

THE CITY OF
GREATER GEELONG

POTENTIAL CONTAMINATION SITE REVIEW

2341-2349 BELLARINE
HIGHWAY, POINT LONSDALE

OCTOBER 2026

CONTEXT

The purpose of this review is to satisfy the Planning Authority if there is evidence to determine if the land at 2341-2349 Bellarine Highway, Point Lonsdale, is potentially contaminated. The subject land is affected by proposed Amendment C495ggee. Amendment C495 proposes the rezoning of the subject land from Commercial 2 Zone and Farming Zone to Special Use Zone (SUZ). The amendment proposes to introduce a new Schedule 19 to the SUZ with the purpose of facilitating tourism and accommodation use and development on the land.

As part of the planning scheme amendment process, Planning Authorities must comply with Ministerial directions provided by the Minister for Planning under the *Planning and Environment Act 1987*. This document has been prepared in consideration of Ministerial Direction No.1 (Potentially Contaminated Land) and Planning Practice Note 30 (Potentially Contaminated Land).

SITE IDENTIFICATION

The subject site is located on the northern side of the Bellarine Highway and west of Fellows Road and is identified as 2341-2349 Bellarine Highway, Point Lonsdale - Lot 5 PS 906847.

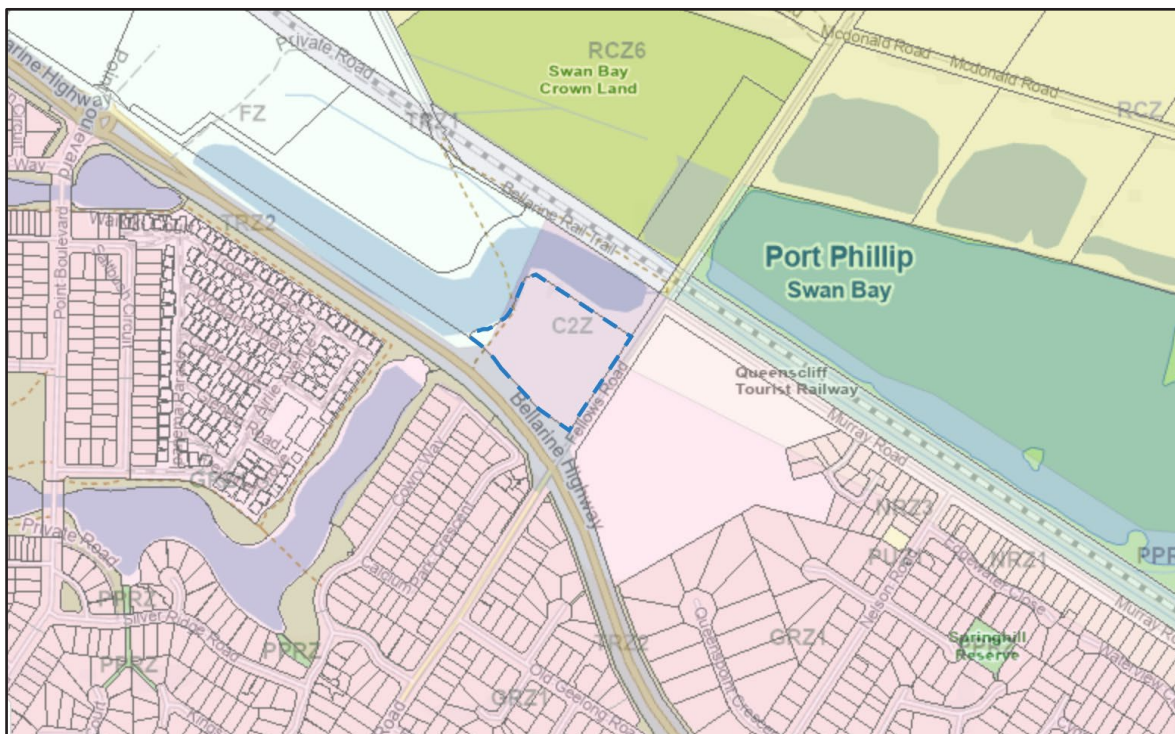


Figure 1 – Subject site and surrounding area (VicPlan)

The subject site is approximately 1.9 hectares in area and is located approximately 2.2 kilometres from the Point Lonsdale Neighbourhood Activity Centre on the north western periphery of the settlement. The subject site is largely bordered by the Protected Settlement Boundary (PSB), which cuts through the site in the western most portion of the land leaving a small portion of the land outside the PSB.

