



Wathaurong Aboriginal Cooperative
Limited

43 The Boulevard, Norlane, VIC 3214

Preliminary Site Investigation

September 2023



22/09/2023

Wathaurong Aboriginal
Cooperative Limited

43 The Boulevard, Norlane, VIC 3214



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Preliminary Site Investigation

Triangle Site – 43 The Boulevard, Norlane, VIC 3214

22/09/2023

J246707

Prepared for:

Wathaurong Aboriginal Cooperative Limited

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1. INTRODUCTION

Wathaurong Aboriginal Cooperative Limited engaged SCAADA Environmental Pty Ltd (SCAADA Environmental) to complete a Preliminary Site Investigation (PSI) for a property located at 43 The Boulevard, Norlane, VIC 3214 (the 'site').

SCAADA Environmental understands that the PSI has been requested by the City of Greater Geelong as a commercial development (Carpark) is proposed for the site. In order to satisfy planning requirements stipulated by the City of Greater Geelong, a PSI was required in order to assess the potential level and nature of site contamination that may present an unacceptable risk to the proposed development.

1.1. OBJECTIVE

The objective of the PSI was to gain sufficient knowledge of the previous land uses of the investigation area and to understand the potential contamination status of the site.

The specific objectives of the project were to:

- Complete a site history review to identify any potentially contaminating activities which may have taken place on the site;
- Identify any potentially contaminated areas of the site;
- Determine media that may have been impacted by site activities and events;
- Summarise existing information regarding potential contamination issues;
- Prepare a report summarising the findings and conclusions of the assessment and any subsequent recommendations.

1.2. SCOPE OF WORKS

In order to meet the project objective, the following scope of works was completed:

- Review of available historical information associated with the site;
- Completed a review of publicly available documents; and
- Provision of a Preliminary Site Investigation Report.

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2. SITE INFORMATION

The site information is summarised below in Table 1.

Table 1: Site information

Item	Details
Site Address	14 The Boulevard, Norlane, VIC 3214
Total Site Area	5,951 m ²
Lot and Plan Number	Lot 1 TP957451
Planning Zone	Public Park and Recreation (PPRZ)
Planning Overlay	The site has no planning overlays present.
Areas of Cultural Heritage Sensitivity	The investigation site is listed on the Victorian Aboriginal Heritage Regulation 2018. The investigation site is not listed on the Commonwealth Heritage List, National Heritage List or Victorian Heritage Register.
Current Site Use	The site is currently owned by the City of Greater Geelong and has no specified use. Visual observation whilst onsite indicate the site is used as thoroughfare for vehicles and overflow car parking.
Previous Site Use	Based on a review of historical aerial photographs and maps, SCAADA Environmental understands that the site was historically used as a quarry which was subsequently filled in between 1946 and 1963.
Surrounding Land Uses	<u>North</u> : Commercial properties, open allotment and residential housing. <u>East</u> : Various commercial and industrial properties. <u>South</u> : Wathaurong Aboriginal Cooperative, VicRoads depot and Cowies Creek. <u>West</u> : Industrial properties and Cowies Creek.

3. SITE HISTORY INVESTIGATION

SCAADA Environmental have completed this PSI in general accordance with guidance provided in National Environmental Protection (Assessment of Site Contamination) Measure (NEPM, 2013).

In order to complete this PSI SCAADA Environmental have reviewed available historical information associated with the site with the aim of determining if potentially contaminating activities have taken place or if any potential historical sources of contamination to the site exist. This review has included the evaluation of a site report generated by Lotsearch (dated 04 September 2023), included in Appendix D. A review of the following was undertaken as part of the PSI:

- Geology and hydrogeology of the area;
- Coastal acid sulfate soil hazard maps;
- Selected historical aerial photographs and maps including the property and surrounding area;
- Planning schemes / zoning maps;

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- The EPA Victoria Priority Sites Register for the site and surrounds;
- The EPA Victoria register of issued certificates and statements of Environmental Audit for the site and surrounds;
- Registered groundwater bore information in the public register;
- Cathodic public search for fuel storages on site;
- Previous environmental site assessments;
- Additional online sources;
- History of surrounding land (where possible); and
- Review of current and former landfill sites within a 500m radius of the site.

3.1. GEOLOGY

3.1.1. Regional Geology

According to the Geelong Map 1:63,360 Geological Map (Department of Mines, 1963) the site is underlain 'Fyansford Clay (Bf)' from the Barwon Group.

