the Study Area for rural living, some of the properties may have the potential (as a result of their historical rural siting) to contain localised areas of waste burial or burning pits that would lead to requirement for assessment of potential impacts or contamination from these. While the PPN30-2021 guidance lists farm waste disposal as a potential medium-risk activity, no definitive evidence of such behaviour was noted in historical photography or searches conducted for the properties.

It is also noted that a septic tank system is assumed to be located at any Property with identified actual or assumed rural-residential or residential uses. While noted, the assumed presence of a septic tank has not resulted in an increase in the PFC rating for that Property; if the septic system is in good condition and functioning properly, no risk to human or environmental health is expected.

Where properties have had a significant history of development and redevelopment, there may be a risk of the presence of building and demolition wastes being present through soils in the areas where this activity has occurred. Due to the nature of building materials used historically through Australia, properties constructed prior to the early 1990s may pose a greater risk due to the presence of asbestos fibre cement sheeting, as well as other asbestos-containing products, and also lead-based paint. While not necessarily a risk at present, future development of the Study Area may warrant further assessment of any built structures that may need to be demolished for development to proceed.

As detailed in **Table 4-1**, the importation of fill material has been identified as a potential contaminating activity. The PPN30-2021 guidance lists 'fill sites' as sites of high risk of potential contamination, which is higher than the medium risk of potential contamination recommended in PPN30-2005. Despite this, Meinhardt has not considered filling at sites to be a medium or high risk to the Study Area as no large scale filling activities have been noted, and where filling may have occurred, the soils are considered likely to have been brought onto site from neighbouring sites where soils may have been excess to requirement. While Meinhardt acknowledges the potential for contamination as a result of filling exists, taking into consideration the scale and likelihood of contamination being present in soils sourced for surface levelling and landscaping, the risk is thought to be low.

## 5 Potential for Contamination Assessment

### 5.1 Planning System Considerations

As per the PPN30-2021 guidance, it is understood that the *Planning and Environment Act 1987* requires a planning authority to take into consideration any significant effects which a planning scheme or amendment may have on the environment, or which it considers the environment may have an impact on any use or development envisaged in a planning scheme or amendment.

Further, *Ministerial Direction No.1* of the *Planning and Environment Act 1987* specifies additional requirements for land that has been determined to be potentially contaminated. Requirements exist for land proposed to be used for sensitive purposes such as residential, childcare, kindergarten, pre-school, primary and secondary school and playground use scenarios. In cases where these uses are proposed in a planning scheme amendment, a process under the environmental audit system (administered by Environment Protection Authority (EPA) Victoria) is necessary to demonstrate that land is suitable for its intended use.

In the past, and currently (under certain circumstances), where land is deemed potentially contaminated and it is difficult to meet the requirements of the environmental audit system at the amendment stage, the application of an Environmental Audit Overlay (EAO) allows for the deferment of this requirement. However, under the *Environment Protection Act 2017*, the environmental audit system provides for the appointment of EPA accredited auditor and a system of preliminary risk screen assessment (PRSA) and/or environmental audits to inform land use planning for potentially contaminated land, prior to the application of an EAO.

The PRSA process was not available under the PPN30-2005 and has been introduced as part of the *Environment Protection Act 2017*. As detailed in the PPN30-2021, the purpose of the PRSA is to:

- *Assess the likelihood of the presence of contaminated land;*
- *Determine if an environmental audit is required; and*
- *If an environmental audit is required, to recommend a scope for the environmental audit.*

As such, it acts as an initial screen should a property be deemed to have sufficient potential for contamination to exist. Should an audit be deemed necessary, the purpose of the audit is to:

- *Assess the nature and extent of the risk of harm to human health or the environment from the contaminated land;*
- *Recommend measures to manage the risk of harm to human health of the environment from the contaminated land; and*
- *Make recommendations to manage the contaminated land, waste, pollution or activity.*

To make an assessment on whether a PRSA or environmental audit is necessary, a Potential for Contamination (PfC) assessment was undertaken for each Property within the Study Area. PfC ratings were derived based on the outcomes of the desktop review of historical information for the properties within the Creamery Road PSP, as detailed in the Creamery Road LCA report (Rev2, June 2023).

The PfC assessment for Properties located within the Study Area has been reviewed and updated in accordance with Table 2 of PPN30-2021 and collated into the PfC assessment table provided in **Appendix B** of this report and summarised in **Section 5.3**.

Notable changes (from PPN30-2005 to PPN30-2021) to activities that have a high and medium potential for contamination include the addition of the following land uses to the list of potentially contaminating activities:

#### **High Potential for Contamination**

- Chemical treatment / destruction
- Fertiliser manufacture/ storage
- Fill sites
- Firefighting or training
- Materials recycling/ transfer stations
- Mass animal burial
- Shooting or gun club

### **Medium Potential for Contamination**

- Waste disposal such as illegal dumping
- Stockpiles of imported fill
- Commercial use of pesticides
- Biosolids application to land
- Farm waste disposal

Further, the PPN30-2021 guidance also provides a list of activity types adjacent to the Study Area that may have the potential for contamination on or beneath the Study Area. This list of activities includes land that is used for:

- Automotive repair/ engine works
- Bitumen manufacturing
- Chemical manufacturing, storage and blending
- Council works depot
- Gasworks
- Defence works
- Dry cleaning
- Electrical/ electrical components manufacturer
- Electroplating
- Landfill
- Service station
- Fuel storage depot
- Tannery
- Underground storage tanks

**Note regarding Agriculture:** PPN30-2021 identifies agriculture and animal production as having a medium potential for contamination, however agriculture should only be considered medium potential for contamination in limited cases as specified in Table 2 of PPN30-2021. Specifically, PPN30-2021 advises that “While most agricultural land is not likely to be contaminated, the potential for specific contaminating activities to have occurred over time should be considered, including: Commercial use of pesticides (including herbicides, fungicides etc), biosolids application to land and farm waste disposal”.

With consideration of the above Meinhardt reviewed the PfC ratings for properties within the Study Area as detailed in the following sections of this report.

## **5.2 Potential for Contamination (PfC)**

A ‘traffic light’ system (**Green = Not Potentially Contaminated**, **Yellow = Medium** and **Red = High**) was used in the PfC assessment for each property.

**Note regarding PfC rating “Not Potentially Contaminated”:** In accordance with the DEECA, Planning for Environment Protection, Report on stakeholder workshops and submissions, March 2023 (DEECA 2023), under the previous PPN30 (PPN30-2005), the categorisation of “low potential” equated to land which did not meet the definition of potentially contaminated land. In the revised PPN30 (PPN30-2021), those sites that would previously have been referred to as “low” potential for contamination are now referred to as “not potentially contaminated”.

Results obtained from the desktop review indicate the Study Area and much of the surrounding areas have been predominantly used for farming including generally non-intensive agricultural and potentially stock grazing purposes however this is based on observations of the land rather than specific information to suggest as such. Other current and former land uses indicated areas may have been used for more intensive agricultural purposes such as a medium sized, non-commercial nursery (Property 4) or plantation/ orchard (Property 13).

Meinhardt also understands that Covenant College, a Kindergarten to Year 12 college located on Property 31 also operates a Trade Skills Centre for agricultural and land management training on Property 32, with associated outdoor public recreational sporting spaces spread across Myers Reserve (Property 29) including soccer, bowls, netball, cricket and football facilities. It is understood these spaces are used by the general community as well as Covenant College students.

Residential homesteads and associated infrastructure (sheds, water tanks etc.) were identified on several of the Properties located within the Study Area, of varying ages and composition. Some

properties contained areas that were used for the storage of old machinery, solid waste materials and other scrap items.

Evidence of earthworks associated with the construction and alteration of properties as well as land cultivation activities were identified on many of the Properties located within the Study Area during the site inspection.

Many of the Properties within the Study Area were assessed to contain land uses or activities (whether actual or assumed) that have the potential to lead to contamination of soil and/or groundwater and/or pose a vapour risk. These activities included:

- Earthworks / stockpiling / importation of fill for surface levelling and landscaping;
- Structures / buildings with unknown use;
- Storage and maintenance of heavy machinery associated with farming / agricultural practices;
- Use of agricultural sprays and irrigation of crops;
- Storage of chemicals / fuel / oil;
- Use of land for burning waste (inferred burning off of vegetation);
- Potential asbestos containing materials (**ACM**) in structures or buildings, especially those constructed before 1990 when the domestic use of ACM was phased out. These structures/buildings may still be present at the Property, or were demolished and/or removed; and
- Livestock grazing – though possible, non-intensive grazing or pasturing of non-carnivorous animals is not considered to contribute to significant potential for the presence of contamination.