The subject land has a street frontage of approximately 170 metres fronting Bellarine Highway and has a depth of approximately 140 metres. The site is encumbered by the Public Acquisition Overlay along Bellarine Highway and a power line easement along the western boundary of the land. As demonstrated in current site photographs shown in Appendix 2, the subject land is currently vacant and contains large pockets of native vegetation. The subject land Lot 5 of PS 906847N has three registered section 173 agreements which generally relate to the implementation of the Development Plan. Instrument AH865021J outlines implementation and compliance with the endorsed native vegetation offset plan.

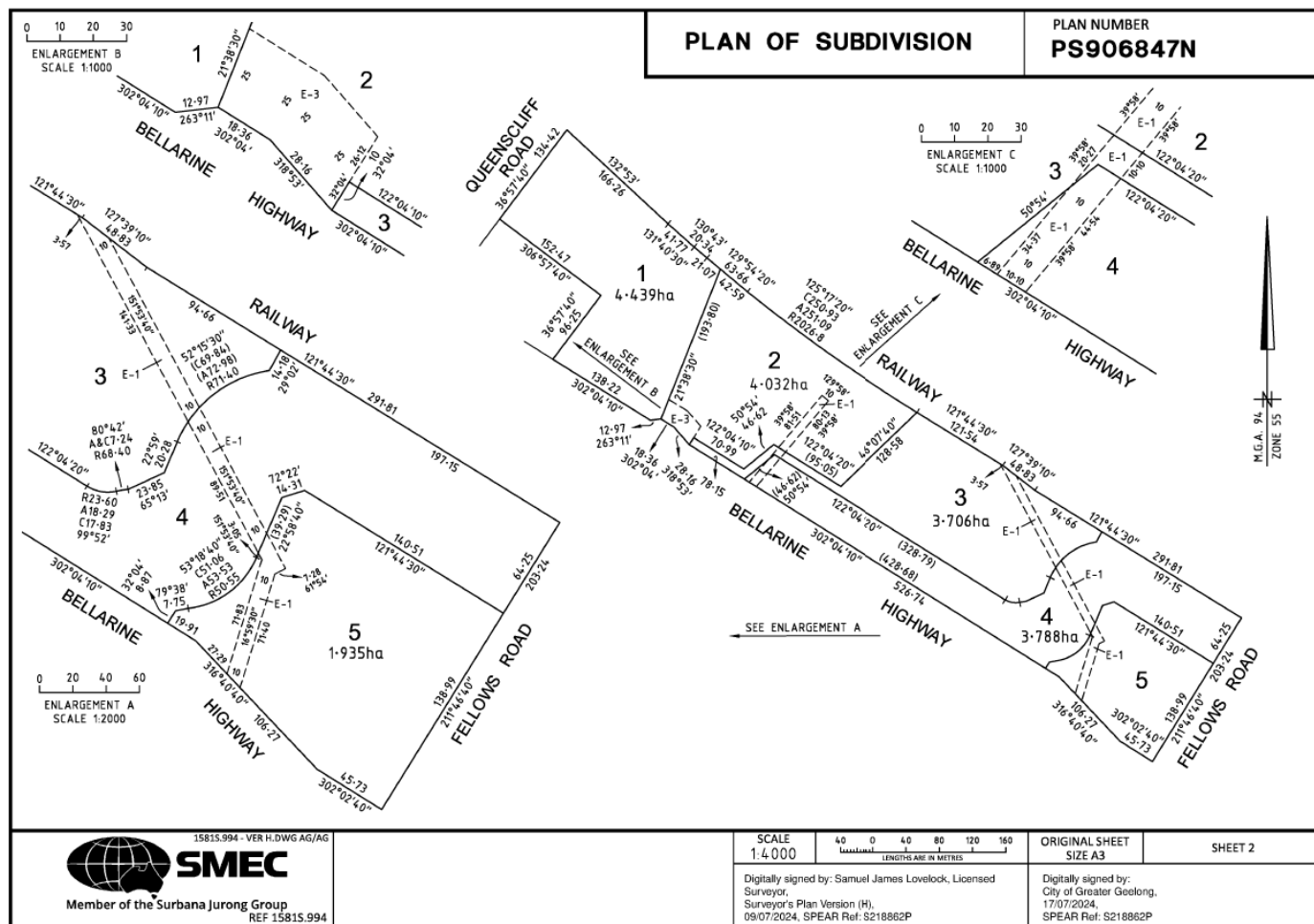


Figure 2 - Plan of subdivision PS906847N and subject site shown as Lot 5 (Landata)

USE OF THE SURROUNDING LAND

The use of the surrounding land is varied with residential uses to the south, an artificial watery abuts the land to the north and west of the land. Vacant residential land adjoins the site to the east with developed residential land further to the east. Rural grazing land and the Bellarine Rail Trail are located to the north and north west of the land. Sensitive wetlands and coastal environments are located to the north east and further north of the site.

SERVICES AND INFRASTRUCTURE

All necessary services are available to the title boundaries of the subject land. Bellarine Highway is a fully constructed sealed road. Fellows Road is a paved road local road approximately 4 metres in width. Should traffic demand for Fellows Road increase, upgrades to Fellows Roads are likely to be required.

CURRENT AND PROPOSED USE OF THE SITE

The subject land is currently vacant. Access to the land is provided two unmade crossovers located on both Bellarine Highway and Fellows Road. There is an informal part-paved/part-gravel track across the site between crossovers. The land contains extensive native vegetation located along the title boundaries of the land. Further areas of native vegetation are found throughout the site.

