CITY DEVELOPMENT SPECIAL COMMITTEE

Tuesday 26 November, 2019
6.30pm

Reception Room
Level 1
Maribyrnong Council Offices
Corner Hyde and Napier Streets, Footscray

AGENDA

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Agenda Item 5

CONFIRMATION OF THE MINUTES OF THE PREVIOUS CITY DEVELOPMENT SPECIAL COMMITTEE MEETING - 29 OCTOBER 2019

Director: **Celia Haddock**
Director Corporate Services

Author: **Lisa King**
Manager Governance and Commercial Services

PURPOSE

To present for confirmation, the minutes of the City Development Special Committee Meeting held on 29 October 2019.

ISSUES SUMMARY

- Section 93 of the *Local Government Act 1989* requires Council to keep minutes of each meeting of the Council and Special Committees, and for minutes to be submitted to the next appropriate meeting for confirmation.

ATTACHMENTS

1. Unconfirmed Minutes of the City Development Special Committee Meeting held on Tuesday 29 October, 2019

OFFICER RECOMMENDATION

That the Special Committee confirms the minutes of the City Development Special Committee Meeting held on 29 October 2019.

Agenda Item 5

BACKGROUND

The minutes of meetings remain unconfirmed until the next appropriate meeting of Council.

DISCUSSION/KEY ISSUES

1. Key Issues

The *Local Government Act 1989* requires Council to confirm its minutes at the next appropriate meeting.

2. Council Policy/Legislation

Council Plan 2017-2021

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021 by considering:

- Strong leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.

Legislation

Local Government Act 1989

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Not applicable.

4. Resources

Not applicable.

5. Environment

Not applicable.

CONCLUSION

The unconfirmed minutes of the City Development Special Committee Meeting held on 29 October 2019 are presented for confirmation.

Agenda Item 5 – Attachment 1

Maribyrnong City Council

CITY DEVELOPMENT SPECIAL COMMITTEE MINUTES

Tuesday 29 October, 2019
6.30pm

Council Chamber
Level 1
Maribyrnong Council Offices
Corner Hyde and Napier Streets, Footscray

MEMBERSHIP
Councillor Simon Crawford (Chair)
Councillor Megan Bridger-Darling
Councillor Sarah Carter
Councillor Gina Huynh
Councillor Cuc Lam
Councillor Mia McGregor
Councillor Martin Zakharov

To be confirmed at the City Development Special Committee Meeting
to be held on 26 November, 2019

Agenda Item 5 – Attachment 1

1. COMMENCEMENT OF SPECIAL MEETING AND WELCOME

The meeting commenced at 6.34pm.

The Chair, Cr Simon Crawford made the following acknowledgement statement:

> *"We acknowledge that we are on traditional lands of the Kulin Nation. We offer our respect to the Elders of these traditional lands, and through them to all Aboriginal and Torres Strait Islander peoples past and present".*

PRESENT

Councillor Simon Crawford (Chair)
Councillor Megan Bridger-Darling
Councillor Sarah Carter
Councillor Gina Huynh
Councillor Cuc Lam
Councillor Mia McGregor
Councillor Martin Zakharov

IN ATTENDANCE

Chief Executive Officer, Stephen Wall
Director Corporate Services, Celia Haddock
Director Planning Services, Nigel Higgins
Manager Public Affairs and Community Relations, Deidre Anderson
Coordinator Governance, Danny Bilaver

2. APOLOGIES

Nil.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Councillor Megan Bridger-Darling noted that she has an interest in common in relation to Item 6.4 Draft Bicycle Strategy (2019-2029) as she is a board member for Bike West.

4. PUBLIC QUESTION TIME

Nil.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The purpose of this report was to present for confirmation, the minutes of the City Development Special Committee Meeting held on 17 September 2019.

Committee Resolution

That the Special Committee confirms the minutes of the previous City Development

Agenda Item 5 – Attachment 1

Special Committee held on 17 September 2019.

Moved: Cr Gina Huynh
Seconded: Cr Sarah Carter

CARRIED

6. OFFICER REPORTS

6.1. Maribyrnong Development Contribution Plan 2019 (Amendment C164)

The purpose of this report was to present the draft *Maribyrnong Development Contribution Plan* 2019 (DCP) for endorsement, and seek authorisation from the Minister for Planning to prepare and exhibit Amendment C164 to incorporate the DCP in the Maribyrnong Planning Scheme.

Committee Resolution

That the City Development Special Committee:

1. *Endorses the draft Maribyrnong Development Contribution Plan (2019) and Amendment C164 as outlined in Attachments 1, 2 and 3.*
2. *Notes its commitment to delivering all nominated capital works before or by 2042 as listed in the Maribyrnong Development Contributions Plan (2019), Attachment 1.*
3. *Requests the Minister for Planning to authorise the preparation of Amendment C164, as outlined in Attachments 1, 2 and 3, to the Maribyrnong Planning Scheme, pursuant to section 8A(3) of the Planning and Environment Act 1987.*
4. *Notes the delegation to the Chief Executive Officer to make any minor necessary changes to Development Contribution Plan (2019) and Amendment C164 documentation when requesting authorisation, and to prepare and exhibit the Amendment, as detailed in Attachments 1, 2 and 3.*
5. *Subject to the Minister for Planning's authorisation, resolves to place Amendment C164 on exhibition, as prescribed under Section 19 of the Planning and Environment Act 1987.*
6. *Notes the delegation of the Chief Executive Officer to consider any submissions received for Amendment C164 in accordance with Section 22 of the Planning and Environment Act 1987 and refer any unresolved submissions, along with other submissions, to an independent panel appointed by the Minister for Planning in accordance with Section 23 of the Planning and Environment Act 1987.*

Moved: Cr Mia McGregor
Seconded: Cr Cuc Lam

CARRIED

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6.2. Footscray Heritage Hotels

The purpose of this report was to present updated heritage assessments for the Exchange Hotel (28 Napier Street Footscray) and Junction Hotel (56 Whitehall Street Footscray) for the purpose of updating heritage controls.

Committee Resolution

That the City Development Special Committee:

1. *Endorse the updated heritage assessments of 28 Napier and 56 Whitehall Streets Footscray (2019) (Attachment 1).*
2. *Note that the updated citations for 28 Napier and 56 Whitehall Streets Footscray will be included in a future planning scheme amendment.*
3. *Nominate the Junction Hotel, 56 Whitehall Street Footscray to the Victorian Heritage Register in accordance with Section 27 and 34 of Heritage Act 2017.*
4. *Notify landowners of Council's findings and the future processes Council will undertake to enhance heritage protection at both sites.*

Moved: Cr Martin Zakharov
Seconded: Cr Mia McGregor

CARRIED

Cr Lam left the meeting at 6.56pm and did not return to the meeting.

6.3. Draft Stony Creek Future Directions Plan (2019)

The purpose of this report was to present the Draft Stony Creek Future Directions Plan (2019) for Council consideration and community consultation.

Committee Resolution

That the City Development Special Committee endorse the Draft Stony Creek Future Directions Plan (2019) for community consultation and request a further report on the community consultation outcomes.

Moved: Cr Megan Bridger-Darling
Seconded: Cr Martin Zakharov

CARRIED

6.4. Draft Maribyrnong Bicycle Strategy (2019-2029)

The purpose of this report was to present the Draft Bicycle Strategy (2019-2029) for Council consideration and community consultation.

Committee Resolution

That the City Development Special Committee endorse the Draft Maribyrnong

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Bicycle Strategy (2019-2029) for community consultation and request a further report on the community consultation outcomes.

Moved: Cr Megan Bridger-Darling
Seconded: Cr Martin Zakharov

CARRIED

7. URGENT BUSINESS

Nil.

8. SPECIAL MEETING CLOSURE

The Chair, Cr Simon Crawford, declared the meeting closed at 7.11pm.

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To be confirmed at the City Development Special Committee Meeting to be held on 26 November, 2019.

Chair, Cr Simon Crawford

Agenda Item 6.1

FOOTSCRAY PARK MASTERPLAN UPDATE

Director: **Stephen Wall**
Chief Executive Officer

Author: **Nigel Higgins**
Director Planning Services

PURPOSE

Following the conclusion of the Community Advisory Panel on Footscray Park to present the findings of the panel and the future outcomes for Footscray Park.

ISSUES SUMMARY

- City Development Special Committee (CDSC) on 27 August 2019 approved the establishment of a community advisory panel to consider the future planning options of Footscray Park and rejected the Footscray Park Masterplan Update.
- The Community Advisory Panel report (November 2019) has advised that they did not support the Melbourne Victory Football Academy at Footscray Park.
- The panel also recommended amongst others that the western playing area should be improved for formal and informal community, sport and recreation uses.
- The 2011 Footscray Park Masterplan is the current plan guiding improvements to the park. The masterplan has a lifespan of 15 years (until 2026) and supports the ongoing use of the western playing areas for festivals, community events, dog off lead and formal/informal community sporting uses.
- It is recommended that the Footscray Park Masterplan Update 2019 not proceed any further and that Council continue with the 2011 Footscray Park masterplan.
- It is recommended that Council prepare a new sports strategy focusing on increasing female and youth participation in sports and recreation as 49.7 per cent and 30 per cent of Maribyrnong's population are respectively female and under the age of 24
- Thank Melbourne Victory Football Club for their efforts and support for football in Maribyrnong and continue to investigate other opportunities to further football participation.
- Continue to work with Blue Light Victoria to explore opportunities within Maribyrnong to support youth engagement through local sport.

ATTACHMENTS

1. Community Advisory Panel Report and Recommendations ⇩

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OFFICER RECOMMENDATION

That the City Development Special Committee:

1. **Note the previous reports and action taken in regard to the 2019 Footscray Park Masterplan update.**

2. **Thank the Community Advisory Group for its consideration of the options in regard to the Footscray Park Masterplan and note its final report and recommendations.**

3. **Not proceed any further with the 2019 Footscray Park Masterplan update and continue with implementing the 2011 Footscray Park Masterplan.**

4. **Actively seek external funding to support improvements to the western playing fields for formal and informal community, sport and recreation uses.**

5. **Thank Melbourne Victory Football Club for their proposal at Footscray Park and continue discussions for other opportunities within the City of Maribyrnong.**

6. **Prepare a sports strategy for the City of Maribyrnong with a particular purpose to increase both female and youth participation.**

7. **Thank the community for its input into planning for Footscray Park.**

8. **Work with Blue Light Victoria to establish an enhanced presence within Maribyrnong to support youth engagement through local sport.**

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BACKGROUND

Footscray Park is a 22 hectare regional open space, serving a wide variety of community needs bordered by the Maribyrnong River, Ballarat Road and Victoria University. The park was permanently reserved in 1911 for public park and recreation purposes and is surrounded by a number of sporting facilities including Henry Turner South Reserve, Merv Hughes Oval, and rowing and canoe club facilities.

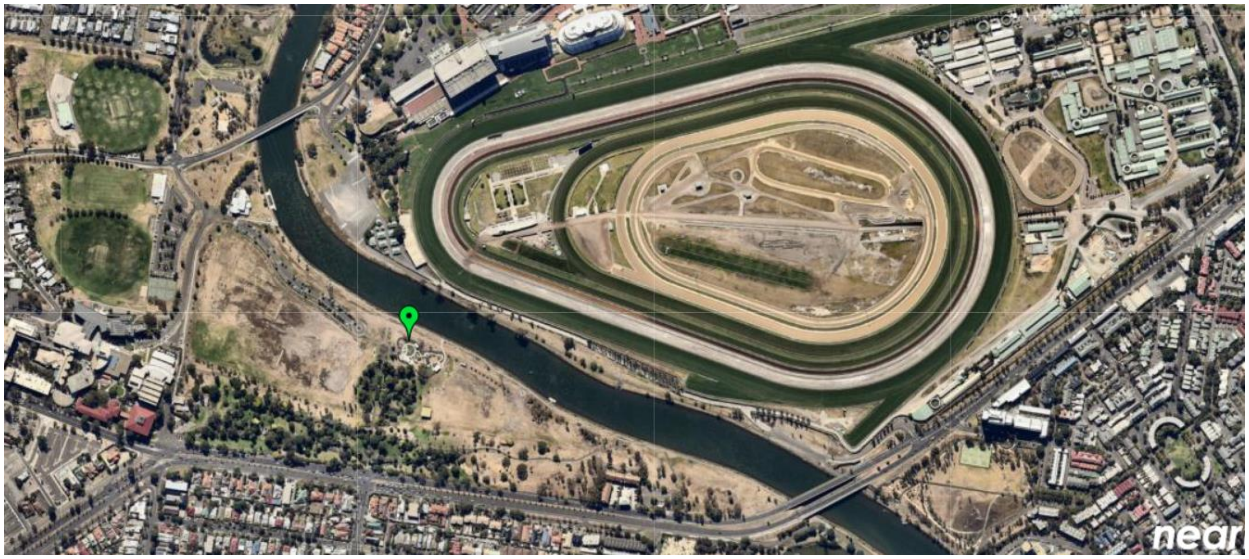

Figure 1 – Aerial (7 April 2019)

Footscray Park is the most frequently visited open space in Maribyrnong and is one of Maribyrnong's premier open space. Located on the Maribyrnong River it combines an historical botanical garden with walking paths in the more elevated areas of the park with playing fields in the lower areas. Footscray Park is of State heritage significance recognised as a fine example of an Edwardian style garden designed in 1911 and many of the original trees and built features are present today.

Planning

Footscray Park is within a Public Park and Recreation Zone and the purpose of this zone is to recognise areas for public recreation and open space, protect and conserve areas of significance and provide for commercial uses where appropriate.

The park is affected by the following overlays:

- Land Subject to Inundation
- Heritage Overlay (Victorian Heritage Register).

Footscray Park Masterplan 2011

The Footscray Park Masterplan 2011 currently guides improvement across the park and its vision is *'to create a people's park where the heritage, landscape and recreational assets are once again the focus of life in Maribyrnong'*.

The masterplan provides an implementation plan for a period of 15 years (until 2026) and includes Henry Turner South reserve and significant improvements have already been completed including:

- Maribyrnong Boulevard carpark

- Mills Close steps
- Regional All-Abilities Play Space
- Public toilets and picnic areas
- Gateway Sign
- New barbecue and picnic facilities (along the river).

The masterplan outlines the ongoing use of the western playing fields as '*the preferred location for large festivals and other community events that are supportive of the heritage and landscape values of the park….Maintain the western playing area as a dog off lead area for the suburb of Footscray. Provide for overflow formal and casual sporting users of the traditional playing fields.'*

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City Development Special Committee

Council at the August City Development Special Committee Meeting approved the establishment of a community advisory group to consider the future planning options of Footscray Park and the establishment of a youth football academy. The resolution also required a further report be provided outlining the findings of the community advisory group and proposing changes (if any) to the existing 2011 Footscray Park Masterplan.

A community advisory group was established to help create a shared vision for the Footscray Park Masterplan. The group comprised five community elected representatives, the Footscray Historical Society, Friends of Maribyrnong Valley and a number of local sporting clubs.

DISCUSSION/KEY ISSUES

1. Key Issues

Community Advisory Group and Recommendations

The Footscray Park Community Advisory Group was formed in October and comprised the following members:

- Footscray Historical Society
- Friends of Maribyrnong Valley
- Footscray Rugby Union Club
- Parkside Football Club
- Footscray Cricket Club
- VU Western Spurs
- Footscray Boat Club, and
- Five elected community representatives: Sara Coward, Shari Loudon, Rafaela Lopez, Sharon Schwab and Ming Kalanon.

Maribyrnong Swifts did not participate however, accepted an invitation to present to the Group. Maribyrnong College declined to be part of the Group. No response was received from Footscray City College or Western Crusaders Gridiron Club.

The Group met on three occasions 23 and 30 October 2019 and 12 November 2019 which was independently facilitated to consider the following:

- The community benefits of the youth academy as outlined in the proposal.
- The possible location of the youth academy and supporting facilities.
- Conditions concerning any lease and licensing arrangements that may be required.
- Amendments to the Footscray Park Master Plan.

The Community Advisory Group submitted their report on 19 November 2019 (Attachment 1) unanimous agreement was reached on all recommendations contained the report. It should be noted that the following recommendations have been extracted from the Group's report - and "Panel" means the Footscray Park Community Advisory Group.

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Their recommendations were as follows:

a) The Panel unanimously recommends rejection of the Draft 2019 Footscray Park Masterplan.
b) The Panel unanimously recommends full implementation of the Existing Masterplan (2011) by Council. In particular, restoration and maintenance of the Western Lawn to return it to a suitable standard fit for use by City of Maribyrnong local sport clubs and the broader community as a shared, mixed-use space for formal and casual sport and passive recreation.

The following considerations supported the panel's recommendation:

1. Consideration A: Amendments to the Footscray Park Masterplan

a) The Panel supports the Existing Masterplan (2011) and recommends restoration and maintenance of the Western Lawn to return it to a suitable standard fit for use by City of Maribyrnong local sport clubs and the broader community as a shared, mixed-use space for formal and casual sport and passive recreation.
b) On review of the Draft 2019 Footscray Park Masterplan the Panel identified only four key differences compared to the existing 2011 Footscray Park Masterplan.

The Panel's recommendations regarding these differences is provided below:

1. The academy, pavilion and soccer pitches for MVFC

The Panel recommends rejection of Item 14 of the Proposed Masterplan (2019) (installation of the academy and soccer pitches) for the following reasons:

- it provides benefit to MVFC and reduces benefit to the community compared to the Existing Masterplan (2011)
- it involves loss of critical green space and local sports fields to a privately-owned sporting business based in the City of Melbourne for a lease of at least 21 years, and a licence of uncertain duration
- it requires construction of a large pavilion, fencing around a soccer stadium, lighting towers which would be detrimental to the visual and general amenity of the Park and have negative impact on the Footscray Park open space of the Western Lawn
- it will detrimentally increase traffic and parking problems in/around Footscray Park
- the Western Lawn can be upgraded for community use for an investment of $1-2M retaining 100 per cent community benefit. This is the best spend scenario to retain 100 per cent community benefit.

2. A circuit walkway track around the pavilion and soccer pitches

The Panel recommends rejection of Item 19 of the Proposed Masterplan (2019) (installation of circuit track) for the following reasons:

- it is unnecessary, duplicates current walking tracks, and is incompatible with the Edwardian era architectural landscape design of Footscray Park
- it dissects the Western Lawn to reduce the community benefit of Footscray Park's open space
- its only purpose is due to the proposed stadium, fencing, lighting towers (which should also be rejected)

3. A pontoon on the Maribyrnong

The Panel recommends rejection of Item 6 of the 2019 Masterplan (installation of a pontoon) for the following reasons:

- the proposed pontoon is dangerously located. Its proximity to the cycling/walking track and position at the narrowest point in the river means that fishermen casting lines will endanger cyclists/walkers, rowers, canoeists and other general river users
- there are in existence pontoons for recreational fishing further up the river at the Angler's club at Essendon and further down the river at Shepherds Bridge
- the Maribyrnong river does not require any additional pontoons.

4. A Wi-Fi tower above the existing Rowing Club building.

The Panel supports the building of Wi-Fi reception towers generally but not within Footscray Park. The Panel recommends that Council approach Victoria University (VU) to locate the Wi-Fi tower on VU property for the following reasons:

- the proposed location is not appropriate and detracts from the visual amenity of Footscray Park;
- it could be located on an existing, more densely built form and height on the nearby VU Campus.

2. Consideration B: the community benefits of the elite junior academy as outlined in the proposal

The Panel recommends rejection of MVFC's Proposal to locate an elite junior soccer academy in Footscray Park for the reasons given at Paragraphs 18 and 20.

The Panel does not consider it appropriate to make any recommendations in relation to a private operation for a private entity. In the event that the elite youth academy is located on private land instead of Footscray Park, then the Panel considers that the elite youth academy is a private business operation, which ultimately benefits MVFC and the majority of participants from outside our municipality.

3. Consideration C: the possible location of the elite junior soccer academy and supporting facilities

Similarly, the Panel recommends rejection of the MVFC Proposal to locate an elite junior soccer academy in Footscray Park for the reasons provided above.

The Panel acknowledges that several sites may exist in the City of Maribyrnong or surrounding municipalities, which are suitable for the academy and facilities as set out in the MVFC Proposal. The Panel has no role in locating and assessing the suitability of such sites with reference to the MVFC Proposal. The Panel also notes that the MVFC Feasibility Study for the Proposal states that MVFC is in a position to consider expressions of interest relating to 12 other sites across metropolitan Melbourne.

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4. Consideration D: conditions concerning any lease and licensing arrangements that may be required

Given the recommendations provided above to reject the MVFC Proposal and any associated rent or lease to MVFC, the Panel does not consider it necessary to provide a recommendation on this point.

The Panel does not consider that there is any basis for any adjustment, condition, variation or stipulation that would be sufficient to reconsider accepting the MVFC Proposal. Further, the Panel notes that *(relevant officer)* advised that the Masterplan process is not required to approve a lease or licence to MVFC so the Panel queries whether a recommendation on this point is presumptive.

5. Other recommendations:

The Panel also makes the following recommendations:

- that Council seek further funding from State and Federal governments, as well as major sporting associations such as Cricket Australia and Rugby Australia, for infrastructure funding in general, but particularly to support female participation in sport to support the upgrade of Footscray Park according to the Existing Masterplan (2011) and this Recommendation;
- that this Panel's Recommendation be incorporated in full by the relevant Planning Officer in their report to the Council and presented in full to the Councillors;
- that a copy of *(relevant officer)* report titled "Maribyrnong City – Sports Fields Need and Demand Analysis", attached as part of this Recommendation, be included in full to form Council's report to Councillors to retain context and information about the need for flexible, mixed use spaces;
- that, if this report is endorsed by Council, the Council make a public declaration that Footscray Park will not be dissected, and the Western Lawn will remain publicly available for use by local sports clubs and the general public; and
- the Panel considers that the level of community interest in the MVFC Proposal warrants a transparent and open process and recommends the publication of this Recommendation in full on the Council's website.

Proposed Footscray Park Masterplan Update (2019)

The officer's report in August 2019 recommended '*to reject the proposed masterplan and further review the proposal and associated community benefits'*. Following a review of the proposal and the findings of the community advisory panel it recommended the Footscray Park Masterplan Update 2019 be formally abandoned. The concerns surrounding the lease of the park, use and community access have not be able to be adequately resolved.

Although, the football academy will no longer be at Footscray Park, it is recommended that Council continue discussions with Blue Light Victoria for future opportunities within the City.

Blue Light Victoria assists in providing education, life skills coaching and host cultural, social and sporting programmes for youth aged between 5 to 18.

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Current Footscray Park Masterplan (2011)

The 2011 Footscray Park Masterplan is the approved current Council plan guiding improvements to the park. The masterplan has a lifespan of 15 years (until 2026) with significant improvements already completed over the last eight years.

The Maribyrnong Open Space Strategy 2014 (MOSS) provides the strategic direction for the future planning, provision, design and management of open space across the City. MOSS identifies Footscray Park as a regional open space catering for a broader regional population, to meet the open space needs of the existing and future population growth.

A MOSS action was to integrate unstructured recreational use and facilities to cater for the forecast population and continue to implement the Footscray Park masterplan.

Both MOSS and the current masterplan (2011) provide guidance for ongoing improvements over the next six years.

The current masterplan supports ongoing use of the western playing areas for festivals, community events, dog off lead, and both formal and informal sporting uses. It is recommended that any improvements to the western playing fields for community use/sport is in accordance with the masterplan and therefore no further changes are required.

Council supports the panel's recommendation and will continue to implement the current 2011 masterplan and not to pursue further the 2019 update version.

Youth and Female Participation

Sport and active recreation offers opportunities for enriching communities and numerous health and wellbeing including opportunities to develop social and interpersonal skills such as team work, leadership and relationship building. These opportunities should be available for all Victorians regardless of their race, sex or ability.

Maribyrnong has a population of 91,387 (current estimate) and females make up 49.7 per cent of the population and 30 per cent of the population are under the age of 24 (census data 2016).

The Melbourne Victory Football Academy provided an opportunity to cater for the growth of football in Maribyrnong and broader region of Melbourne for female and youth participation. It is recommended that Council continues discussions with MVFC for future opportunities within the City in how to cater for the growth of football.

Despite the recommendation to abandon the proposed masterplan, it is also recommended that a new Maribyrnong sports strategy be prepared which prioritises measures to significantly grow female and youth participation in all sports. The new strategy should identify what measures are required to cater in the growth of sports and how to distribute these measures to achieve gender and sport equality.

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2. Council Policy/Legislation

Council Plan 2017-2021

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:
  - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.

The ongoing planning, improvements and maintenance will be in accordance with MOSS.

Legislation

Councils have responsibility for land use planning and management including open space under the *Planning and Environment Act 1987.*

Local Government Act 1989 prescribes the arrangements for entering into leases and licences.

Council resolutions 27 August 2019

1. *Note the community consultation on the Draft Footscray Park Masterplan Update (February 2019) and thank community members for their input.*
2. *Reject the Draft Footscray Park Masterplan Update February 2019 as presented.*
3. *Establish a community advisory panel, including community nominated and elected representatives, to review the proposal for the establishment of a youth academy and its community benefits and to consider the future master planning options for Footscray Park.*
4. *Endorse the draft Terms of Reference for the community advisory panel as presented (Attachment 9).*
5. *Request a further report be provided outlining the findings of the community advisory panel and proposing changes (if any) to the existing 2011 Footscray Park Masterplan.*
6. *Note that an amended draft Footscray Park Masterplan be publicly exhibited for community comment prior to Council adoption.*

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Extensive consultation occurred for the Footscray Park Masterplan Update (February-November 2019) and a community advisory panel was established providing valuable feedback on the Footscray Park masterplan options (their report outlined in Attachment 1).

The Council resolution on the 27 August 2019 requested this further report following the findings of the Community Advisory Panel. As it is recommended to continue with the approved 2011 masterplan with no changes additional consultation is not required.

Further notifications will be undertaken for any improvements made to Footscray Park in line with the 2011 masterplan which will include signs on the site, information on Council's website and through social media and direct communication to stakeholders.

4. Resources

Any future improvements to Footscray Park will be in accordance with the approved 2011 masterplan and be subject to budget considerations. The Capital Improvement Program shows approximately $4 million allocated to improvements to Footscray Park. It is proposed that Council continue to advocate for external funding to improve the western playing fields in line with the 2011 Footscray Park masterplan.

5. Environment

Implementation of the 2011 Footscray Park Masterplan will help deliver Council's environmental sustainability targets and in particular to address waste, biodiversity, energy, water opportunities and increased tree canopy targets. Attracting people to the park will raise awareness of the environmental value of this significant open space.

CONCLUSION

The proposed Footscray Park Masterplan Update 2019 sought to improve accessibility and to increase female and youth participation in football. In August 2019 Council approved the establishment of Community Advisory Panel to assist in the Footscray Park masterplan options. The panel concluded that Council should reject the academy and continue with the implementation of the 2011 masterplan.

Council will continue with implementing the 2011 masterplan vision of the park '*creating a people's park where the heritage, landscape and recreational assets are once again the focus of life in Maribyrnong'* is fulfilled and being used by the community.

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FOOTSCRAY PARK COMMUNITY ADVISORY PANEL
Recommendations (19 November 2019)

Introduction

1. The Community Advisory Panel (**Panel**) was formed at Council's request to "*to review the proposal (**Proposal**) for the establishment of a youth academy and it's community benefits, and to consider the future master planning options for Footscray Park.*"

2. The Panel consists of the following members:
   - Footscray Historical Society, represented by [redacted];
   - Friends of Maribyrnong Valley, represented by [redacted];
   - Footscray Rugby Union Club, represented by [redacted];
   - Parkside Football Club, represented by [redacted];
   - Footscray Cricket Club, represented by [redacted];
   - VU Western Spurs, represented by [redacted];
   - Footscray Boat Club, represented by [redacted]; and
   - Five elected community representatives: Sara Coward, Shari Loudon, Rafaela Lopez, Sharon Schwab and Ming Kalanon.

3. The Proposal involves the lease and license of the Western Lawn of Footscray Park (**Footscray Park**) to Melbourne Victory Football Club (**MVFC**) and for MVFC to construct three soccer fields, 10 light towers, a two-storey pavilion and associated structures including 367m x 1.1m, 370m x 1.8m and 56m x 3m of fencing (**fencing**) around 1 field for use as a w-league competition stadium, and an elite junior soccer training academy.

4. The 2011 Footscray Park Masterplan (**Existing Masterplan (2011)**) is the reference for consideration of any change in community benefit caused by the Proposal.

5. Maribyrnong City Council (**Council**) has prepared a Draft 2019 Footscray Park Masterplan (**Proposed Masterplan (2019)**) to change the Existing Masterplan with the primary purpose to enable in favour of MVFC.

6. The role of the Panel is to provide advice to Council on the following four points:
   A. proposed amendments to the Proposed Masterplan;
   B. the community benefits (if any) of the elite youth soccer academy as outlined in the Proposal;
   C. the possible location of the w-league competition field and elite junior soccer academy and supporting facilities; and
   D. conditions concerning any lease and licensing arrangements that may be required.

7. The Panel was formed by Council to provide diverse representation of Maribyrnong sporting, historical, environmental, social and community groups and was convened by Council to meet on three occasions (23 October 2019, 30 October 2019 and 12 November 2019) within a brief period. Despite the diversity of representatives and views within the Panel, it worked cooperatively and effectively to consider the following issues. The Panel subsequently spent 2 weeks collectively working together to prepare this recommendation. Unanimous agreement was reached on all recommendations contained in this report (**Recommendations**).

Considerations and issues

8. *Footscray Park and the MVFC Proposal*

   The Panel recognises that Footscray Park has significant cultural, heritage, social, recreational and environmental value to local sporting clubs, residents of the City of Maribyrnong and the wider community. Importantly, the Panel notes that Footscray Park is historically a multipurpose shared space for organised sports, social sports and an open space for passive recreational use by the wider community. These community benefits are represented by Council's Existing Masterplan (2011), which can easily be realised with minor investment to improve the playing surface to a suitable standard, and completing works of the outstanding items.