The PfC assessment for Properties located within the Study Area was reviewed and considered in accordance with PPN30-2021 and collated into the PfC assessment table located in **Table 5-1** and collated into the updated PFC assessment table located in **Appendix B**. The PfC ratings are presented in **Appendix A, Figure 3**.

**Table 5-1 PfC Assessment Table (as per PPN30-2021)**

PfC Rating in accordance with PPN30-2021	Applicable Properties
High	None
Medium	Property 4 and 13
Not Potentially Contaminated	All other properties

Based on the review of previous land uses, targeted site inspection and the PPN30-2021, Meinhardt considered it necessary to alter the PfC of one property (Property 13, Avonlea Homestead, located at 85 Bluestone Bridge Road, Bell Post Hill VIC 3215) within the Creamery Road East PSP Study Area. PPN30-2021 advises that whilst most agricultural land is not likely to be contaminated, the potential for specific contaminating activities to have occurred over time should be considered, including commercial use of pesticides (including herbicides, fungicides etc), biosolids application to land and farm waste disposal. Due to the presence of a commercial olive orchard on Property 13, it is considered likely that commercial use of fertilisers, pesticides, and herbicides has occurred, and as per PPN30-2021, this property would fall into the “medium” PfC category (refer to **Table 5-3** in **Section 5.3.2** below).

No other properties within the Study Area were considered to require a change in its PfC rating.

### 5.3 Assessment Levels

In accordance with the PPN30-2021 guidance, Assessment Levels can be derived using the PfC ratings. Assessment Levels based on PFC ratings and proposed land-use are summarised in **Table 5-2**.

**Table 5-2 Assessment Levels Matrix**

Proposed Land-Use		Potential for Contamination	
		High	Medium
<b>Uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S</b>			
<ul style="list-style-type: none"> <li>Sensitive uses: Residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use</li> <li>Children’s playground</li> <li>Secondary school</li> </ul>	New use, or buildings and works associated with a new use	A	B
	Buildings and works associated with an existing use	B	B
<b>Other land use</b>			
<ul style="list-style-type: none"> <li>Open space</li> <li>Agriculture</li> <li>Retail or office</li> <li>Industry or warehouse</li> </ul>	New use, or buildings and works associated with a new or existing use	C	D

### 5.3.1 High Potential for Contamination

Where the PfC of a property or site is designated as high, Assessment Levels ‘A’, ‘B’ and ‘C’ may be applicable based on the proposed future use of land.

No properties located within the Study Area were classified as having a PfC of high and as such, there were no Properties designated as requiring Assessment Level ‘A’ or ‘C’.

### 5.3.2 Medium Potential for Contamination

Where the PfC of a property or site is designated as medium, Assessment Levels ‘B’ and ‘D’ may be applicable based on the proposed future use of land.

The PPN30-2021 states the following requirements for a Site designated as Assessment Level ‘B’:

*“PRSA or audit option applies. PRSA to determine need for audit is recommended.”*

To meet Assessment Level ‘B’ requirements where the future use of land is for a sensitive land use, an EPA-accredited Environmental Auditor must be engaged to complete a PRSA<sup>5</sup> in accordance with the *Environment Protection Act 2017* to determine the need to complete an environmental audit.

A total of two (2) properties (Property 4 and 13) located within the Study Area was classified as requiring Assessment Level ‘B’ as summarised in **Table 5-3**.

<sup>5</sup>EPA Victoria, *Preliminary screen risk assessments*, 17 July 2020, obtained from <https://www.epa.vic.gov.au/for-business/find-a-topic/environmental-audit/preliminary-risk-screen-assessments>.

**Table 5-3 Assessment Level B Summary**

Meinhardt LCA Property ID	Assessment Level	Rationale
4	<b>B</b>  (or 'D' if non-sensitive land use)	Meinhardt attended this property during a site inspection conducted in January 2021. The site was used for cultivating various plants for supply to one or more nurseries. The plants were grown in individual pots and were clearly marked and well organised across the property. Meinhardt noted the presence of various types of fertiliser, fungicide and insecticides as well as pest control products.  The site also houses a number of water tanks, storage sheds, greenhouses and an office/ homestead building. Meinhardt noted that the site was in good condition and appeared to be well managed.  As the site is effectively a market garden with commercial use of pesticides, it is listed in the PPN30-2021 guidance as having a medium potential for contamination.
13		The site comprises a homestead with a commercial olive orchard (Avonlea Homestead). It is considered likely that commercial use of fertilisers, pesticides, and herbicides has occurred, and as per PPN30-2021, this property would fall into the “medium” PfC category.

These sites would require Assessment Level ‘D’ to confirm its suitability for less sensitive uses such as open space, agriculture, retail or office (commercial use) or industry or warehouse (noting that in accordance with PPN30-2021.

For Assessment Level ‘D’ PPN30-2021 recommends for a planning scheme amendment that “*Planning authority to document consideration of potential for contamination to impact proposal.*” Where a planning permit application is submitted, the “*responsible authority to document consideration of potential for contamination to impact proposal.*”

At the request of CoGG, Meinhardt sought further clarification from DEECA regarding how CoGG should apply Assessment Level D. In their response, DEECA advised that for Assessment Level D sites, there is no requirement for a formal assessment report under the NEPM<sup>6</sup> or Environmental Audit System under the current planning policy framework and that Councils have discretion as to how to consider the potential impact of contamination on the proposal. As a minimum, it is important for Council to keep a record of the work that led to the Assessment Level D categorisation (such as the LCA report (Rev2, June 2023) and this addendum report). In some instances, there may be other relevant information, such as actions under internal Council contamination procedures, or consultant advice, which may be provided outside of a formal assessment, and if so, these should be documented.

### 5.3.3 Other Properties not Classified as High or Medium for Contamination

In accordance with the PPN30-2021 guidance, “*...if the review of the current and historical use of the land and surrounds shows a history of non-contaminating activities and there is no other evidence or suspicion for contamination, further investigation is not required.*”

With the exception of Properties 4 and 13, the properties located within the Study Area were not classified as having a high or medium PfC and therefore do not meet the definition of potentially contaminated land in accordance with PPN30-2021. For this reason, further investigation of these properties is not required prior to a decision on a planning scheme amendment.

<sup>6</sup>National Environment Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure*, 1999 (as amended 2013) (**NEPM 2013**).

## 6 Conclusions and Recommendations

### 6.1 Conclusions

Meinhardt has reviewed information relevant to each of the properties within the Study Area to assess the risk of contamination affecting each property and any further works required to assess the level of contamination in light of the PPN30-2021 guidance.

After the review of site history and screening against potentially contaminating industries as detailed in PPN30-2021, Meinhardt conclude there were no properties given a “High” PfC within the Study Area.

A total of two (2) properties (Property 4 and 13) were deemed to have a “Medium” PfC as a result of a history that has included being used as a market garden, with the storage of commercial pesticides, herbicides and other chemicals (Property 4) and being used as a commercial olive orchard (Property 6) with the likely use and storage of commercial pesticides, herbicides and other chemicals. In accordance with PPN30-2021 guidance, these sites are considered to require further assessment under Assessment Level ‘B’ (if the land is to be zone for sensitive use) or Assessment Level ‘D’ (for non-sensitive use).

Under Assessment Level ‘B’, a PRSA is recommended to determine whether an audit is necessary for the site. For non-sensitive land use (Assessment Level ‘D’), the planning or responsible authority must document the consideration of PfC to impact any planning proposal (refer to **Section 5.3.2** for further information).

All other properties within the Study Area (Properties 1-3, 5-12 and 14-38) were not classified as having a high or medium PfC and therefore do not meet the definition of potentially contaminated land in accordance with PPN30-2021. For this reason, further investigation of these properties is not required prior to a decision on a planning scheme amendment.

### 6.2 Recommendations

Based on the conclusions detailed in **Section 6.1**, Meinhardt makes the following recommendations:

- Completion of a PRSA for Property 4 and Property 13 should the land be proposed for a sensitive future use, or consideration should be given and documented about the PfC to impact any planning proposal. A PRSA may be conducted at any time, however it may be in the interests of CoGG to action this once a final proposed land use has been decided for Property 4 and 13.
- While no immediate requirements are necessary for properties classified as not having a high or medium PfC, Meinhardt notes that due to the high-level nature of LCA searches, there is potential for existing contamination, or activities that may have caused contamination to have occurred, that are not able to be identified at the current stage. Should unexpected contamination findings be discovered during future site works (identification of buried wastes, evidence of heavy chemical staining, unnatural chemical odours, visible asbestos, etc.), then additional investigations may be required. In such a situation, a suitably qualified and experienced Environmental Consultant may need to be notified, and appropriate actions taken.
- During development works any contaminated soil (including those with aesthetic impacts including odour) must be managed as a Prescribed Industrial Waste where they are to be removed from site. Producers of contaminated soil must categorise their waste into one of five categories, Category A, B, C, D or clean fill (EPA Publication 1828.2, *Waste disposal categories – characteristics and thresholds*, 2021) (**Publication 1828.2**). Descriptions of the threshold limit values (upper limits) of contaminants for these categories are outlined in Publication 1828.2.