Planning Scheme Amendment C495ggee proposes the rezoning of the subject land from Commercial 2 Zone and Farming Zone to Special Use Zone (SUZ). The amendment proposes to introduce a new Schedule 19 to the SUZ with the purpose of facilitating tourism and accommodation use and development on the land.

The proposed SUZ19 permits multiple uses on the land including accommodation uses. While not specifically defined as being a sensitive use, tourist accommodation uses such as residential hotel, camping and caravan park and group accommodation are nested alongside the dwelling land use. Ministerial Direction No.1 (MDN1) specifically outlines that a dwelling is a sensitive use and the requirements of MDN1 apply. As the planning authority for the proposed

amendment C495, the City adopts the precautionary approach that MDN1 must be considered to ensure the land is suitable for tourist accommodation uses. While long stays for the tourist accommodation are unlikely, with the nature of the use there may be potential for prolonged human occupation and exposure, including for anyone are workers living on the site.

It is also noted there could be ancillary uses to tourism uses that are defined as being a sensitive use under MDN1. For example, a children's playground is likely to be an ancillary use to any proposed tourist accommodation use. The requirements of MDN1 are considered to apply to the proposed rezoning of the land to SUZ19.

HISTORIC USE OF THE SITE

Prior to 2001, the subject land was identified as being within the rural zone. Historically, the land was anecdotally used for shell grit mining and backfilled in the 1970s and 1980s (refer to Previous Contamination Assessment section for further discussion). This is demonstrated in historical images (refer to Appendix 1) which show the land being filled and modified since 1977. A review of Victoria Unearthed website does not identify any historical businesses, or landfill uses for the subject land or surrounding area.