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The Panel does not support Council's Proposed Masterplan (2019) to permanently change the Western Lawn of Footscray Park into an elite academy dedicated to use as a stadium for single sport usage or a 21 year lease of this valuable and finite public community green space for 40 hours per week to MVFC, which is a privately owned international sporting business based in the City of Melbourne.

9. *Local sport clubs need Footscray Park Western Lawn*

The Panel is acutely aware that local not-for-profit sports clubs are under significant pressure to provide facilities and grounds for their current teams as well as for the current and future growth being experienced due to increasing demand, particularly for female participation. In contrast, the Panel notes that large for-profit sporting organisations such as MVFC are well-placed to utilise their own funds and raise capital through shareholders and investors for infrastructure and development anywhere in the State of Victoria.

Several members of the Panel represent significant local sporting clubs with long histories and deep connections within the community. The local not-for-profit sporting clubs currently use and share scarce spaces and infrastructure at Henry Turner Reserve South and Mervyn Hughes Oval, both adjacent to Footscray Park, and had previously used the Western Lawn prior to its deterioration. Restoration of the Western Lawn to a suitable standard for local community sport would provide much needed additional space to meet the existing demands of the local sporting clubs.

The return of the Western Lawn to a suitable standard would significantly alleviate pressure from these local sports clubs to utilise throughout the year, while providing accessible space to the local community, and in particular local kids and young adults, to play non-organised sport. In this regard, the Panel understands that several clubs have recently applied to Council to return and play on Footscray Park.

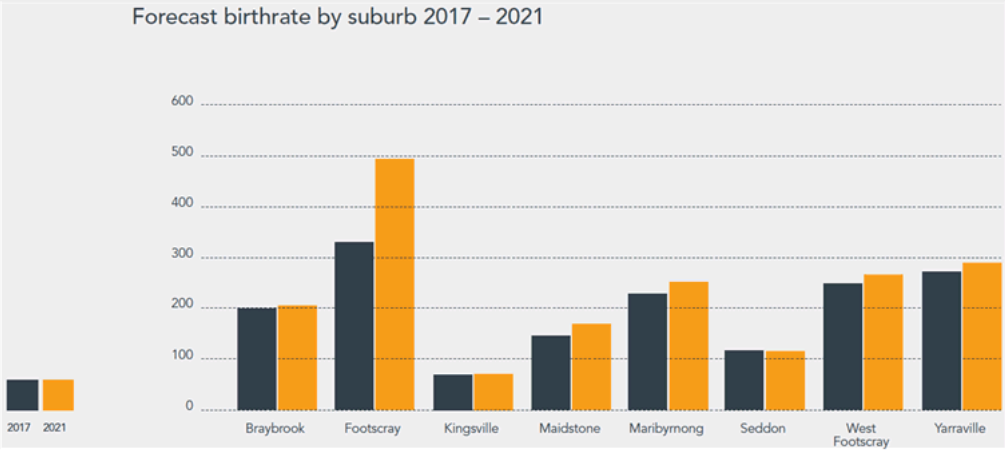
The Panel does not consider the MVFC Proposal to be an efficient use of the scarce space available in Footscray Park that is required by several existing local sports clubs in desperate need of additional capacity, as well as the general community. The MVFC Proposal commandeers that open space to just a single private entity, for a singular use, for a business entity based outside the City of Maribyrnong, which will bring significant external demand into the area that is already at capacity.

10. *Population growth in the City of Maribyrnong and increased demand on public open space*

The Panel received a presentation from Mr [redacted] for the City of Maribyrnong, which significantly contributed to the Panel's understanding and appreciation of the scale of population growth in the City of Maribyrnong, and the critical need for shared, mixed-use open spaces for residents of the municipality. Mr [redacted] advised the Panel that:

a) the City of Maribyrnong population is projected to increase by 68%, from 93,000 to 157,000 by 2041 (additional 64,000 people across its nine suburbs of Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, Tottenham, West Footscray and Yarraville).
b) Of the nine suburbs, the greatest population stress will occur in Footscray, which is projected to increase by 239%, from 17,000 to 40,400 by 2041 (an additional 23,500 people). This highlights that Footscray will experience over one third of the total growth of the City, due largely from the ongoing apartment construction boom enabled by it being a Melbourne Activity Centre for high population density. This will continue to cause greater demand on the existing public open space by residents of the municipality. Privatising the use of Footscray Park's Western Lawn to a business based in the City of Melbourne would show absolute disregard for the needs of Maribyrnong's residents;
c) Footscray's birth-rate is 5-10 times higher than any of the other nine suburbs, as illustrated in 'Maribyrnong City Council Plan 2017-21'. These children require access to local open spaces and a wide variety of sporting opportunities. The retention of Footscray Park's Western Lawn as a multipurpose area exclusively for sporting clubs and community groups from the City of Maribyrnong is critical to the future development of these children and their parents who pay Council rates for access to - and maintenance of – assets in the City of Maribyrnong.

Agenda Item 6.1 - Attachment 1



d) the number of sporting ovals and rectangle fields for the current population is well below target for the existing population, which will worsen as population growth continues while sporting and recreational spaces remain fixed. Mr [redacted] advised the Panel that there will be a shortfall of 27 sports fields by 2041, with the East Neighbourhood (Footscray) forecast to have a shortfall of 10 fields for its residents;

e) Council recognises that land for new open spaces for sports is unlikely to be available within the City of Maribyrnong;

f) Council's strategy to mitigate this issue of scarce sports facilities is to establish joint-use facilities and partnerships to share and maximise utility for existing spaces through investment in infrastructure, targeted planning and flexible design.

The Panel considers that the MVFC Proposal does not address the flexible shared-use strategy and it actively privatises the land use for a sporting business based outside of the City of Maribyrnong. This is irrefutable reassignment of the land to a foreign business in a location where it is desperately needed for community sporting and recreational use.

The MVFC Proposal includes privately funded construction of a large 2 storey pavilion and three soccer fields with associated fencing and lighting towers, permanently making the grounds unusable for use by other sport codes and concurrently reducing community access to use of Footscray Park.

The Feasibility Study undertaken by Simon Leisure Consulting for the MVFC Proposal states that:

'during the period March to September the three pitches will experience their heaviest use by Academy teams … Whilst there will be little opportunity for the community to access the pitches during this period, [MVFC] will use its best endeavours to accommodate finals' matches for local clubs and school tournaments'.

It should be noted that this proposed elite junior soccer academy is a State based academy and a large number of participants will come from outside the City of Maribyrnong and the Western Suburbs. Accordingly, this further exacerbates the shortage of playing fields for local not-for-profit clubs, including women's sport across multiple sporting codes and negatively impacts passive use by the community.

The Panel considers that there is no community benefit in making access to the Western Lawn contingent on MVFC's 'best endeavours' for seven months each year, particularly when access is currently freely available.

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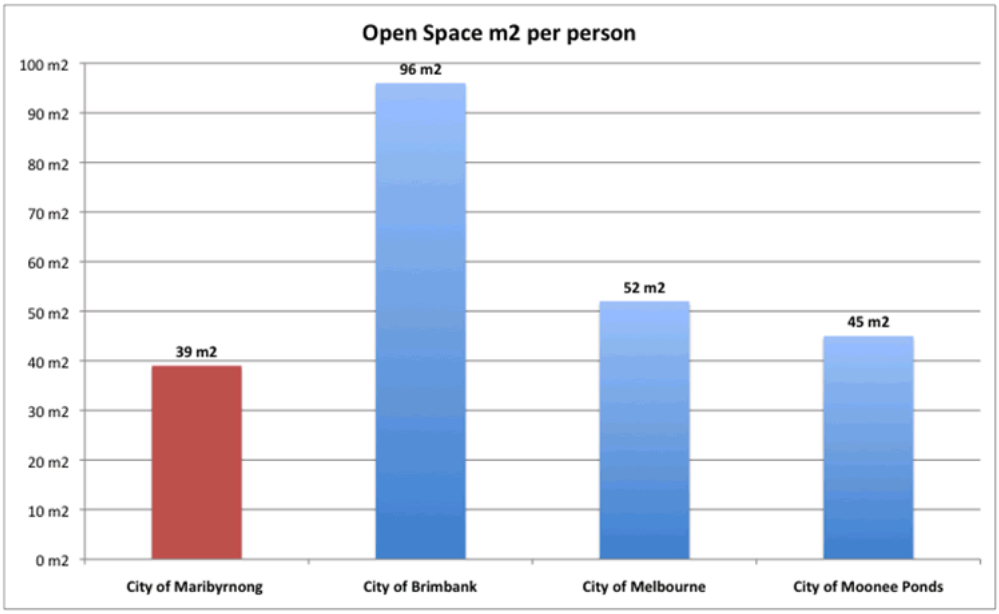
11. *Open space for City of Maribyrnong residents*

The Panel recognises the need to match the projected doubling of Maribyrnong's population with the availability of open space. Council's Open Space Strategy 2014 reported that the City of Maribyrnong has the lowest amount of open space per person (at 39 sqm per person) compared to surrounding municipalities. The municipalities of Brimbank, Melbourne and Moonee Valley each have 96, 52 and 45 sqm per person respectively of open space.



The Panel notes Council's Open Space Strategy 2014 recommends improving, upgrading and expanding the quality of open space in Maribyrnong and that Footscray Park is a 'popular major open space' which is the 'most frequently visited open space in the whole municipality and is one of [Maribyrnong's] signature parks.

Council's Open Space Strategy expressly recognises the need to cater for population growth and endorses the existing 2011 Footscray Park Masterplan:

'*very high*' priority to '*implement the existing masterplan, with consideration for integration of additional unstructured recreational use and facilities for adults to cater to the forecast additional population in the future*'.

The Panel considers that the loss of this premium open space to MVFC's Proposal for a large two-storey flood-proof structure and fencing represents an unacceptable reduction in the amount of open space in the City Maribyrnong is inconsistent with Council's own Open Space Strategy.

The Panel also refers to the Council's 2016 Health and Wellbeing Plan, which is endorsed as part of the Council's Plan 2017-2021.

Key priorities of Council's 2016 Health and Wellbeing Plan include:

'*new open spaces to support population growth*', '*parks and open spaces*', and '*multi-purpose sporting and recreation facilities for a growing population*'. In particular, the Plan proposes a strategy to '*facilitate renewal and development of contemporary community infrastructure that are multi-purpose and multi-generational*'. A strategic indicator of success in this regard would be '*community satisfaction with usage and participation*'.

The Panel considers that leasing 100% of Footscray Park's 56,000m2 Western Lawn to a private business based in the City of Melbourne, and prioritising only one sport at the expense of several local sporting clubs and the wider community does not meet Council's key objective of the Health and Wellbeing Plan for open space with multi-purpose and multi-generational infrastructure, and is therefore inconsistent with the Council's own strategic plans.

12. *Cost vs Community Benefit to upgrade Footscray Park Western Lawn*

Council's Mr [redacted] informed the Panel that the cost of re-surfacing, irrigating and future proofing the Western Lawn to a standard acceptable to local sports clubs would be in the order of $1-2 million. This is consistent with MVFC's Feasibility Study for the Proposal, which quantifies the cost of installing three soccer pitches, including the removal of existing contaminated soil, installation of subsurface drainage and irrigation, importation of fill, installation of turf, surfacing, landscaping, and services to be approximately $2.3 million.

In the context of the Existing Masterplan (2011), the Panel considers restoration of the Western Lawn to a suitable playing standard for local community sporting clubs is consistent with the intent of the 'Active Use Precinct' to '*provide overflow formal and casual sporting uses of the traditional playing fields*'. The Panel considers that the estimated expenditure of $1-2M is acceptable for the benefit of maximising the utility of the space exclusively for the benefit of the City of Maribyrnong community. The sporting clubs represented on the Panel highlighted that with appropriate orientation and line markings, the Western Lawn would accommodate a multi-purpose shared sporting area for up to 5 sports across the calendar year. The sporting clubs have for many years cooperatively shared Henry Turner South Reserve and Mervyn Hughes Oval in this manner, both of which are under significant demand, particularly by women's sports across Rugby, Cricket, AFL, Gridiron and Soccer.

Further, the Panel understands that the new pavilion approved for construction in 2017 on Henry Turner South Reserve would mean that change room and toilet facilities for sport clubs using Footscray Park Western Lawn would not be required. Consequently, the sporting groups represented on the Panel highlight that Footscray Park's Western Lawn can be upgraded and utilised without requiring any additional structures or associated expenditure.

As the local sporting clubs will use Footscray Park Western Lawn as a multi-purpose venue for female and junior sport, in principle support has already been given by national and State governing bodies to provide funding to construct an upgrade to the playing surface. This will defray Council expenditure whilst upgrading the usability of the precinct for local formal and casual sport users and passive recreation, providing true community benefit to the sporting clubs and residents of the City of Maribyrnong.

In contrast, the Panel notes that MVFC's Feasibility Study for the Proposal estimates the cost of building a pavilion is $7.7 million, including an estimated $196,000 to construct a floodgate. These items are not required to achieve community benefit, do not represent best spend of $10M of public money (Government grant), and will diminish community access to an existing valuable community asset.

13. *Footscray Park lease and licence to MVFC*

[redacted]City of Maribyrnong) advised the Panel that the MVFC Proposal involves a lease to MVFC for 21 years. However, the MVFC Feasibility Study for the Proposal contemplates a lease of up to 65 years.

MVFC Feasibility Study for the Proposal contemplates a lease of up to 65 years:

'…(to) *provide the necessary comfort to realise return on investment, and to amortise their investment*'.

This explicitly recognises MVFC as an investor and private business answerable to its shareholders and financiers, who require commercial terms in their favour through long-term control of public land. The objectives of MVFC are investment driven, which necessitates permanent orientation of Footscray Park's Western Lawn to use as soccer only and maximising MVFC usage ("*…to realise return on investment*..), both causing reduced access for community sports clubs and community recreational needs.

Further, significant issues in relation to the licence are unclear, such as the number of hours per week MVFC would have exclusive access, and how much time would be left over for community and local sporting clubs. In particular, the Panel notes with high concern that there has already been confusion in relation to whether the MVFC can further sub-licence its licence to its affiliated sporting clubs.

The Panel does not consider it a community benefit for Council to lease 100% of Footscray Park's 56,000m2 Western Lawn to a private entity for an undetermined duration (minimum 21 years), and then expect the community to negotiate with that private entity for limited community access.

The Panel rejects outright the Proposal to lease or licence of Footscray Park.

14. *Car parking and traffic impacts of MVFC Proposal*

The Panel is concerned that the current limited car parking for Footscray Park, which is already at capacity, will be wholly insufficient to meet the parking demand for MVFC's Proposal associated with a 500+ seat stadium and spectator non-seated areas on the Western Lawn during game days, events and training sessions.

a) The MVFC Proposal states that 300,000 patrons per year will attend the sports stadium and academy.
b) Based on the MVFC Proposal, this is on average 821 patrons every day of the year.
c) The MVFC Proposal states that "ticketed" events will be held at the stadium. It is reasonable to assume these events would be designed to attract at least 1,000 people in seating, officials, players, media, and patrons in standing positions.

MVFC Feasibility Study does not explain how the MVFC Proposal will deal with the serious impacts of traffic and parking, either on a day-to-day basis or during proposed "ticketed" events. In particular, patronage stated in the MVFC Proposal exceeds parking available in and around Footscray Park, which will "shut-out" existing sporting clubs, community use, and access to the playground and Maribyrnong river. The majority of these users drive to Footscray Park, and it seems unfathomable that the patronage stated in the MVFC Proposal would behave any differently.

The Panel considered the times of day allocated for training and competition (4pm to 9pm Monday to Friday and 9am to 4pm Saturday and Sunday) and the age demographic of proposed users of the academy. The Panel also noted that the majority of players and staff for a State/National focussed sporting business would come from outside the City of Maribyrnong. Children under 18 will be driven to and from Footscray Park and those of driving age will drive themselves. Only personnel living within close proximity to Footscray Park will walk, ride or take public transport. This is typical for all public spaces across the metropolitan area.

Long term effects on parking in and around Footscray Park is already occurring due to high priority developments important to the City of Maribyrnong:

- Construction of the new Footscray Hospital will add significant traffic and parking demand to the immediate area. The new Hospital will consume the entire Victoria University parking area on Ballarat Road, which is being closed. Students, staff and visitors will cause increased demand on parking in Footscray Park, without the MVFC Proposal.
- Recent opening of the mountain bike track at Quarry Park has had significant impact on parking in the area during weekends.

Council did not provide the Panel with a traffic strategy or traffic assessment report. The lack of a traffic or parking strategy for the patronage stated in MVFC's Proposal will allow the limited parking spaces in Footscray Park to be consumed for MVFC use, preventing access for other users such as existing sporting clubs, community recreation, and parents taking their children to the park and playground.

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The Panel is not assured by Mr. [redacted] comment that the Council is "confident" there will be enough parking in the surrounding area. The Panel expected that Council's [redacted] would possess a technical report in support of the MVFC Proposal rather than sheer "confidence". The Panel recommends a traffic and parking assessment report based on the figures stated in the MVFC Proposal be undertaken for consideration by the Panel.

The Panel considers it very likely, if not certain that the MVFC Proposal would disadvantage current users and local sports clubs by disproportionately consuming limiting parking options to access Footscray Park.

15. *Flood plain and environmental impact of MVFC Proposal on the Maribyrnong River*

The MVFC Proposal includes a letter from Melbourne Water regarding the flood plain storage and building a structure below the flood plain level, which involves decreasing the floodplain storage provided by Footscray Park and building a structure below the recommended height within the flood zone. However, the Panel has not been provided this provisional advice, or any other environmental impact assessment of the Proposal.

However, the Panel received research indicating that the use of synthetic turf is likely to require large amounts of water and that stormwater runoff is likely to have significant impact on the Maribyrnong River. Without further evidence, the Panel considers that further investigations are required to ascertain the environmental impact of the Proposal, and in particular the potential environmental impact due to its hybrid synthetic turf.

The Panel also holds serious concerns that any development within the Western Lawn will require a 'pond' to be established elsewhere in Footscray Park for compensatory water storage during a flood, causing further reduction and negative impact on community access to green space for residents of the City of Maribyrnong by a private business based in the City of Melbourne.

16. *Impact of MVFC Proposal on current and future Footscray Park community use, access and views*

The Panel is concerned that the large size of the stadium structure, fencing and lighting towers in the MVFC Proposal are inconsistent with Footscray Park's heritage landscaping, passive recreational uses and open views of the river.

The Existing Masterplan (2011) maintains Footscray Park Western Lawn as a multi-purpose open area for formal and casual sporting uses, general community recreation, off-lead dog area, and the preferred location for large festivals and other community events. This is consistent with the Edwardian-era landscape architecture of Footscray Park, which integrates the open lawn, formal botanical gardens and wooded areas.

In particular, the Panel considers that the MVFC Proposal's high impact use (300,000 patrons per year), increased traffic, parking, scale of noise and visual impact are entirely incompatible with the low impact, heritage value of Footscray Park.

The retention of the Western Lawn as flexible, multipurpose fields for sports and recreation is consistent with the architectural landscape design that is sympathetic with the botanical gardens, WW1 and WW2 memorial and quiet reflection spaces, Henry Lawson Memorial space, the Rotary Club memorial, children's playground, and the public picnic areas. Most importantly, this does not include a stadium, fencing or lighting towers.

Future uses of the area in the vicinity of Footscray Park will include the new Footscray Hospital on Ballarat and Geelong Roads and new student accommodations as part of the Footscray University Town development. These major infrastructure assets will introduce significant numbers of people to the area. The Panel considers that Footscray Park would be more valuable to both the current and future community as a multipurpose open space rather than a single intensive use site dedicated to MVFC's international sporting business.

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The Panel considers the MVFC Proposal will displace these broad-based community focussed activities, to the community's disadvantage.

17. *Utilisation*

The Panel was not provided with any data or evidence in relation to the utilisation rate of the Western Lawn of the Park. However, the Panel notes that current use of the Western Lawn is likely to be lower than its actual capacity due to its current poor condition of the playing surface and the potential for injury during social and competitive sports.

The Panel notes from Council reports and advice that no improvements have been made to Footscray Park's Western Lawn area since at least 1998, and Council has allowed the playing surface to fall into disrepair. The Panel considers that use of the Western Lawn will rise commensurately if the surface is improved to a suitable standard for community and local sports clubs for shared use.

Representatives of sporting clubs on the Panel that currently use Henry Turner Reserve and Mervyn Hughes Oval have recently applied to Council to use the Western Lawn for both training and games.

The Panel refers to Council's Open Space Strategy 2014, in which 60% of community respondents supported the expansion of open space in Maribyrnong, but particularly in Footscray Park, indicating that under-utilisation is not necessarily a negative factor for the Park. This appears consistent with Council's 2019 community consultation results in which 59% of City of Maribyrnong residents seek to retain the open space in Footscray Park's Western Lawn.

18. *No community benefit*

Summarising the considerations made above, the Panel considers that MVFC's Proposal does not provide a community benefit but is instead a detriment. It involves the loss of community space currently 100% allocated for public use, to a private entity for a minimum of 21 years and up to 65 years.
The Proposal does not benefit local sporting groups and has unacceptable impacts on amenity, including the heritage character of Footscray Park, our State's most intact Edwardian-era Park.

In contrast, the Panel notes that large for-profit sporting organisations such as MVFC are well-placed to utilise their own funds, sponsorships, and capital raising through shareholders and investors for the private purchase of land and infrastructure development anywhere in the State of Victoria.

On this basis, the Panel considers that MVFC Proposal and the Draft 2019 Footscray Park Masterplan reduces the community benefit provided by the Existing Master Plan (2011).

Recommendations

Having regard to the terms of reference and the above issues, the Panel makes the following recommendations:

19. *Summary of Considerations and Key Recommendations*

a) The Panel unanimously recommends rejection of the Draft 2019 Footscray Park Masterplan.
b) The Panel unanimously recommends full implementation of the Existing Masterplan (2011) by Council. In particular, restoration and maintenance of the Western Lawn to return it to a suitable standard fit for use by City of Maribyrnong local sport clubs and the broader community as a shared, mixed-use space for formal and casual sport and passive recreation.

20. *Consideration A:* *Amendments to the Footscray Park Masterplan*

a) The Panel supports the Existing Masterplan (2011) and recommends restoration and maintenance of the Western Lawn to return it to a suitable standard fit for use by City of Maribyrnong local sport clubs and the broader community as a shared, mixed-use space for formal and casual sport and passive recreation.

b) On review of the Draft 2019 Footscray Park Masterplan the Panel identified **only four key differences** compared to the existing 2011 Footscray Park Masterplan. The Panel's recommendations regarding these differences is provided below:

(1) The academy, pavilion and soccer pitches for MVFC (item 14)

The Panel recommends rejection of Item 14 of the Proposed Masterplan (2019) (installation of the academy and soccer pitches), for the following reasons:

- it provides benefit to MVFC and reduces benefit to the community compared to the Existing Masterplan (2011);
- it involves loss of critical green space and local sports fields to a privately-owned sporting business based in the City of Melbourne for a lease of at least 21 years, and a licence of uncertain duration;
- it requires construction of a large pavilion, fencing around a soccer stadium, lighting towers which would be detrimental to the visual and general amenity of the Park and have negative impact on the Footscray Park open space of the Western Lawn;
- it will detrimentally increase traffic and parking problems in/around Footscray Park; and
- the Western Lawn can be upgraded for community use for an investment of $1-2M retaining 100% community benefit. This is the best spend scenario to retain 100% community benefit.

(2) A circuit walkway track around the pavilion and soccer pitches (item 19)

The Panel recommends rejection of Item 19 of the Proposed Masterplan (2019) (installation of circuit track), for the following reasons:

- it is unnecessary, duplicates current walking tracks, and is incompatible with the Edwardian era architectural landscape design of Footscray Park;
- it dissects the Western Lawn to reduce the community benefit of Footscray Park's open space;
- its only purpose is due to the proposed stadium, fencing, lighting towers (which should also be rejected).

(3) A pontoon on the Maribyrnong (item 6)

The Panel recommends rejection of Item 6 of the 2019 Masterplan (installation of a pontoon), for the following reasons:

- the proposed pontoon is dangerously located. Its proximity to the cycling/walking track and position at the narrowest point in the river means that fishermen casting lines will endanger cyclists/walkers, rowers, canoeists and other general river users;
- there are in existence pontoons for recreational fishing further up the river at the Angler's club at Essendon and further down the river at Shepherds Bridge; and
- the Maribyrnong river does not require any additional pontoons.

(4) A Wi-Fi tower above the existing Rowing Club building (item 24).

The Panel supports the building of wi-fi reception towers generally but not within Footscray Park. The Panel recommends that Council approach Victoria University (VU) to locate the wi-fi tower on VU property for the following reasons:

- the proposed location is not appropriate and detracts from the visual amenity of Footscray Park;
- it could be located on an existing, more densely built form and height on the nearby VU Campus.

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21. ***Consideration B:*** *the community benefits of the elite junior academy as outlined in the proposal*

The Panel recommends rejection of MVFC's Proposal to locate an elite junior soccer academy in Footscray Park for the reasons given at Paragraphs 18 and 20.

The Panel does not consider it appropriate to make any recommendations in relation to a private operation for a private entity. In the event that the elite youth academy is located on private land instead of Footscray Park, then the Panel considers that the elite youth academy is a private business operation, which ultimately benefits MVFC and the majority of participants from outside our municipality.

22. ***Consideration C:*** *the possible location of the elite junior soccer academy and supporting facilities*

Similarly, the Panel recommends rejection of the MVFC Proposal to locate an elite junior soccer academy in Footscray Park for the reasons provided above.

The Panel acknowledges that several sites may exist in the City of Maribyrnong or surrounding municipalities, which are suitable for the academy and facilities as set out in the MVFC Proposal. The Panel has no role in locating and assessing the suitability of such sites with reference to the MVFC Proposal. The Panel also notes that the MVFC Feasibility Study for the Proposal states that MVFC is in a position to consider expressions of interest relating to 12 other sites across metropolitan Melbourne.

23. ***Consideration D:*** *conditions concerning any lease and licensing arrangements that may be required*

Given the recommendations provided above to reject the MVFC Proposal and any associated rent or lease to MVFC, the Panel does not consider it necessary to provide a recommendation on this point. The Panel does not consider that there is any basis for any adjustment, condition, variation or stipulation that would be sufficient to reconsider accepting the MVFC Proposal.

Further, the Panel notes that Mr [redacted] advised that the Masterplan process is not required to approve a lease or licence to MVFC so the Panel queries whether a recommendation on this point is presumptive.

24. ***Other recommendations:***

The Panel also makes the following recommendations:

a) that Council seek further funding from State and Federal governments, as well as major sporting associations such as Cricket Australia and Rugby Australia, for infrastructure funding in general, but particularly to support female participation in sport to support the upgrade of Footscray Park according to the Existing Masterplan (2011) and this Recommendation;
b) that this Panel's Recommendation be incorporated in full by the relevant Planning Officer in their report to the Council and presented in full to the Councillors;
c) that a copy of Mr [redacted] report titled "Maribyrnong City – Sports Fields Need and Demand Analysis", **attached** as part of this Recommendation, be included in full to form Council's report to Councillors to retain context and information about the need for flexible, mixed use spaces;
d) that, if this report is endorsed by Council, the Council make a public declaration that Footscray Park will not be dissected, and the Western Lawn will remain publicly available for use by local sports clubs and the general public; and
e) the Panel considers that the level of community interest in the MVFC Proposal warrants a transparent and open process and recommends the publication of this Recommendation in full on the Council's website.