#### Other

- This report should be read in conjunction with the Creamery Road PSP LCA report (Rev2, June 2023). Any conclusions and recommendations pertaining to potential for contamination and assessment levels detailed in this report supersede those detailed in the LCA report (Rev2, June 2023). All other information in the LCA report (Rev2, June 2023) is valid and current at the time this report is published.

## 7 References

- Australian and New Zealand Environment and Conservation Council (ANZECC) and the National Health and Medical Research Council (NHMRC), *Australian and New Zealand Guideline for the Assessment and Management of Contaminated Sites*, January 1992;
- Department of Environment, Land, Water and Planning, *Spatial Datamart Victoria – VicMap Easements*, obtained 21/12/2020 from <https://services.land.vic.gov.au/SpatialDatamart/>
- Department of Sustainability and Environment (DSE) (now Department of Energy, Environment and Climate Action (DEECA)), *Potentially Contaminated Land General Practice Note*, 2005;
- DELWP, *Potentially Contaminated Land Planning Practice Note 30*, 2021;
- Department of Energy, Environment, and Climate Action (DEECA), *Planning for Environment Protection, Report on stakeholder workshops and submissions*, March 2023;
- EPA Victoria, *EPA Publication 1828.2, Waste disposal categories – characteristics and thresholds*, 2021;
- National Environment Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure*, 1999 (as amended 2013);
- Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, July 2021 (document reference 122972-R-01-CoGG-Creamery Rd LCA\_FINAL);
- Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, April 2022 (document reference 122972-R-01-CoGG-Creamery Rd LCA\_FINAL\_Rev1);
- Meinhardt, *City of Greater Geelong, Land Capability Assessment – Creamery Road PSP*, June 2023 (document reference 122972-R-01-CoGG-Creamery Rd LCA\_DRAFT\_Rev2);
- Standards Australia, *Australian Standard AS4482.1-2005: Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil – Part 1: Non-Volatile and Semi-Volatile Compounds*, 2005;
- Victorian Government, *Environment Protection Act 2017*, 2017;
- Victorian Government, *Environment Reference Standard*, Victoria Government Gazette No. S245, 2021.

## 8 Limitations

The assessment in this report was restricted to the agreed scope of works and is subject to the limitations set out below or elsewhere within this report.

The assessment has been undertaken and performed in a professional manner consistent with the skill and care ordinarily exercised by reputable consultants under similar circumstances. No other warranty, expressed or implied, is given.

Where Meinhardt Infrastructure & Environment Pty Ltd (Meinhardt) has relied on verbal information and/or documentation provided by the client and/or third parties, Meinhardt did not attempt to independently verify the accuracy or completeness of that information. To the extent that the conclusions or recommendations in this report are based in whole or in part on such information, they are contingent on its validity. Meinhardt assume no responsibility for any consequences arising from any information or condition that was inaccurate, concealed, withheld, misrepresented, or otherwise not fully disclosed or made available to Meinhardt.

Other than the visual observations and analytical data as stated in this report, no representations or warranties are made concerning the nature or quality of the soil, groundwater, surface water and/or soil vapour on the Site. On all sites varying degrees of non-uniformity of the vertical and horizontal, groundwater, surface water and/or soil vapour/landfill gas conditions are encountered. Hence no sampling technique can completely eliminate the possibility that samples are not totally representative of soil and/or groundwater conditions on a site.

It should also be recognised that site conditions, including contaminant extent and concentrations can change with time. Hence, the information in this report is only accurate as at the date of issue. If this report is used after a protracted delay, further investigation of the Site may be necessary.

This report has been prepared on behalf of the client for the benefit of CoGG only (the authorised recipient).

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## APPENDIX A FIGURES



**MEINHARDT**

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0 50 100 200 300 400  
Meters  
Coordinate System: GDA 1994 MGA Zone 55

**Legend**

 Study Area

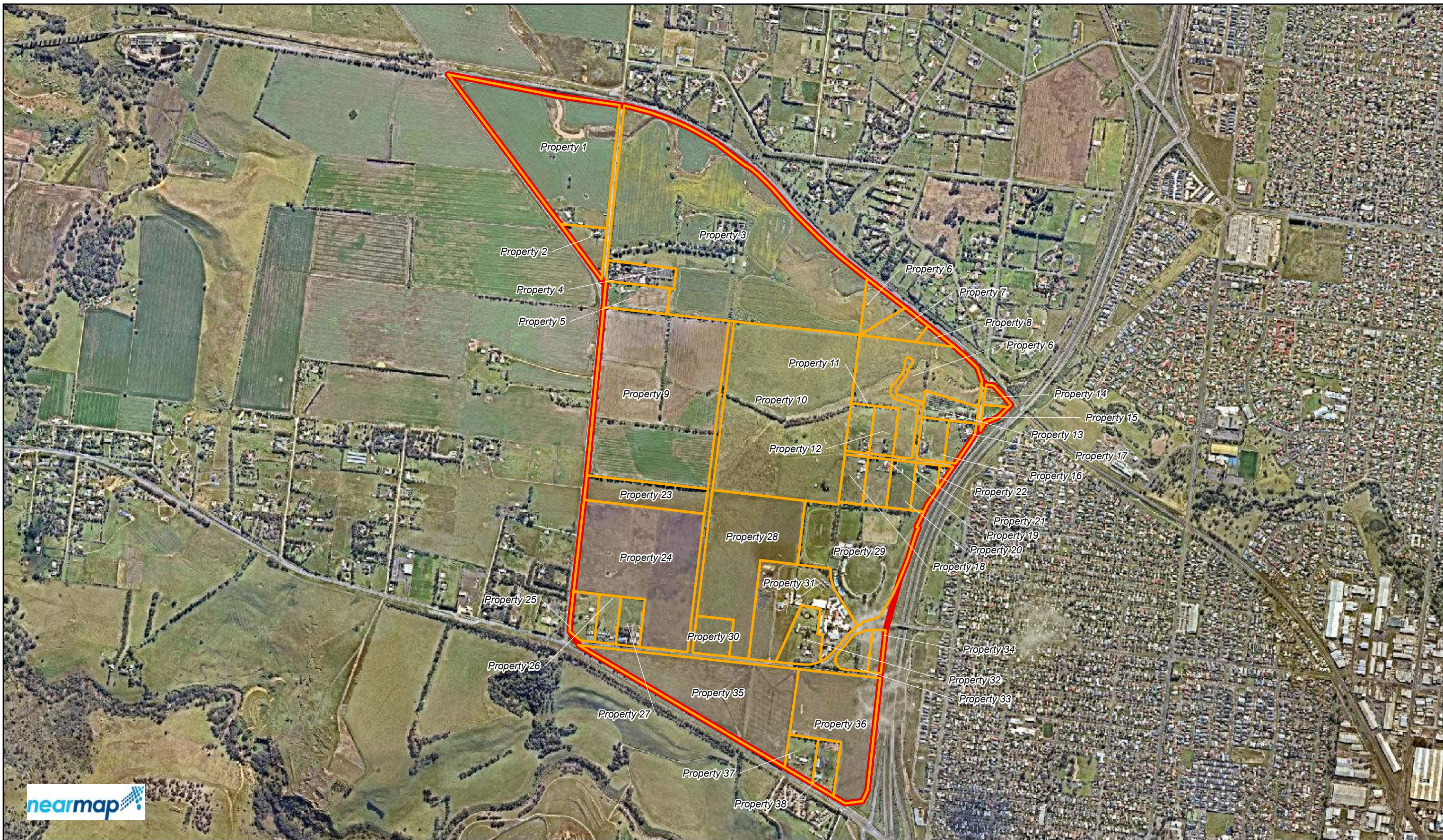
Figure 1 - Study Area Location Plan

Creamery Road Precinct Structure Plan  
CoGG - Creamery Road LCA Addendum  
City of Greater Geelong

Job No.: 122972

Ref No.: F0001

Rev: 0



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0 50 100 200 300 400  
Meters  
Coordinate System: GDA 1994 MGA Zone 55

**Legend**

- Study Area
- Property Boundary

Figure 2 - Study Area Layout and Property Plan

Creamery Road Precinct Structure Plan  
CoGG - Creamery Road LCA Addendum  
City of Greater Geelong