Fyansford Clay is typically characterised as calcareous sand, sandy clay, silt, marl, sandy limestone – richly fossiliferous, pelecypods, gasteropods, leaf impressions.

A summary of the lithology of these geological units is described in Table 2

3.2. HYDROGEOLOGY

The Visualising Victoria's Groundwater website (VVG, 2023) and a groundwater resource report sourced from the Department of Environment, Land, Water and Planning (DELWP, 2023a) on the 18th of September 2023 have been reviewed and indicate that the expected depth to groundwater underneath the site is less than 5m below surface level. This aquifer would be expected to have groundwater salinity levels ranging between 1,001 and 3,500 mg/L Total Dissolved Solids (TDS) according to the Visualising Victoria Groundwater website. The sourced groundwater resource report lists the upper aquifer (0-120mBGL) as having an unknown salinity concentration. The assumed groundwater flow direction beneath the site is believed to be southwest towards Cowie Creek, alternatively there is potential the groundwater flows east towards Corio Bay.

The groundwater resource report is included in Appendix B.

3.3. TOPOGRAPHY

The site has been observed to be generally flat, a review of the topographic map contained within the Lotsearch Report indicates the sites elevation is predominately 10 AHDm with an incline to the east of the site. The lowest elevations roughly follow the Cowie Creek course.

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3.4. SURFACE WATER

There are no visible surface water bodies located onsite. The nearest water body offsite is the Cowie Creek, it is located approximately 20m to the west. It is assumed surface water onsite would drain to Cowie Creek via infiltration into the soil profile in uncovered areas. Corio bay is another significant offsite water body, located approximately 1km to the east.

Elevation data provided in the Lotsearch report indicates surface water onsite likely drains southwest towards Cowie Creek.

3.5. ONLINE SOURCES

SCAADA Environmental completed an online search to further assess the potential contamination status of the site. The following sources were accessed:

- CPS Public Search, Energy Safe Victoria 2020, accessed on the 18th of September 2023.

The Cathodic Public Search (Energy Safe Victoria, 2020) was used to assess if there were any potential USTs present on site. There were no listed USTs on the public search register for the site.

3.6. REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs and maps featuring the site and its surrounds were reviewed for evidence of any potentially contaminating activities that may have been undertaken at the site. The reviewed aerial photographs were captured between 1946 and 2022 and are included in the Lotsearch Report in Appendix D. No photographs prior to 1946 were available. The key observations noted during the review are summarised below in Table 2.

Table 2: Review of historical aerial photographs (Lotsearch, 2023)

Year	Source	On-site	Off-site
1946	Aerial Imagery: ©2023 Geoscience Australia	The investigation area used as a quarry.	Large building located to the east. Assumed residential house located northeast. Cowie Creek present to the south, southwest and west.
1963	Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	Quarry has been filled in.	Significant earthworks to the south. Residential development to the northwest. Major industrial development to the north, appears to contain a series of above ground tanks. Residential housing partially visible to the east.
1970	Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	No significant changes evident.	The industrial development located to the north has had additional infrastructure installed. Three properties developed to the southeast, unknown purpose – appear to be storage yards. Residential development to the northwest has been expanded.

Year	Source	On-site	Off-site
1978	Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	No significant changes evident.	Cowie Creek section to the south has been flooded. Southern most storage yard has begun expanding to its west and approaching the southern boundary of the site. No other significant changes.
1984	Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	Dark patch observed along the western boundary of site – potentially imported soil material.	Roadway being installed on the northwest side of the site and crossing the Cowie Creek leading to the southwest. Three structures visible to the southwest, assumed to be industrial facilities. Additional development of southernmost storage yard, a structure has been constructed in the centre of site and various white patches present (Unable to distinguish what these are due to image quality.).
1990	Aerial Imagery: © Department of Environment, Land, Water and Planning (Vicmap Topographic Mapping Program)	Site surface appears to be grassed.	Tank-like structures to the north have been removed, additional structures built on the same property. Additional industrial property development to the southeast. Significant industrial property development to the west. Storage yards located to the south and southeast of site have had new structures erected and asphalt like material covering roadways is visible. Southeast storage yard appears to have a tank installed in the centre of the property.
1994	Aerial Imagery: Photomapping Services (2023)	No significant changes evident.	Majority of major industrial development noted in 1963 has been demolished. Additional industrial property developments to the west. The warehouses on the neighbouring site to the east appears to have a roof made of asbestos sheeting. Depot on the southeast side of site has had structures expanded/renovated. Structure in southern most storage yard demolished.
2002	Aerial Imagery: © 2023 Google Inc	No significant changes evident.	Wathaurong Aboriginal Cooperative constructed to the southwest. Additional development to the west.