As shown in figure 3 below, engineering fabrication company was historically located to the immediate west of the subject land (see Previous Contamination Assessment section). This was used for the maintenance and fuelling of shell grit mining equipment. The site was also used for a number of ancillary uses including the storage of mining equipment and machinery, storage of oil and chemicals, servicing pits and wash bays. Three above ground storage tanks were also located on the land. These were located on a concrete platform adjacent to the rail line. a 2000 litre underground oil storage tank and bowser were also located on the land. A mobile fuel tanker was also stored on the land. A concrete crusher was also used on the land.

At the time of Council amalgamations in 1993, the commercial use of the land resulted in the site being rezoned to Service Business Zone. From 1993 the land has been identified as being within a form of commercial zone. In 2014, the subject land was rezoned to its current Commercial 2 Zone.

In 2012 the subject land and parent lot was granted planning permit (PP-673-2007) approval for staged residential subdivision and the construction of an artificial lake/channel (refer to the Point Estate Residential Development section for further discussion). As demonstrated above, the construction of this waterway saw the site introduction of further fill to the site. Construction materials and machinery was also stored on the land during this period.



Figure 3 - Satellite image and notations of former use of the parent land (Golder Associates Pty Ltd August 2005)



Figure 4 - Satellite image of current land uses to the north of the subject land October 2026

As demonstrated above, the former engineering fabrication has been demolished and the land is vacant. The storage of equipment and machinery is present along the rail line and in pockets across the site.