Job No.: 122972

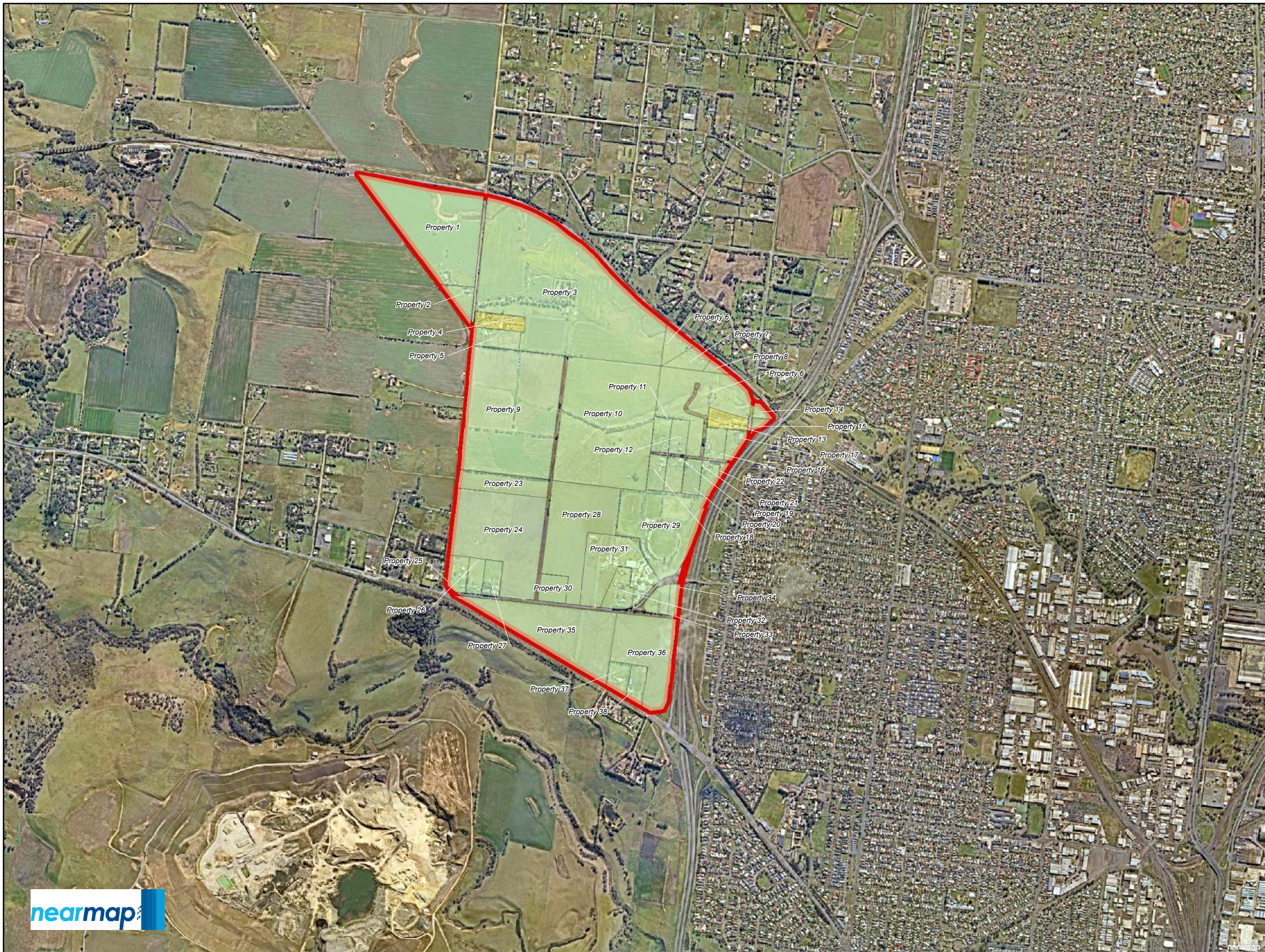
Ref No.: F0002

Rev: 0

Information Source: Aerial Imagery 2020 - NearMap; Cadastre 2020 - Spatial Datamart (VicMap); Study Area and Property Boundaries 2020 - Meinhardt.

File Name/ Location: X:\122972 - CoGG - Creamery Rd LCA\4\_Delivery\5\_ENV\4\_GIS\2\_ArcGISMAPS\PDF-working\IR-02-Addendum\122972\_002\_Site\_Layout\_Plan.mxd

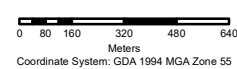
Disclaimer: Whilst all care has been taken in the preparation of this information, Meinhardt makes no representations or warranties regarding its completeness, suitability, accuracy or reliability for any particular purpose. Further, Meinhardt will not accept any responsibility or liability of any kind for any losses, damages or expenses that may be incurred by any party as a result of reliance upon this information, for any reason.



Draft



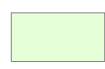
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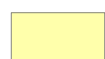
**Legend**



Study Area



PFC Rating - Not potentially contaminated in accordance with PPN30-2021 definition of potentially contaminated land



PFC Rating - Medium

Figure 3 - Updated Potential for Contamination Plan

Creamery Road Precinct Structure Plan  
CoGG - Creamery Road LCA PPN30 Addendum  
City of Greater Geelong