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Year	Source	On-site	Off-site
			<p>Remnants from major development to north demolished.</p> <p>Significantly more tree cover present in surrounding properties.</p> <p>Stockpiles of material being stored in southern most storage yard are distinguishable from ground surface.</p> <p>Southeast storage yard has had the southwest shed renovated (Roofing has changed). Appears to have above ground tanks installed on its west boundary.</p>
2008	Aerial Imagery: © 2023 Google Inc	No significant changes evident.	<p>Wathaurong Aboriginal Cooperative further developed.</p> <p>Southern most storage yard has significantly more stockpiles of materials of various colours stored onsite.</p>
2012	Aerial Imagery: © 2023 Google Inc	No significant changes evident.	<p>Significant development to the north. Property undertaken in the northeast has undertaken significant development – now consists of one structure.</p> <p>Southern most storage yard has reduced the number of stockpiles stored onsite.</p> <p>Southeast storage yard has had an additional tank installed in the centre of the site.</p>
2017	Aerial Imagery: © Aerometrex Pty Ltd	No significant changes evident.	<p>Property on east side of site has been demolished. Carpark for Wathaurong Aboriginal Cooperative developed on south side of site.</p> <p>Southeast storage yard has multiple IBCs stored in its northwest corner.</p>
2019	Aerial Imagery: © Aerometrex Pty Ltd	Streaks in the grass covering site, likely to be caused by lawn mowing.	<p>Visible black surface stains located in centre of storage yard on southeast side of site.</p> <p>Multiple stockpiles on southernmost storage yard, some stockpiles in north portion of site are partially covered with vegetation.</p> <p>No other significant changes evident.</p>
2022	Aerial Imagery: © Aerometrex Pty Ltd	No significant changes evident.	<p>Property on east side of site redeveloped with large shed.</p> <p>Multiple square objects observed in northwest corner of southernmost storage yard, multiple smaller stockpiles that were partially covered by vegetation are now one stockpile. Stockpile of unknown material in northeast corner.</p>

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3.7. HISTORICAL SITE USES

3.7.1. Historical Onsite Uses

No historical site uses were listed by Lotsearch for the site, within the Business Directory Records (1905-1991). A review of a historical map from 1928 lists a quarry as occupying the site, the Geelong Map 1:63,360 Geological Map (Department of Mines, 1963) indicates the quarry was a sand pit.

3.7.2. Historical Neighbouring Site Uses

Information provided by Lotsearch indicates various different historical uses by matching the address with Business Directory Records (1905-1991). Potential historical site uses for multiple premises and roads east of the site, have been derived from the business activities provided by Lotsearch, these are listed within Table .

Table 3: Potential Historical Site Uses – Neighbouring Sites

Period	35 Rodney Road
1991	Motor Car Dealer
	33 Rodney Road – Multiple Units
1991	Mechanics, Awning Manufacturers/Specialists, Burglar Alarm Company, Automotive Parts Retailer, Telephone Equipment Company and Signage Company.
	32 Rodney Road
1991	Hose/Hose Fitting Companies
	29 Rodney Road
1991	Outboard Motor Sales
	25 Rodney Road – Multiple Units
1991	Battery Manufacturers/Distributors and Paint/Accessory Retailer
	Morgan Street
1980	Boilermakers, Roofing Contractors, Sheet Metal Workers, Engineers and Scrap Metal Merchant
	Rodney Road
1980	Sheet Metal Workers

3.8. NATURAL HAZARDS

Information provided by Lotsearch indicates that the site is located within a designated ‘1 in 100 Year Flood’ area.

Lotsearch had one recorded ‘1 in 100 year flood’ event located on-site in 2000, there was no further information available. An addition flood event was listed as occurring 678 meters to the southwest on the 18th of June 2012.

There is a Designated Bushfire Prone Area 16 meters to the northwest.

Lotsearch had no recorded historical fire events within the buffer.

3.9. ACID SULFATE SOILS

Information provided by Lotsearch indicates that there is an extremely low (1-5%) probability of Acid Sulfate Soil (ASS) being present at the site.