THE POINT ESTATE RESIDENTIAL DEVELOPMENT

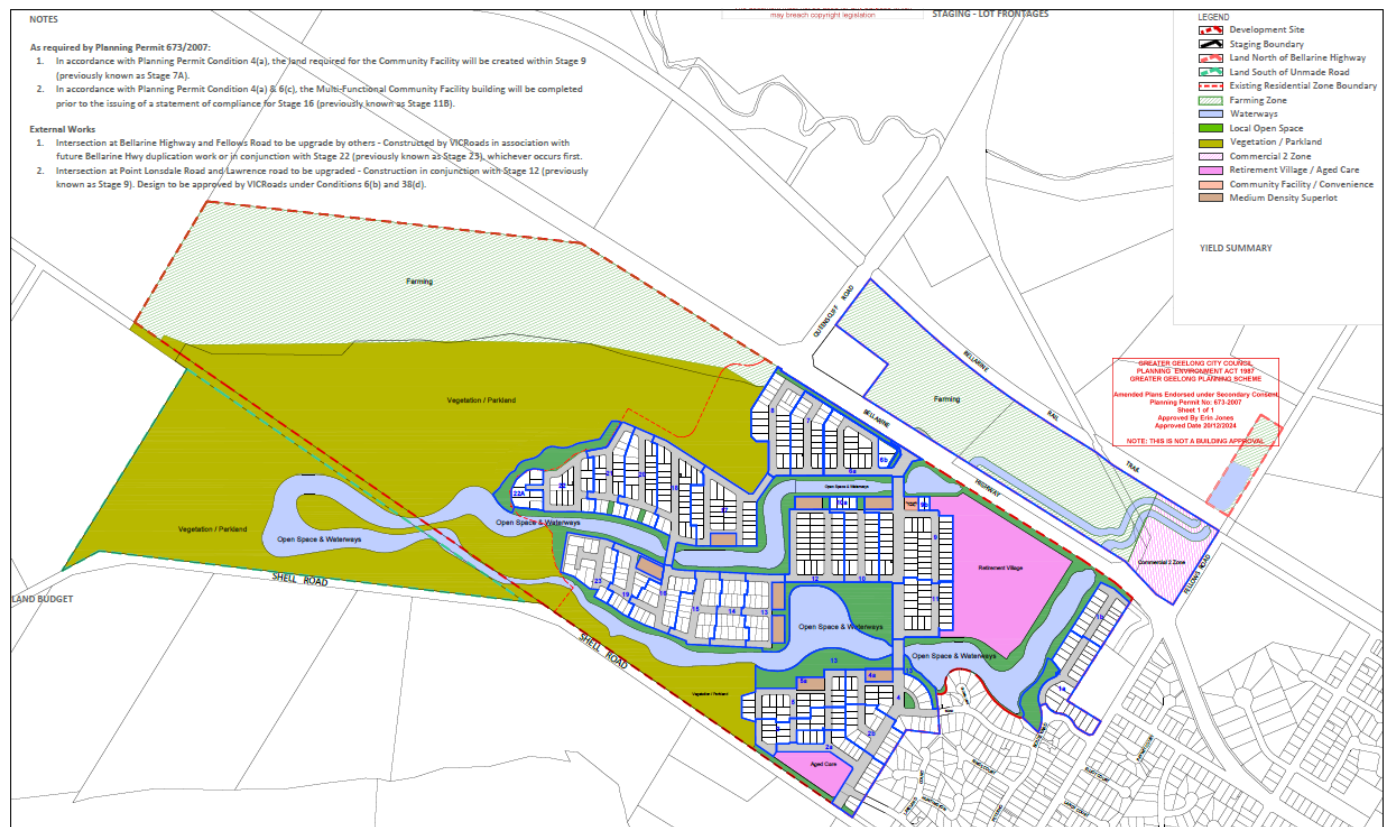


Figure 5 – The Point Estate endorsed masterplan revision 4 (SMEC 2024)

In 2007 the City of Greater Geelong received a planning permit application PP-673-2007 for the development of the Point Estate. As shown above, the proposed development sought a staged multi lot subdivision and associated earthworks, native vegetation removal and creation of road access to the Bellarine Highway across a 195-hectare parcel of land identified as 2202-2350 Bellarine Highway, 2305-2349 Bellarine Highway and 511-609 Shell Road, Point Lonsdale.

To facilitate the development of the Point Estate, Amendment C150ggee was also proposed. Amendment C150ggee proposed to introduce Schedule 21 to the Development Plan Overlay (DPO21) to the Geelong Planning Scheme. The proposed DPO21 was to apply to all the Point Estate land and identify the form and conditions of future use, subdivision and development of the land including residential and waterways.

In 2008, an independent Planning Panel was appointed to assess Amendment C150ggee. As part of the Panel's assessment, an inquiry into the environmental effects of the Point Estate and review of the submitted environmental effects statement was also held. While the Panel's inquiry determined that land contamination was confined to pockets of low-level contamination, a commitment was made by the permit applicant to subject the entire 195-hectare parcel of land to a statutory environmental audit. This is reflected on a review of Victoria Unearthed which applies the Environmental Protection Authority audit area to the entirety of the land (see below).



Figure 6 – Map of environmental audit area shown in orange and subject land highlighted in blue (Victoria Unearthed)

To manage this issue several recommended changes to the submitted Project Environmental Management Plan were made and implemented to ensure appropriate management. The amendment was gazetted in April 2010 and PP-673-2007 subsequently approved in May 2010.

PREVIOUS CONTAMINATION ASSESSMENTS

In 2002 and 2003, Golders Associates Pty Ltd prepared a Preliminary Environmental Effects Statement on behalf of Stockland Development Pty Ltd for the Point Lonsdale Residential and Waterways Development. The assessment identified several areas of interest including Area 1 (Industrial Area), i.e. land north of Bellarine Highway, for potentially contaminated land. In addition to the former commercial/industrial activities, the assessment found the following:

- The workshop servicing pit reportedly drained into the channel to the south.
- Wash water from the truck and machinery wash bay also reportedly drained into the channel.
 - A number of chemicals and degreasers were reported to be used.
- While the above ground storage tanks have been removed from the land, no decommissioning report was provided at the time.
- The underground storage tank was no longer in use and have been emptied but not decommissioned.
- The concrete crusher used on the land was regularly oiled and was reported to have dripped onto a concrete pit. This pit drained into the channel.
- Both workshops drained into the channel.
- Excavations occurred on the land for the purpose of disposing of demolition materials and solid waste.