Job No.: 122972

Ref No.: F0006

Rev: 0

## APPENDIX B    UPDATED PFC RATINGS

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)
1	1\TP240293	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	Heritage	Overlay lies along a small section of the northern boundary	N/A	N/A			
			Heritage	2020	-	Victorian Heritage Register "Cowies Creek Rail Bridge No2" along the northern boundary. Victorian Heritage Register "Former Moorabool Railway Station" approximately 20 m north west from the northern western corner of the property	N/A	N/A			
					Cultural Heritage Sensitivity	Overlay covers most of the property to the north east	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod shrublands along Cowie Creek and on the southern edge	N/A	N/A			
				2020	Groundwater & Inflow Dependent Ecosystem	Cowies Creek	N/A	N/A			
			Aerials	2020	-	No significant change	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	-	No significant change					
				2009	-	No significant change					
				1994	-	Additional small rectangular building which may be a shed on the southern boundary can be observed					
				1990	-	One (1) building with accompanying small building can be observed which may be a residence and shed. A driveway is visible in the south western corner					
				1984	Farming / agriculture	No significant changes					
1978	-	Vegetation partially cleared from centre of property. More possible tracks in southern portion of the property.									
1970	-	Clearer evidence of farming.									
1963	-	Possible farming/cropping.									
1947	-	Possible tracks in south eastern corner indicate potential farming. Cowies Creek passes through northern boundary and exits on eastern boundary. Some vegetation along creek and in centre of property. Possible bridge, dam or narrowing of creek on southern portion. Possible tracks in south eastern corner.									
EPA Records	2020	-	A clean up notice was issued according to EPA records (Notice No. NO6986) 20 m to the west of the property and requires or clean up and potentially ongoing monitoring. This was issued to Jindalee Estate Pty Ltd, a former occupier of the site, who were operating a winery. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given the premises is of site and that the notice has been revoked.	Use of fertilisers, herbicides and pesticides and discharge of wastewater	Metals, nutrients, herbicides, OCP, OPP, BOD, TOC, pH						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						
2	LS016426_EP	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A			
				2020	-	No significant change	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
			2015	-	No significant change						
			2009	-	Additional small building appears to have been built near other buildings which is most likely a shed						
			1994	-	Dam appears to have been constructed in south eastern corner						
			1990	-	One residential building appears to have been constructed with accompanying shed, water tank and driveway in north east corner						
			1984	Farming / agriculture	No significant change						
			1978	-	No significant change						
			1970	-	No significant change						
1963	-	Uniform lines are no longer visible									
1947	-	The land appears to be being used for agriculture due to the presence of uniform lines across the property that may indicate irrigation									
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						
3	2\LP203190, 1\TP81151	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern half of the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A			
				2020	Groundwater & Inflow Dependent Ecosystem	Cowies Creek	N/A	N/A			
			Aerials	2020	-	At least 7 large tanks have been installed behind the two sheds most likely for water storage. Uniform lines are observable across the property that may indicate ridges and furrows.	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	-	Swimming pool constructed to south of main building.					
				2009	-	A rectangular structure building appears to have been built to left of main building next to existing shed					
				1994	-	No significant change					
				1990	-	No significant change					
				1984	Farming / agriculture	No significant change					
				1978	-	No significant change					
1970	-	No significant change									
1963	-	Rectangular area with trees partially cleared. Evidence of cropping is visible. Possible shed and water tank appears to have been built to the south east of the estate.									
1947	-	Large estate (Harrison Estate) with many buildings in centre of property with long tree lined driveway. Surrounded by large fields possible used for farming / agriculture. Cowies Creek runs from north west to south eastern border. Rectangular area with sparse vegetation in centre of eastern half. A number of trees scattered south of driveway.									
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)	
4		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	Yes	Medium	B	
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A				
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A				
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands on western edge	N/A	N/A				
			Aerials	2020	Market Gardens / Nursery	2020	Shed or greenhouse appears to have been built to the north of the existing greenhouses. Shed in south eastern corner removed.	Earthworks (possible importation of fill for surface levelling and landscaping), removal of structures, use of fertilisers, herbicides and pesticides for agriculture (commercial nursery)				Metals, ACM, nutrients, herbicides, OCP, OPP
				2015		The two (2) northern-most structures have been removed. Small shed appears to have been built in south eastern corner.						
				2009		The potential greenhouses identified in the 1994 image appear to have been removed/moved. Six (6) buildings which may be greenhouses have been built or rebuilt in centre of property. Two (2) new structures appear to have been built which are likely sheds.						
				1994		Large dam appears to have been built in south west corner. Seven (7) large clear structures have been built which appear to be greenhouses. A large shed appear to have been built in north eastern corner						
				1990		No significant change						
				1984		Farming / agriculture	No significant change					
				1978		Three small sheds appear to have been built to the east of existing building, and two small structures along the southern boundary.						
			1970	A single building and driveway appear to have been built								
			1963	Vacant land	No significant change							
1947	Vacant land with line of trees along western boundary	No potential contamination sources identified	No CoPC identified									
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A							
Property Inspection	2020	-	Property Inspection confirmed land use as a Nursery. Various plants and trees observed throughout the property in greenhouses and outside. Meinhardt understands that these are then transported to the Wombat Gully nursery in Geelong to be sold. Evidence of fertilizers, pesticides, and rodent/rabbit bait observed.	N/A	N/A							
5		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-	
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A				
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A				
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A				
			Aerials	2020	Farming / agriculture	2020	No significant change	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)				Metals, nutrients, herbicides, OCP, OPP
				2015		Additional shed appears to have been built						
				2009		Additional sheds appear to have been built. Stockpile of materials is no longer observable						
				1994		Larger building and unsealed driveway appears to have been built near existing buildings. Soil discolouration in the western portion of the property which may indicate earthworks in the area. Area along the northern property boundary may be used for stockpiling materials						
				1990		Building and accompanying shed appear to have been built in western half of property. Land discolouration observable in the eastern portion of the property which may indicate earthworks or clearing of vegetation						
				1984		No significant change						
				1978		Trees/building in north west corner have been cleared. Small structure built along northern boundary.						
			1970	Vacant Land	No significant change							
			1963	Possible track is visible in the western portion of the property	No potential contamination sources identified	No CoPC identified						
1947	Possibly vacant land. Line of trees along western and southern boundary, and cluster of trees/possible building in north west corner											
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A							
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A							
6		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-	
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A				
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern section and most of the southern section	N/A	N/A				
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A				
			Aerials	2020	Vacant land	2020	Groundwater & Inflow Dependent Ecosystem	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial) upstream as Cowie Creek runs through the property				Metals, nutrients, herbicides, OCP, OPP
				2015		No significant change						
				2009		No significant change						
				1994		No significant change						
				1990		No significant change						
				1984		No significant change						
				1978		No significant change						
			1970	No significant change								
			1963	No significant change								
1947	Vacant land, two sections, Cowies Creek passes through from west to east of one and north to east through the other. Tributary branches off creek in southern section, exits south west corner. Some scattered trees throughout. Appears to be a fence along the western boundary of the property (onsite) Land adjacent, including upstream of Cowies Creek is being used for farming/agriculture											
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A							
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Vacant Land	N/A	N/A							
7		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-	
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A				
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the entire property	N/A	N/A				
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A				
			Aerials	2020	Vacant land	2020	Groundwater & Inflow Dependent Ecosystem	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial) upstream as Cowie Creek runs through the property				Metals, nutrients, herbicides, OCP, OPP
				2015		No significant change						
				2009		No significant change						
				1994		No significant change						
				1990		No significant change						
				1984		No significant change						
				1978		No significant change						
			1970	No significant change								
			1963	No significant change								
1947	Vacant land, Cowies Creek passes through from west to east. Possible bridge over creek. Land upstream of Cowies Creek is being used for farming agriculture											
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A							
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Vacant Land	N/A	N/A							

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)
8		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the entire property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A			
				2020	Groundwater & Inflow Dependent Ecosystem	Cowies Creek	N/A	N/A			
			Aerials	2020	Vacant land	No significant change	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial) upstream as Cowie Creek runs through the property	Metals, nutrients, herbicides, OCP, OPP			
				2015		No significant change					
				2009		No significant change					
				1994		No significant change					
				1990		No significant change					
				1984		No significant change					
				1978		No significant change					
				1970		No significant change					
1963	No significant change										
1947	Vacant land, Cowies Creek passes through from west, exits south. Land upstream of Cowies Creek is being used for farming agriculture										
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Vacant Land	N/A	N/A						
9	109\PP3179	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands along southern boundary, sections on the east and western boundaries	N/A	N/A			
				2020	-	No significant change	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
			2015	No significant change							
			2009	No significant change							
			1994	No significant change							
			1990	No significant change							
			1984	Clear, concentric, rectangular lines from hoeing or slashing indicate agricultural use							
			1978	No significant change							
			1970	Evidence of cropping and tracks in southern most section indicate possible agricultural use							
			1963	New line of trees runs from north boundary to east/west line of trees can be observed							
1947	Vacant land, line of trees bisects site from west to east, trees surround tributary as it enters from east side and immediately terminates. Possible natural pond near end of tributary. Trees on western and northern boundaries are visible. Two areas of soil discoloration in the centre of the property which may indicate water pooling or dams	No potential contamination sources identified	No CoPC identified								
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						
10	106\PP3179	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers a small portion in the north east corner	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, small section on the eastern boundary	N/A	N/A			
				2020	-	No significant change	Use of fertilisers, removal of structures, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, ACM, nutrients, herbicides, OCP, OPP			
			2015	No significant change							
			2009	No significant change							
			1994	No significant change							
			1990	No significant change							
			1984	Evidence of slashing in northern half							
			1978	South west quadrant has concentric lines indicative of slashing/hoeing							
			1970	No significant change							
			1963	Cropping clearly evident							
1947	Shed removed. The land appears to be being used for agriculture due to the presence of uniform lines that may indicate ridges and furrows										
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						
11		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern quarter of the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, south east corner	N/A	N/A			
				2020	-	Visible stockpiling of material in the southern half of property which appear to be hay bales	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
			2015	No significant change							
			2009	No significant change							
			1994	No significant change							
			1990	North western most building removed, new one built nearby.							
			1984	Another two (2) to three (3) additional buildings appear to have been constructed in south east corner. Possible water tank, possibly for animals in centre near eastern boundary.							
			1978	Two (2) to three (3) additional buildings appear to have been constructed in south east corner							
			1970	A building appears to have been constructed in the south east corner							
			1963	No significant change							
1947	Vacant land, trees along northern part of western boundary	No potential contamination sources identified	No CoPC identified								
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A						