Agenda Item 6.1 - Attachment 1

Each member of the Panel endorsed these Recommendations in this report dated 19 November 2019:

Footscray Historical Society

Footscray Cricket Club

Shari Loudon

Friends of Maribyrnong Valley

VU Western Spurs

Rafaela Lopez

Footscray Rugby Union Club

Footscray Boat Club

Sharon Schwab

Parkside Football Club

Sara Coward

Ming Kalanon

Agenda Item 6.1 - Attachment 1

19/11/2019

Maribyrnong City – Sports Field Need and Demand Analysis

Maribyrnong CITY COUNCIL

Municipality Population Growth

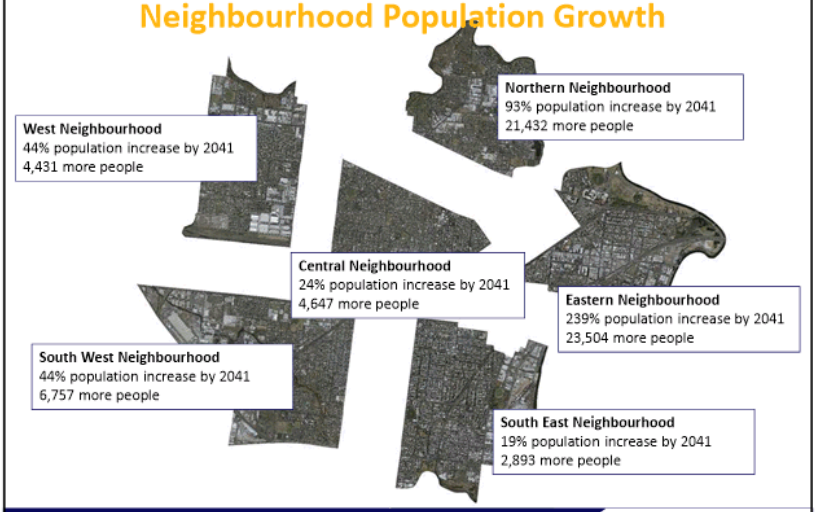
Current Population:	93,129
Predicted Population in 2041:	156,794
Predicted Growth:	68%

Maribyrnong CITY COUNCIL

Agenda Item 6.1 - Attachment 1

19/11/2019

Neighbourhood Population Growth



Maribyrnong CITY COUNCIL

Municipality Sports Participation Growth

Sport	2015 to 2019 Participation Growth	2019 Current Participation Figures
AFL	86%	2,240
Soccer	61%	1,281
Cricket	15%	1,144
Rugby	70%	405
Gridiron	67%	192
Lacrosse	82%	299
Baseball	43%	140

Maribyrnong CITY COUNCIL

Agenda Item 6.1 - Attachment 1

19/11/2019

Community Accessible Sports Fields Gap Analysis - Municipality

Current Victorian Planning Authority ratios are 1:3,000 for ovals and 1:5,000 for rectangular pitches

This is unachievable for Maribyrnong municipality and the below ratios reflect a more conservative and realistic approach of 1:4,500 ovals and 1:7,500 rectangular pitches

Current

Oval Supply (Target: 1 per 4,500)		
Current Supply	Current Demand	Gap
20	20.3	-0.3
Rectangular Pitches Supply (Target: 1 per 7,500)		
Current Supply	Current Demand	Gap
8	12.2	-4.2

2041

Oval Supply (Target: 1 per 4,500)		
Current Supply	Future Demand	Gap
20	34.3	-14.3
Rectangular Pitches Supply (Target: 1 per 7,500)		
Current Supply	Future Demand	Gap
8	20.6	-12.6

Maribyrnong CITY COUNCIL

Community Accessible Sports Fields Gap Analysis

North Neighbourhood

Current

Oval Supply (Target: 1 per 4,500)		
Current Supply	Current Demand	Gap
3	5	-2.0
Rectangular Pitches Supply (Target: 1 per 7,500)		
Current Supply	Current Demand	Gap
1	3	-2.0

2041

Oval Supply (Target: 1 per 4,500)		
Current Supply	Future Demand	Gap
3	9.7	-6.7
Rectangular Pitches Supply (Target: 1 per 7,500)		
Current Supply	Current Demand	Gap
1	5.8	-4.8

Maribyrnong CITY COUNCIL

Agenda Item 6.1 - Attachment 1

19/11/2019

Community Accessible Sports Fields Gap Analysis

Central Neighbourhood

Current			2041		
Oval Supply (Target: 1 per 4,500)			**Oval Supply (Target: 1 per 4,500)**		
Current Supply	Current Demand	Gap	Current Supply	Future Demand	Gap
2	4.3	-2.3	2	5.3	-3.3
Rectangular Pitches Supply (Target: 1 per 7,500)			**Rectangular Pitches Supply (Target: 1 per 7,500)**		
Current Supply	Current Demand	Gap	Current Supply	Current Demand	Gap
2	2.6	-0.6	2	3.2	-1.2

Maribyrnong CITY COUNCIL

Community Accessible Sports Fields Gap Analysis

East Neighbourhood

Current			2041		
Oval Supply (Target: 1 per 4,500)			**Oval Supply (Target: 1 per 4,500)**		
Current Supply	Current Demand	Gap	Current Supply	Future Demand	Gap
1	2.1	-1.1	1	7.2	-6.2
Rectangular Pitches Supply (Target: 1 per 7,500)			**Rectangular Pitches Supply (Target: 1 per 7,500)**		
Current Supply	Current Demand	Gap	Current Supply	Current Demand	Gap
1	1.2	-0.2	1	4.3	-3.3

Maribyrnong CITY COUNCIL

Agenda Item 6.1 - Attachment 1

19/11/2019

Strategies to Manage our Growth

- Joint Use Agreements and Co-investment with Schools
- Investment in infrastructure (irrigation, lighting, sustainable surfaces)
- Maximising space within existing Recreation Reserves (targeted planning and flexible design)

Maribyrnong CITY COUNCIL

Maribyrnong CITY COUNCIL

Agenda Item 6.1 - Attachment 1

19/11/2019

Agenda Item 6.2

33 WATTLE STREET, WEST FOOTSCRAY

Director: **Nigel Higgins**
Director Planning Services

Author: **Steven Lionakis**
Manager City Places

PURPOSE

To present for consideration a planning application for 33 Wattle Street, West Footscray which has received 36 objections.

APPLICATION RECEIVED	Original Application - 9/8/18 Amended Application – 2/9/19
APPLICATION NUMBER:	TP457/2018(1)
APPLICANT	2Form Consulting P/L
SITE ADDRESS	33 Wattle Street West Footscray
PROPOSAL	Construction of multiple dwellings on a lot
ZONE	General Residential Zone, Schedule 1
OVERLAYS	No Overlays
INTERNAL REFERRALS	Engineering Services
EXTERNAL REFERRALS	None
COST OF DEVELOPMENT	$725,000
WARD	Stony Creek
ADVERTISED	Yes
NUMBER OF OBJECTIONS	36
DATE OF PLANNING FORUM	26 June and 16 October 2019
REASON FOR CONSIDERATION BY COUNCIL:	More than 10 objections

ISSUES SUMMARY

- Approval is sought for the construction of five, double-storey dwellings (one three bedroom and four two bedroom).
- The proposal was amended on 2 September 2019 in accordance with Section 57A of the *Planning and Environment Act 1987.*
- The application was advertised twice with 36 objections received.
- The objections relate to neighbourhood character, removal of trees and amenity, lack of parking and overdevelopment of the site.
- Each dwelling is provided with car parking in accordance with Clause 52.06 and no reduction of car parking is sought.
- The development is a contemporary response incorporating pitched roof forms, centralised upper levels and integrated parking structures.
- The applicant submitted concept plans following the planning forum in October 2019 which removed a crossover and redesigned dwelling 1 in response to objectors issues.

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- The application (including concept plans) respond to the policies set out in the Maribyrnong Planning Scheme and is highly compliant against Clause 55 (ResCode).

ATTACHMENTS

1. Attachment 1 - Proposed Permit Conditions ⇩
2. Attachment 2 - Advertised Plans (Amended Application) ⇩
3. Attachment 3 - Concept Plans (16.10.2019) ⇩

OFFICER RECOMMENDATION

That the City Development Special Committee issue a Notice of Decision to Grant a Permit for the construction of multiple dwellings on a lot at 33 Wattle Street, West Footscray subject to conditions contained in Attachment 1.

Agenda Item 6.2

BACKGROUND

1. Proposal

The proposal has been formally amended in accordance with s57A of the *Planning and Environment Act 1987* and is summarised as follows:

- Demolition of all buildings and vegetation and the construction of five, double storey dwellings (1x 3 bedrooms and 4x 2 bedrooms)
- Dwelling 1 has a frontage setback of 9 metres from Wattle Street and is provided with two car spaces. This dwelling is reverse living with a 25 square metre balcony overlooking Hansen Reserve.
- Dwellings 2-5 face the internal accessway and are provided with one car space each. The dwellings have secluded private open space predominantly along the eastern boundary within a minimum area of 28.35 square metres.
- A maximum height of 7.36 metres.
- The dwellings are constructed from face brickwork at ground levels and a mixture of render and cladding at the upper levels.
- The car spaces for dwellings 2-5 are accessed via the existing crossover and a new crossover is proposed to access the car space for dwelling 1.
- No front fence is proposed.

2. Site and Surrounds

Subject Site

The subject site is situated on the southern side of Wattle Street, approximately 76 metres west of the intersection of Roberts Street. The site has a cross fall from the north-eastern corner (front) to the south-western corner (rear) of 2.47 metres.

The site has an area of 795.56 square metres and is occupied by a single storey, weatherboard dwelling. A single crossover along the north-western corner of the frontage provides vehicular access to a carport. A number of canopy trees exist within the rear yard.

There are no street trees within the nature strip fronting Wattle Street. The site is encumbered by a 1.83 metre wide sewerage and drainage easement running along the entire southern boundary.

There are no registered restrictive Covenants or Section 173 Agreements listed on Title.

Surrounding Area

The site is within an established residential area comprising a mixture of single and double storey, post-war dwellings which have been constructed from weatherboard or brick. Key characteristics include pitched roof forms, ground level open space, low permeable or no front fencing and car parking constructed along one boundary or at the rear of dwellings.

Front setbacks of dwelling range between 3.45 metres and 9.4 metres. It is noted that the streetscape and immediate area are slowly evolving as sites are being developed with multi-unit developments (37 and 39 Wattle Street).

Figure 1: Aerial view of the site and surrounding built form

The site is well serviced by community facilities and infrastructure with Hansen Reserve directly opposite the site, public transport in the form of a bus along Geelong Road and Tottenham Train Station (1.4 kilometres north-west of the site) and Corpus Christi Catholic School (556 metres south of the site).

Abutting Properties

The site has direct abuttals as follows:

- East (31 Wattle Street) - is occupied by a single storey, weatherboard dwelling with a front setback of 9.1 metres. A single crossover provides vehicular access to a metal garage located along the western boundary. The rear yard consists of a large lawn area with a canopy tree growing adjacent to the eastern boundary.
- West (35 Wattle Street) – A single storey weatherboard dwelling with a front setback of 8.5 metres occupies this site. Vehicular access is provided via a single crossover which leads to a garage at the rear of the property. The rear yard consists of a large lawn area.
- South (2 Kathleen Street) – is occupied by a single storey weatherboard dwelling. A single crossover provides vehicular access to a garage. A number of canopy trees have been planted along the rear, western boundary of the property.

3. Policy Context and Permit Triggers

General Residential Zone

The site is located within a General Residential Zone (GRZ) and is not affected by an overlay. A planning permit is required to construct two or more dwellings on a lot in accordance with Clause 32.08-6.

The subject site has an area of 795.56sqm and requires a minimum garden area of 35 per cent (278.45sqm). The proposal has not met this requirement as only 34.58 per cent (275.15 sqm) of the site is dedicated to garden area. As this is a mandatory requirement compliance needs to be meet and which has now been addressed with the concept plans (Attachment 3).

Planning Policy Framework

The following Clauses are applicable to the proposal:
Clause 11 (Settlement), including;

- Clause 11.01-1S (Settlement)
- Clause 11.01-1R1 (Settlement - Metropolitan Melbourne)

Clause 15 (Built Environment and Heritage), including;

- Clause 15.01 (Built Environment)
- Clause 15.01-1S (Urban Design)
- Clause 15.01-1R (Urban design - Metropolitan Melbourne)
- Clause 15.01-2S (Building Design)
- Clause 15.01-5S (Neighbourhood character)
- Clause 15.02 (Sustainable development)
- Clause 15.02-1S (Energy and resource efficiency)

Clause 16 (Housing), including:

- Clause 16.01 (Residential development)
- Clause 16.01-1S (Integrated housing)
- Clause 16.01-1R (Integrated housing - Metropolitan Melbourne)
- Clause 16.01-2R (Housing opportunity areas – Metropolitan Melbourne)
- Clause 16.01-3S (Housing diversity)
- Clause 16.01-3R (Housing diversity - Metropolitan Melbourne)
- Clause 16.01-4S (Housing affordability).

Local Planning Policy Framework

The following clauses are applicable to the proposal:
Clause 21 (Municipal Strategic Statement), including;

- Clause 21.01 (Municipal Strategic Statement)
- Clause 21.02 (Municipal Profile)
- Clause 21.03 (Council Vision)
- Clause 21.04 (Settlement)
- Clause 21.05 (Environment and Landscape Values)
- Clause 21.06 (Built Environment and Heritage)
- Clause 21.07 (Housing).

Clause 22.05 (Preferred Neighbourhood Character Statements)

The subject site is located within Garden Suburban Precinct 4 and the following character statement applies:

> *The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock. New development will respect the low-scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new plantings that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.*

4. Human Rights Consideration

The report and its contents do not impede the human rights listed in the *Charter of Human Rights and Responsibilities Act 2006*.

5. Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

6. Notification

The application has been advertised twice (April and September 2019) pursuant to Section 52 of the *Planning & Environment Act 1987*. A total of 36 objections have been received and the grounds relate to:

- Neighbourhood Character
- Visual bulk and inadequate front setback
- Overdevelopment and density
- Loss of vegetation
- Poor on-site amenity
- Lack of front fence
- Cheap building materials
- Non-compliance with Clause 55.

Two planning forums were held on this application with latest forum occurring on 16 October 2019. During latter forum the applicant submitted concept plans (informal) which showed the deletion of the new crossover for dwelling 1. These plans are included in Attachment 3.

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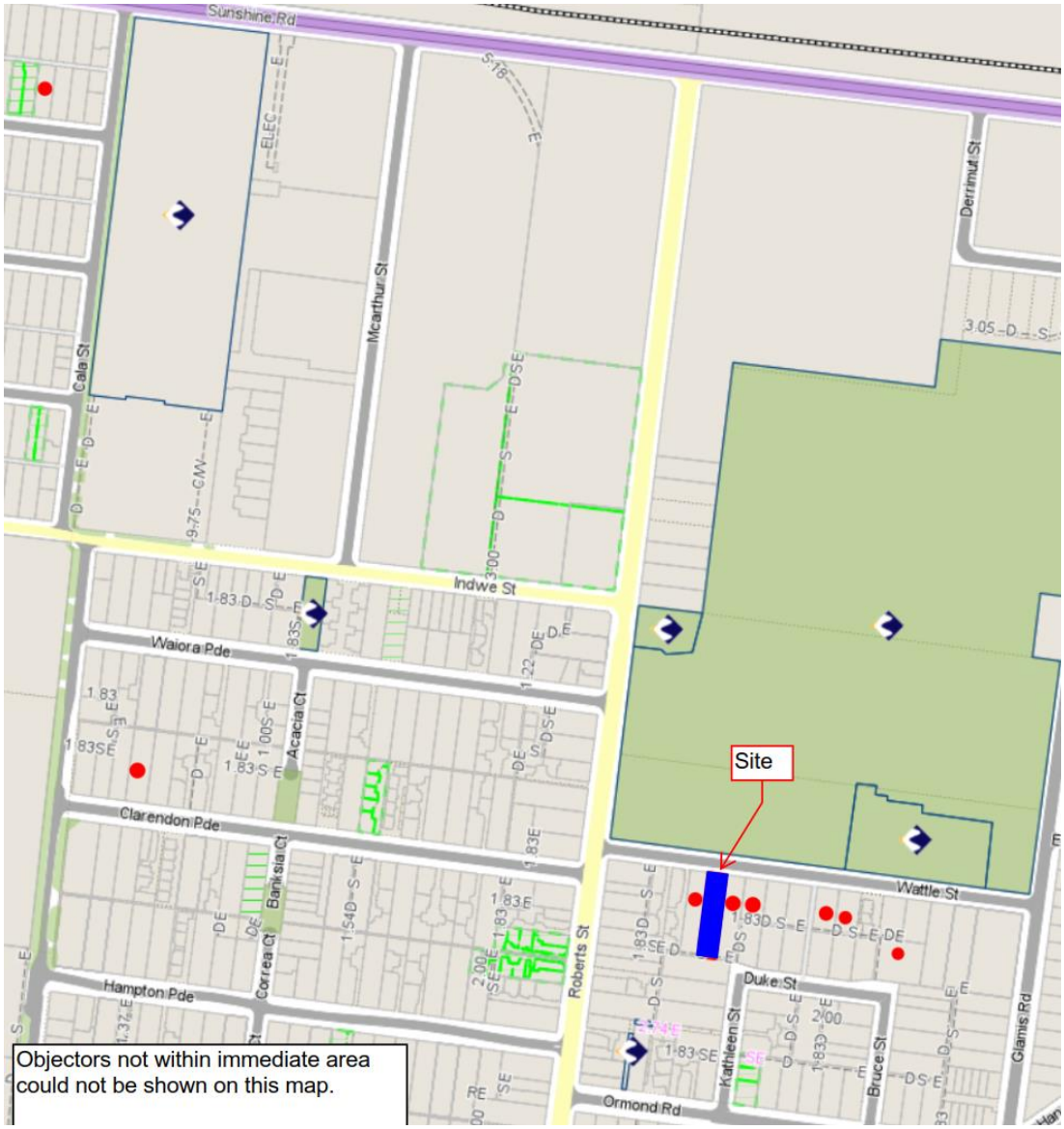

Figure 2 – Location map for objectors

7. Referrals

The application was only referred to the following internal departments:

- Engineering Services - No significant issues raised and a number of conditions have been included in Attachment 1.
- Waste Services - The plans show a communal waste area with no indication on the volume of bins being provided. Council's Waste Management Guidelines indicate that six 240 litre bins (recycling and waste) will be required. This has been addressed as a condition in Attachment 1.

DISCUSSION

It is considered that the key issues for the proposed development relate to built form, off-site amenity impacts, internal amenity and the provision of and access to parking.

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Planning Policy

The subject site is located within the General Residential Zone and within an 'incremental change' area. In incremental change areas, new developments must be designed to respect existing neighbourhood character and contribute to enhancing landscape character.

The proposal represents incremental change that is respectful of neighbourhood character as follows:

- In accordance with Clause 11.02 (Managing Growth), the proposal appropriately responds to the needs of the existing and future communities through the provision of serviced land for housing. It facilitates development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.
- The proposal is consistent with Clauses 15.01 and 21.06 (Built Environment and Heritage), with dwelling 1 orientated to face Wattle Street and allowing for unimpeded views to the dwellings' façade. The design is considered to contribute to local and urban character whilst avoiding detrimental impacts to the neighbouring properties.
- Clause 16.01 (Residential Development) supports well-placed development for greater variation to housing stock to meet the community needs. The increase in density contributes to policy that seeks to provide 14,000 and 16,000 additional households by 2031 (Clause 21.04-2 Housing Growth).
- Clause 21.07 (Housing) indicates that West Footscray is expected to reach 15,295 persons by 2041, resulting in an increase of 2,843 from 2018. The net increase of four dwellings is required to provide sufficient accommodation for current and future residents. In addition, the range in dwelling type and floor plan, allows for some flexibility to support a range of household types and needs.
- Clause 22.05 (Preferred Neighbourhood Character) identifies the site within the neighbourhood character area Garden Suburban 4. The dwellings respect the garden setting of the area as the front and rear yards allow for the planting of canopy trees, strengthening the garden character of the area. Additionally minimal walls are on proposed on boundaries further strengthening the garden setting of the area.

Neighbourhood Character

The proposal responds positively to the neighbourhood character of the area and complies with Clause 55.01 (Neighbourhood Character and Infrastructure) and Clause 55.03 (Site Layout and Building Massing) as follows:

- The site is within the Garden Suburban 4 Neighbourhood Character Precinct. While the character statement suggests older dwellings should be retained, there are no overlay controls requiring dwellings to be protected. Given this, coupled with the development potential the site presents, there is an opportunity to increase housing density.
- The proposal has responded to the sensitive interfaces along the east, west and south. The dwellings are centrally located on the site as the secluded private open spaces will be provided along the east and south and the driveway will continue to be provided along the western boundary. This will ensure spacing between properties whilst maintaining the subdivision pattern of the area.

- The development addresses visual bulk concerns as dwellings 1 to 3 and 5 face existing dwellings and outbuildings at 31 and 35 Wattle Street (see Figure 3).

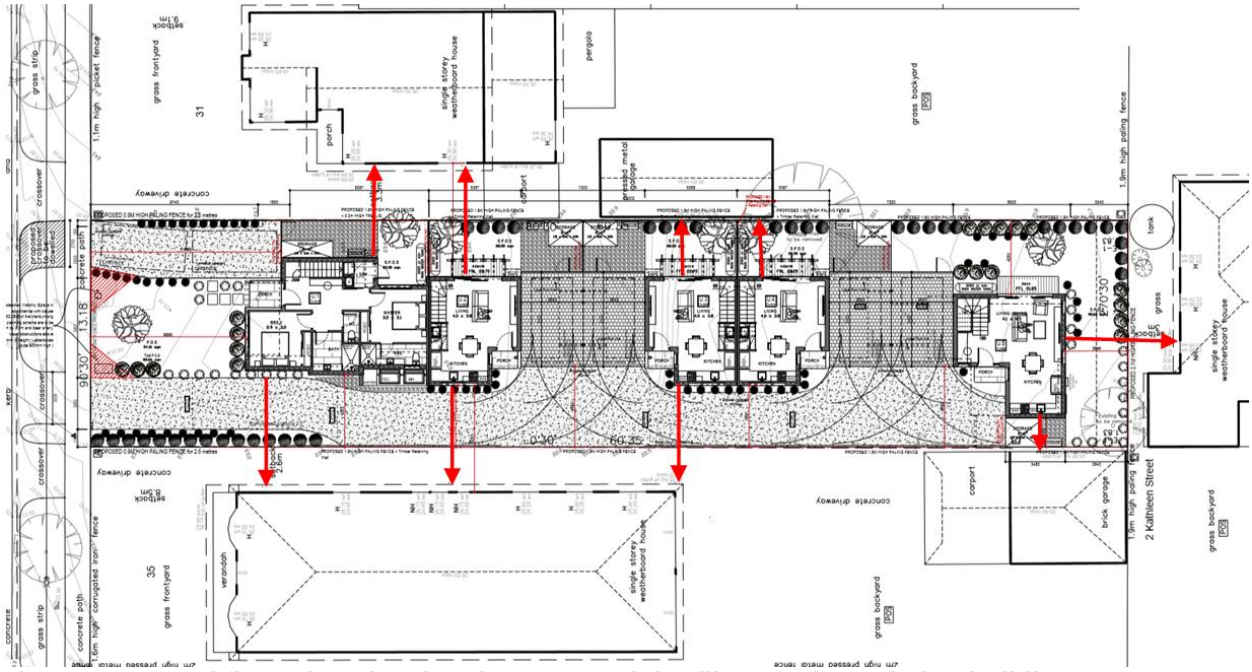

Figure 3: Ground floor plan showing the proposed dwellings facing existing buildings

- The design response is not out of character given the developments in the immediate area. Four double storey dwellings in a tandem arrangement exist at 39 Wattle Street and 37 Wattle Street comprises of two, double storey dwellings at the rear. A planning permit has been approved for four, double storey dwellings at 2 Kathleen Street (see figures 4 and 5).

Figure 4: View of site and existing double storey developments within the street

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Figure 5: Approved Development at 2 Kathleen Street, West Footscray

- Dwelling 1 is provided with a front setback of 9 metres which meets Standard B6 (Street Setback).
- The height of 7.36 metres complies with Standard B7 and the mandatory heights specified in the General Residential Zone (11 metres maximum).
- The proposal complies with Standard B8 (Site Coverage), with an overall coverage of 40.22 per cent and permeability of 46.79 per cent meeting Standard B9 Permeability. A condition in Attachment 1 will require the submission of a STORM report (or similar) outlining on-site stormwater infiltration.
- The proposal presents a high quality, modern design that incorporates pitched roof forms, centralised upper levels and integrated parking structures. The entrances to each dwelling are easily identified by porches providing a sense of identity and shelter.
- The dwellings are finished in face brickwork and a mixture of render and cladding. Objectors perceive that the presentation of the dwellings are not consistent with the character of the area. It is considered that that the building materials are not at odds with the existing built form in the street (similar to 39 Wattle Street).
- The concept plans as shown in Attachment 3 delete the new crossover for dwelling 1 resulting in a proposal which is consistent with the neighbourhood character by virtue of parking structures not dominating the site and for greater landscaping.
- A front fence is not proposed along the frontage and objectors perceive this to be out of character. This matter has been addressed in Attachment 1 which require an open style 0.9m high front fence.

Removal of Trees

The objectors are concerned that the two mature Silky Oak trees within the rear yard of the site are being removed solely to gain a development advantage and their removal impacts the landscape character.

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The Maribyrnong Planning Scheme does not contain any vegetation protection overlays. The owner does not require a planning permit to remove the trees even if they had not applied for a planning permit. As part of Council's "Significant Tree Register", the trees in question were assessed and considered to be not worthy of retention given their proximity to existing buildings, their limited life expectancy and the potential for causing danger to property or life should they fail.

Standard B13 (Landscaping) requires that developments should be designed to "provide for the retention or planting of trees, where these are part of the character of the area."

It is acknowledged that the trees have formed part of the neighbourhood character for over 50 years. In response to the concerns raised by the objectors, Council engaged Homewood Consulting Pty Ltd to undertake a thorough assessment of the two trees on 10 July 2019.

The prepared by Homewood Consulting Pty Ltd (July 2019) concluded that one of three (tree 1) has poor structure and life expectancy of 5-10 years. The tree was found to be "actively splitting" and that any structural pruning of this split will require the removal of approximately 25 per cent of the canopy, leaving a gap and the tree vulnerable in high winds (see Figures 5 and 6).

Due to the poor structure of the tree and the reduced useful life expectancy, the tree was not recommended for inclusion on Council's "Significant Tree Register" or protection via a permit condition.

Figure 6: Large active split of major stems in canopy of Tree 1

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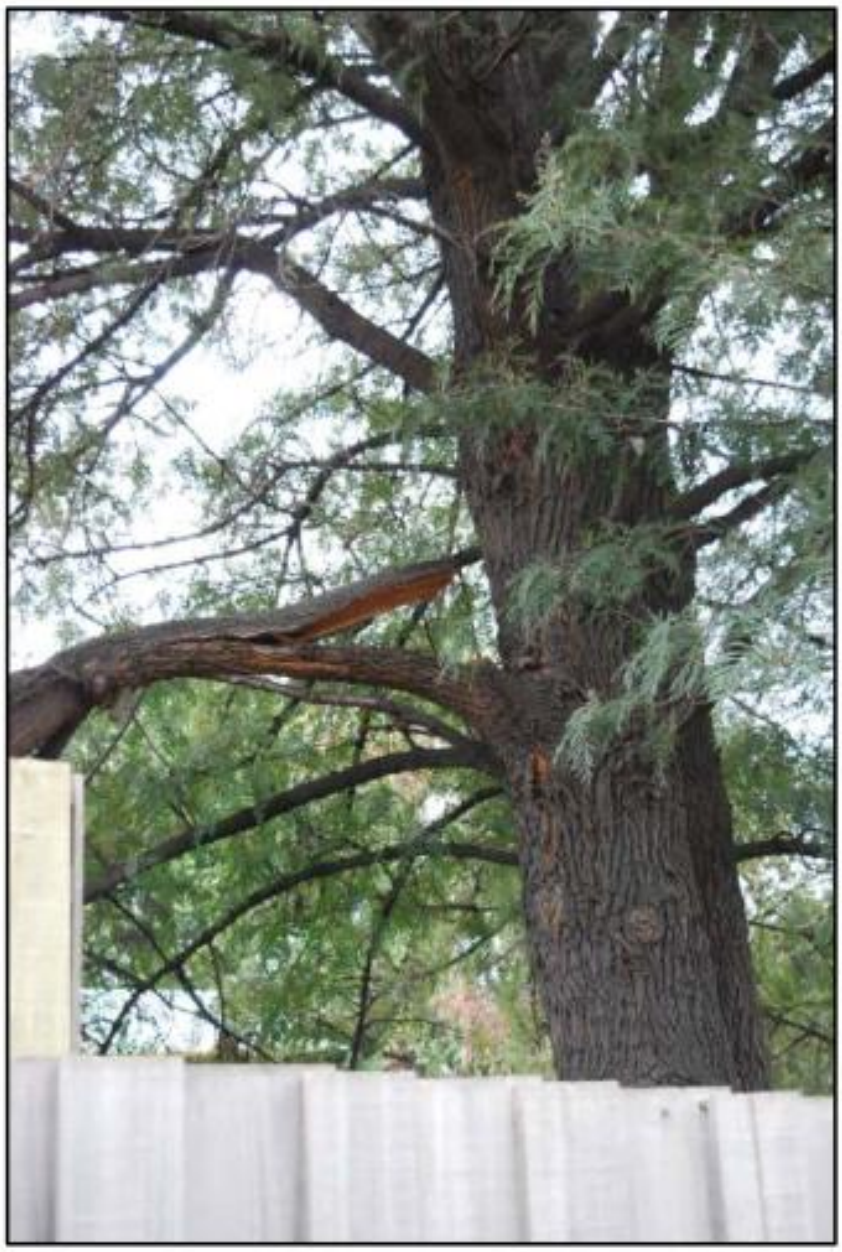

Figure 7: Broken branch lower down the canopy of Tree 1

In regards to Tree 2, the report concluded that it has “good structure” and a useful life expectancy of 20-40 years. In terms of significance, the report concluded that it does not meet any of the significance criteria, particularly in relation to size and age. Tree 2 was also not recommended for inclusion on Council’s “Significant Tree Register” or protected via permit condition.

The development will meet the decision guidelines of Standard B13 Landscaping, as it will be required through conditions, to replace the significant trees which will be removed and to provide additional landscaping along the side and rear boundaries.

Conditions in Attachment 1 will require a detailed landscape plan showing the provision of a canopy tree, within the front setback of dwelling 1 and rear yard of dwelling 5. In addition, at the request of the objectors, a condition will require that landscape beds be provided along the western boundary where possible.

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External Amenity

The proposal responds appropriately to all adjoining sensitive interfaces and achieves compliance with Clause 55.04 (Amenity Impacts) as follows:

- The proposal exceeds the setback requirements of Standard B17 (Side and rear setbacks) and as such the development will not impact adjoining properties.
- The dwellings have been setback in accordance with Standards B19 (Daylight to existing windows) and B20 (North-facing windows).
- The shadow diagrams submitted with the application show that the development will not unreasonably impact upon the adjoining private open spaces. Shadows cast by the development at 9am will primarily fall over the driveway, existing dwelling and garage of 35 Wattle Street. More than half of the secluded private open space of this dwelling will be free of shadow throughout the day. Similarly, the shadows cast at 3pm over 31 Wattle Street, will fall over the driveway, existing dwelling and garage. The majority of the secluded private open space of this property will be free of shadow throughout the day. As for the south, the shadows cast by the development are contained largely within the site itself or within the existing shadows cast by boundary fencing.
- Concerns have been raised in regards to overlooking from the dwellings. The existing 1.9 metre high boundary fencing along the east, west and south will prevent any overlooking into adjoining seclude private open spaces. The proposed design includes measures to ensure views into adjoining private open spaces and habitable room windows from the first floor of each dwelling, are limited by obscure glazing up to 1.7 metres above the finished floor level. The proposal meets Standard B22 Overlooking.

The proposal meets the objectives of all Standards outlined in Clause 55.04 which indicates that the proposal has responded to the adjoining built form and limits any off site amenity.