3.10. NEARBY LANDFILL SITES (WITHIN 500M)

Landfill gas, containing methane and carbon dioxide, is produced by current and former landfills and has the potential to migrate to neighbouring land under the correct conditions. As per guidance provided in EPA Victoria Publication 788.3 *Siting, design, operation and rehabilitation of landfills* (EPA, 2015), if there is a current or former putrescible waste landfill located within 500m of a proposed development then the responsible Planning Authority must demonstrate to the EPA that it will not be negatively impacted by the landfill site i.e. through landfill gas migration to the site.

The information provided by Lotsearch indicates that there is a former putrescible waste landfill listed on the EPA Victorian Landfill Register located approximately 438 meters to the south of site.

The City of Greater Geelong (2023) *Former Landfill Sites – Greater Geelong* database lists the site (Seagull Paddock) as being a former landfill.

3.11. EPA PRIORITY SITES REGISTER

EPA Victoria's priority sites register lists sites that have been issued either a Clean Up Notice (CUN) or a Pollutant Abatement Notice (PAN) by the EPA. Sites managed by voluntary agreements or sites subject to management by planning controls are not listed on the priority sites register.

There are no sites within 1 km of the investigation area currently listed on the EPA Priority Sites Register. There are, however, multiple sites formerly listed on the EPA Priority Sites Register located within 1km of the site.

3.12. NEARBY ENVIRONMENTAL AUDITS

Lotsearch completed a search of environmental audits that have been conducted within a 1 km radius of the site. There were five EPA environmental audit listed within the 1 km buffer.

The environmental audits listed were:

- Woodward-Clyde, Addendum Report Environmental Audit of Sea-Bed Areas – Port of Geelong, June 1997 (Transaction ID:8000538)
- GHD, Report for Proposed Bunnings Development - 5-19 Princes Highway, Norlane - Voluntary 53V Environmental Audit, June 2012 (Transaction ID:8003107)
- GHD, 5-19 Princes Highway, Norlane - 53V Environmental Audit Report, October 2012 (Transaction ID:8003289)
- Senversa, Environmental Audit Report - 60-80 North Shore Road, Norlane, 14 August 2012 (Transaction ID:8003223)

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- ERM, s53V Audit of Risks to the Environment ‘Southlands’ Site, 343-363 Melbourne Road, North Geelong VIC, December 2013 (Transaction ID:8001758)

3.12.1. GHD, Report for Proposed Bunnings Development - 5-19 Princes Highway, Norlane - Voluntary 53V Environmental Audit, June 2012

This audit was undertaken as part of the redevelopment/remediation of 5-19 Princes Highway, Norlane during the construction of a Bunnings Warehouse. The site required remediation of known groundwater and soil hydrocarbon contamination above the adopted assessment criteria for the site.

Three non-aqueous (free) phase liquid (NAPL) groundwater plumes were identified at the site, all which extend offsite prior to remediation. Dissolved phase plumes associated with the NAPL were also identified at the site and were also understood to extend offsite. The report did not consider potential impacts to off-site groundwater. Groundwater flow was inferred to flow south. Coffey Environments applied an average linear groundwater flow velocity of approximately 8 m/year for the purpose of their CSM. Prior to remediation taking place Coffey Environments noted that “There is potential for impacted groundwater to flow to Cowies Creek over time, however this risk is not considered to be realised at this time”.

Following remediation of the site groundwater flow direction was inferred to be to the southwest, and concentrations on-site remained above investigation levels for the site. The auditor noted the following post remediation:

- Residual soil impacts are likely to act as an ongoing source of dissolved phase contamination that may impact groundwater quality in the short to medium term (years to decade scale).
- Residual groundwater impacts could therefore present a potentially unacceptable risk to beneficial uses of land and groundwater.

3.12.2. GHD, 5-19 Princes Highway, Norlane - 53V Environmental Audit Report, October 2012

This assessment was undertaken following the above report and noted the following points relevant to this PSI:

- There is potential for impacted groundwater to flow to Cowies Creek over time, however this risk is not considered to be realised at this time. The reduction of LNAPL mass is expected to have further reduced this risk. Continued groundwater monitoring should be undertaken to confirm conditions.
- The available monitoring information at the time of this audit report suggests that the groundwater impacts are probably either stable or may be in the early stages of a shrinking plume, indicating that the footprint of impact has past the maximum extent and could be shrinking.

Further recommendation was made that that the potential risk of extraction of groundwater and the risk to Cowies creek is monitored (through review of the plume migration and extent and the bore database) until beneficial uses have been restored.

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3.12.3. Review Summary

SCAADA Environmental believes that based on a review of the above environmental audits there is potential for groundwater contamination to be present due to the potential that known contamination being present northeast of the site remains and the groundwater gradient leads southwest towards Cowie Creek.