Several boreholes and trenches were dug to investigate contamination of the land. The findings determined that the land (including the subject site 2341-2349 Bellarine Highway, Point Lonsdale), was suitable for residential use. Contamination above ecological investigation levels were identified from naturally occurring arsenic concentrations. It was determined that the arsenic levels on the land were unlikely to pose a significant risk. The report found while the presence of potential acid sulphate soils was determined, the soils on the site largely provided a natural buffer to prevent acid generation.

RECOMMENDATIONS & CONCLUSION

Ministerial Direction No.1 (MDN1) ensures that potentially contaminated land is suitable for sensitive uses that could be significantly adversely affected by contamination. Where a proposed change that allows for sensitive uses is sought, the requirements of MDN1 must be considered. Where potentially contaminated is identified, MDN1 outlines the requirements a planning authority must follow to satisfy potentially contaminated land is suitable for sensitive uses.

As defined in MDN1, sensitive uses include residential uses and children's playgrounds. The proposed Amendment C495 seeks to rezone the subject land to Special Use Zone (SUZ) and introduce Schedule 21 to the SUZ. Permitted uses included in the proposed SUZ21 include tourist accommodation uses. While not specifically outlined in MDN1, tourist accommodation uses (e.g. camping and caravan park) are nested alongside dwellings, which is classified by MDN1 as a sensitive use. The likely future ancillary use of the subject land for a children playground, is identified as a sensitive use under MDN1.

The subject land and surrounding area have historically been used for industrial/commercial activities associated with mining. Previous environmental assessments of the land have demonstrated contaminating activities and uses on the land surrounding the subject site. The subject land has also been confirmed to be naturally contaminated in the form acid sulphate soils.

During the planning permit process and panel hearing of Amendment C150, it was agreed that an environmental audit be applied to the entirety of the parent land including the subject site. While environmental audits of the parent land have been conducted as part of the Point Estate development, no audits have been conducted on the subject land.

During the planning permit process and panel hearing of Amendment C150 and PP-673-2007, it was agreed that an environmental audit be applied to the entirety of the parent land including the subject site. While environmental audits of the parent land have been conducted as part of the Point Estate development, no audits have been conducted on the subject land.

In consideration of the historic uses of the land, previous environmental assessments and findings of amendment C150 reflected on Victoria Unearthed, the need for an environmental audit to be prepared for the land is required.

Planning Practice Note 30 (PPN30) guides responsible authorities on identifying the appropriate assessment approach for potentially contaminated land. Below is a table from PPN30 outlining the recommended approach to assessing potentially contaminated land.

Land uses considered under SUZ19	Potential for contamination	Ranking	Planning scheme amendment approach
Sensitive uses – accommodation, children's playground	High	A	PRSA or audit option applies. Processing directly to an audit is recommended.
other uses (agriculture, restaurant, restricted place of assembly, restricted recreation facility)	High	B	PRSA or audit option applies PRSA to determine need for audit is recommended.

	Planning Scheme Amendment	Planning Permit Application
A	PRSA or audit option applies Proceeding directly to an audit is recommended.	PRSA or audit option applies Proceeding directly to an audit is recommended.
B	PRSA or audit option applies PRSA to determine need for audit is recommended.	PRSA or audit option applies PRSA to determine need for audit is recommended.
C	PSI to inform need for audit is recommended	PSI to inform need for audit is recommended
D	Planning authority to document consideration of potential for contamination to impact proposal	Responsible authority to document consideration of potential for contamination to impact proposal

Table 1 & 2 - Recommended approach to assessing potentially contaminated land

Ministerial Direction No. 1 requires a planning authority to satisfy itself that the land is suitable for the use by:

- 1) A PRSA statement stating that no audit is required; or
- 2) An environmental audit statement stating that the land is suitable for the proposed use; or
- 3) Where complying with 1) or 2) is difficult or inappropriate, deferring these requirements through application of an EAO or other appropriate measure.