Internal Amenity

The development has considered the needs of future residents by complying with Clause 55.05 (On-site amenity and facilities) as follows:

- All proposed habitable room windows have been located to face an outdoor space clear to the sky or provided with a light court that complies with Standard B26.
- The objectors raised concerns that the proposed dwellings are not provided with adequate amount of private open space. It is acknowledged that dwellings 2, 3 and 4 (all 2 bedroom dwellings) has a shortfall of 8.6 square metres of the required 40 square metres. The variation of Standard B28 (Private open space) is warranted given that Hansen Reserve is directly across the street and on average the proposal provides 53.3 square metres of private open space.
- Dwelling 1 is provided with 23.3 square metres of secluded private open space which is just short of the required 25 square metres. However, the dwelling has been provided with 8.71 square metre, north-facing balcony to compensate any shortfall. Additionally, the concept plan (Attachment 4) further improves this aspect by increasing the size of the first floor balcony (25 square metres).
- The dwellings have been provided with open plan kitchen/meals/living areas which have convenient access to the secluded private open space areas.

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Car Parking

Concerns have been raised in regards to the waiver of one on-site car space as originally proposed. The amended plans has addressed this matter by ensuring all dwellings are provided with car parking in accordance with Clause 52.06 and no reduction is being sought. No visitor car parking is required to be provided as the site is within the Principal Public Transport Network.

The driveways have been provided with visibility splays ensuring that cars exiting the site have clear views of pedestrians utilising the footpath along Wattle Street.

The objectors raised concerns regarding the two crossovers and not meeting Standard B14 Access. It is acknowledged that the two crossovers occupy 43.24 per cent of the frontage which exceeds the maximum of 40 per cent permitted by the standard.

The applicant has addressed this issue by submitting concept plans at the planning forum (second) showing the deletion of one crossover. This change will result in all parking areas being accessed by the common accessway and the redesign of dwelling 1 (see Figure 4).

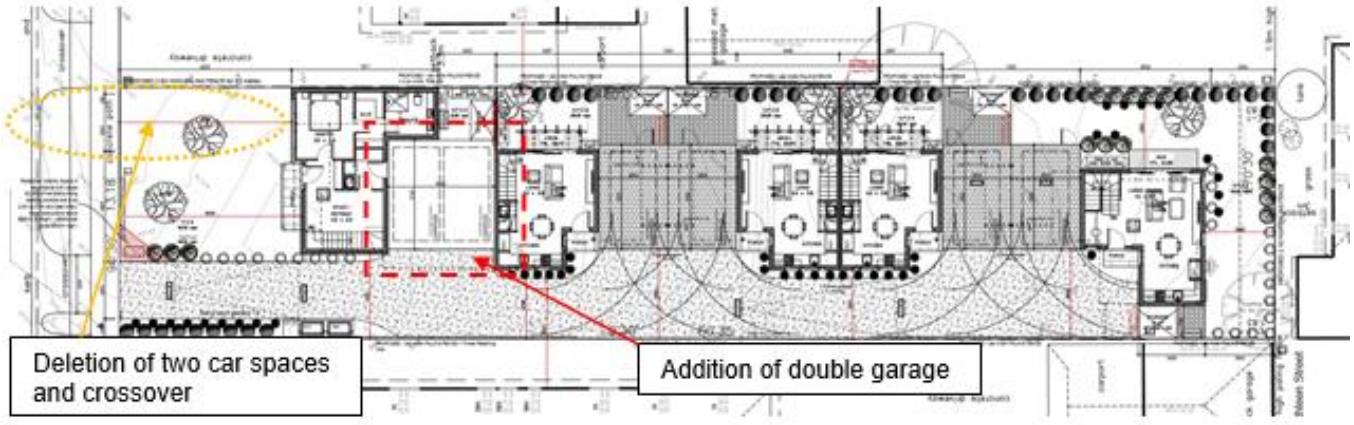


Figure 8: Revised plans submitted at the Forum on 16 October 2019

The concept plans result in 22.7 per cent of the street frontage occupied by crossovers and complies with Standard A14. This concept plan will be formally requested as conditions in Attachment 1. These changes will ensure that the objectors concerns are ameliorated and that the development meets Standard B14.

CONCLUSION

The proposal meets the overall intent and objectives of the Planning Policy Framework, including the objectives of Clause 55 of the Scheme. The application should be supported.

Agenda Item 6.2 - Attachment 1

PERMIT CONDITIONS FOR COMMITTEE'S CONSIDERATION

APPLICATION NUMBER:	TP457/2018(1)
SITE ADDRESS:	33 Wattle Street West Footscray
PROPOSAL:	Construction of five dwellings on a lot
DATE OF CDSC MEETING:	26 November 2019

Permit Conditions

1. Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application, but modified to show:

   (a) The proposed dwelling 1 driveway deleted.

   (b) The ground and first floor layout of dwelling 1 including access, car parking, landscaping and secluded private open space modified in accordance with the concept plans submitted by 2Form Consulting on the 16 October 2019.

   (c) An open style, 900 millimetre high paling fence erected along the Wattle Street frontage.

   (d) Landscape beds provided, where possible, along the western boundary. The landscape beds must not impede vehicular movements within the development.

   (e) The retention of the existing tree within the rear yard of dwelling 4.

   (f) The retention of the existing two trees, growing along the southern boundary.

   (g) A landscape plan in accordance with Condition 6.

   (h) Any changes required by the Waste Management Plan required at Condition 9.

General Conditions

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. *NOTE: This does not obviate the need for a permit where one is required.*

3. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.

4. Subject to the occupier of the relevant side neighbouring property allowing the necessary access to that property, the external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.

5. All visual screening and measures to limit overlooking to adjoining properties must be erected prior to the occupation of the buildings, and thereafter maintained, all to the satisfaction of the Responsible Authority.

Landscaping

6. Concurrent with the endorsement of plans, a revised landscape plan must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format (where possible).

   The plan must show:

Agenda Item 6.2 - Attachment 1

(a) The location of all existing vegetation to be retained and/or removed.

(b) The location of buildings and trees on neighbouring properties within 3 metres of the boundary.

(c) Details of surface finishes of pathways and driveways.

(d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.

(e) The provision of a minimum of 1 canopy tree within the frontage of dwelling 1, capable of reaching a mature height of 5m.

(f) The retention of the existing tree within the rear yard of dwelling 4.

(g) The retention of the existing two trees, growing along the southern boundary.

(h) Landscape beds provided, where possible, along the western boundary. The landscape beds must not impede vehicular movements within the development.

7. Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.

8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, this includes the replacement of any dead, diseased or damaged plants.

Arborist Report

9. Before the development (including any demolition works) starts, an Arboricultural Report prepared by a qualified arborist, on all trees to be retained, must be submitted and approved by the Responsible Authority. The report must provide the Structural Root Zone and Tree Protection Zone of each tree, assess the health, structure, form and significance of each tree and must also include recommendations to protect the trees during construction.

Tree Protection

10. Before the development (including any demolition works) starts, a tree protection fence must be erected around the base of the trunks to define a "Tree Protection Zone, in accordance with the Arborist Report required by condition 9. The tree protection fence must remain in place until construction is completed. The ground surface of the Tree Protection Zone must be covered by a 100mm deep layer of mulch before the development starts and be watered regularly to the satisfaction of the Responsible Authority

11. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

12. Any pruning that is required to be done to the canopy of any tree to be retained is to be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007 (Pruning of Amenity Trees). Any pruning of the root system of any tree to be retained is to be done by hand by a qualified arborist.

Storm Water Management

Agenda Item 6.2 - Attachment 1

13. Concurrently with the endorsement of plans, a stormwater management strategy to the satisfaction of the Responsible Authority must be submitted and will then be endorsed to form part of the permit. The stormwater management strategy must demonstrate best practice stormwater management (i.e. a STORM report with a 100% rating).

14. All stormwater management treatments identified in the endorsed stormwater management strategy to form part of this permit must be fully implemented prior to the occupation of the development to the satisfaction of the Responsible Authority.

Waste Management Plan

15. Concurrent with the endorsement of plans, a waste storage and collection management and recycling plan for the development must be prepared to the satisfaction of the Responsible Authority.

    The management plan must be provided in digital format (where possible) and have regard to the following matters:

    (a) Bin storage areas for the proposed dwellings
    (b) Owners Corporation waste management plan
    (c) Odour control from bin storage areas
    (d) Access for removal of waste bins
    (e) Delivery of bins to waste collection points and retrieval of bins once collected
    (f) Location and detail of organic waste collection
    (g) Work cover authority safety matters
    (h) A response to the requirements of Standard D23 of Clause 58 of the Maribyrnong Planning Scheme.

    Once submitted, the Waste Management Plan will be endorsed to form part of the permit.

Engineering Conditions

16. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.

17. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.

18. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.

19. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.

20. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.

Time Limit

21. This permit will expire if one of the following circumstances applies:

    (a) The development is not started within two years of the date of this permit.
    (b) The development is not completed within four years of the date of this permit.

Agenda Item 6.2 - Attachment 1

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

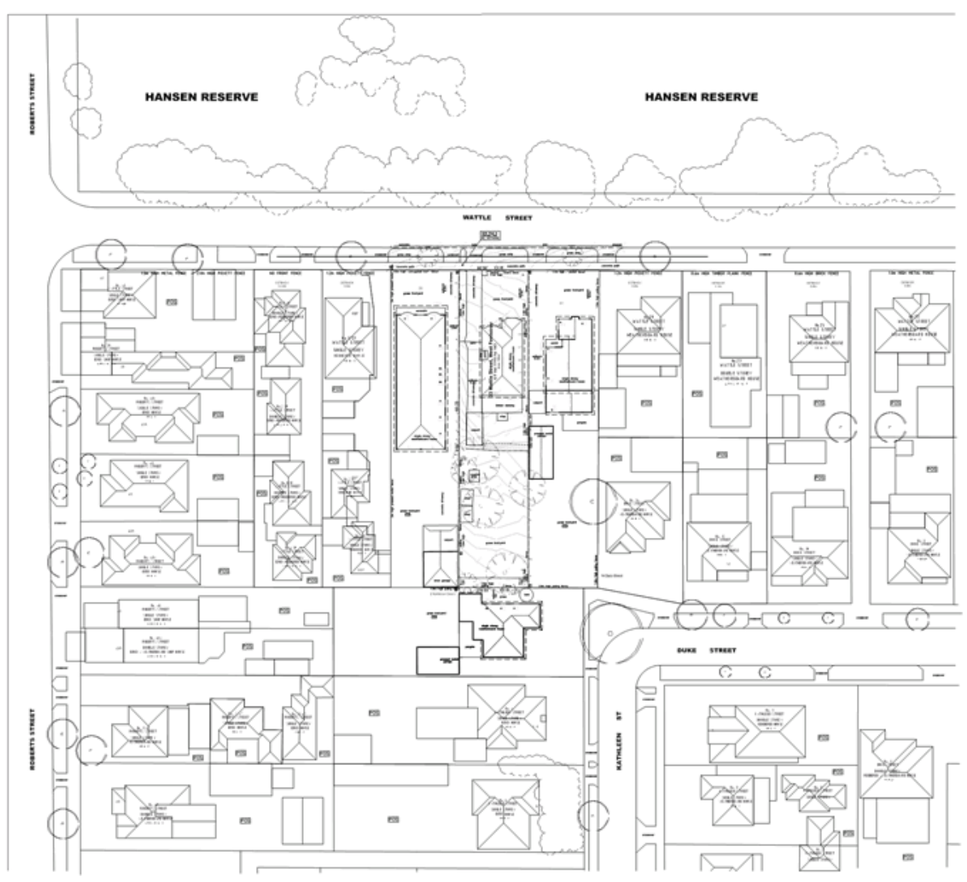
Notes

- This application has been assessed under Clause 55 (ResCode provisions) of the Maribyrnong Planning Scheme.
- Building Permit - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.
- Boundary Fences – This permit (unless otherwise stated) does not give approval for the removal or replacement of any boundary fencing. Under the *Fences Act 1968* the property owner and the neighbour are equally responsible for any dividing fence. More information on boundary fencing can be obtained at http://disputes.vic.gov.au/fences
- A *Stormwater Discharge Permit* is required from MCC Operations and Maintenance.
- The owner shall be responsible for the loss of value or damage to Council's assets as a result of the development. Reinstatement or modification of the asset to Applicant.
- A Council officer will contact the owner/builder to arrange a *Street Asset Protection Permit*, and advise of the associated Bond required to be lodged prior to commencement of work.
  Note: If using a private building surveyor, a *Section 80 Form* must be supplied to Council's Building Surveyor to initiate the above process.
- A *Road Opening Permit* from the Responsible Authority is required for any work or excavation within the road reserve.
- Any work within the road reservation must be carried out to the satisfaction of the Responsible Authority.
- Materials are not to be stored on the road reserve without Responsible Authority approval.
- Protection of Council's street trees shall be in accordance with Council's Street Tree Policy and Protocol.
- A *Vehicle Crossing Permit* is required from the Responsible Authority for any new crossing prior to the commencement of works. Vehicle crossing(s) shall be constructed in accordance with the Responsible Authority's Standard Drawings, Specification and Vehicle Crossing Policy.

Agenda Item 6.2 - Attachment 2

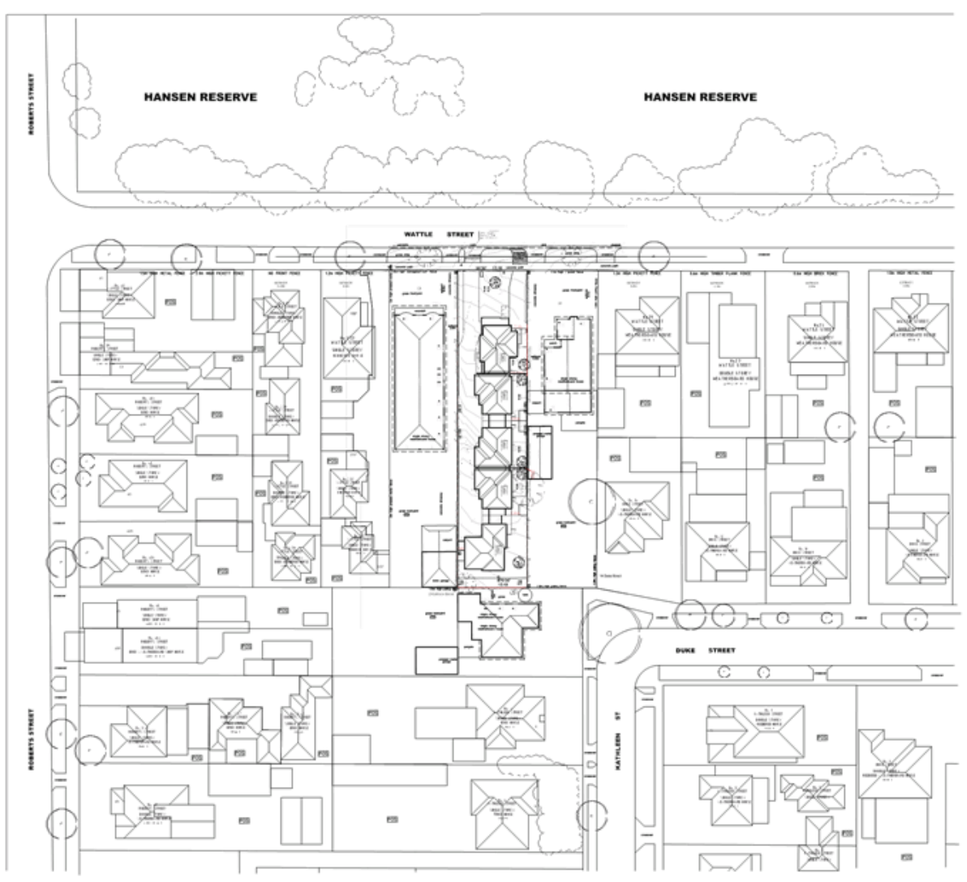
LEGEND

⊕ - GAS METER
W - NON HABITABLE WINDOW
HW - HABITABLE WINDOW
D - DOOR
BOG- BOTTOM OF GUTTER



NEIGHBOURHOOD SITE DESCRIPTION

SCALE 1:500 ON A1



DESIGN RESPONSE PLAN

SCALE 1:500 ON A1

LEGEND

100M TO HANSEN RESERVE TENNIS COURT
130M TO THE NEAREST BUS STOP - HANSEN RESERVE
274M TO YARRAVILLE SWIM CENTRE
300M TO YARRAVILLE CRICKET CLUB
740M TO BASSETT RESERVE
747M TO CORPUS CHRISTI CATHOLIC PRIMARY SCHOOL and CHURCH
1.1KM TO NEAREST BUNNINGS WAREHOUSE
1.1KM TO KINGSVILLE PRIMARY SCHOOL
1.43KM TO WEST FOOTSCRAY TRAIN STATION
7.0 KM APPROX. TO MELBOURNE CBD

WARNING

SIGNICANT DIFFERENCES MIGHT EXIST BETWEEN OCCUPATION (FENCING) AND TITLE POSITION. POSSESSORY RIGHTS OF ADJOINING PROPERTIES MIGHT EXIST AND THESE RIGHTS SHOULD BE RESPECTED. DUE CONSIDERATION SHOULD BE GIVEN TO THESE RIGHTS WHEN DESIGNING STRUCTURES ON OR NEAR BOUNDARIES

NOTATIONS

ALL LEVELS ARE TO A.H.D. (AUSTRALIAN HEIGHT DATUM) DERIVED FROM THE FOLLOWING PERMANENT SURVEY MARK
- CUR-PAW-PAW PM 435 (RL 18.40)

FOR OFFSETS BETWEEN OCCUPATION AND TITLE SEE PLAN OF TITLE RE-ESTABLISHMENT SURVEY

CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
02/09/2019
URBAN PLANNING

Town Planning of Proposed Residential Development
33 Wattle Street,
West Footscray

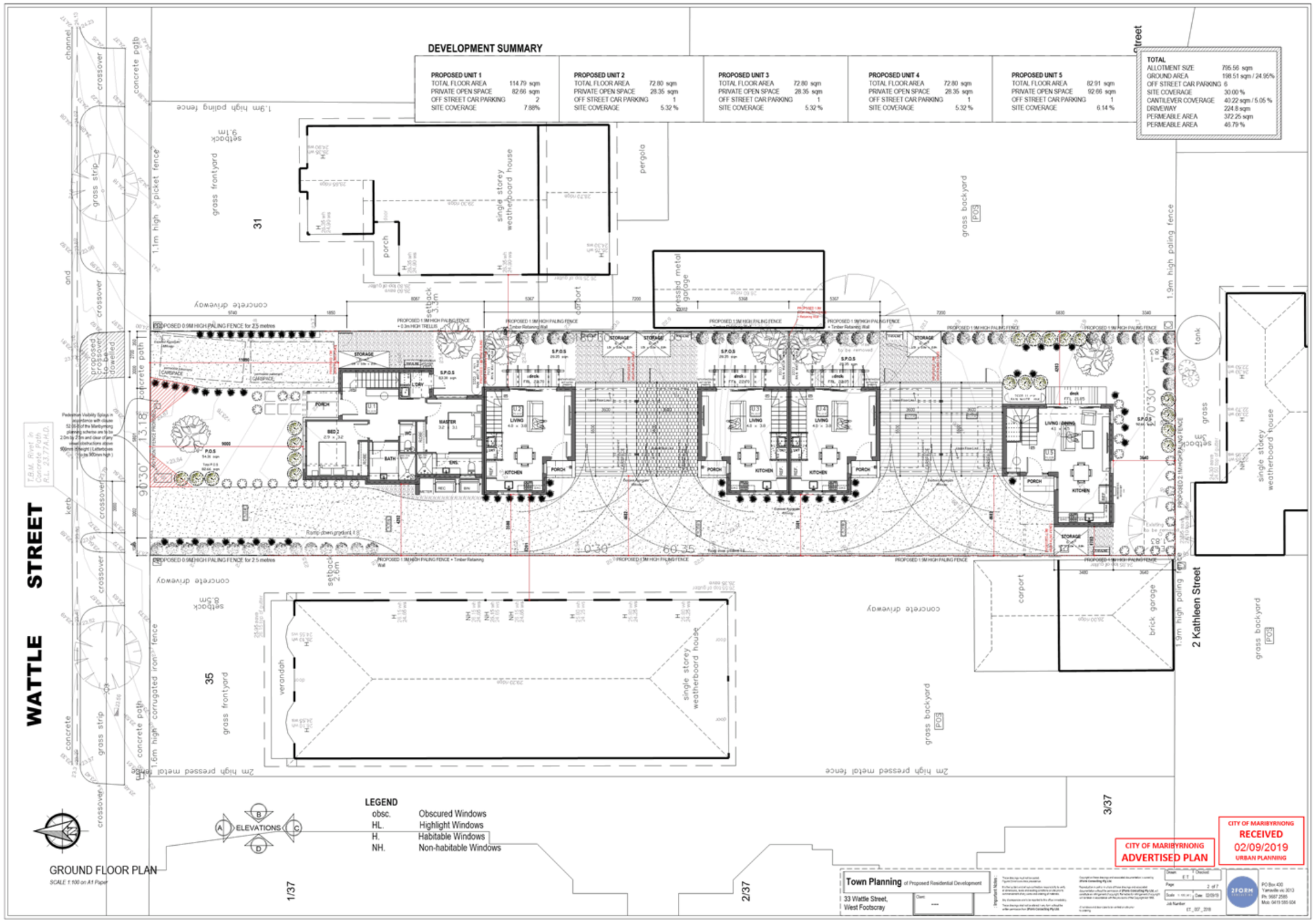
Client: ---

Important Notes:

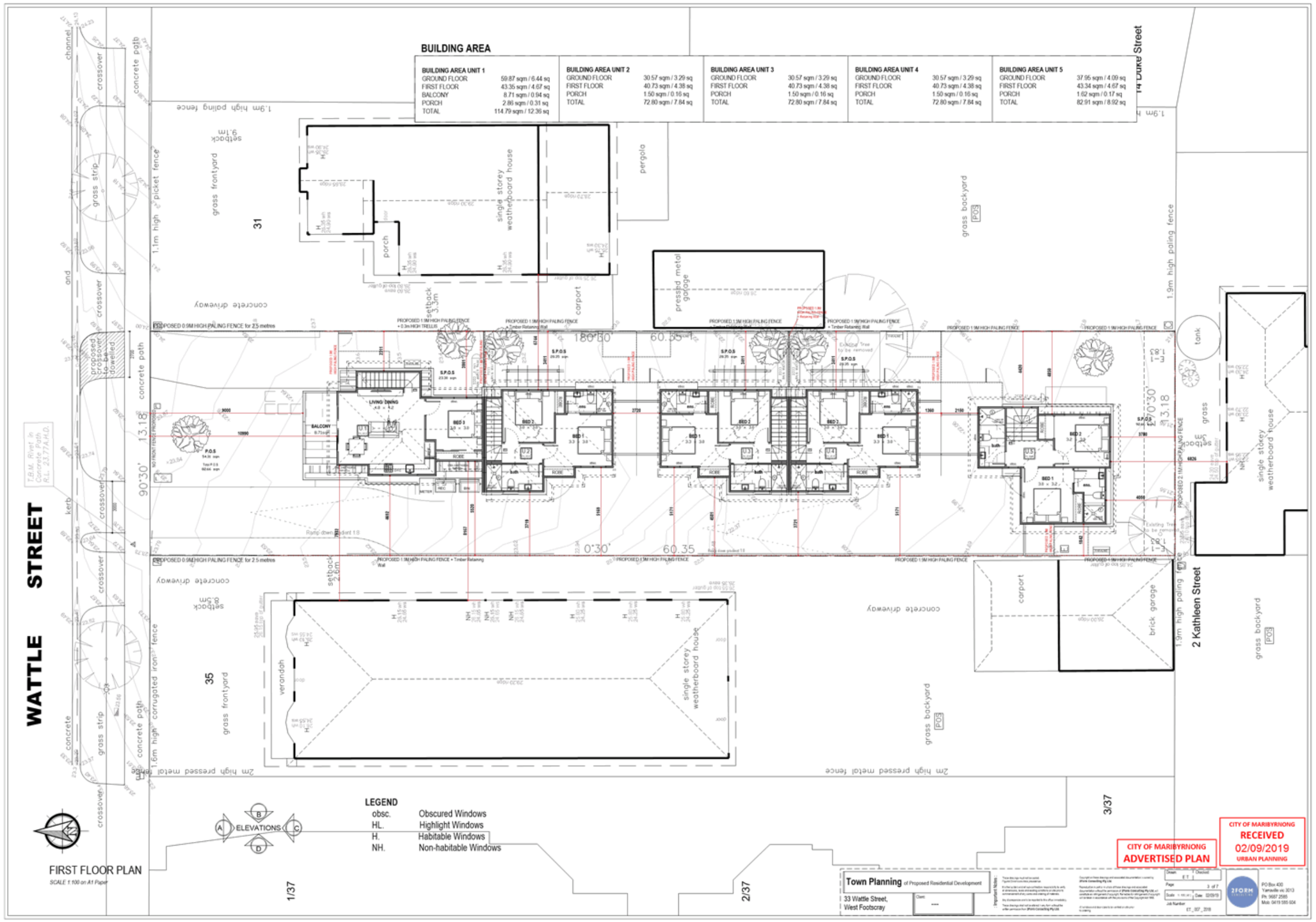
Drawn: E.T. Checked:
Page: 1 of 7
Scale 1 : 500 (A1) Date: 02/09/19
Job Number: ET_007_2018

2FORM
PO Box 430
Yarraville vic 3013
Ph: 9687 2585
Mob: 0419 585 604

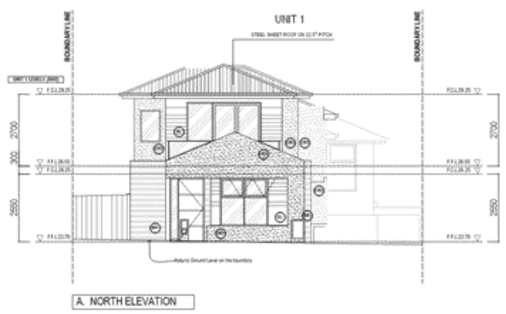
Agenda Item 6.2 - Attachment 2



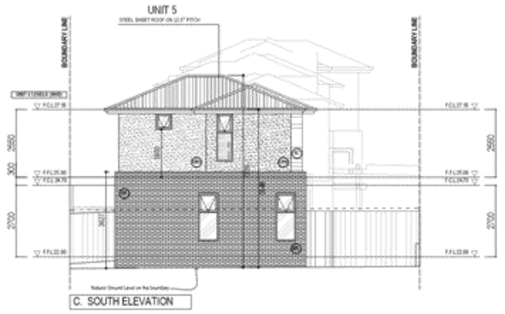
Agenda Item 6.2 - Attachment 2



Agenda Item 6.2 - Attachment 2



A. NORTH ELEVATION

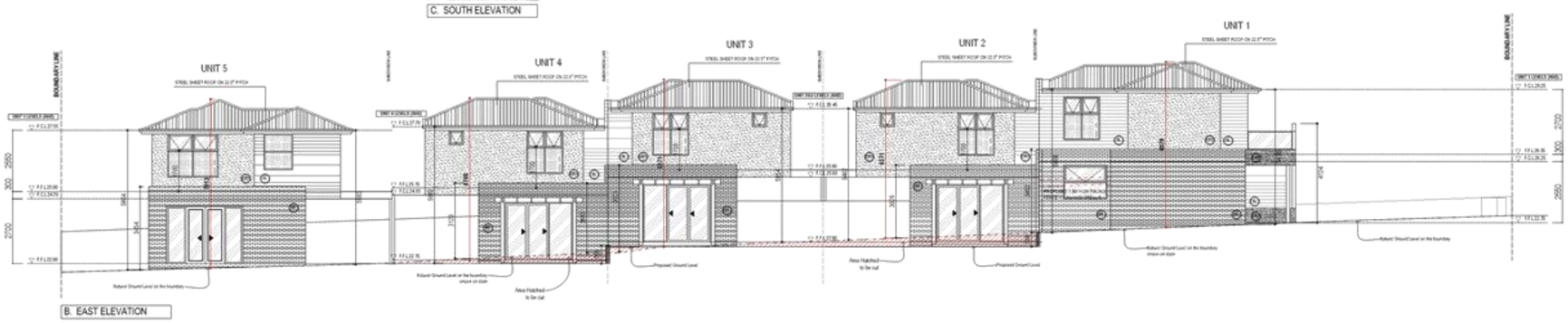


C. SOUTH ELEVATION

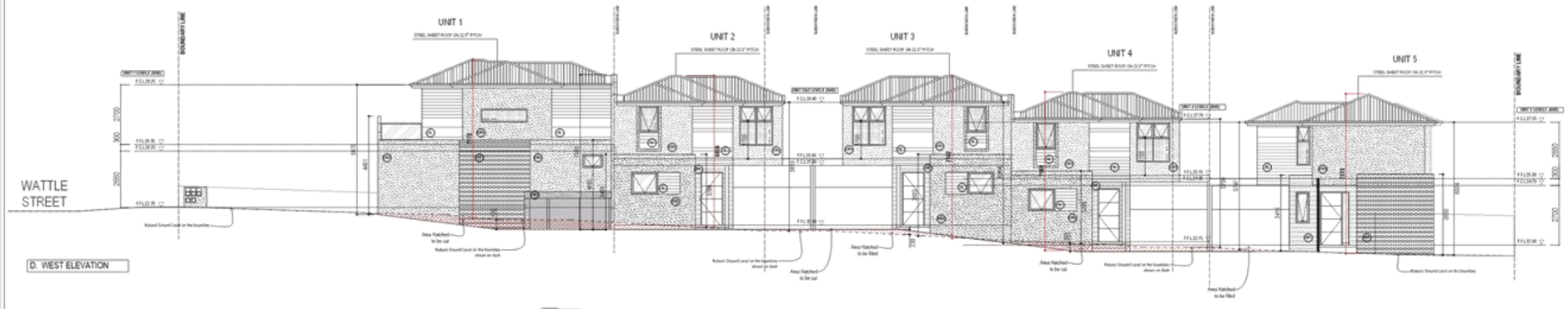
NOTE :

ALL FIRST FLOOR BEDROOM WINDOWS WITH OPENINGS AT A HEIGHT OF LESS THAN 1.7 meters ABOVE FINISHED FLOOR LEVEL MUST BE PERMANENTLY RESTRICTED TO A MAXIMUM OPENING OF 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 of the BCA 2015 VOL. 2