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)		
12		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern and eastern sides of the property	N/A	N/A					
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A					
			Aerials	2020	Rural homestead	2015	-	Concentric rectangular lines indicate grass in northern half appears to have been slashed.				Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP
				2009		-	No significant change						
				1994		-	Line of trees has been planted in southern portion, water troughs removed						
				1990		-	Small rectangular objects around property. Possible water troughs for horses.						
				1984		-	A shed appears to have been constructed						
				1978		-	A small residential building appears to have been constructed in the south east corner. Trees have been planted around the building.						
				1970		-	No significant change						
			Vacant land	1963	-	1947	-	No significant change				No potential contamination sources identified	No CoPC identified
				1947	-	Vacant land							
				EPA Records	2020	-	No records found within or adjacent to the property	N/A					
Property Inspection	2020	-		Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A							
13		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	Medium	B		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers most of the property	N/A	N/A					
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A					
			Aerials	2020	Rural homestead, farming / agriculture	2015	-	Two large sheds built along southern boundary.				Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (commercial olive grove)	Metals, nutrients, herbicides, OCP, OPP
				2009		-	Building on western boundary removed. Lines of trees now fill northern half of property. Appears to be an orchard. A further internet search has identified that the orchard comprises an olive grove. The dam identified in the 1990 image appears to be filled in.						
				1994		-	Tank installed on southern boundary and new pale coloured unsealed driveway						
				1990		-	Large building near western boundary partially removed or replaced with smaller one. A dam appears to be constructed in the centre of the property						
				1984		-	No significant change						
				1978		-	No significant change						
				1970		-	No significant change						
			Vacant land	1963	-	1947	-	One large and one small buildings appear to have been constructed near the western boundary				No potential contamination sources identified	No CoPC identified
				1947	-	Two large buildings, one small building and driveway along southern section all surrounded by a rectangle of trees.							
				EPA Records	2020	-	No records found within or adjacent to the property	N/A					
Property Inspection	2020	-		Fenceline Inspection confirmed land use as Rural homestead (Avonlea Homestead) and Farming / Agriculture (olive grove)	N/A	N/A							
14		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	Heritage	Overlay covers a small portion of the northern corner	N/A	N/A					
			Heritage	2020	-	Victorian Heritage Register "Cowies Creek Rail Bridge No1" along the northern boundary	N/A	N/A					
			Ecological	2020	Cultural Heritage Sensitivity	Overlay covers the entire property	N/A	N/A					
			Aerials	2020	Vacant land - Road Reserve	2015	-	No ecological areas identified within or adjacent to the property				Earthworks (importation of fill for road construction) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP, PAH
				2009		-	Road now bitumen						
				1994		-	Road possibly bitumen						
				1990		-	No significant change						
				1984		-	No significant change						
				1978		-	Road now paler in colour (new gravel)						
				1970		-	No significant change						
			Vacant land	1963	-	1947	-	No significant change				No potential contamination sources identified	No CoPC identified
				1947	-	Vacant land, public road runs through property. Cowies Creek passes through/along the north western corner of the property							
				EPA Records	2020	-	No records found within or adjacent to the property	N/A					
Property Inspection	2020	-		Fenceline Inspection confirmed land use as Vacant Land - Road Reserve	N/A	N/A							
15		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	Design & Development	Overlay runs along the eastern boundary	N/A	N/A					
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the entire property	N/A	N/A					
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A					
			Aerials	2020	Rural homestead	2015	-	A swimming pool appears to have been built north of the residence. Trees have been planted on the north western corner.				Earthworks (possible importation of fill for surface levelling and landscaping)	Metals
				2009		-	A residential building with accompanying shed and sealed driveway appears to have been built. A dam appears to have been built in the north eastern corner.						
				1994		-	No significant change						
				1990		-	No significant change						
				1984		-	Trees appear to have been cleared from northern and western boundaries						
				1978		-	No significant change						
				1970		-	No significant change						
			Vacant land	1963	-	1947	-	No significant change				No potential contamination sources identified	No CoPC identified
				1947	-	Vacant land. Trees along northern and western boundaries. Colour darker than surrounding properties							
				EPA Records	2020	-	No records found within or adjacent to the property	N/A					
Property Inspection	2020	-		Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A							

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)			
16		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-			
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A						
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the western half of the property	N/A	N/A						
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A						
			Aerials	2020	Rural homestead	Two (2) water tanks have been installed north of the main residence. A small shed appears to have been built north of the secondary residence. The driveway is now sealed. An area of soil discoloration is observable in the north western portion of the property which may indicate of a burn pit. A further search via GoogleEarth Pro and NearMap images dated between 2023 and 2023 indicates that the inferred burn pit is used for burning of vegetation such trees						Earthworks (possible importation of fill for surface levelling and landscaping), inferred burning of vegetation.	Metals, PAHs	
						Two (2) lines of trees have been planted to the east to the main residence								
						Two (2) smaller buildings appear to have been built to the north of the existing building								
						A large residential building with a driveway appears to have been built in the south west corner of the property.								
						Possible soil stockpiles observable in the south west corner of the property, may be associated with surface clearing/levelling in preparation for construction of residential building which is visible in 1994 photograph.								
						No significant change								
						No significant change								
			Vacant land	1994	Trees along northern half of western border have been cleared.							No potential contamination sources identified	No CoPC identified	
					No significant change									
Vacant land. Trees line the western and northern boundaries														
No records found within or adjacent to the property														
EPA Records	2020	-	Fenceline Inspection confirmed land use as Rural Homestead				N/A	N/A						
Property Inspection	2020	-	-				N/A	N/A						
17		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-			
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A						
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern edge of the property	N/A	N/A						
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, north west corner	N/A	N/A						
			Aerials	2020	Rural homestead	The large shed has 3 adjoining water tanks.						Earthworks (possible importation of fill for surface levelling and landscaping)	Metals	
						A large shed appears to have been built to the north of the tennis court. A small shed appears to have been built near the western boundary								
						A few trees have grown in the centre of the property and on the western boundary								
						No significant changes								
						A tennis court with artificial surface has been built to the west of the residence. A small building appears to have been built to the west of the swimming pool.								
						A swimming pool appears to have been built to the north of the residence.								
						A large residential building with a driveway appears to have been built in the north east corner								
			Vacant land	1990	No significant change							No potential contamination sources identified	No CoPC identified	
					No significant change									
Vacant land. Trees line the western half of the northern boundary														
No records found within or adjacent to the property														
EPA Records	2020	-	Fenceline Inspection confirmed land use as Rural Homestead				N/A	N/A						
Property Inspection	2020	-	-				N/A	N/A						
18		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-			
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A						
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A						
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A						
			Aerials	2020	Rural homestead	A large rectangular section with uniform lines of trees has been planted in the south east corner. Possibly an orchard.						Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP	
						Two large tanks have been built to the south of the residence. Two smaller tanks appear to adjoin the shed near the residence. The large residential building appears to have been demolished. A smaller building appears to have been built to south of the former residence. A Long rectangular building appears to have been built to the west of the large shed.								
						Possible lines of hay bales in southern half of property								
						A large shed appears to have been built to the south of the residence								
						No significant change								
						A small shed appears to have been built the south west of the residence								
						A residential building and accompanying shed appear to have been built in the north east corner. A small shed and possibly a water tank appears to have been built in the south west corner. Trees have been planted around the large building								
			Farming / agriculture	1990	No significant change							No potential contamination sources identified	No CoPC identified	
					Uniform lines not visible.									
The land appears to be being used for agriculture due to the presence of uniform lines that may indicate irrigation														
No records found within or adjacent to the property														
EPA Records	2020	-	Fenceline Inspection confirmed land use as Rural Homestead				N/A	N/A						
Property Inspection	2020	-	-				N/A	N/A						
19		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-			
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A						
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the north eastern corner of the property	N/A	N/A						
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A						
			Aerials	2020	Rural homestead	Trees have been cleared from the main residence. A new driveway appears to have been built leading to the shed to the south west.						Earthworks (possible importation of fill for surface levelling and landscaping), removal of structures and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, ACM, nutrients, herbicides, OCP, OPP	
						A shed appears to have been constructed to the west of the secondary residence. The small shed in the south east corner appears to have been removed.								
						A shed appears to have been constructed to the south of the secondary residence. A small shed appears to have been built in the paddock to the south west.								
						No significant change								
						A secondary residence appears to have been built to the south east of the main residence.								
						Two (2) small sheds appear to have been built near the residential building. A line of trees has been planted to the north of the buildings. A very small shed appears to have been built in south east corner.								
						A residential building and driveway appear to have been built in the north east corner								
			Farming / agriculture	1994	Uniform lines not visible.							No potential contamination sources identified	No CoPC identified	
					The land appears to be being used for agriculture due to the presence of uniform lines that may indicate irrigation									
No records found within or adjacent to the property														
Fenceline Inspection confirmed land use as Rural Homestead														
EPA Records	2020	-	-				N/A	N/A						
Property Inspection	2020	-	-				N/A	N/A						