Deferring the environmental audit requirements and applying the EAO to the land is considered to be appropriate for the following reasons:

- Any contamination identified through the audit process can be practically managed or mitigated through remediation measures or development design responses.
- As future planning approvals will be required, providing the opportunity to incorporate any conditions or restrictions arising from the Environmental Audit before development proceeds.
- The landowner is not the proponent for this Council-led amendment.

It is noted that while applying the EAO to the land is the most appropriate response to addressing potential contamination for the above reasons, previous audits prepared for the Point Estate have determined the corresponding audit areas to be suitable for sensitive uses.

APPENDIX 1- HISTORIC PHOTOGRAPHS OF SUBJECT SITE AND SURROUNDS

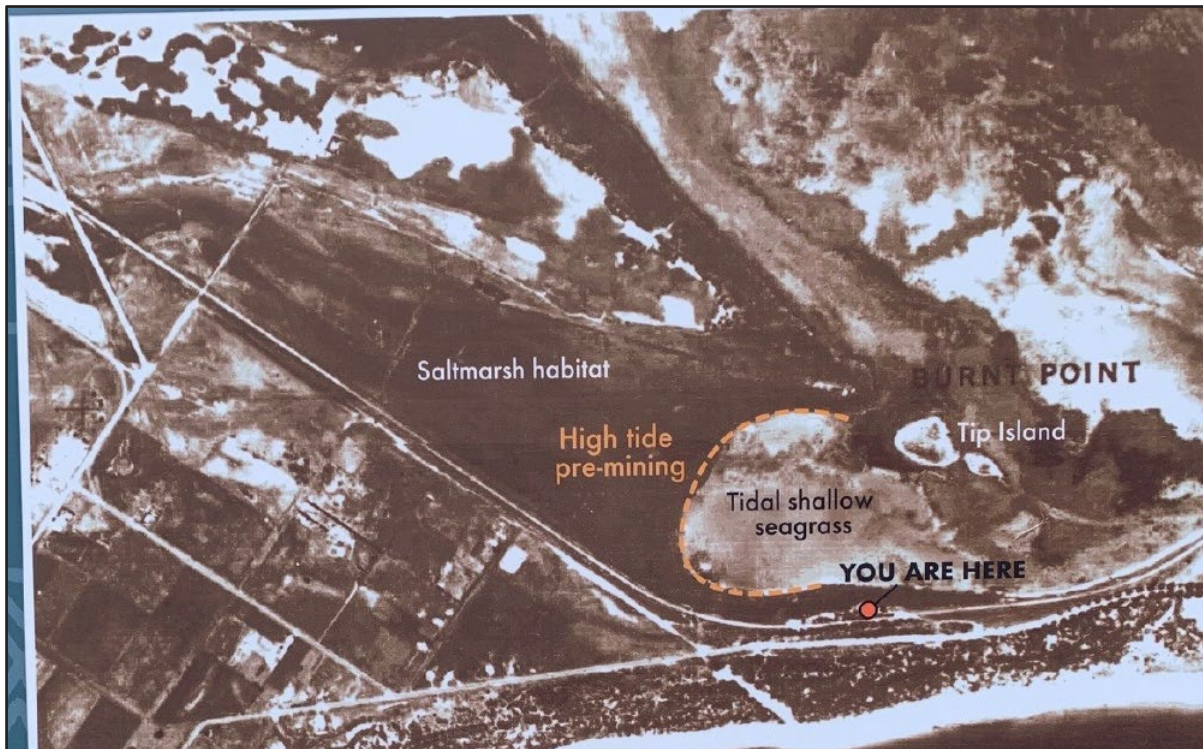


Figure 8 - Satellite image subject land (far left) and surrounds 1951



Figure 9 - Satellite image subject land and surrounds 1977