CODE	MATERIAL	NOTE
SL	SCYON LINEA (150mm)	BITTER CHOCOLATE
CR1	CEMENT RENDER FINISH	ASHVILLE
CR2	CEMENT RENDER FINISH	WOODLAND GREY
CR3	CEMENT RENDER FINISH	MONUMENT
BK	SELECTED BRICKWORK	CHAR
	DOOR - WINDOW	MONUMENT
	FASCIA - GUTTER - POST	MONUMENT



B. EAST ELEVATION



D. WEST ELEVATION

SECTION THROUGH DRIVEWAY

CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
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02/09/2019
URBAN PLANNING

ELEVATION

SCALE 1:100 ON A1

Town Planning of Proposed Residential Development
33 Wattle Street,
West Footscray

Client: ---

Drawn: E T | Checked:
Page: 4 of 7
Scale: 1:100 @ A1 | Date: 02/09/19
Job Number: ET_107_2018

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PO Box 400
Yarraville vic 3013
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Agenda Item 6.2 - Attachment 2

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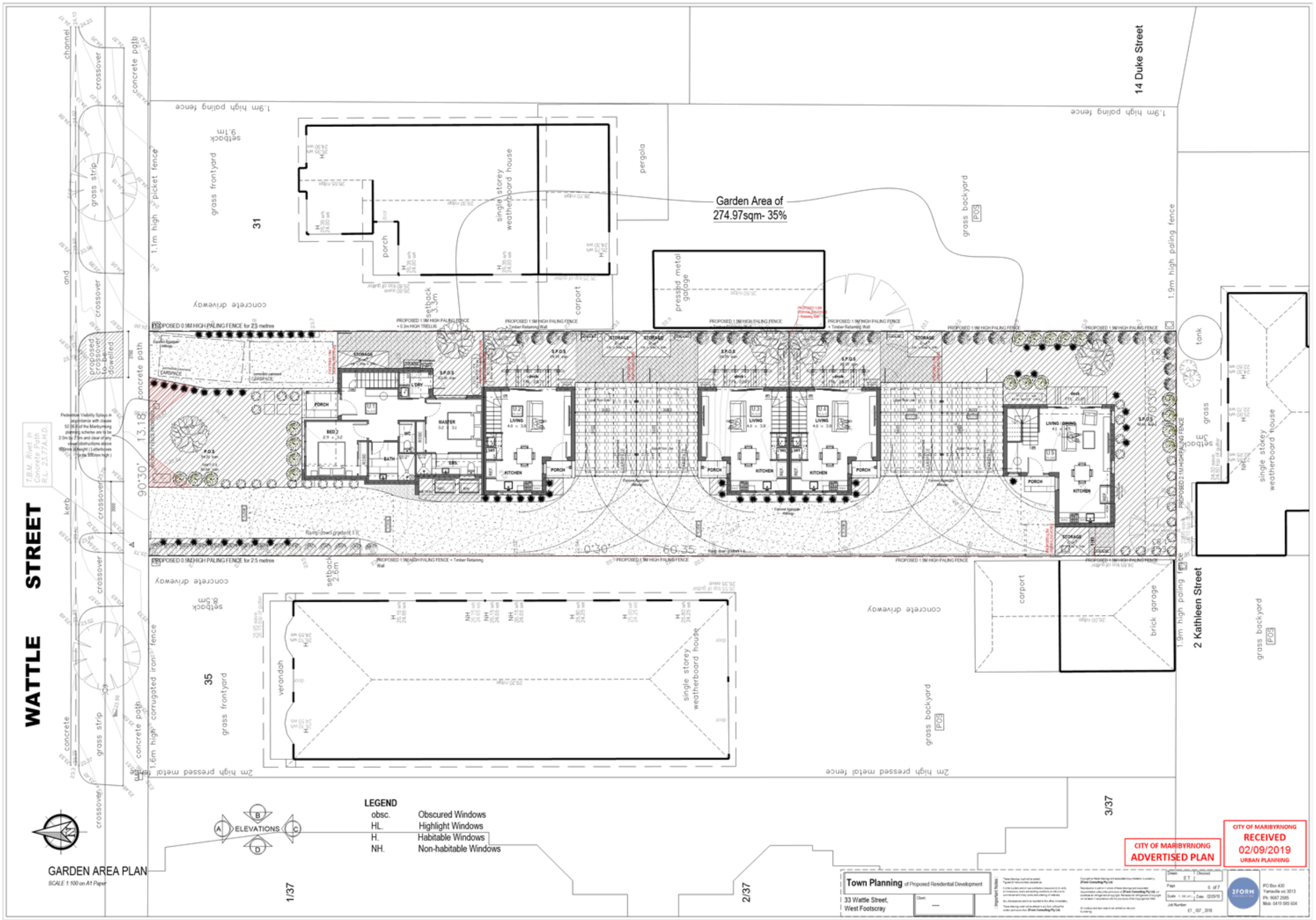

LEGEND

obsc.	Obscured Windows
HL.	Highlight Windows
H.	Habitable Windows
NH.	Non-habitable Windows

ELEVATIONS A B C D

GARDEN AREA PLAN
SCALE 1:100 on A1 Paper

CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
02/09/2019
URBAN PLANNING

Town Planning of Proposed Residential Development
33 Wattle Street,
West Footscray

2FORM
PO Box 430
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Agenda Item 6.2 - Attachment 2

PERSPECTIVES

CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
02/09/2019
URBAN PLANNING

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Drawn: ET | Checked:
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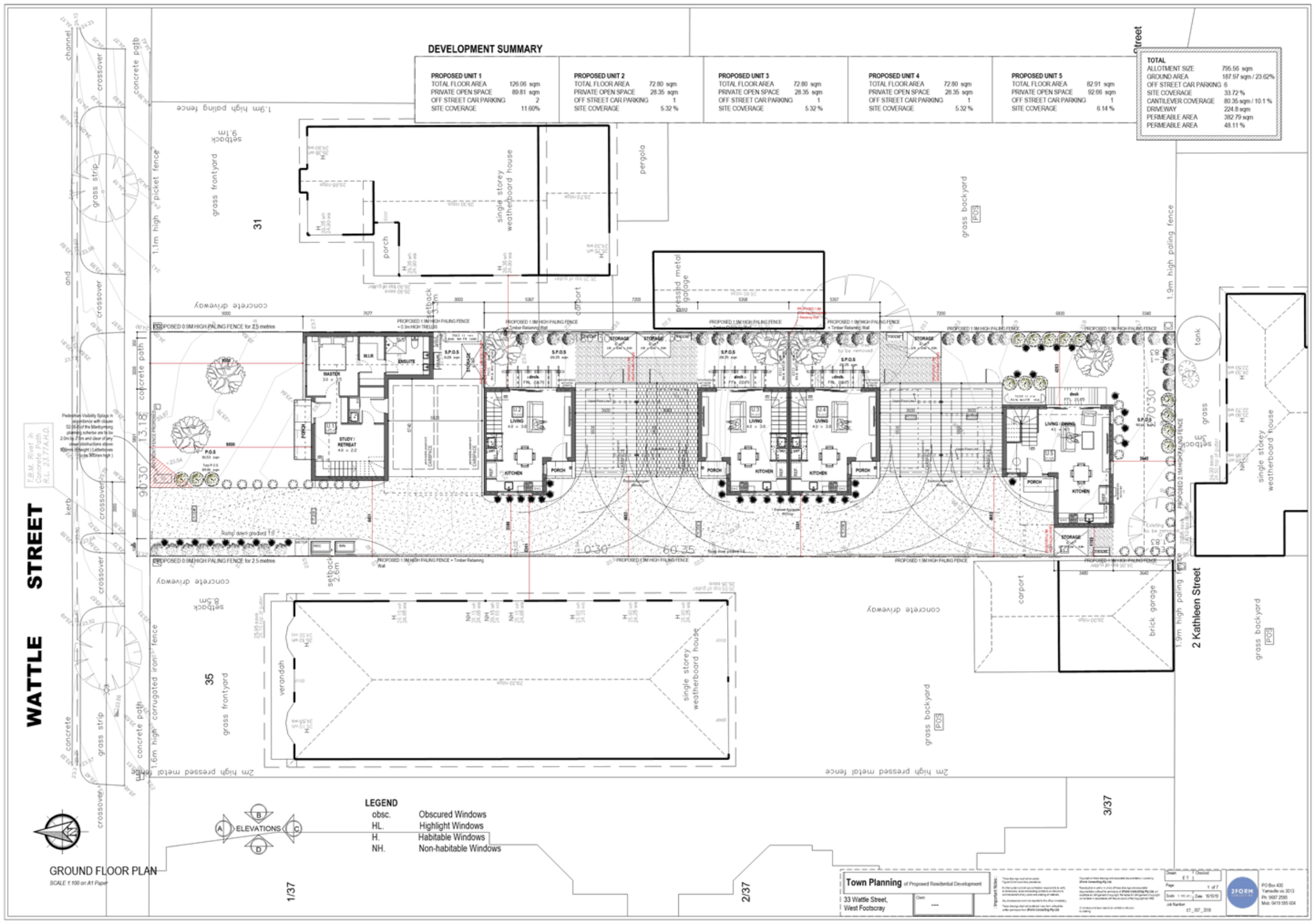
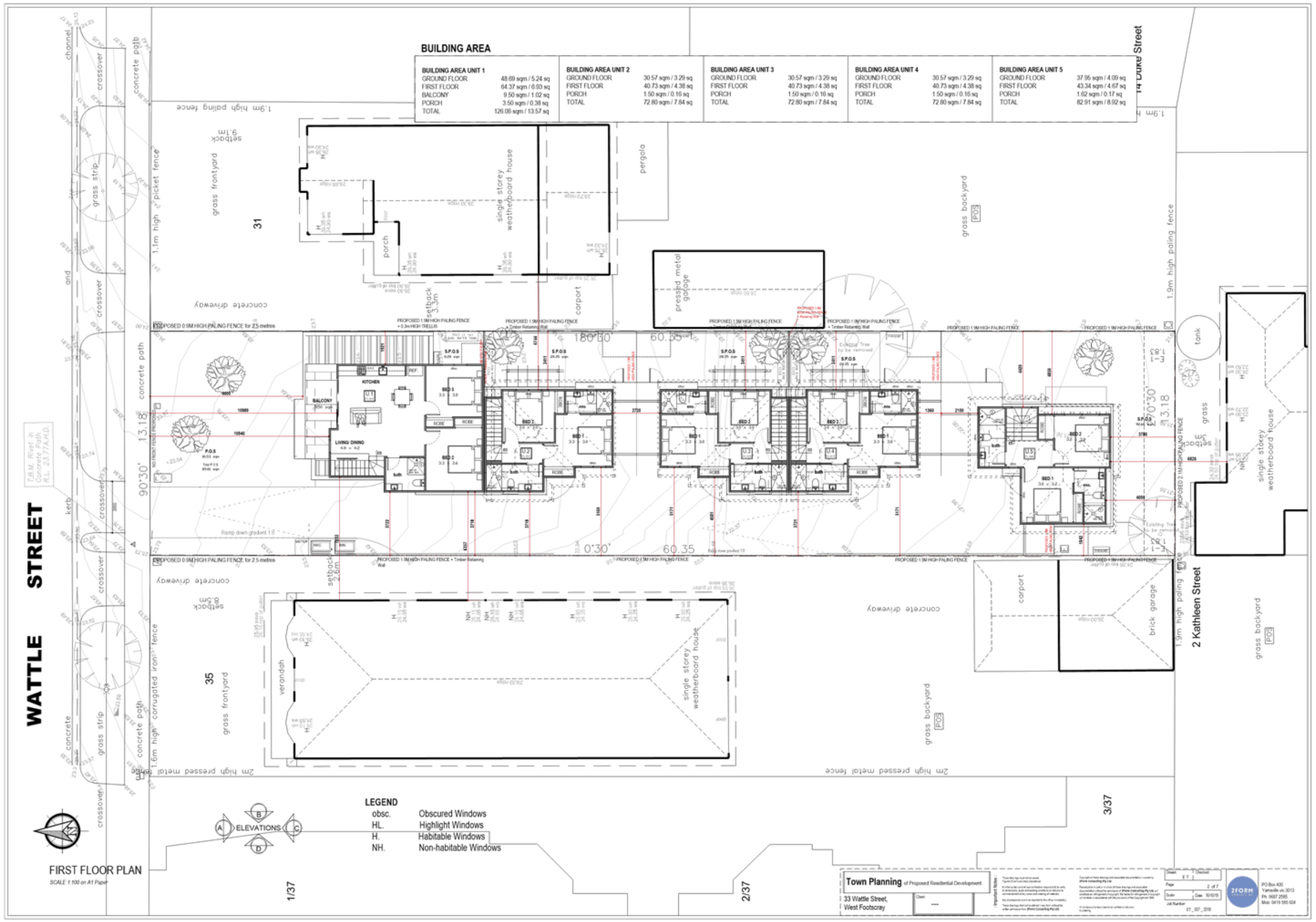
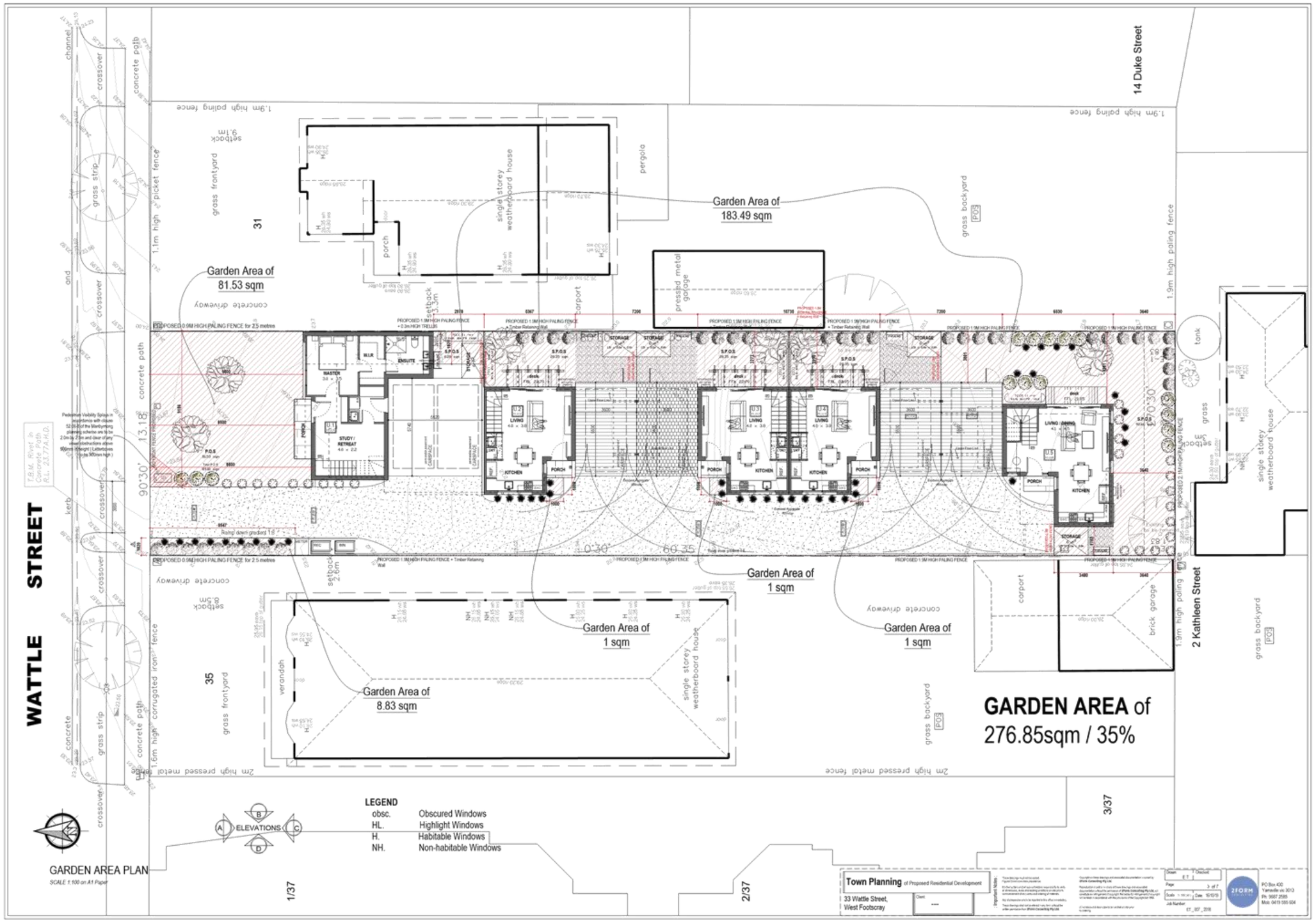
Agenda Item 6.2 - Attachment 3



Agenda Item 6.2 - Attachment 3



Agenda Item 6.2 - Attachment 3



Agenda Item 6.3

AMENDMENT C158 AND PLANNING APPLICATION 53 WATTLE ROAD AND 34 GEORGE STREET, MAIDSTONE

Director: **Nigel Higgins**
Director Planning Services

Author: **Katy McMahon**
Manager City Futures

PURPOSE

To consider Planning Scheme Amendment C158 and Planning Permit Application (TP160/2018) for 53 Wattle Road and 34 George Street, Maidstone to facilitate a residential outcome.

ISSUES SUMMARY

- Amendment C158 and Planning Permit Application (TP160/2018) has been requested by the owners of 53 Wattle Road, Maidstone.
- The amendment proposes to rezone the land to General Residential Zone and apply an Environmental Audit Overlay to facilitate a planning permit application for 12 dwellings.
- The land forms part of the Maidstone Hampstead Road East Framework Plan (2015) which is considered redundant industrial land suitable for residential transition (identified as a strategic redevelopment site in the Maribyrnong Planning Scheme).
- The draft Maribyrnong Housing Strategy 2018 identifies the sites as a strategic redevelopment site that has potential for significant growth and change. The sites provide residential opportunity in close proximity to Highpoint Activity Centre and fixed line transport.
- The land owners have agreed to enter into a Section 173 Agreement to construct the unmade portion of George Street to Council's specifications at their cost.
- Once Ministerial authorisation is received the amendment, draft Section 173 Agreement and draft planning permit will be exhibited seeking submissions and feedback.

ATTACHMENTS

1. Planning Permit Application and Plans ⇩
2. Amendment Documentation and Maps ⇩
3. Draft Planning Permit TP160/2018 ⇩
4. Supporting Documentation for Amendment and Planning Permit Application ⇩
5. Draft Section 173 Agreement ⇩

Agenda Item 6.3

OFFICER RECOMMENDATION

That the City Development Special Committee:

1. **Request authorisation from the Minister for Planning to prepare and exhibit a combined Amendment C158 and draft planning permit TP160/2018 to the Maribyrnong Planning Scheme, which was received pursuant to Section 96A of the *Planning and Environment Act* 1987, in accordance with Attachment 2 and 3.**

2. **Notes the draft Section 173 agreement (Attachment 5) to be entered into with the owners of 53 Wattle Road and 34 George Street, Maidstone to require the construction of the unmade portion of George Street which will form part of the amendment.**

3. **Notes the delegation of the Chief Executive Officer to make any necessary minor changes to amendment and planning permit documentation in seeking authorisation to prepare and exhibit Amendment C158 and draft planning permit TP160/2018 to the Maribyrnong Planning Scheme.**

4. **Subject to authorisation being granted from the Minister for Planning, resolves to place Amendment C158 and draft TP160/2018 to the Maribyrnong Planning Scheme on exhibition, as prescribed under Section 96C of the *Planning and Environment Act* 1987.**

5. **Notes the delegation of the Chief Executive Officer to consider any submissions received in relation to Amendment C158 and draft TP160/2018 in accordance with Section 22 of the *Planning and Environment Act 1987*, and in accordance with Section 23 of the *Planning and Environment Act 1987* refer any submissions that cannot be resolved, along with other submissions, to an independent panel appointed by the Minister for Planning.**

Agenda Item 6.3

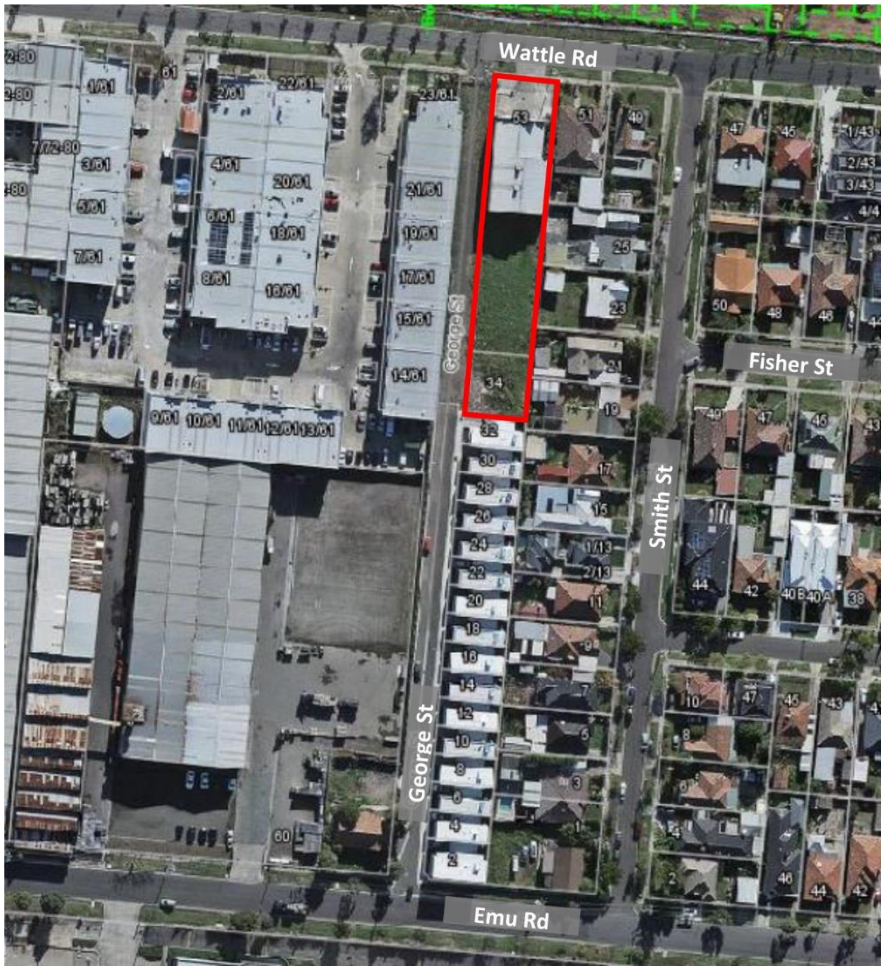
BACKGROUND

In 2015 Council developed the Maidstone Hampstead Road East Framework Plan identifying land at 53 Wattle Road and 34 George Street, Maidstone as a Strategic Redevelopment Sites (refer to map below). The framework plan recognised these sites were potentially suitable to transition to a residential use and accommodate development between two to three storeys. This policy was implemented into the Maribyrnong Planning Scheme through Amendment C108 in 2016.

Subject site and surrounds

The site is on the south side of Wattle Road, on the corner of George Street, Maidstone, consisting of three lots with an overall area of approximately 1,850 square metres (Wattle Road frontage18.44 metres and a combined George Street frontage of approximately 100.28 metres). There are no restrictive covenants, easements or Section 173 agreements currently applying to the land. The site is shown below.

Agenda Item 6.3



The land is currently zoned Industrial 3 Zone for industrial purposes and contains a single storey brick warehouse building occupying the front third of the site. The warehouse is setback 9.5 metres from Wattle Road and the front area is entirely paved for car parking. The warehouse is partially built on the eastern boundary, abutting the rear yard of 51 Wattle Road. The rear of the site is vacant. The site is generally flat with no significant vegetation.

Surrounding Area

The subject site forms the border between traditional low rise residential development to the east and the Hampstead Road industrial developments to the west. Residential development in the surrounding area is generally single or double storey with contemporary multi-unit development becoming more common. To the south is a recently constructed double storey dwelling built partially on the common boundary with the subject site. That dwelling is part of a larger development containing 16 dwellings in a similar format to that proposed on the subject site.

Areas to the west of the site are generally occupied by single and double storey warehouse, office and retail buildings, with light manufacturing, vehicle repairs and health/fitness businesses all providing services to the local area.

To the north of the site is the Highpoint Major Activity Centre, with a recently approved townhouse development directly opposite (82-96 Hampstead Road). That development is under construction, and will provide 157 three/four storey dwellings as well as a neighbourhood park of approximately 2,800 square metres.

Highpoint Shopping Centre is approximately 600 metres to the north-east, with the Maribyrnong Aquatic Centre and Maribyrnong College also within walking distance. The 82 tram route and several bus routes provide good public transport offerings to the area.

DISCUSSION/KEY ISSUES

1. Amendment and Planning Permit Application Request

The owners of 53 Wattle Road, Maidstone lodged a request in March 2018 to commence a combined planning scheme amendment and planning permit application process to facilitate a residential development (known as Amendment C158 and draft planning permit TP160/2018).

A 'combined' application is available under Section 96A of the *Planning and Environment Act 1987*, allowing a request to be lodged for the Planning Authority to consider an amendment to the planning scheme and lodge a planning permit application for a purpose which could be applied for if the planning scheme was amended.

The process is similar to the usual planning scheme amendment, other than a draft planning permit and any conditions must be prepared and publically exhibited with the Amendment and seek community input. It is important to note that the decision making in a combined application is not subject to an appeal to the Victorian Civil Administrative Tribunal (VCAT). Council must adopt the amendment and planning permit before the final decision is made by the Minister for Planning.

The amendment proposes to rezone land at 53 Wattle Road and 34 George Street, Maidstone as well as the George Street road reserve from the Industrial 3 Zone to the General Residential Zone. An Environmental Audit Overlay will also be applied to both sites to ensure it is suitable to be used for residential purposes.

The proposed planning permit application seeks approval for the development of twelve (12) dwellings. The proposal is summarised as follows:

- Demolition of the existing single storey brick warehouse at 53 Wattle Road (no permit required).
- Construction of a 12 double storey dwellings with a maximum height of 7.94 metres.
- Generally, each dwelling provides two car parking spaces, an open plan living/dining/kitchen area at ground level and three bedrooms at first floor. Each dwelling would be provided with a ground floor courtyard of between 29-37 square metres.
- The dwellings would be built in a terraced style, with a continuous form at ground level and breaks in the form at first floor.

- Setbacks from the sites eastern boundary would be in the range of 4.5-5.0 metres, with a street setback of approximately 7 metres.
- The dwellings would front George Street, which the developer would be required to construct as part of the permit process. George Street is currently an unmade laneway which will connect Wattle Road and Emu Road.
- Construction materials include brick, timber and sycon cladding at ground floor with render the predominant material at first floor.
- No reduction in the car parking requirements is sought.

The planning permit application and design plans are provided at Attachment 1. The Amendment documentation and draft planning permit are provided at Attachments 2 and 3.

A draft planning permit with conditions has been prepared, and along with the development plans and reports will form part of the Amendment and made available during the public exhibition process for comments.

Key matters to be addressed and considered as part of the amendment and planning permit application are:

- Strategic justification for rezoning
- Application of Residential Zone and Environmental Audit Overlay
- Reverse Buffers
- Planning Policy
- Neighbourhood Character
- External Amenity Impacts and ResCode Assessment
- Internal Amenity
- Car Parking
- Section 173 agreement – construction of George St.

These matters are discussed in detail below.

Strategic Justification for Rezoning

The amendment is required to facilitate the development of dwellings which can only occur through the rezoning of the sites. The Maribyrnong Housing Strategy 2011 identified the site as a strategic employment investigation area with an opportunity for residential growth.

The Maidstone Hampstead Road East Framework Plan 2015 subsequently confirmed the two properties as strategic redevelopment sites that could transition to residential use. The rezoning of the two sites and the development of 12 dwellings would ensure that the vision for the precinct can be achieved.

The draft Maribyrnong Housing Strategy 2018 also nominates the site as a substantial change area which seeks to facilitate an appropriate scale of development on the site and integrate it with the surrounding neighbourhood.

The proposed rezoning will form a clear boundary between the residential and industrial uses, and the construction of George Street will benefit the broader community and improve accessibility in the area.

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Application of Residential Zone and Environmental Audit Overlay

The land has previously been identified as suitable for transition to residential use. Accordingly, it is proposed to apply the General Residential Zone to the site. The General Residential Zone (GRZ) is considered to be the most appropriate zone as it encourages a variety of housing types with moderate growth, while respecting neighbourhood character. The GRZ is consistent with the neighbouring residential properties to the south and east.

The proposed zoning change will allow sensitive uses (residential) on the land. An Environmental Site Assessment was carried out by Tonkin + Taylor dated February, 2018 for 53 Wattle Road and 34 George Street, Maidstone as part of the application process (Attachment 4). The report concluded that the use of the site for the beneficial uses is considered acceptable provided certain works are undertaken and consideration of garden treatments and surfacing. In accordance with Ministerial Direction No.1 Potentially Contaminated Land, an Environmental Audit Overlay will be applied to both sites. This approach will ensure any potentially contaminated land is suitably remediated prior to sensitive uses being allowed on-site.

The application of the Environmental Audit Overlay requires an Environmental Audit to be prepared prior to the commencement of the use or buildings and works associated with the use. Introducing an Environmental Audit Overlay (EAO) over the land ensures that land previously used for industrial purposes is suitable for residential development, and improves the environmental conditions of the land. The EPA were consulted in the preparation of the amendment and support the application of the EAO.

Reverse Buffers

It is considered that the proposed rezoning and development will not impact reverse buffers as it will not encroach on the threshold distance of any known uses with adverse amenity potential. The existing built form with the proposed road and screening plantings will also provide a buffer to sensitive uses.

Planning Policy

The subject site is located within an established area on the border between the Maidstone industrial and residential precincts.

In particular, the amendment is consistent with Clause 11.01-1S- Settlement. This clause promotes the sustainable growth and development of Victoria, and ensures choice and opportunity for land use and development for all Victorians. The amendment and development supports Clause 11.02-1S Supply of urban land by ensuring that sufficient land is available to meet demand and is supported by existing infrastructure.