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20		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the northern edge of the property	N/A	N/A					
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A					
			Aerials	2020	Rural homestead	2020	-	Two small sheds and a small portable building appear to have been built to the south of the residence				Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP
				2015		-	A large rectangular shed appears to have been built to the east of the residence						
				2009		-	No significant change						
				1994		-	No significant change						
				1990		-	No significant change						
				1984		-	A large residential building with adjoining shed and driveway appear to have been built in the north west corner of the property						
				1978		-	No significant change						
				1970		-	No significant change						
			Farming / agriculture	1963	-	Uniform lines not visible	No potential contamination sources identified	No CoPC identified					
				1947	-	The land appears to be being used for agriculture due to the presence of uniform vein-like lines that may indicate irrigation							
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A								
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A								
21		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	Cultural Heritage Sensitivity	Overlay covers the north western corner of the property	N/A	N/A					
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A					
			Aerials	2020	Rural homestead	2020	-	No significant changes				Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP
				2015		-	No significant changes						
				2009		-	No significant changes						
				1994		-	No significant changes						
				1990		-	A large residential building appears to have been built in the centre of the north half of the property						
				1984		-	No significant changes						
				1978		-	A large rectangular residential building appears to be have been built to the east of the two long buildings. The small shed to the south seems to have been removed. A line of trees has been planted along the northern boundary.						
				1970		-	A second long rectangular residential building appears to have been built the south of the first along with a small shed further to the south. Agricultural use possible due to segments of vacant grassland to the east of the building.						
			Farming / agriculture	1963	-	A long rectangular residential building and two small sheds appear to have been built in the north west corner. Uniform lines can be clearly observed throughout the property which may indicate ridges and furrows	No potential contamination sources identified	No CoPC identified					
				1947	-	Vacant land							
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A								
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A								
22		LS016426_EP	Planning Zones	2020	Rural Living Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A					
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A					
			Aerials	2020	Rural homestead	2020	-	No significant changes				Earthworks (possible importation of fill for surface levelling and landscaping), removal of structures and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, ACM, nutrients, herbicides, OCP, OPP
				2015		-	No significant changes						
				2009		-	Southern-most shed appears to have been removed. Freeway has been built along eastern boundary.						
				1994		-	No significant changes						
				1990		-	No significant changes						
				1984		-	No significant changes						
				1978		-	A large rectangular building and sealed driveway appear to have been built to the east of the existing residence.						
				1970		-	A large residential building and 3 small sheds appear to have been built in the north west corner to the property. Agricultural use possible due to segments of vacant grassland to the east of the buildings.						
			Vacant land	1963	-	No significant changes	No potential contamination sources identified	No CoPC identified					
				1947	-	Vacant land							
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A								
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A								
23	1\TP18620	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-		
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A					
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A					
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A					
			Aerials	2020	Farming / agriculture	2020	-	No significant changes				Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP
				2015		-	No significant changes						
				2009		-	No significant changes						
				1994		-	No significant changes						
				1990		-	No significant changes						
				1984		-	No significant changes						
				1978		-	Uniform lines can be clearly observed throughout the property which may indicate ridges and furrows.						
				1970		-	No significant changes						
			Farming / agriculture	1963	-	A row of trees is visible along the northern boundary of the property	No potential contamination sources identified	No CoPC identified					
				1947	-	Vacant clear land. It appears that the site is bounded by a fence							
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A								
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A								

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24	2LTP75190	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A			
			Aerials	2020	Farming / agriculture	No significant changes	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	No significant changes						
				2009	No significant changes						
				1994	No significant changes						
				1990	No significant changes						
				1984	No significant changes						
	1978	No significant changes									
	1970	No significant changes									
	1963	Possible dam in south west portion of the property									
	1947	The land appears to be being used for agriculture due to the presence of segmented grasslands and uniform lines that may indicate ridges and furrows									
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 220 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Farming / Agriculture	N/A	N/A						
25	LS016426_EP	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A			
			Aerials	2020	Rural homestead	The northern-most shed has been replaced by a larger shed with two accompanying tanks.	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	Two (2) tanks have been built near the existing smaller buildings.						
				2009	No significant changes						
				1994	No significant changes						
				1990	A larger residential building and driveway has been built in the south east of the property						
				1984	A number of small rectangular structures are dotted around the property. Possibly water troughs for animals.						
	1978	The three (3) larger buildings appear to have been removed									
	1970	Three (3) smaller rectangular building appear to have been built. A dam has been built on the northern boundary									
	1963	Three large rectangular buildings appear to have been built									
	1947	Vacant land	Clear vacant land	No potential contamination sources identified	No CoPC identified						
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 50 m south of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A						
26	LS016426_EP	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, southern half	N/A	N/A			
			Aerials	2020	Rural homestead	The swimming pool has been removed or filled in.	Earthworks (possible importation of fill for surface levelling and landscaping) and use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	No significant change						
				2009	Two small rectangular buildings and a tank appear top have been built near the newer eastern building						
				1994	A large rectangular building and a smaller rectangular building appear to have been built to the east of the residence. A small rectangular structure appear to have been built to the north of the residence. Possibly a water trough for animals.						
				1990	Swimming pool appears to have been built to the north east of the residence						
				1984	Dam potentially filled in						
	1978	No significant change									
	1970	The driveway has been expanded. A small shed appears to have been built to the east of the residences. Possible dam built to the north of the residence									
	1963	A residential building and driveway appear to have been built									
	1947	Vacant land. Line of trees in south west corner	No potential contamination sources identified	No CoPC identified							
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 100 m south of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
27	LS016426_EP	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, south west corner	N/A	N/A			
			Aerials	2020	Rural homestead	Gravel appears to have been layed all over the south eastern quadrant. Trees have been planted and a square dam has possibly been built. An area in the north western portion of the property appears to be being used for stockpiling of waste (inferred vegetation, possibly for burn off)	Earthworks (possible importation of fill for surface levelling and landscaping), possible burning off of waste material (inferred vegetation), use of fertilisers, herbicides, pesticides (inferred non-commercial)	TRH, BTEXN, PAH, Metals, nutrients, herbicides, OCP, OPP			
				2015	The driveway has been expanded						
				2009	A large rectangular residential building and driveway appears to have been built in the south eastern quadrant						
				1994	A number of small structures appears to have been built on the south eastern section						
				1990	No significant change						
				1984	A swimming pool appears to have been constructed to the north of the residence. A number of small rectangular structures have been built on the western boundary						
	1978	A small rectangular structure has been constructed to the east of the building, a tank has been built to the north. Trees have been planted around the buildings									
	1970	A large residential building and driveway appear to have been constructed in the south west corner									
	1963	No significant change									
	1947	Vacant land	No potential contamination sources identified	No CoPC identified							
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 140 m south of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A						

MHT Property Number	Standard Parcel Identifier (SPI)	LotSearch Reference	Data Source	Date	Activity Type (actual or assumed)	Description	Potential Contamination Sources	Contaminants of Potential Concern (CoPC)	Does the Property meet the definition of potentially contaminated land in accordance with PPN30?	Potential Contamination Rating in accordance with PPN30	Assessment Level for Sensitive Use (PPN30)
28	1PS802308	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, small sections on eastern and western boundaries	N/A	N/A			
			Aerials	2020	-	No significant change	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	-	No significant change					
				2009	-	No significant change					
				1994	-	No significant change					
				1990	-	No significant change					
				1984	-	No significant change					
				1978	-	No significant change					
				1970	-	A small line of trees has grown on the north west boundary					
			1963	-	The land appears to be being used for agriculture due to the presence of segmented grasslands and uniform lines that may indicate ridges and furrows						
			1947	Vacant land	Vacant land	No potential contamination sources identified	No CoPC identified				
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 380 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / farming	N/A	N/A						
29	7PS518321	LS016426_EP	Planning Zones	2020	Farming Zone	A rectangular section to the west	N/A	N/A	No	-	-
			2020	Public Park & Recreation Zone	Majority of the property to east	N/A	N/A				
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A			
			Aerials	2020	-	No significant change	Earthworks (possible importation of fill for surface levelling and landscaping)	Metals			
				2015	-	No significant change					
				2009	-	A water tank has been installed near the soccer pitches. The building to the west of the large oval has been extended. A netball court appears to have been built to the south west of the large oval					
				1994	-	The softball pitch has been converted to a cricket ground					
				1990	-	A lawn bowls green appears to have been constructed to the west of the large oval					
				1984	-	No significant change					
				1978	-	One (1) large sporting oval and two smaller ovals with cricket pitches appear to have been built. A softball pitch appears to have been built in the north west corner. Two soccer/hockey pitches appear to have been built to the north of the oval. Three rectangular buildings appear to have been built the north west of the oval. Trees have been planted around the property.					
				1970	-	A darker, rectangular shaped area of grass in the south east corner indicates construction of a possible a sporting ground.					
			1963	-	One line of trees has been cleared.						
1947	Agriculture / farming	The land appears to be being used for agriculture due to the presence of segmented grasslands and uniform lines that may indicate ridges and furrows. There are two lines of trees in the north east corner	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP							
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Recreation / Sporting Grounds	N/A	N/A						
30	-	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	-	No ecological areas identified within or adjacent to the property	N/A	N/A			
			Aerials	2020	-	No significant changes	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP			
				2015	-	No significant changes					
				2009	-	No significant changes					
				1994	-	No significant changes					
				1990	-	No significant changes					
				1984	-	No significant changes					
				1978	-	No significant changes					
				1970	-	The land appears to be being used for agriculture due to the presence of segmented grasslands					
			1963	-	No significant changes						
			1947	Vacant land	Vacant land	No potential contamination sources identified	No CoPC identified				
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 290 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / farming	N/A	N/A						