3.13. EPA GROUNDWATER ZONES WITH RESTRICTED USES

A Groundwater Quality Restricted Use Zone (GQRUZ) is an area, site or property where an environmental audit has been undertaken and was determined to have residual groundwater contamination.

The Lotsearch report did not identify any EPA Groundwater Quality Restricted Use Zones (GQRUZ) within 1 km of the investigation site.

3.14. EPA PRESCRIBED INDUSTRIAL WASTE SITES

Lotsearch completed a search of sites within a 1 km radius of site that are registered treaters, disposers and permitted transporters of prescribed industrial waste. There are three current EPA prescribed industrial waste sites listed in Table 4 and two previous within the buffer of the investigation site.

Table 4: EPA Prescribed Industrial Waste Sites

Company Name	Address	Treatment/Disposal	Transport	Accredited Agent	List Status	Distance and Direction
Scope Investments (VIC) Pty	3 Morgan Street	No	Yes	No	Current	25m West
Combined Waste Services Pty Ltd	9-11 Rodney Road	No	Yes	Yes	Previous	268m West
Qest Industrial Pty Ltd	29 Saunders St	No	Yes	No	Current	320m Southwest
Barwon Seafoods Pty Ltd	18-20 Donga Rd	No	Yes	No	Previous	921m South
Matkovic Danjiel	56 Tennyson St	No	Yes	No	Current	946m East

3.15. GROUNDWATER BOREHOLE SEARCH

The Lotsearch report listed (160) registered groundwater boreholes that were identified within 2 km of the investigation site. The identified groundwater boreholes were listed as being for dewatering

(7), domestic & stock (2), groundwater investigation (7), groundwater investigation and observation (2), observation (55) and unknown (87) use.

3.16. GAS WORKS AND LIQUID FUEL FACILITIES

Information provided by Lotsearch indicates that there are no fuel depots and two operational petrol stations within 1km of site. The fuel facilities within the 1km buffer of site are outlined below in **Error! Reference source not found.**.

Table 5: Offsite Gas Works and Liquid Fuel Facilities

Address	Class	Distance and Direction
458-468 Melbourne Road, Norlane	Petrol Station	270m East
402-412 Melbourne Road, Norlane	Petrol Station	320m Southeast

3.17. ECOLOGICAL CONSTRAINTS

3.17.1. Native Vegetation

Information provided by Lotsearch indicates that there is 'Grassy Woodland' on site with a conservation status of 'Endangered'.

3.17.2. Groundwater Dependent Ecosystem Atlas

Information provided by Lotsearch indicates that the site has a high potential for the presence of groundwater dependent ecosystems being present on site (from a national perspective).

3.17.3. Inflow Dependent Ecosystem Likelihood

Information provided by Lotsearch indicates that the site has a high potential for the presence of inflow dependent ecosystems being present.

3.18. CURRENT SITE LAYOUT

The site is currently an open grassy allotment with mature vegetation on the southern and eastern borders of the property. Vehicle tracks were observed on the site in two major pathways leading from/to the Wathaurong Aboriginal Cooperative carpark.

4. SITE VISIT AND OBSERVATIONS

SCAADA Environmental attended site on the 6th and 8th of September 2023 to complete site observations. During SCAADA Environmental's site visit, no distinct observations were made that would indicate potential soil or groundwater contamination from current onsite land uses.

The depot located southeast of the site appeared to have infrastructure installed for refuelling vehicles in its northwest corner.

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5. POTENTIAL CONTAMINATION SOURCES

5.1. SUMMARY OF POTENTIAL CONTAMINATION SOURCES

The site history review identified the following potentially contaminating activities and sources with regard to the current and former uses of the site, with details outlined in Table 6 and 7 below. A summary with the Contaminants of Potential Concern (COPC) have also been outlined in 6 and 7.

Table 6: Onsite potential contamination sources

Potential Contamination Source/Activity	Contaminants of Potential Concern (COPC)	Details
Mining and Extractive Industries	Acids, Alkalis, Total Dissolved Solids (TDS), Organic flocculants, Metals, Total petroleum hydrocarbons (TPH) and Monocyclic aromatic hydrocarbons (MAH).	Former quarry.
Landfill	Polychlorinated biphenyls (PCB), Alkanes, Sulphides, Metals, Organic acids, Nutrients, TPH, Polycyclic aromatic hydrocarbons, Ammonia, Landfill gas, TDS, Asbestos, Inert Waste and MAH.	Landfill type unknown, listed on City of Greater Geelong database as former landfill. Materials and waste deposited at the site during its use as a landfill are unable to be determined. Because of this, a large variety of COPC may be encountered.
Uncontrolled Imported Soil Material	TPH, BTEX, PAH, Metals, asbestos, and inert waste.	Soil material used as landfill capping is undocumented and uncontrolled.