In accordance with Clause 11.02 (Managing Growth), the proposal appropriately responds to the needs of the existing and future communities through the provision of serviced land for housing. It facilitates development that takes full advantage of existing settlement patterns, and investment in transport, communication, water, sewerage and social facilities.

The site is within a well-serviced area with convenient access to existing facilities such as public transport, schools, local shops and local parks. The proximity to these services present opportunities for future occupants to utilise sustainable methods of transport as sought in Clause 18.02 (Movement Networks).

Clause 16.01 (Residential Development) supports well-placed development for greater variation to housing stock to meet the community needs. The increase in density contributes to policy that seeks to provide 14,000 and 16,000 additional households by 2031 (Clause 21.04-2 Housing Growth). The suburb of Maidstone is expected to have a population of 16,789 by 2041, which is an increase of 7,126 from 2018. New dwellings are required, to ensure sufficient housing supply is available to sustain the anticipated growth.

The proposal is consistent with these policies as the development is located within an established urban area that is well serviced by both development and community infrastructure. The proximity to these serves present opportunities for future occupants to utilise sustainable methods of transport as sought by Clause 18.02 and 21.09. The development has been designed to respect the existing housing stock while not replicating historical elements, as preferred by Clauses 15.01 and 21.06 (Built Environment and Heritage).

The proposal height of 7.94 metres is well below the mandatory height limit of 11 metres set out in the General Residential Zone, and respectful of the single and double storey housing stock in the immediate area.

The amendment and proposal implement Clause 21.11-8 Maidstone Hampstead Road East Precinct by transitioning to residential uses of two to three storeys. The amendment and associated planning permit will ensure the overall amenity of the precinct is improved and screening planting along sensitive interfaces is achieved.

The Maribyrnong Housing Strategy 2011 had identified the site as a strategic employment investigation area. The draft Maribyrnong Housing Strategy 2018 identifies the sites as a strategic redevelopment site that has the potential for significant growth and change. These sites provide residential opportunity to close proximity to activity centres and fixed line transport.

Neighbourhood Character

The site is within the Garden Suburban 2 neighbourhood character precinct where the following statement applies:

“The cohesiveness of streetscapes brought about by consistencies in the built form and the open, spacious qualities of streets will be maintained and strengthened. Older dwellings that contribute to the character of the area, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock. Replacement buildings will reflect the low-scale appearance of buildings and will use materials that complement those commonly found within the precinct. New development will be sited to retain the spaciousness of precincts through the provision of setbacks on all sides of dwellings.

Agenda Item 6.3

Landscaping that includes the planting of new canopy trees, shrubs and lawn areas will add to the garden settings of dwellings and provide a sense of leafiness in the precinct. Front fences will remain low or constructed of permeable materials to retain views to gardens."

On balance, the application responds positively to the existing surrounding built form and the preferred character of the area. The development is considered to show appropriate consideration to Clause 54.02 (Neighbourhood Character), Clause 54.03 (Site Layout and Building massing) and Clause 54.06 (Detailed Design).

The design response generally addresses the neighbourhood, including the emerging character along George Street and the prevailing character of both Wattle Road and Smith Street. This is detailed below:

- Dwelling 1 would front Wattle Road with a setback consistent with that of the neighbouring dwelling. All car parking would be accessed from George Street, ensuring the front and side yards of the dwellings remain available for recreation and landscaping.
- The proposed dwellings are contemporary in style, distinguishable from surrounding building stock, while retaining key elements of surrounding built form such as pitched/skillion roof forms with breaks in the building at first floor.
- Low front fencing has been proposed along the Wattle Road and George Street frontages, which provides views into the front yards of each dwelling while providing a clear delineation between the public and private realm.
- The dwellings propose a range of construction materials that are common in the immediate area, including brick, render and cladding.
- The dwelling achieves a maximum height of 7.94 metres which complies with Standard B7 (Building heights) and does not exceed the predominant height by more than one storey.
- The proposed site coverage of 58.56 per cent and permeability of 35.14 per cent comply with Standards B8 and B9 respectively. Further, rainwater tanks connected to toilets will reduce the developments reliance on potable water in accordance with the policy directions outlined at Clauses 14.02-3 Water Conservation and 21.06-2 Environmentally Sustainable Design.
- The removal of the existing crossover and reinstatement with nature strip, curb and channel will provide additional on street parking on Wattle Road and provide further landscaping within the front setback.
- The response is contemporary having regard to existing building elements thorough its provision of materials and gable elements.
- Subject to conditions which seek to reduce the number of materials used, the development is considered an appropriate addition to the neighbourhood.

External Amenity Impacts and ResCode Assessment

A ResCode assessment in accordance with Clause 55 of the Maribyrnong Planning Scheme has been completed for the proposed residential development as it is proposed to apply the General Residential Zone to the land. The proposal complies with the Standards in Clause 55 pertaining to offsite amenity impacts, and is summarised below.

The development has been setback from its eastern boundary well in excess of the requirements of the standard, with setbacks ranging from 3.53-5.52 metres. Due to the

orientation of the development there would be no overshadowing of any nearby dwelling, with the exception of the recently completed townhouse to the south. Given this townhouse already overshadows itself, the extent of shadow would be minor and is not considered fatal to the application.

A ResCode assessment is provided at Attachment 4.

Internal Amenity

Compliance is achieved in relation to Standard B27 (Daylight to new windows), with all new windows facing areas clear to the sky. The allocation of private open space includes 35 square metres of secluded private open space, with a smaller area in the front setback. This complies with Standard B28 (Private Open Space).

While the orientation of the lot and the double storey form makes providing private open space to each dwelling on the north impractical, the eastern orientation of the lots ensures that courtyards are provided with direct sunlight from the morning until approximately 1pm. This is an acceptable outcome and complies with the relevant objective.

Car Parking

Clause 52.06-5 requires the provision of two on-site car parking spaces for each of the proposed three bedroom dwellings. The dwellings are provided with one car parking space in a garage and a further space in a tandem arrangement on the driveway. Space has been provided between driveways, providing visitor parking for five vehicles.

The application also complies with the relevant design standards of Clause 52.06-8 (Car Parking) including:

- The access way (George Street) exceeds the minimum width requirements, with a width of 6.65 metres.
- Each driveway and car space is provided with visibility splays ensuring the safety of pedestrians and cyclists.
- Separate pedestrian access is provided to each dwelling via a porch and pathway.

The application was referred to Council's Engineering Services and Transport Departments and had no objection to the development of the land subject to conditions. The construction of the unmade George Street was considered to achieve the vision of a constructed road link of Emu Road to Wattle Road.

Section 173 agreement

Currently the northern section of George Street is unmade. Council has asked the owners of both lots (34 George Street and 53 Wattle Road) to enter into an agreement made under section 173 of the *Planning and Environment Act 1987* which requires George Street to be constructed at the time either of the two lots are developed. The draft agreement will form part of Amendment C158 and made available during public exhibition for comment in accordance with Section 17 of the *Planning and Environment Act 1987*. The draft section 173 agreement can be found at Attachment 5.

Entering into a Section 173 Agreement will ensure that the unmade northern section of George Street will be constructed to a sealed road standard, benefiting the broader community and improving accessibility in the area.

Given that the construction of George Street is fundamentally required to facilitate access to the proposed redevelopment of the lots, it is reasonable for the agreement to be sought and entered into. Council received legal advice that entering into the agreement was the appropriate method to ensure that the road would be constructed. The legal advice further stated that the agreement would guarantee that the cost would be shared by the two owners, who are benefiting by the zoning.

The agreement is drafted to only come into effect on the approval date of Amendment C158. If Amendment C158 does not receive final approval then the obligations of the Section 173 agreement cannot be enforced. The agreement is required to be entered into (signed) prior to Council considering the Amendment and draft Planning Permit for adoption.

2. Council Policy/Legislation

Council Plan 2017-2021

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:
  - Strong leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
  - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.
  - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
  - Mobile and connected city - plan and advocate for a safe, sustainable and effective transport network and a smart innovative city.

Legislation

Planning and Environment Act 1987

A combined planning scheme amendment and planning permit application was received under Sections 96A of the *Planning and Environment Act* 1987. Under Sections 8A and 9 of the *Planning and Environment Act 1987*, Council is required to seek the authorisation of the Minister for Planning to prepare and exhibit a combined planning scheme amendment and planning permit to the Maribyrnong Planning Scheme.

Ministerial Directions

The amendment has been prepared in compliance with relevant Ministerial Directions including:

- Ministerial Direction – The Form and Content of Planning Schemes
- Ministerial Direction No. 1 – Potentially Contaminated Land
- Ministerial Direction No. 9 – Metropolitan Planning Strategy
- Ministerial Direction No. 11 – Strategic Assessment of Amendments
- Ministerial Direction No. 15 – The Planning Scheme Amendment Process
- Ministerial Direction No. 19 – Preparation and Content of Amendments That May Significantly Impact the Environment, Amenity and Human Health

Further detail is provided in the explanatory report (Attachment 2).

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

Consultation on the amendment and planning permit application was undertaken in April 2018 with the EPA. The documentation was provided to EPA in accordance with Ministerial Direction 19 in August 2019, which provided in principle support of the amendment through the application of the Environmental Audit Overlay. The documentation was provided to DEWLP in August 2019 which, as part of preliminary feedback, considered there is strategic merit to the amendment.

Public consultation on the combined amendment and permit will occur for a minimum one month public exhibition providing opportunity for submissions in accordance with Section 96C of the *Planning and Environment Act 1987*. A detailed communication plan will be prepared, including (as appropriate) the following:

- Letters and notices to adjoining land owners and occupiers
- Notices in the local newspaper and Government Gazette
- Your City Your Voice
- Letters to Prescribed Ministers, public authorities and agencies
- Copies of documents in local libraries
- Drop in session
- Advertisements in local newspaper
- Council website.

Any submissions would be referred to an independent Planning Panel appointed by the Minister for Planning. Receipt of a subsequent Panel Report then positions Council to consider adopting the amendment and draft permit, and pursing the Minister’s approval.

Achieving the Minister's authorisation to prepare and exhibit Amendment C158 and draft TP160/2018 requires Department of Environment, Land, Water and Planning (DELWP) input. This may result in preparing additional information and making refinements before public exhibition can begin.

4. Resources

Resource requirements are in accordance with existing budgetary allocation.

5. Environment

The amendment promotes positive environmental effects by improving the environmental conditions of the land, increased amenity levels for surrounding residential uses and locates development in an area with existing services and infrastructure.

CONCLUSION

Amendment C158 and planning permit application TP160/2018 seek to facilitate the residential development of 53 Wattle Road and 34 George Street, Maidstone. The amendment and proposal will ensure the vision of the Maidstone Hampstead Road East Framework Plan is achieved by facilitating residential opportunities. The proposed development will improve amenity for the area and integrate into the existing character.

It is recommended that Council requests authorisation from the Minister for Planning to prepare and exhibit the Amendment C158 and planning permit application TP160/2018.

Agenda Item 6.3 - Attachment 1

Maribyrnong CITY COUNCIL

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Clear Form

Office Use Onl

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

▲ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

▲ **Questions marked with an asterisk (*) must be completed.**

▲ **If the space provided on the form is insufficient, attach a separate sheet**

i Click for further information.

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 53 & 34 St. Name: Wattle Road & George Street

Suburb/Locality: MAIDSTONE Postcode: 3012

Formal Land Description *
Complete either A or B.

▲ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

▲ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i **For what use, development or other matter do you require a permit? ***

CITY OF MARIBYRNONG
RECEIVED
29/03/18
URBAN PLANNING

The development of 11 dwellings.

☑ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i **Estimated cost of any development for which the permit is required ***

Cost $2,600,000.00 ▲ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certific e **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Agenda Item 6.3 - Attachment 1

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Factory and vacant land.

☑ Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

◉ No

○ Not applicable (no such encumbrance applies).

☑ Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:
Title: MRS | First Name: LILIAN | Surname: FUNES DE MURGA
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 1 | St. Name: THORNHILL DRIVE
Suburb/Locality: KEILOR DOWNS | State: VIC | Postcode: 3038

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone: N/A | Email: MMNRIOLEMPA@GMAIL.COM
Mobile phone: 0401455821 | Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details* Same as applicant ☐
Name:
Title: Mr | First Name: Adam | Surname: Parker
Organisation (if applicable): Town Planning Group
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: L24/570 | St. Name: Bourke Street
Suburb/Locality: Melbourne | State: Vic | Postcode: 3000

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☐
Name:
Title: MR &MRS | First Name: BOSKO & MILEBA | Surname: GAJIC
Organisation (if applicable): LATIN AMERICA PTY LTD
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 1 | St. Name: THORNHILL DRIVE
Suburb/Locality: KEILOR DOWNS | State: VIC | Postcode: 3038
Owner's Signature (Optional): | Date: 22/3/2018 day / month / year

Agenda Item 6.3 - Attachment 1

Declaration

This form must be signed by the applicant *

▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellatio of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Date: day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

○ No ○ Yes If 'Yes', with whom?:

Date: day / month / year

Checklist

Have you:

- ☑ Filled in the form completely?
- ☑ Paid or included the application fee? ▲ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- ☑ Provided all necessary supporting information and documents?
  - ☑ A full, current copy of title information for each individual parcel of land forming the subject site.
  - ☑ A plan of existing conditions.
  - ☑ Plans showing the layout and details of the proposal.
  - ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - ☑ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
  - ☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- ☐ Completed the relevant council planning permit checklist?
- ☐ Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011

Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

Deliver application in person, by post or by electronic lodgement.

Agenda Item 6.3 - Attachment 1

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
   - The boundaries of the land and their measures;
   - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
   - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
   - Site plan of the existing site and all amendments that are proposed;
   - Floor plans showing existing conditions, and all proposed amendments;
   - Elevation plans of the existing proposal, and all proposed amendments.

Agenda Item 6.3 - Attachment 1

Maribyrnong City Council Urban Planning Department
Cnr Hyde and Napier Streets, Footscray
Postal Address: PO Box 58, Footscray VIC 3011
T: 9688 0200 F: 9687 7793 e: planningapplications@maribyrnong.vic.gov.au

Maribyrnong

AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT
Request Form

Privacy Information

Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

DETAILS OF APPLICATION TO BE AMENDED

Application Number:	**Address of Land :**

Under what section of the Planning and Environment Act 1987, is the amendment being sought:
☑ Section 50 – Amendment to the application prior to notice
☐ Section 57A – Amendment to the application after notice *(Note – A fee of 40% of the original application fee is required with this request)*

THE APPLICANT

Name: Mrs Lilian Furnes De Murga	**Organisation:**
Address: 1 Tornhill Drive, Keilor Downs	
Contact Phone Number: 0401455821	
Email: mmnriolempa@gmail.com	

Are you the applicant of the original planning permit application? ☑ **Yes** ☐ **No**
(Note: Only the applicant of the original planning permit application may ask Council to amend the application)

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?	☐ **Yes** ☑ **No**
Is there a change to the plans and/or other documents submitted with the application?	☑ **Yes** ☐ **No**
Is there a change to the use and/or development of the land?	☑ **Yes** ☐ **No**

List in detail the proposed changes (This can be listed on a separate page)

The development will increase from 11 units to 12 units.

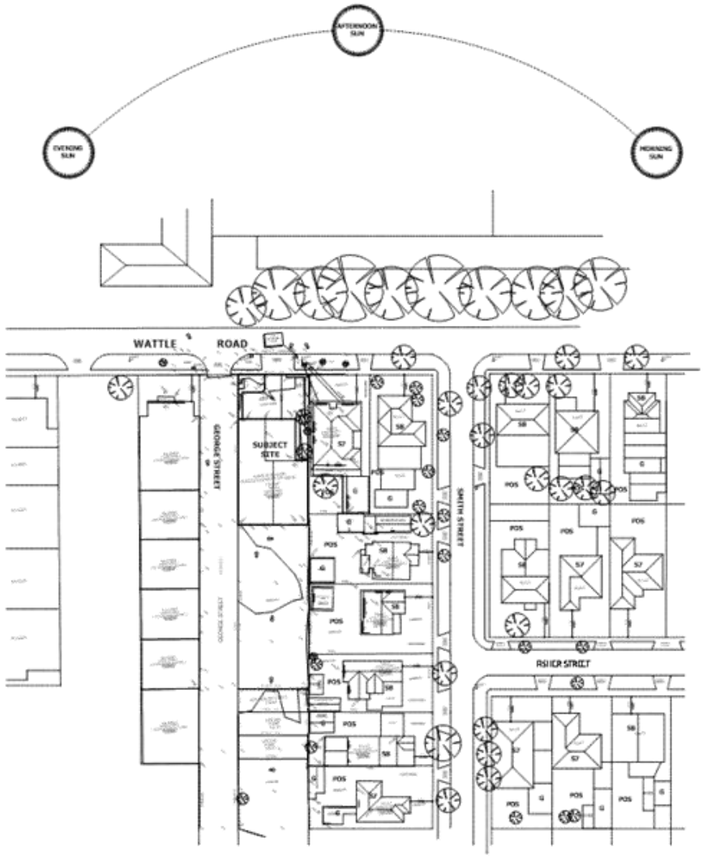
DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true	**Applicant Signature:** .....
	Date: 14/6/19

Agenda Item 6.3 - Attachment 1

LEGEND

1. NOISE DIRECTION
2. MELBOURNE CBD - 10.4kms
3. SCHOOL 1.5k
4. PUBLIC TRANSPORT 270m
5. ROBERT BARRET RESERVE 800m
6. SHOPS 800m
7. ADJOINING B/V RESIDENCE
8. ADJOINING W/B RESIDENCE
9. ADJOINING RENDERED B/V
10. VACANT LAND
S. SINGLE STOREY
D. DOUBLE STOREY
T. TRIPPLE STOREY
V VERANDAH
PER PERGOLA
SH SHED
G GARAGE
CP CAR PORT
CS CAR SPACE
P.F : PAILING FENCE
SF : STEEL FENCE
BF : BRICK FENCE
CF : CYCLONE FENCE
NF : NO FENCE
TF : TIMBER FENCE
FF : FOLIAGE FENCE
> EXISTING VEHICLE CROSSING
5.25m SET BACK
P.O.S - private open space
(HW) HABITABLE WINDOWS
(NHW) NON HABITABLE WINDOWS
P.P POWER POLE
EXISTING TREES



NEIGHBOURHOOD & SITE DESCRIPTION
SCALE 1:500

LEGEND

1. NOISE DIRECTION
2. MELBOURNE CBD - 10.4kms
3. SCHOOL 1.5k
4. PUBLIC TRANSPORT 270m
5. ROBERT BARRET RESERVE 800m
6. SHOPS 800m
7. ADJOINING B/V RESIDENCE
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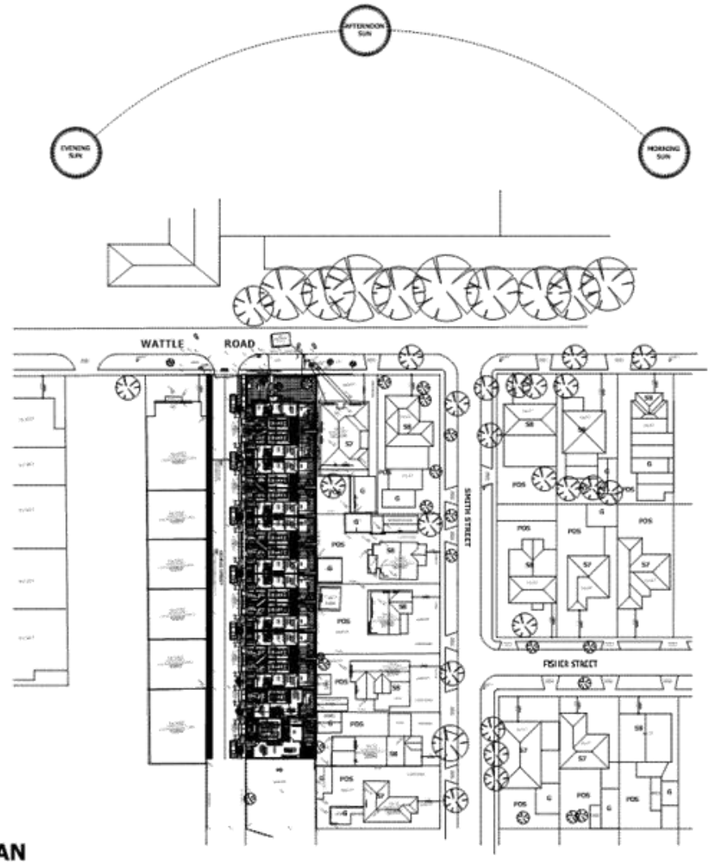


DESIGN RESPONSE PLAN
SCALE 1:500

NOTE:
SITE IS FLAT

NOTE:
ADJACENT P.O.S TO BE PROTECTED FROM OVER VIEWING WITH A 1800H TIMBER PAILING FENCE.

NOTE:
MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGHLIGHT THE ARCHITECTURAL FORMS AND REFLECT THE ADJACENT DWELLINGS

NOTE:
BREAK UP LARGE FORMS WITH ARTICULATED DIMENTIONS IN PLAN AND ELEVATION, TO MAINTAIN A SCALE RELEVENT TO THE ADJOINING BUILDING.

Prior to commencemnt of works, the following provisions relating to the protection of existing street trees must be undertaken to the satifaction of the Responsible Authority:

i) A suitable Tree Protection Zone of 2.0m-metre radius with barrier fence must be established around the street tree/s on the WATTLE RD street frontage.

ii) The Protection Zone must be enclosed using a 2 metre high temporary cyclone fence or similar, which must remain in place through all stages of the development. This fence must not enclose the footpath, which must be kept clear for pedestrian access, and a sign must be erected on the fence informing that the fence is a Tree Protction Zone'.

iii) The Area within the Tree Protection Zone must not be disturbed by any means including, parking of vehicals or storage of plant and eqipment, materials, soil or waste.

iv) No excavation is allowed within the Tree Protection Zone except with the consent of Council's Town Planning Department and under the supervision of a qualified Arborist.

All grass and weed within the Tree Protection Zone must be removed and the area mulched and irrigated.

IMAGE 1

IMAGE 2

IMAGE 3

IMAGE 4

IMAGE 5

IMAGE 6

IMAGE 7

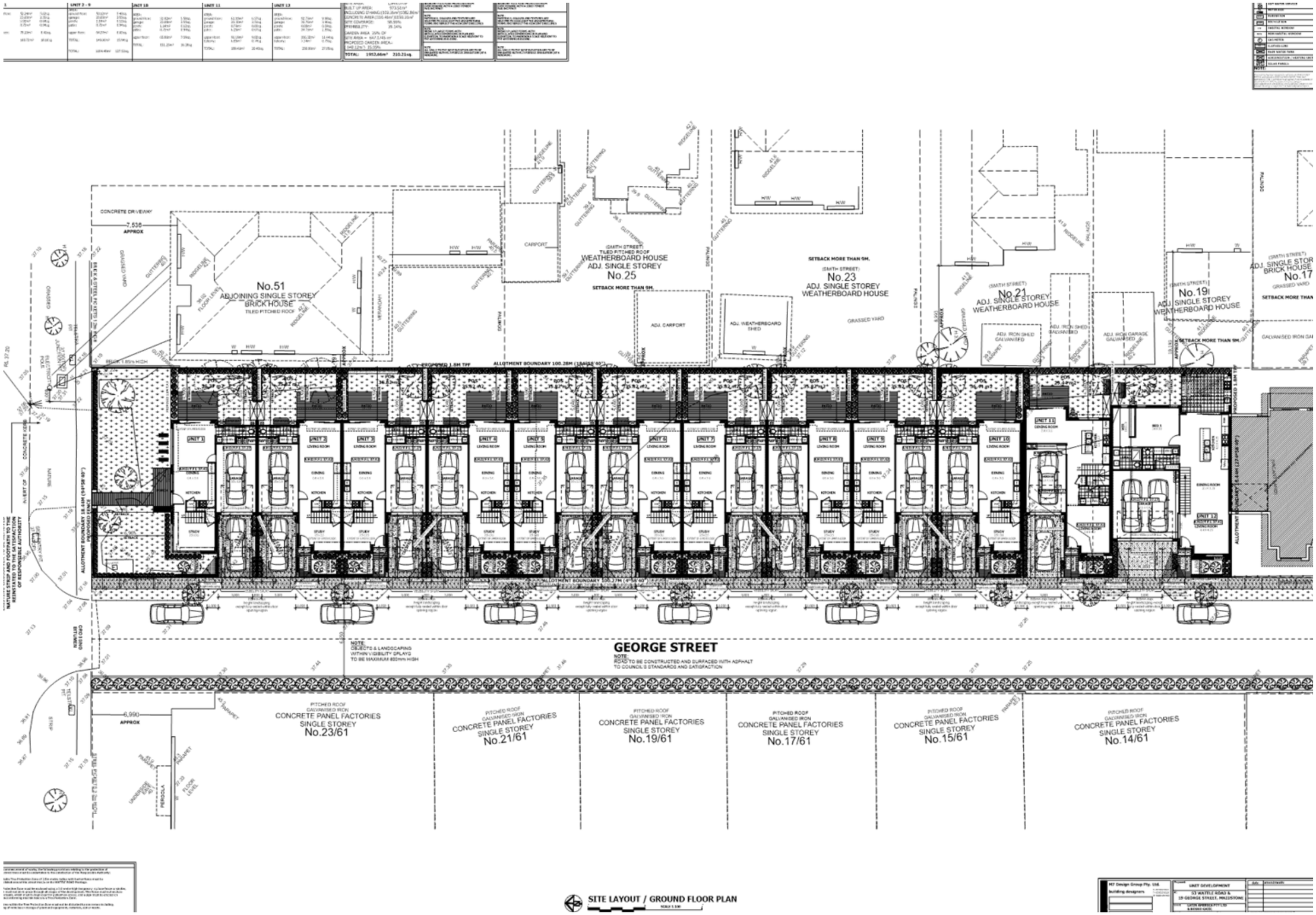
IMAGE 8

IMAGE 9

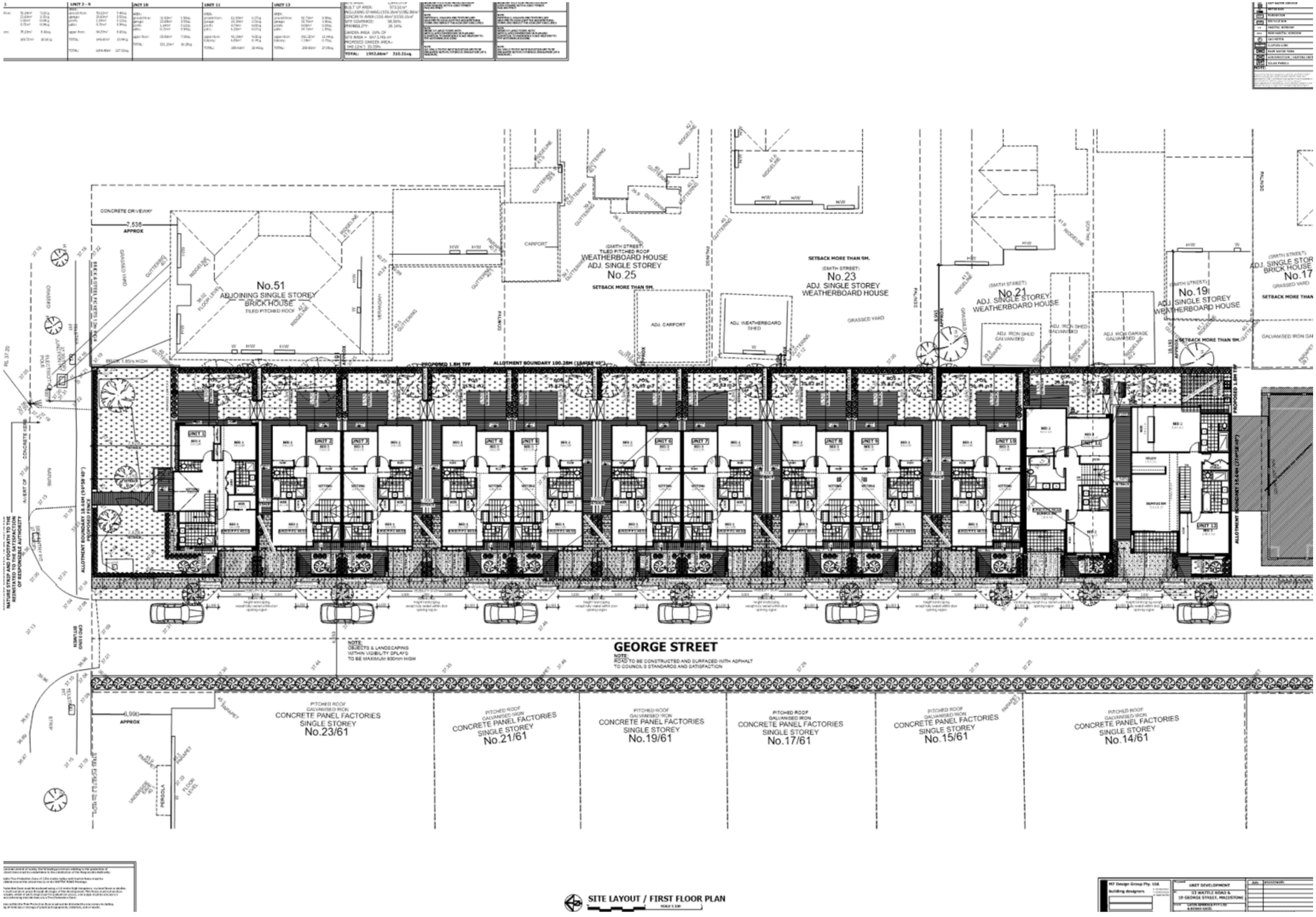
M2 Design Group Pty. Ltd.
building designers