Figure 10 - Satellite image subject land and surrounds circa 1980s



Figure 11 - Satellite image subject land and surrounds 1990



Figure 12 - Satellite image subject land and surrounds 2005



Figure 13 - Satellite image subject land and surrounds 2009



Figure 14 - Satellite image subject land and surrounds 2019



Figure 15 - Satellite image subject land and surrounds May 2021



Figure 16 - Satellite image subject land and surrounds July 2021

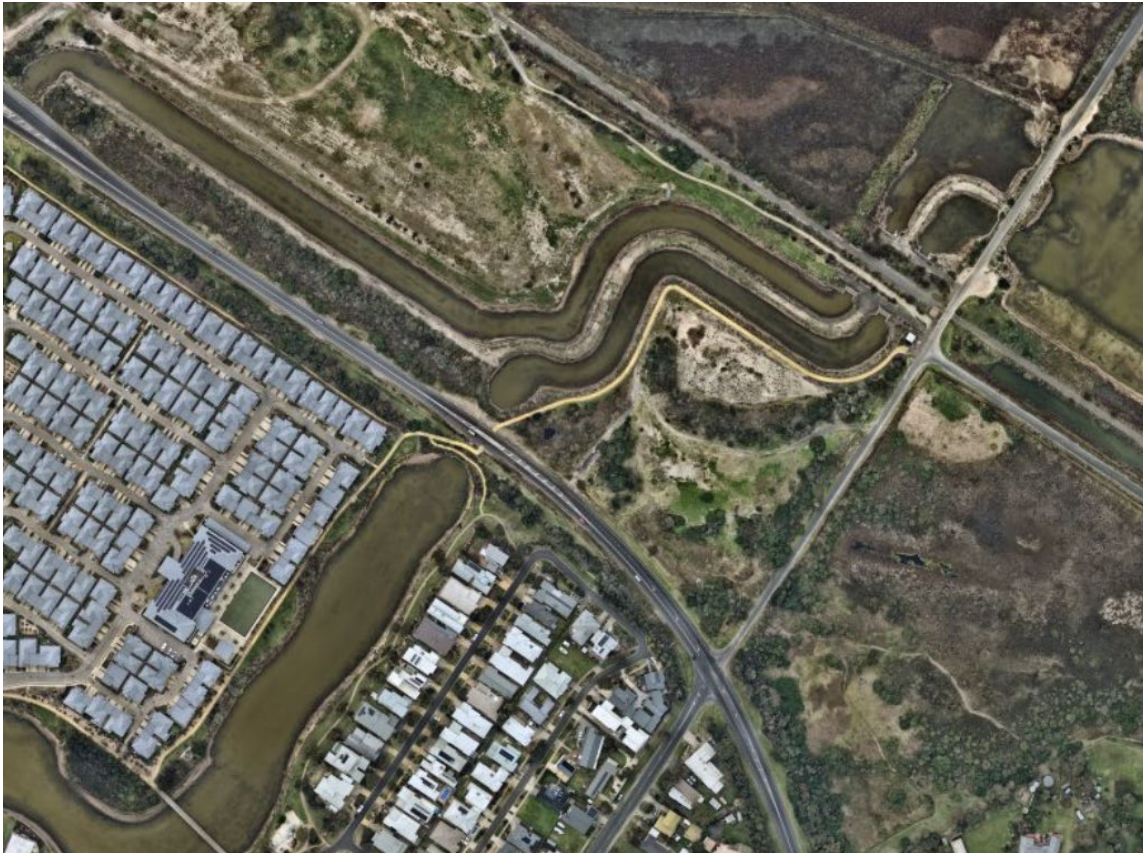


Figure 17 - Satellite image subject land and surrounds 2026

APPENDIX 2 – CURRENT SITE PHOTOGRAPHS



Figure 18 - Site photograph facing north into the central part of the subject site from the Bellarine Highway October 2026



Figure 19 - Site photograph facing south into subject site from shared trail north of the site October 2026



Figure 20 - Site photograph looking north into subject site from crossover on Bellarine Highway October 2026



Figure 21 - Site photograph looking west into the subject site from existing crossover on Fellows Road October 2026

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