Table 7: Offsite potential contamination sources

Potential Contamination Source/Activity	Contaminants of Potential Concern (COPC)	Details
Vehicle operation	VOCs	Constant operation of motor vehicles along Morgan St.
Fuel storage facilities	TPH, MAH, PAH, Phenols, Metals, Chlorinated hydrocarbons and Oil and grease	Assume vehicle refuelling infrastructure to depot southeast of site.
Asphalt/bitumen bulk storage	TPH, PAH, MAH and Metals	VicRoads Depot adjacent site.

6. CONCLUSIONS & RECOMMENDATIONS

Following the completion of the Preliminary Site Investigation, SCAADA Environmental have made the following conclusions and recommendations:

- Based on the information reviewed during the completion of the desktop review, SCAADA Environmental considers it likely that potentially contaminating activities have taken place at the site. The activities associated with the mining and subsequent landfill practices have the potential to cause contamination across the site.
- Based on the findings of this investigation and the proposed future use of the site to be a carpark, SCAADA Environmental considers there to be potential for soil contamination to exceed general assessment criteria for the proposed developments land use type.
- SCAADA Environmental believes that there is potential for groundwater contamination to be present due to a suspected landfill cell being present on site and the potential that known contamination being present northeast of the site remains and the groundwater gradient leads southwest towards Cowie Creek.

Based on the above conclusions, SCAADA Environmental recommends the following:

- Completing an Environmental Site Assessment (ESA), inclusive of intrusive soil sampling, in order to better determine if soil contamination exceeds relevant human and ecological health investigation levels for the relevant future land use.
- If a landfill cell is encountered/identified as part of the ESA, consideration should be given to the following:
 - Undertaking a landfill gas risk assessment to determine any risks posed.
 - Installation and continual monitoring of groundwater to assess any potential impacts posed by potential on-site and off-site sources.

7. REFERENCES

City of Greater Geelong (2023), *Data Exchange – Former Landfill Sites – Greater Geelong*, accessed 18th of September 2023, <https://www.geelongdataexchange.com.au/explore/dataset/former-landfill-sites-greater-geelong/>

Department of Environment Land Water and Planning (DELWP) (2023), *Groundwater Resource Report*, accessed 18th of September 2023. <https://www.water.vic.gov.au/water-sources/groundwater>

Department of Environment Government of Western Australia (2004) *Potentially Contaminating Activities, Industries and Landuses*, Contaminated Sites Management Series.

Department of Mines (1963) *Geological Survey of Victoria, Geelong*, No. 857 Zone 7, 1:63,360 Geological Map Series

Energy Safe Victoria (2020), CPS Public Search, accessed on 18 September 2023 [<https://portal-public.energysafe.vic.gov.au/prod/SearchCPS.html>]

EPA Victoria (2015) *Siting, design, operation and rehabilitation of landfills*, Publication 788.3.

NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Measure 1999*, as amended in 2013, National Environment Protection Council.

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8. LIMITATIONS

This report has been compiled by SCAADA Environmental Pty Ltd (ABN – 30 624 289 229 & ACN – 624 289 229) for the client as per information provided to SCAADA Environmental prior to the reporting date. This report's conclusions and recommendations are specific to information provided within this report only. The client acknowledges that the investigation only covered areas relevant to this scope of works, and as identified by the client. This report relates to the site at the date of the relevant completed fieldworks as conditions may change thereafter due to natural processes and/or site activities.

The client acknowledges that the assessment only covered readily accessible areas of the site, being areas that could be easily and safely inspected without injury to any person or property. The assessment did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection.

Any party carrying out recommendations made within this report take on the responsibility of ensuring they are doing so with the appropriate permits and permissions and within EPA guidelines, legislative requirements, and local regulations, unless SCAADA Environmental is engaged to by the client to complete as part of the formal proposal.

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APPENDIX A – SITE FIGURE

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APPENDIX B – DELWP GROUNDWATER RESOURCE REPORT

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APPENDIX C – DELWP PROPERTY REPORT

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APPENDIX D – LOTSEARCH REPORT

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