UNIT DEVELOPMENT
53 WATTLE ROAD &
19 GEORGE STREET, MALVERN

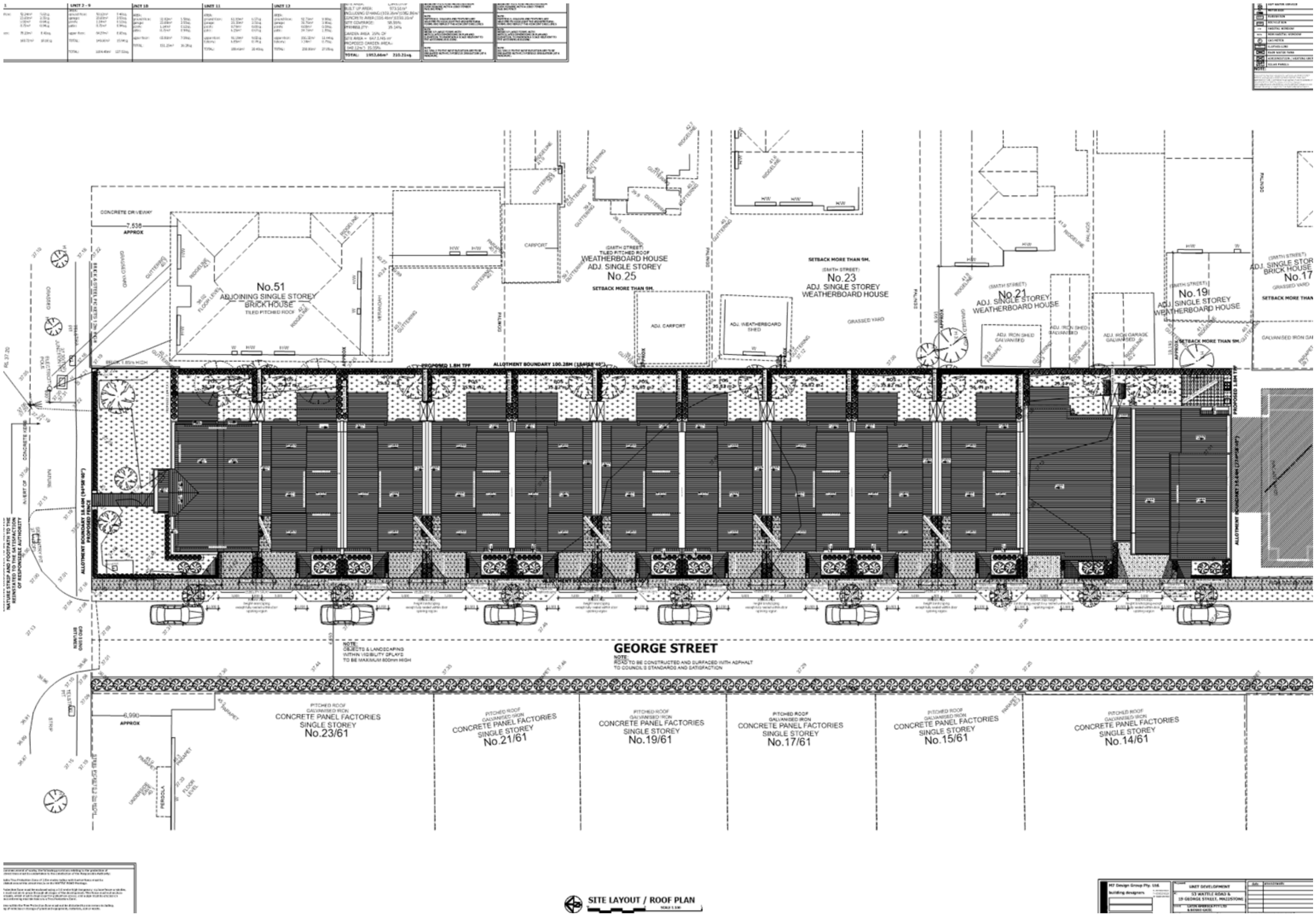
Agenda Item 6.3 - Attachment 1



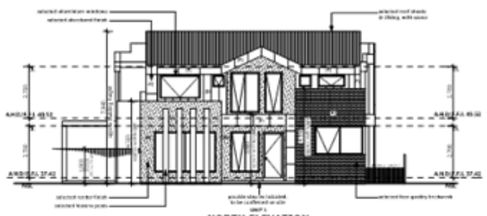
Agenda Item 6.3 - Attachment 1



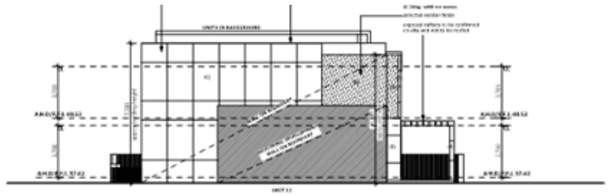
Agenda Item 6.3 - Attachment 1



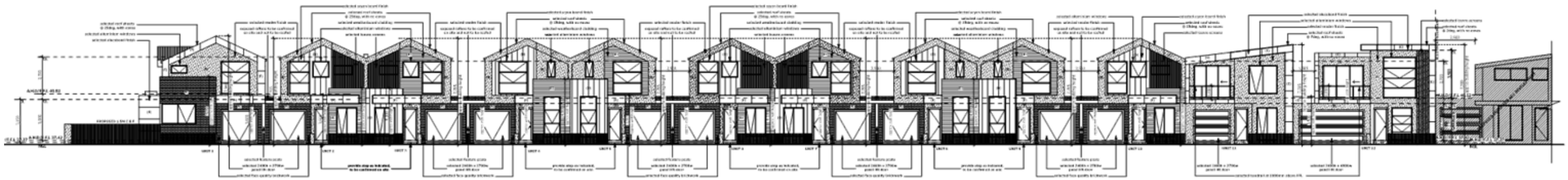
Agenda Item 6.3 - Attachment 1



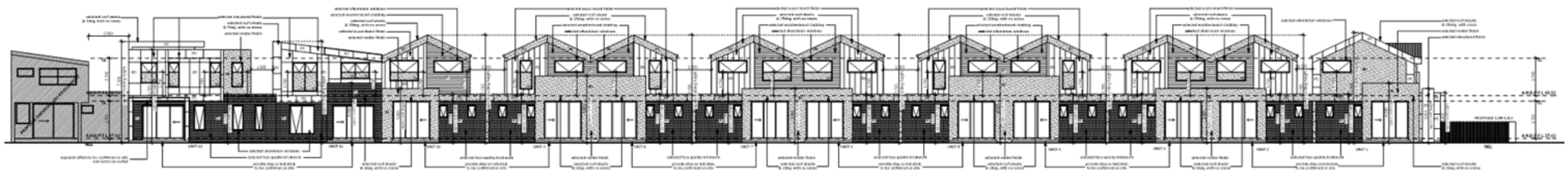
NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

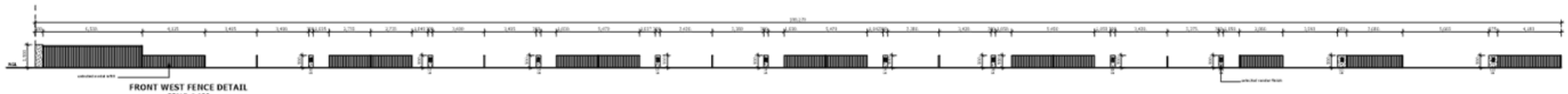


WEST ELEVATION
SCALE: 1:100

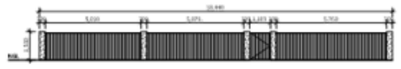


EAST ELEVATION
SCALE: 1:100

SECTION
SCALE: 1:100



FRONT WEST FENCE DETAIL
SCALE: 1:100

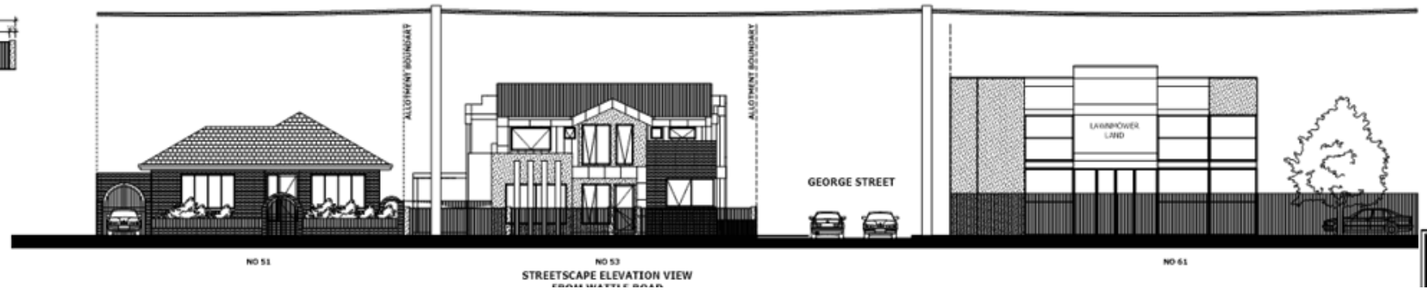


FRONT NORTH FENCE DETAIL
SCALE: 1:100

OBS - DENOTES, OBSCURED GLAZING AT MANUFACTURE (NOT FILM) WITH RESTRICTED AWNING OPENINGS TO A MAXIMUM OF 125MM.

ALL WALLS TO THE WEST ELEVATION ARE TO BE INSULATED WITH R2.5 FIBROUS INSULATION (AT A MIN.)

ALL GLAZING TO THE WEST ELEVATION IS TO ACHIEVE AN RW+31 THROUGH EITHER THICK SINGLE OR DOUBLE GLAZING



STREETSCAPE ELEVATION VIEW

UNITS 11-12

MATERIALS SCHEDULE

ITEM	COLOURS
WALLS EXTERNAL SURFACE	
WINDOWS & DOORS	
PANEL LIFT DOOR	
GUTTERS	
DOWN WATER PIPES	
DRIVEWAY GROUND	

UNITS 1-10

MATERIALS SCHEDULE

ITEM	COLOURS
WALLS EXTERNAL SURFACE	
WINDOWS & DOORS	
PANEL LIFT DOOR	
GUTTERS	
DOWN WATER PIPES	
DRIVEWAY GROUND	

OBS - DENOTES, OBSCURED WINDO

M7 Design Group Pty. Ltd.
building designers

UNIT DEVELOPMENT
53 WATTLE ROAD &
19 GEORGE STREET, MAIDSTONE

Agenda Item 6.3 - Attachment 1

STREETSCAPE ELEVATION VIEW
FROM GEORGE ROAD
SCALE: 1:200

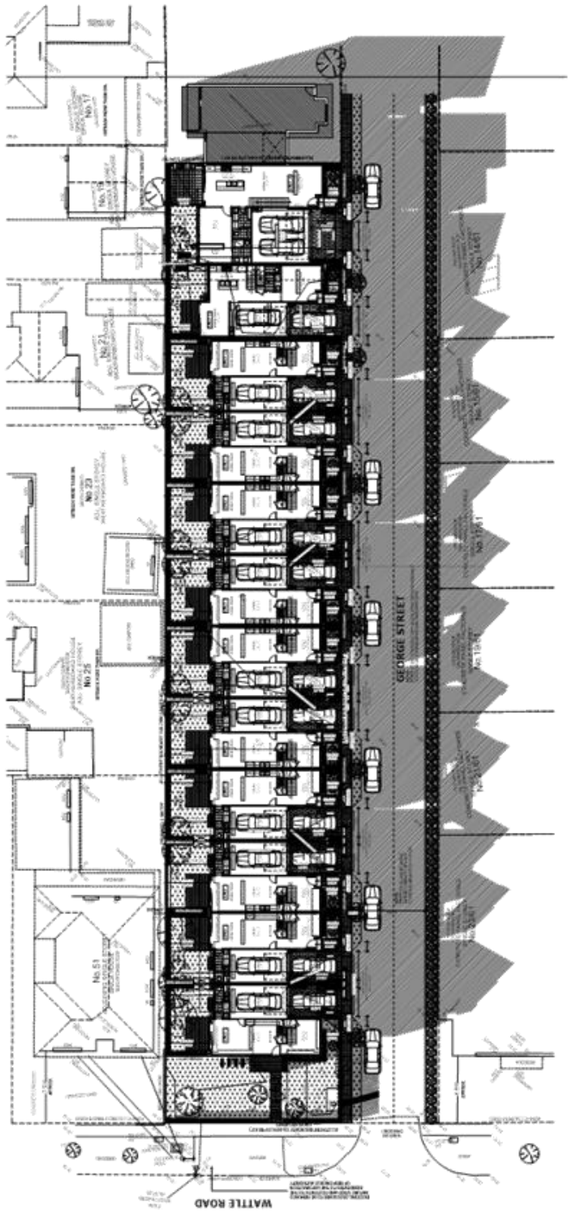
STREETSCAPE ELEVATION VIEW
FROM GEORGE ROAD REAR
SCALE: 1:200

SECTION ELEVATION VIEW
FROM GEORGE ROAD
SCALE: 1:200

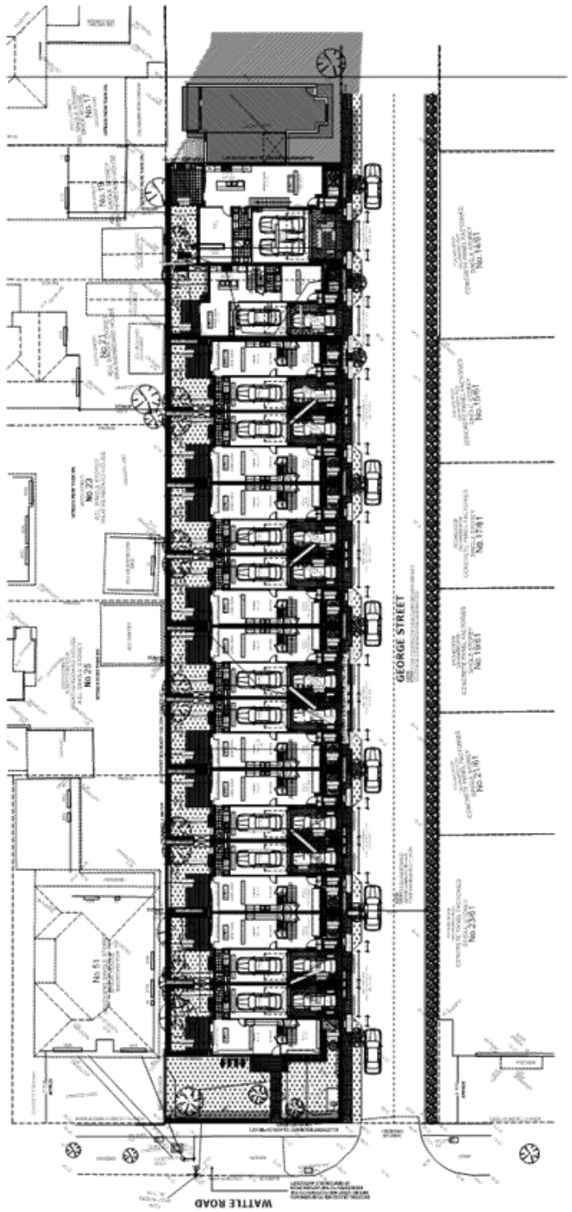
M7 Design Group Pty. Ltd.
building designers

UNIT DEVELOPMENT
53 WATTLE ROAD &
19 GEORGE STREET, MAIDSTONE
LATIN AMBROCK PTY LTD
& BOWIE GATE

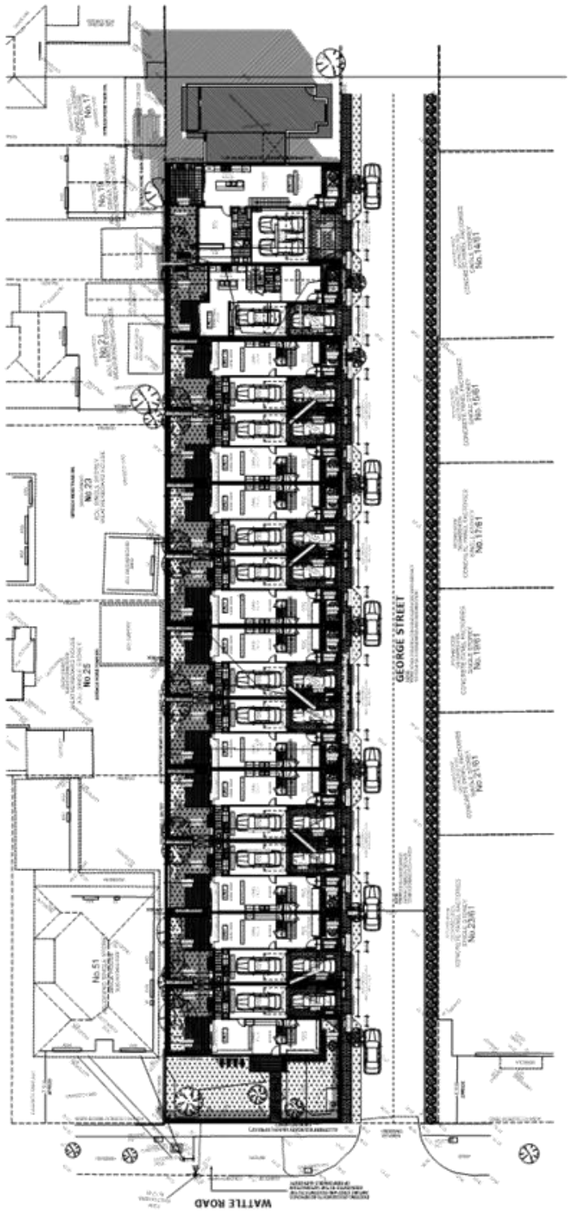
Agenda Item 6.3 - Attachment 1



SUN SHADE DIAGRAM :
SEPTEMBER 22 - 9AM
SCALE: 1:200



SUN SHADE DIAGRAM :
SEPTEMBER 22 - 12PM
SCALE: 1:200

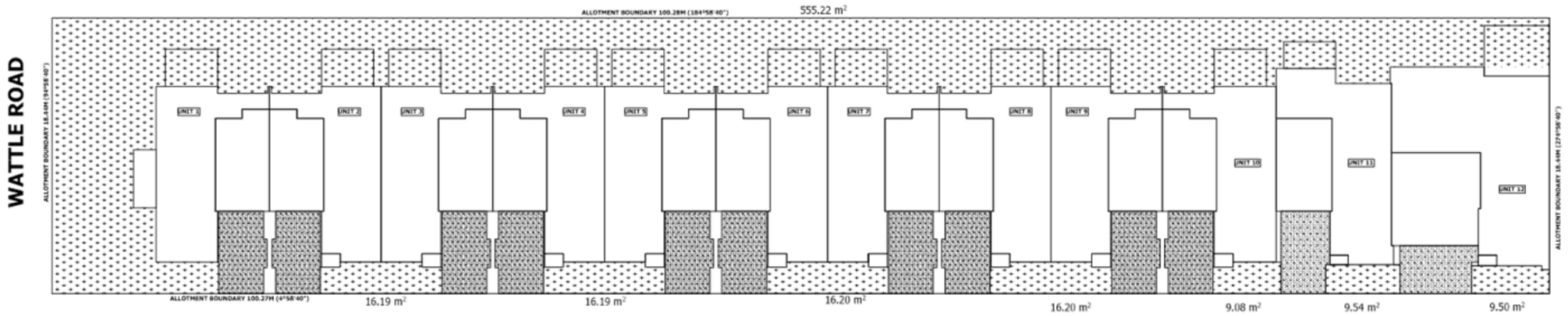


SUN SHADE DIAGRAM :
SEPTEMBER 22 - 3PM
SCALE: 1:200

M7 Design Group Pty. Ltd.
building designers

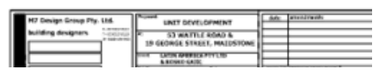
UNIT DEVELOPMENT
53 WATTLE ROAD &
19 GEORGE STREET, MALLOSTOWN

Agenda Item 6.3 - Attachment 1



GEORGE STREET

SITE LAYOUT / GARDEN PLAN



Agenda Item 6.3 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C158mari
PLANNING PERMIT APPLICATION TP160/2018

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Maribyrnong City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Town Planning Group Pty Ltd on behalf of L & M Murga, who are also the applicants for the concurrent permit application.

Land affected by the Amendment

The Amendment applies to 53 Wattle Road and 34 George Street, Maidstone. The land is bound by the unconstructed George Street to the west, Wattle Road to the north, Smith Street to the east and 32 George Street to the south.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act. The planning permit application applies to 53 Wattle Road, Maidstone (Plan CP150094) and 34 George Street, Maidstone (Lot 205, LP1504).

What the amendment does

The Amendment proposes to rezone 53 Wattle Road and 34 George Street, Maidstone from the Industrial 3 Zone to the General Residential Zone and apply an Environmental Audit Overlay to both sites to facilitate a residential development.

The Amendment proposes to:

- Rezone 53 Wattle Road, Maidstone and 34 George Street, Maidstone from the Industrial 3 Zone to the General Residential zone
- Rezone a section of the road reserve of George Street from Industrial 3 Zone to the General Residential Zone to align with the adjoining residential use.
- Apply an Environmental Audit Overlay to 53 Wattle Road, Maidstone and 34 George Street, Maidstone
- Amend Maribyrnong Planning Scheme Map 4
- Amend Maribyrnong Planning Scheme Map 4EAO

The planning permit application seeks approval for:

- the construction of 12 dwellings.

The draft planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate a residential development which can only occur through the rezoning of the sites. The Maidstone Hampstead Road East Framework Plan (2015) in Clause 21.11-8 of the Maribyrnong Planning Scheme identifies the two properties as a strategic redevelopment sites suitable for transition to residential use. It also recommends that the residential development to be 2-3 storeys, and include screening planting along sensitive interfaces. The rezoning of the two sites and the development of 12 dwellings would ensure that the vision for the precinct can be achieved.

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The sites are identified within a substantial change area in accordance with Clause 21.07 Housing of the Maribyrnong Planning Schemes which seeks to provide opportunities to new residential development and ensure that it integrates with existing areas and communities.

The proposed rezoning will form a more logical boundary between the residential and industrial interfaces, with existing residential uses to the north, south and east and the industrial land use to the west of George Street.

The application of a Section 173 Agreement will ensure that the unmade northern section of George Street will be constructed to a sealed road standard, benefiting the broader community and improving accessibility in the area. This will improve the overall amenity of the precinct and is in accordance with the Maidstone Hampstead Road East Precinct.

The amendment will provide benefit to the community by reducing industrial and residential land conflict on the interface by providing a clear boundary between the uses through the construction of George Street.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives of planning in Victoria as specified in Section 4(1) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To facilitate development in accordance with the above objectives; and
- To balance the present and future interests of all Victorians.

The amendment also implements section 12(1)(a) of the Act by ensuring that Council as the planning authority implements the objectives of planning in Victoria.

How does the Amendment address any environmental, social and economic effects?

Environmental Effects

The amendment will generate a range of positive environmental effects, including:

- Redevelopment of the site will provide for increased levels of amenity for nearby residential land to the east, and provide a buffer to the industrial land through the use of George Street;
- Provide a defined buffer with the development of the George Street roadway which ensures industrial properties are protected from residential encroachment with a hard edged consisting of the roadway;
- Assisting the urban consolidation objectives of the scheme by making efficient use of existing services and infrastructure and sustainable transport options, which include public transport, cycling and walking; and
- Introducing an Environmental Audit Overlay (EAO) over the land which ensures that land previously used for industrial purposes is suitable for residential development, and improving the environmental conditions of the land.

Social Effects

The proposed amendment is expected to have a number of positive social impacts including:

- Enabling the land to be redeveloped for a variety of dwelling sizes and layouts to meet the needs of the local community and contribute to housing diversity in this locality;
- Growing the population of the area, supporting local jobs, services and community facilities; and
- Redeveloping surplus industrial land, contributing to improved amenity for the community.

Economic Effects

The amendment provides for a number of positive economic impacts including:

- Contributing population to the catchment to support the local economy;
- Making efficient use of identified surplus industrial land.

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Does the Amendment address relevant bushfire risk?

The Amendment will not increase the risk to life, property, community infrastructure and the natural environment from bushfire. The site is not located in or near a designated bushfire prone area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

The Amendment is consistent with *Ministerial Direction 1 Potentially Contaminated Land* which requires a planning authority to satisfy itself that the site is suitable for sensitive uses, which in this case is residential use. An Environmental Site Assessment has been carried out by Tonkin + Taylor dated February 2018, for 53 Wattle Road & 34 George Street, Maidstone.

The report concluded that the use of the site for the beneficial uses is considered acceptable provided certain works are undertaken and consideration of garden treatments and surfacing. The Environmental Audit Overlay is proposed to be applied as a part of this amendment which will require a certificate or statement of Environmental Audit to be provided before the land can be used for residential purposes.

The Amendment is consistent with the *Ministerial Direction No. 9 Metropolitan Planning Strategy*, which seeks to ensure that amendments have regard to Plan Melbourne 2017-2050. The amendment will facilitate housing growth and deliver housing close to public transport and jobs in accordance with the directions and policies in Plan Melbourne 2017-2050. These include:

- Direction 1.2 Improve access to jobs across Melbourne and closer to where people live
- Policy 1.3.2 Plan for new development and investment opportunities on the existing and planned transport network
- Direction 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city
- Direction 2.2 Deliver more housing closer to jobs and public transport.
- Direction 2.5 Provide greater choice and diversity of housing
- Policy 3.3.3 Improve local transport choices
- Policy 5.1.1 Create mixed-use neighbourhoods at varying densities
- Direction 5.2 Create neighbourhoods that support safe communities and healthy lifestyles

The Amendment has been prepared having regard to *Ministerial Direction No. 11 Strategic Assessment of Amendments,* and *Ministerial Direction No. 15 The Planning Scheme Amendment Process*.

The Amendment has also been prepared in accordance with *Ministerial Direction No. 19 Preparation and content of amendments that may significantly impact the environment, amenity and human health*. The Environment Protection Authority (EPA) have been referred the amendment and planning permit documentation.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment implements the Planning Policy Framework by supporting urban consolidation and providing housing in close proximity to major activity centres and public transport.

In particular, the amendment is consistent with Clause 11.01-1S- Settlement. This clause promotes the sustainable growth and development of Victoria, and ensures choice and opportunity for land use and development for all Victorians. The amendment and development supports Clause 11.02-1S Supply of urban land by ensuring that sufficient land is available to meet demand and is supported by existing infrastructure.

Additionally, the amendment is consistent with:

Clause 11.02-1S Supply of urban land by ensuring that sufficient land is available to meet demand and should consider neighbourhood character.

Clause 13.04-1S Contaminated and potentially contaminated land by facilitating the remediation of contaminated land through the application of the Environmental Audit Overlay.

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Clause 13.07-1S Land use compatibility to safeguard community amenity while facilitating appropriate commercial, industrial or other uses by ensuring appropriate setbacks and landscaping.

Clause 15.01-1S Urban Design by creating urban environments that are safe, healthy, functional and enjoyable which contributes to a sense of place.

Clause 15.01-2S Building design that seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm and existing residential areas.

Clause 15.01-5S Neighbourhood character which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place through the provision of residential development.

Clause 16.01-1S Integrated housing which promotes a housing market that meets community needs as well as housing in in established areas.

Clause 16.01-1R Integrated Housing – Metropolitan Melbourne to allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing. The amendment and planning permit application seeks to provide housing in an established area that adds to the overall amenity of the area.

Clause 16.01-2S Location of residential development by locating new residential development in designated locations that offers good access to existing jobs, services and transport.

Clause 16.01-3S Housing Diversity as it provides for a new housing types to meet diverse needs of the community.

Clause 18.02-1R Sustainable personal transport – Metropolitan Melbourne as it improves local access through the construction of George Street and enhances walking and cycling to support 20 minute neighbourhoods.

Clause 18.02-3S Road system as the development integrates within the existing transport network and encourages a safe and efficient network.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with the following Clauses contained in the Local Planning Policy Framework of the Maribyrnong Planning Scheme:

Clause 21.04-2 Housing Growth
The Maribyrnong municipality needs to accommodate between 14,000 and 16,000 additional households by 2030. The rezoning and proposed development of the two sites will ensure sufficient housing supply is available to sustain the anticipated growth and contribute to additional housing within the municipality.

Clause 21.06-1 Urban Design
The proposal respects the identified character of neighbourhoods and is consistent with the surrounding residential development.

Clause 21.07 Housing
The rezoning and development implements the policy guideline to "support the rezoning of strategic redevelopment sites to provide for high density residential and mixed use development", as well as protecting and maintaining existing buffers to the core employment areas.

Clause 21.08 Economic Development
The amendment and planning permit application appropriately facilitates the reuse of the sites for residential purposes. The Maidstone Hampstead Road East Framework Plan (2015) identified the two sites as strategic redevelopment sites of residential uses which complement and enhance the amenity for the existing residential community.

Clause 21.09 Transport

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The development will support the use of sustainable transport alternatives, and is in walking distance to variety of public transport options, and local services and facilities. The continuation of George Street has been designated as a key pedestrian and cycle link under the Maidstone Hampstead Road East Framework Plan, and the construction of George Street will ensure this can be achieved.

Clause 21.11-8 Maidstone Hampstead Road East Precinct
The two sites are identified in the Maidstone Hampstead Road East Framework Plan (2015) as transitioning to residential uses of two to three storeys. The amendment and associated planning permit will ensure the overall amenity of the precinct is improved and screening planting along sensitive interfaces is achieved.

Clause 22.03 Potentially Contaminated Land Policy
The amendment supports Clause 22.03 by ensuring an assessment of the suitability of the subject sites for a residential use occurs prior to the commencement of a sensitive use.

Clause 22.05 Preferred Neighbourhood Character Statements
The sites are located within the Garden Suburban 2 neighbourhood character precinct and considered to respond well to the existing built form. The design of the residential dwellings generally addresses the streetscape and respects the existing and emerging neighbourhood character.

Clause 53.10 Uses with Adverse Amenity Potential
It is considered that the proposed rezoning and planning permit application will not encroach on the threshold distance of any known uses with adverse amenity potential. The existing built form with the proposed road and screening plantings will provide as a buffer to sensitive uses. An adverse amenity impact assessment concluded that noise measurements taken at the site boundary are generally compliant with the outdoor noise limits for the zone, and no significant sources of odour or dust have been identified that are considered likely to adversely impact the proposed residential development.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes appropriate use of the Victoria Planning Provisions through the implementation of the General Residential Zone and the Environmental Audit Overlay.