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31	2IPS802308	LS016426_EP	Planning Zones	2020	Special Use Zone - Schedule 15	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, south east corner	N/A	N/A			
			Aerials	2020 (Nov)	School grounds	A more recent image obtained from NearMap (dated November 2020) shows a large square structure with three (3) circular structures and two (2) dams. Stockpiled soil can be observed south of this location which is most likely from the development.	Earthworks (possible importation of fill for surface levelling and landscaping)	Metals			
				2020		The sporting oval has been converted to a car park. A dam appears to have been built in the north west corner with soil dumped to the south. A number of new buildings appear to have been built around the property.	Earthworks (possible importation of fill for surface levelling and landscaping)	Metals			
				2015		Four (4) tanks appear to have been built in the western section. Five (5) or more new buildings and a number of car parks appear to have been built around the property.					
				2009		At least six (6) more large buildings appear to have been constructed. A sporting oval appear to have been built in the northern section along with four small buildings nearby.					
				1994		Two (2) rectangular buildings appear to have been constructed near the existing three (3). A basketball/netball court appears to have been built to the south of the large building.					
				1990		The larger building has been extended. Another rectangular building has been built near the existing two. Another two buildings appear to have been built to the west of the large building.					
				1984		One (1) large building and two (2) smaller rectangular buildings appear to have been built in the south east corner (Covenant College).					
				1978		No significant changes					
			1970	No significant changes							
			Agriculture / farming	1963	No significant changes	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, OCP, OPP				
1947	The land appears to be being used for agriculture due to the presence of segmented grasslands. There appears to be a small dam in the south west corner.										
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 390 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as School Grounds. The large square structure and associated dams in the north western portion of the property is the Covenant College Trade Skills Centre.	N/A	N/A						
32		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod shrublands	N/A	N/A			
			Aerials	2020	Rural homestead	A new building has been constructed in the north west area of the site (to the south west of the inferred dam)	Earthworks (possible importation of fill for surface levelling and landscaping), removal of structures	TRH, BTEXN, ACM, Metals			
				2015		More trees appear to have been cleared. The large rectangular building on the west side appears to have been demolished.					
				2009		Some buildings appear to have been removed/replaced. A number of trees appear to have been cleared.					
				1994		A dam appears to have been built in the northern corner. A large rectangular building appears to have been built on the west side of the property.					
				1990		No significant changes					
				1984		One building appears to have been removed					
				1978		No significant change					
				1970		No significant change					
			Agriculture / farming	1963	Two (2) buildings appear to have been built	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)				
				1947	Two (2) rows of trees in a triangular pattern are visible around property. Appears to be two (2) buildings on property						
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 435 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A						
33		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands	N/A	N/A			
			Aerials	2020	Agriculture / farming	There appears to be some more waste stockpiles in the south east with possible vehicles. A search of Google Streetview indicates that the inferred stockpiles of waste appear to be segregated into stockpiles of bricks and concrete; scrap metal; and stacks of wooden pallets.	Use of fertilisers, herbicides, pesticides (inferred non-commercial), stockpile of waste material (inferred C&D waste)	Metals, nutrients, herbicides, OCP, OPP, ACM			
				2015		Newly surfaced driveway on the western side. Possible stockpiles of waste in south eastern corner.					
				2009		No significant change					
				1994		No significant change					
				1990		No significant change					
				1984		No significant change					
				1978		A road has been built along the western boundary. Two (2) sheds appear to have been built along the tree line.					
				1970		A line of trees has been planted running from the north to the south of the property					
			Agriculture / farming	1963	No significant changes	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)				
				1947	Vacant land. Trees along southern boundary. Possible agricultural use due appearance of segmented grasslands.						
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / Farming	N/A	N/A						

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34		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	Bushfire Management	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, southern boundary	N/A	N/A			
			Aerials	2020	Agriculture / farming	No significant change	Use of fertilisers, herbicides and pesticides for agriculture (inferred non-commercial)	Metals, nutrients, herbicides, pesticides			
				2015		No significant change					
				2009		No significant change					
				1994		No significant change					
				1990		No significant change					
				1984		A road has been built along the northern boundary					
				1978		No significant change					
			1970	No significant change							
1963	No significant change										
1947	Vacant land. Trees along southern boundary. Possible agricultural use due appearance of segmented grasslands										
EPA Records	2020	-	No records found within or adjacent to the property	N/A	N/A						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / Farming	N/A	N/A						
35	1\TTP18622, 1\TTP751529	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands along southern boundary and north west corner	N/A	N/A			
			Aerials	2020	Agriculture / farming	No significant change	Use of fertilisers, herbicides, pesticides (inferred non-commercial)	Metals, nutrients, herbicides, pesticides			
				2015		No significant change					
				2009		Uniform lines indicate the grass has been slashed					
				1994		A footpath appears to have been built along the southern boundary					
				1990		No significant change					
				1984		Possible agricultural use due appearance of segmented grasslands and uniform lines indicating ridges or furrows.					
				1978		No significant change					
			1970	No significant change							
1963	Possible agricultural use due appearance of segmented grasslands										
1947	Vacant land										
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 35 m south of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / Farming	N/A	N/A						
36	1\PS713968	LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands	N/A	N/A			
			Aerials	2020	Agriculture / farming	Rows of possible hay bales in south west corner are visible	Use of fertilisers, herbicides, pesticides (inferred non-commercial)	Metals, nutrients, herbicides, pesticides			
				2015		No significant change					
				2009		A freeway has been built along the eastern boundary					
				1994		No significant change					
				1990		No significant change					
				1984		No significant change					
				1978		Possible agricultural use due appearance of segmented grasslands and uniform lines indicating ridges or furrows.					
			1970	No significant change							
1963	No significant change										
1947	Vacant land. Possible agricultural use due appearance of segmented grasslands										
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 250 m south west of the property. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Agriculture / Farming	N/A	N/A						
37		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A			
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A			
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands, southern boundary	N/A	N/A			
			Aerials	2020	Commercial (Drive-in cinema)	A large rectangular shed appears to have been built. Five (5) water tanks appear to have been built around the property	Earthworks (possible importation of fill for surface levelling and landscaping)	Metals, ACM			
				2015		No significant changes					
				2009		A large rectangular residential building three (3) accompanying sheds appear to have been built.					
				1994		Vacant land. All of the buildings appear to have been removed from the property.					
				1990		No significant changes					
				1984		No significant changes					
				1978		Another small rectangular building appears to have been built in the south west corner					
			1970	Trees appear to have been planted around the boundary of properties 37 and 38							
1963	The land and the adjoining property appear to be a drive-in movie theatre (confirmed in historical Melways). A long rectangular building appears to have been built across the boundary with property 38. A small rectangular building appears to have been built in the south west corner.										
1947	Agriculture / farming										
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 200 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)						
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A						

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38		LS016426_EP	Planning Zones	2020	Farming Zone	-	N/A	N/A	No	-	-	
			Planning Overlays	2020	-	No planning overlay was identified within or adjacent to the property	N/A	N/A				
			Heritage	2020	-	No heritage areas identified within or adjacent to the property	N/A	N/A				
			Ecological	2020	Native Vegetation	Plains grassland and chenopod scrublands scattered throughout	N/A	N/A				
			Aerials	2020	Rural homestead	-	There appears to be evidence of earthworks in the northern part of the property along with several stockpiles. A search of Google Streetview indicates that the inferred stockpiles are likely to comprise mulch (the property is occupied by Wayne Barry's Tree Services).	Earthworks (possible importation of fill for surface levelling and landscaping)				Metals
				2015			No significant changes					
				2009	-	A large rectangular residential building with adjoining garage and a large rectangular shed with two tanks appear to have been built. A small shed appears to have been built on the northern boundary.	Earthworks (possible importation of fill for surface levelling and landscaping) and removal of structures	Metals, ACM				
				1994		Vacant land. All of the buildings appear to have been removed from the property.						
				1990		No significant changes						
				1984	-	No significant changes	Earthworks (possible importation of fill for surface levelling and landscaping) and removal of structures	Metals, ACM				
				1978		No significant changes						
			1970	Commercial (Drive-in cinema)	Another small rectangular building appears to have been built in the south west corner Trees appear to have been planted around the boundary of properties 37 and 38.							
1963	-	The land and the adjoining property appears to be a drive-in movie theatre (confirmed in historical Melways). A long rectangular building appears to have been built across the boundary with property 37. A large screen appears to have been built in the south east corner. A small rectangular building appears to have been built in the north west corner of the property.										
1947		Agriculture / farming	Vacant land. Possible agricultural use due appearance of segmented grasslands	Use of fertilisers, herbicides, pesticides (inferred non-commercial)	Metals, nutrients, herbicides, pesticides							
EPA Records	2020	-	A pollution abatement notice (Notice No. 90007844) was issued on 09/06/2017 to a site occupied by Adelaide Brighton Cement Limited [Batesford] which is located 275 m south west of the property. The site is currently a limestone and sand quarry. The contamination risk posed by this premises to the properties within the Study Area is considered to be low given its distance from the Study Area and that the notice has been revoked.	Quarrying activities and earthworks	Metals, TRH, BTEXN (dust, noise and vibrations may also be an issue)							
Property Inspection	2020	-	Fenceline Inspection confirmed land use as Rural Homestead	N/A	N/A							