The General Residential Zone (GRZ) encourages a variety of housing types with moderate growth, while respecting neighbourhood character. The GRZ is consistent with the neighbouring residential properties to the south and east.

The applicaiton of an Environmental Audit Overlay will ensure that any potentially contaminated land is suitable for residential uses.

How does the Amendment address the views of any relevant agency?

In May 2018 the views of the Environment Protection Authority were sought of the amendment and planning permit application as part of a pre-amendment consultation. The amendment and associated documentation were sent to EPA again as part of the requirement in Ministerial Direction 19 in August 2019. The views of the EPA have informed the preparation of the amendment. The EPA considered that the identified contamination and gaps in information should be addressed through the 53X environmental audit under the *Environment Protection Act* 1970. The EPA supported the application of the Environmental Audit Overlay as part of the amendment to ensure that the environmental condition of the land is suitable for the proposed residential use. The EPA also recommended for Council to consider 'reverse buffers' due to the adjoining industrial uses.

The amendment and draft planning permit were also referred to the Department of Environment, Land, Water and Planning (DELWP) for discussion prior to the formal request of an amendment. DELWP considered there is strategic merit to the amendment.

Further advice will be sought from the relevant agencies during the public exhibition stage of the amendment and planning permit process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The *Transport Integration Act 2010* establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognises the interdependency of transport and land use.

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The amendment will facilitate development, which integrates with and promotes a sustainable transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the amendment will give rise to any unreasonable resource or administrative costs for Maribyrnong City Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maribyrnong City Council
Municipal Office- Reception Area
Corner Napier and Hyde Streets
FOOTSCRAY VIC 3011

Maribyrnong Library
200 Rosamond Road,
MARIBYRNONG VIC 3032

Maribyrnong City Council website: www.maribyrnong.vic.gov.au/amendmentc158

Maribyrnong City Council community engagement site www.yourcityyourvoice.com.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment and planning permit may make a submission to the planning authority. Submissions about the Amendment and planning permit must be received by [insert submissions due date].

A submission must be sent to:

Post: Maribyrnong City Council

Planning Scheme Amendment C158 and Planning Permit Application TP160/2018

PO Box 58

FOOTSCRAY VIC 3011

Email: amendmentC158@maribyrnong.vic.gov.au

Online: www.yourcityyourvoice.com.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]]

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ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Maribyrnong	53 Wattle Road and 34 George Street, Maidstone	Maribyrnong C158 001 Zones Map4 Exhibition Maribyrnong C158 002eaoMap4 Exhibition

Agenda Item 6.3 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C158

INSTRUCTION SHEET

The planning authority for this amendment is the Maribyrnong City Council.

The Maribyrnong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two attached maps sheets.

Zoning Maps

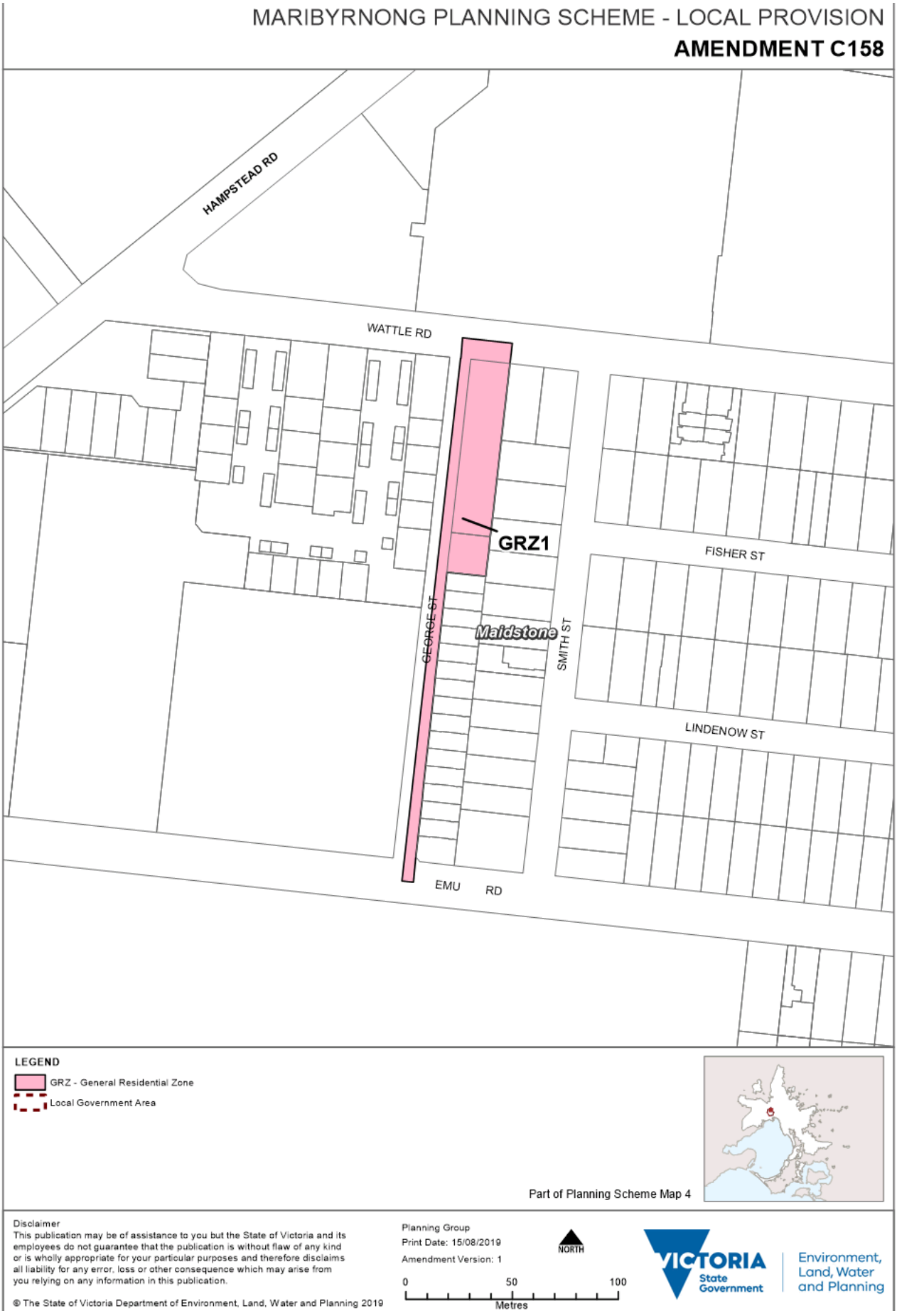
1. Amend Planning Scheme Map No 4 is in the manner shown on the one attached map marked "Maribyrnong Planning Scheme, Amendment C158".

Overlay Maps

2. Amend Planning Scheme Map No 4. 04EAO is in the manner shown on the one attached map marked "Maribyrnong Planning Scheme, Amendment C158".

End of document

Agenda Item 6.3 - Attachment 2



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Agenda Item 6.3 - Attachment 3

PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.: TP160/2018

Planning scheme: Maribyrnong Planning Scheme

Responsible authority: City of Maribyrnong

Maribyrnong CITY COUNCIL

ADDRESS OF THE LAND: 53 Wattle Road MAIDSTONE &
34 George Street MAIDSTONE

THE PERMIT ALLOWS: Construction of multiple dwellings

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans Required

1. Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and provided in a digital format (where possible). The plans must be generally in accordance with Sheets 1-8 (job number 1560/1561 dated 12 April 2019) prepared by M7 Design Group, but modified to show:

    a. The materiality of the development simplified, through the use of one main material each at ground and first floor, with one material used as a feature (i.e. porch).
    b. For dwelling 1, the ground floor parapet walls reduced in height generally to match the height of the porch.
    c. A minimum 6 cubic metres of storage to each dwelling, excluding storage in kitchens, bathroom and bedrooms.
    d. All front fencing to Wattle Road and George Street noted as being a minimum 50% transparent.
    e. Any changes required to comply with Condition 14 – Acoustic Report.
    f. Any changes required to comply with Condition 17 – Waste Report.
    g. A colour schedule of construction materials, external finishes and colours.

Layout Not Altered

2. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. *NOTE: This does not obviate the need for a permit where one is required*.

3. Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping

4. The Landscape Plan prepared by Zenith Concepts (being Sheet 1 of 1 dated May 2019 prepared for Latin America P/L & Bosko Gajic) forms part of this permit. The landscaping shown on this plan must not be altered without the prior written consent of the Responsible Authority.

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5. Before the occupation of any dwelling, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans concerning that dwelling must be carried out and completed to the satisfaction of the Responsible Authority.

6. Before the occupation of any dwelling, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans concerning George Street must be completed to the satisfaction of the Responsible Authority.

7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, this includes the replacement of any dead, diseased or damaged plants.

Environmental Audit

8. Before:
   - the use; and
   - the construction of the development,

   authorised by this permit commences an Environmental Auditor appointed under Section 53S of the *Environment Protection Act* 1970 (**EP Act**) must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:

   (a) a Certificate of Environmental Audit for the land in accordance with Section 53Y of the EP Act (**Certificate**); or
   (b) a Statement of Environmental Audit for the land in accordance with Section 53Z of the EP Act (**Statement**),

   and the Certificate or Statement must be provided to the responsible authority.

9. If, pursuant to condition 8, a Statement is issued:

   (a) the:
   - use; and
   - development,

   authorised by this permit must not be undertaken unless the Statement of Environmental Audit clearly states that the land is suitable for that use;

   (b) the use authorised by this permit must not be undertaken until compliance is achieved with all terms and conditions that the Statement states must be complied with prior to the use commencing;

   (c) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with prior to development commencing;

   (d) prior to the commencement of the use authorised by this permit, a letter prepared by an Environmental Auditor appointed under Section 53S of the EP Act which states that the terms and conditions contained in the Statement have been complied with must be submitted to the responsible authority; and

   (e) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the Owner must enter into an agreement with Council pursuant to section 173 of the *Planning and Environment Act* 1987 (**Agreement**). The Agreement must:

      (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and

      (ii) be executed before the development authorised by this permit commences.

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The Owner must pay all expenses involved in the drafting, negotiating, lodging, recording, execution and cessation (if relevant) of the Agreement, including those incurred by the responsible authority.

Sustainable Design

10. Concurrent with the endorsement of plans pursuant to condition 1, an amended Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The SMP must be generally in accordance with the SMP prepared by Northern Environmental Design (File 147G dated 1 February 2018) for Latin America Pty Ltd and Bosko Gajic but modified to show;

    a. A average 6.5 star NatHERS rating for dwellings unless otherwise agreed to in writing by the Responsible Authority.
    b. A maximum cooling load for each dwelling of 22 MJ/M^3.
    c. Specific recommendations for sun shading to north and west facing windows.

    Once approved, the amended SMP will form part of the permit and must be adhered to at all times.

11. Prior to occupation of any dwelling, or at such later time as agreed to in writing by the responsible authority, a report/letter from a suitably qualified person with expertise in sustainable design must be prepared. The report/letter must detail that all sustainable design measures outlined in condition 13 have been satisfactorily implemented for each dwelling. The report must be provided to, be to the satisfaction of and be approved by the responsible authority.

Acoustic Treatment

12. The acoustic report, prepared by Audiometric and Acoustic Services (Ref 17116.1 dated 12 December 2017) forms part of this permit. The report and its recommendations must be adhered to at all times.

13. Prior to occupation of any dwelling, or at such later time as agreed to in writing by the responsible authority, a report/letter from a suitably qualified person with expertise in acoustic matters must be prepared. The report/letter must detail that all acoustic measures outlined in condition 15 have been satisfactorily implemented for each dwelling. The report must be provided to, be to the satisfaction of and be approved by the responsible authority.

Waste Management

14. Concurrent with the endorsement of plans, an amended waste storage and collection management and recycling plan for the development must be prepared to the satisfaction of the Responsible Authority. The plan must be generally in accordance with the plan provided to Council with the application (noted as that plan prepared by Northern Environmental Design (File 147G dated 1 February 2018)) but modified to show;

    a. The revised number of dwelling numbers.
    b. Swept path diagrams demonstrating that Council's waste collection vehicle may enter and exit George Street, with consideration to any parked cars.

    Once submitted, the Waste Management Plan will be endorsed to form part of the permit.

Construction Management Plan

15. Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction of the Responsible Authority, detailing how the owner will manage the environmental and construction issues associated with the development. The "Construction Management Plan" when approved will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address:

    - the contact name and phone number(s) of the site manager,

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- bulk excavation,
- management of the construction site,
- land disturbance,
- hours of construction,
- noise,
- control of dust,
- public safety,
- traffic management,
- construction vehicle road routes,
- soiling and cleaning of roadways,
- discharge of any polluted water,
- security fencing,
- disposal of site waste and any potentially contaminated materials,
- crane locations during construction,
- location of site offices,
- redirection of any above or underground services, and
- site lighting during any night works.

Infrastructure and Car Parking

16. Any poles, service pits or other structures/features on the footpath required to be relocated to facilitate the development must be done so at the cost of the applicant and subject to the relevant authority's consent.

17. Vehicular crossing(s) must be constructed and/or modified to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority.

18. All disused or redundant vehicle crossings must be removed and the area reinstated with either/or footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

19. The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.

20. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.

21. Prior to the commencement of any works on the site and/or subdivision of the land, the owner must submit for approval to the Responsible Authority drainage plans to the requirements outlined in the Stormwater Discharge Permit.

22. Prior to the occupation of any dwelling, 'no standing' signs must be installed on both sides of George Street abutting the development.

Plant and Equipment

23. All pipes, fixtures, fittings and vents excluding downpipes, servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

24. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s) without the written consent of the Responsible Authority.

Time for Development

25. This permit will expire if one of the following circumstances applies: -

    - The development is not started within two years of the date of this permit.

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- The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Note: Council has prepared a Municipal Development Contribution Plan (DCP) and is undertaking Planning Scheme Amendment C164 to introduce this DCP into the Maribyrnong Planning Scheme. The DCP proposal allows for the collection of community and development infrastructure levies which go towards funding local infrastructure. The development, approved under this permit, may be subject to a DCP levy if all planning, subdivision and building permit approvals have been not obtained before the DCP comes into operation.

[If the permit has been amended, include the following table indicating the date and nature of amendments included in the amended permit, and the name of the responsible authority that approved the amendment —]

Date of amendment	*Brief description of amendment*	*Name of responsible authority that approved the amendment*

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C158 to the Maribyrnong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

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REPORT

Tonkin+Taylor

Environmental Site Assessment

53 Wattle Road & 34 George Street, Maidstone

Prepared for
Latin America Pty Ltd
Prepared by
Tonkin & Taylor Pty Ltd
Date
February 2018
Job Number
1003973.v01

Exceptional thinking together
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Document Control

Title: Environmental Site Assessment					
Date	**Version**	**Description**	**Prepared by:**	**Reviewed by:**	**Authorised by:**
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1 Introduction

Tonkin & Taylor Pty Ltd (T+T) was commissioned by Latin America Pty Ltd (the client) to undertake an Environmental Site Assessment (ESA) of land encompassing 53 Wattle Road and 34 George Street, Maidstone, Victoria (the Site). The regional site location is shown in Figure 1, Appendix A.

The property at 53 Wattle Road is currently occupied by a factory style building, while 34 George Street (comprising three separate lots) is currently vacant land. The site has an area of 1,848 m^2, with individual areas for 53 Wattle Road and 34 George Street of 1,512 m^2 and 336 m^2, respectively.

T+T has previously provided a preliminary site investigation on the northern section of the property 53 Wattle Road, Maidstone[1]. The report concluded the site generally has a moderate to high potential for contamination, particularly relating to impacts from storage and handling of petroleum products. In accordance with the Department of Sustainability and Environment (DSE) General Practice Note (June 2005), sites with a high potential for contamination that are proposed for rezoning to sensitive use require an Environmental Audit.

T+T understands the client is seeking to develop the site for a high density residential housing. The site is currently zoned for industrial use, and therefore will require rezoning to allow the proposed development. We understand in lieu of a statutory environmental audit of the site, Council has indicated a detailed investigation of the site would be required to facilitate the proposed development.

These works were undertaken in accordance with the scope outlined in our letter of engagement dated 21 July 2017.

1.1 Objectives

The objective of the ESA was to complete a detailed investigation of the potential for contamination at the site in the context of the proposed re-zoning of the property from industrial to residential and evaluate whether an Environmental Audit would be recommended, having regard to the previous assessment of the site as having a 'medium to high' potential for contamination.

1.2 Scope of Work

- T+T conducted this ESA in general accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 ('ASC NEPM)' and Australian Standard 4482.1 2005, which included:
- An inspection of the site and surrounds to confirm the current layout and land use(s), the presence of potential contamination sources, indicators of historical contamination; such as remnant infrastructure, stressed vegetation or staining of soils, waste handling practices, fuel storage, chemical use etc.
- Grid based and targeted sampling of soils from nine locations across the site to screen for potential contaminants of concern based on past site uses.
- Installation and development of two groundwater wells to depths of 20.5 to 30 m bgl (below ground level). While groundwater sampling of these wells was to be undertaken these wells were found to be dry upon monitoring approximately one week after installation.
- Preparation of this report summarising the findings, and relevance for the site's proposed future use.

[1] T+T Preliminary Site Investigation – 53 Wattle Road, Maidstone (December 2014).

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- A desktop investigation for the property at 34 George Street including a review of historical certificates of title, historical aerial photographs and local historical information (utilising information from the prior T+T investigation where applicable).

2 Site Information

The Site is located at 53 Wattle Road and 34 George Street, Maidstone (Figure 1). Refer to Table 2.1 for general information about the Site.

Table 2.1: Site identification

Site Address	53 Wattle Road and 34 George Street, Maidstone
Total Site Area	1,848 m^2
Title Identification Details	CP150094 (53 Wattle Road) and Lot 205/206 plus LP1504 and Lot 1 on TP137517 (34 George Street) - Refer to Appendices E and H.
Site Centroid Co-ordinate (MGA Zone 55)	313277 Easting / 5816716 Northing (MGA55)
Current Zoning – Planning Zone	Industrial 3 Zone (INW3Z) for 53 Wattle Road and General Residential 1 Zone (GRZ1) for 34 George Street. A 'Development Contribution Plan' Overlay is in place at the Site. An Environmental Audit Overlay applies to a property approximately 20 m south of the site, at 48 Emu Road. Refer to Appendix B.
Former Use	The Wattle Road site was previously used as a bus depot until the late 1980's and may have remained vacant for up to 20 years before it was redeveloped for its current use. The Georges Road property appear to have been vacant from as early as 1945.
Current Site Use	The property at 53 Wattle Road is currently occupied by a factory style building (a kitchen showroom and warehouse), while 19 George Street is currently vacant land.
Proposed Site Use	High-density Residential*
Ownership	Latin America Pty Ltd (53 Wattle Road) and Bosko and Mileva Gajic (34 George Street)

*Residential land use descriptions' of EPA Publication 759.3, 'Guidelines for issue of certificates and statements of environmental audit', December 2015

2.1 Site layout and structures

The site comprises a rectangular block stretching in a north-south orientation, with a brick warehouse/showroom located in the northern portion of the site. The building has a large roller door accessing the front of the building off Wattle Road. The rear of the site is vacant grassed yard and the front of the property has a small concrete car parking area.

Refer Figure 2 in Appendix A for site layout.

2.2 Regional hydrogeology

The Geological Survey of Victoria *Melbourne* Mapsheet (1:63,360), 1974 (Vandenburg et al, 1974) describes the local geology as Newer Volcanics comprising *'olivine basalt, olivine labradorite basalt, dark to light grey, coarsely vesicular, minor interbedded silty sand and baked soils'.*

A review of the Victorian Groundwater Beneficial Use map series[2] indicates that the water table is most likely present in the Quaternary aged volcanic aquifer, and yields moderate to poor quality groundwater (Segment C 3,501 – 13,000 mg/L total dissolved solids (TDS) as defined in the *State Environment Protection Policy Groundwaters of Victoria*). Desktop information suggests

[2] Department of Natural Resources and Environment, 1995. *Victorian Beneficial Use Map Series, South Western Victoria Aquifer Tables.*

groundwater in the local area is likely to be present at depths of approximately 10-20 meters bgl, however onsite bores indicate groundwater beneath the site is greater than 30m bgl.

Local groundwater flow is expected to be in a north easterly direction, toward the Maribyrnong River.

2.3 Site specific hydrogeology

The soil investigation indicated that the majority of locations consisted of a layer of sandy CLAY (fill) overlying natural CLAY, which overlies basalt, which was encountered to termination depth in the deeper boreholes (30 m bgl). Table 2.2 provides a general outline of the soil profiles encountered.

Table 2.2: Site geology

Approx. depth range	Description	Characteristics
0 – 0.5 m	Sandy, gravelly CLAY (Fill)	Brown, low plasticity, fine to medium grained sand.
0 – 1.5	Clay/ Sandy Clay	Brown, low plasticity, fine to medium grained sand, some minor gravels.
1 – 30 m	BASALT	Pale grey/brown, hard.

Two groundwater wells (MW01 and MW02) were installed to a depth 20.5 and 30 m bgl as part of the field work. However, both wells were found to be dry following their installation. Groundwater is therefore expected to be encountered in the bedrock aquifer at a depth greater than 30 m bgl.

2.4 Natural watercourses, surface runoff and drainage

No natural watercourses are present at the site. The closest surface water is the Maribyrnong River, approximately 850 m northwest of the site

2.5 Underground conduits, utilities and pipelines

Plans for the location of on-site and off-site utilities (obtained by completing a "Dial Before You Dig" search) have been provided by public utility companies and other entities, including Maribyrnong City Council, Citipower, Pipe Networks, NBN Co., Multinet, Telstra VICTAS, Optus, Yarra Valley Water.

Details of the utilities are provided in Appendix F.

3 Desktop investigations

3.1 Summary of investigation of 53 Wattle Road

T+T undertook a preliminary site investigation of the site at 53 Wattle Road in December 2014[3]. The investigation identified a number of potential sources of contamination at the site:

- The storage and handling of petroleum products during operation of the site as a bus depot.
- Abandoned storage tanks viewed in historical aerials photographs at the southern portion of the property.
- Remnant UST infrastructure in the north eastern portion of the property.
- Historical chemical storage in the northern portion of the property.
- Site filling and historical inert material dumped on George Street adjacent to the site.

Potential offsite sources of groundwater contamination include regional groundwater conditions from regional land use as industrial, and nearby properties to the north east and south.

The report concluded the site generally has a moderate to high potential for contamination, particularly relating to impacts from storage and handling of petroleum products.

Details of site history review and potential contamination sources are provided in T+T's PSI report included in Appendix H.

3.2 Desktop investigation of 34 George Street

A desktop review of site history, including a review of historical titles and historical aerial photographs was undertaken for the parcel of land located at 34 George Street (southern portion of the site).

The site is described as Lot 205/206 plus LP1504 and Lot 1 on TP137517. The oldest records for the site date back to 1882. Table 3.2 summarises current and historical title ownership for the site. Historical certificates of title are included in Appendix E.

Table 3.2: Review of historical certificates of title for 34 George St

Year	Proprietor	Volume - Folio
2017	Bosko and Mileva Gajic	10707/718
2017	Bosko and Mileva Gajic	8349/417
2014	Ljiljana and Bosko Gajic	10707/718
2014	Ljiljana and Bosko Gajic	8349/417
2004	Hanh Thi Thu Nguyen	8349/417
2003	Hanh Thi Thu Nguyen	10707/718
2003	Desmond Thomas Kelly	9759/371
2002	Stephanie Olver	8349/417
1991	Philip George Cobby	8349/417
1987	Bryan Joseph Kelly	9759/371
1987	John Raymond Cobby	8349/417
1977	John Raymond Cobby (Crane Driver) and Felicity Cobby	8349/417

[3] (T+T) Preliminary Site Investigation – 53 Wattle Road, Maidstone, Vic (December 2014).

1974	Salvatore Camarda and Giovanni Rosso (Labourers)	8349/417
1961	John William Allison	8349/417
1887	Anthony Kennedy	1943/424
1882	George Sutton	1359/235-236

Historical titles from 1882 refer to the site as part of a larger parcel of land. The original block of land was held by the Sutton family and sold to Anthony Kennedy in 1887. The parcel of land located at 34 George Street was owned by various private individuals since this time. The site in its current layout has been owned by the Gajic Family since 2014 and is currently defined on two distinct Certificates of Titles (CoT) Vol. 10707 Fol. 718 and Vol. 8349 Fol. 417. No information on potential site contaminating activities were identified within the titles in relation to the previous and current site owners.

A review of the aerial photograph was undertaken. Aerial photographs suggest no development occurred at the site since earliest observations in 1945. The site appears to remain vacant land with no structure or infrastructures visible, with the exception of fencing that appears to be associated with the property to the immediate south. Copies of the aerial photographs are provided in Appendix J.

3.3 Site inspection of 34 George Street

An initial inspection of the site was undertaken on 23 October 2017. Information considered during the site inspection included, but was not limited to, the following:

- Buildings / structures;
- Surface coverage;
- Lack of vegetation / poorly growing or deformed vegetation;
- Surface staining / discoloured soil / waste materials;
- Distinctive odours;
- Surface drainage / storm water system;
- Presence of underground structures (e.g. USTs, triple interceptor traps); and
- Adjoining land uses immediately surrounding the site.

General site inspections were also undertaken during field work events, to assess whether any significant changes to the above (such as presence of waste materials) had occurred.

The site is a vacant block of land. The rear section has a lot of overgrown vegetation and grass cover across the entire site. Some evidence of rubbish dumping was observed during the site inspection. The site inspection did not reveal any indicators of gross contamination at the site surface, such as significant staining or odours.

There was no significant fuel or chemical storage was observed whilst onsite. No asbestos review was conducted as part of this site inspection, however no obvious signs of asbestos containing material was observed.

4 Potential for Contamination

4.1 Onsite

Based on a review of the site history, the site inspection and other sources of information the following conclusions were made with respect to the potential for on-site contamination.

- Petroleum related infrastructure was noted at the site during the site inspection and on aerial imagery. Three storage tanks were identified on the ground in the rear (southern) section of the property. A review of titles also indicated that the site (excluding the portion of land located on the George Street property) operated as a bus depot from between 1967 and 1980 by occupants including G.S. Bono & F. Bono and Neesons bus services. Firefly Coaches was also noted as a previously operating bus depot at the site until the late 1980's, but this may have been an operating name of the formerly mentioned title holders. On-site petroleum hydrocarbon storage and handling (most likely diesel) is therefore a potential on-site source of contamination.
- The presence of the UST within the carpark in the north of the site is considered a potential source of hydrocarbon contamination of soils surrounding the USTs and underlying groundwater.
- Storage of drums and containers noted in the Google street view image dated 2009 may have resulted in on-site contamination.

4.2 Offsite

The site is located in a wider industrial setting, and there is therefore potential for regional contamination of groundwater from current and past industrial activities. The following activities in vicinity of the site were noted as potential off-site sources of contamination:

- The property located at 48 Emu Road, Maidstone, to the adjacent south of the site, which was on the list of issued Certificates and Statements of Environmental Audit, reported contamination above investigation levels within shallow soils. The report concluded that impact was limited to the fill soils at the property and no impact was identified within deeper natural silty clay soils. Groundwater was considered unlikely to be polluted given its depth and the low leachability of contaminants in the fill soils.
- A potential off-site source of groundwater impact is from the former industrial site requiring assessment and/or clean-up, located at 9-15 Williamson Road, Maidstone, approximately 250 m northeast of the site. Given this property is likely to be located cross-gradient of the site, groundwater impact beneath the site from this property is considered unlikely. It is noted however, a Groundwater Quality Restricted Use Zone (GQRUZ) relating to groundwater impact from this site stretches to the immediate north of the site.

In summary there was no significant offsite sources of potential contamination that are considered likely to have impacted the subject site.

4.3 Summary

Potential sources of onsite contamination and contaminants of potential concern (COPC) identified through the site history review are summarised in Table 4.1.

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Table 4.1: Summary of Contaminants of Potential Concern

Source/Area	Media in which COPC may be present	CoPC	Receptors
On-site			
Petroleum storage and handling on Wattle Rd property. Potential for former UST locations south of on-site building, and an existing UST in north-east corner of site.	Soil	TPH, BTEX, PAHs, phenols, lead.	If the site is developed for residential use, with open space/garden areas, residents may be exposed to potentially contaminated soils through ingestion, inhalation of dusts or dermal contact. Potential for inhalation of vapours emanating from contaminated groundwater; generally considered to be a lower risk noting the expected depth to groundwater.
Operation of a bus depot, point and diffuse source of contamination across the site.	Soils	TPH, BTEX, PAHs, metals, solvents.	
Unknown chemical drum storage at front of building.	Soils	Organic contaminants.	
Fill material and dumped material historically imported to site.	Soils	Solid inert waste imported to site, including potential contaminants metals and PAHs.	
Off-site			
Industrial land setting; known contamination in groundwater to the north, east and west	Groundwater	A variety of potential contaminants, notably chlorinated hydrocarbons.	GQRUZ does not cover the site, and there is a low potential for exposure to users of the site from contaminated groundwater extending from offsite.

5 Methodology

Outlined in the following sections are the methodologies employed for the intrusive investigations.

5.1 Soil assessment

5.1.1 Field work activities

A summary of the field work activities for the soil assessment undertaken at the Site is provided in Table 5.1.

Table 5.1: Field work activities

Date	Activity	Summary Details
23/10/2017	Site Inspection	Site walk over completed to identify potential diffuse and/or point sources of contamination.
23/10/207, 24/10/2017 and 12/12/2017	Soil Sampling	Soil sampling at 7 grid based and 2 targeted locations

Soil description and geological log information for the sampling undertaken is contained in Appendix I.

The locations of the grid and targeted sampling points are shown on Figure 3.

5.1.2 Soil sampling strategy

5.1.2.1 Grid

Australian Standard AS4482.1–2005 provides guidance on the minimum number of grid sample locations required to detect certain sized contamination hotspots with 95% confidence depending on the size of the property. In this case, the area of the site is 1,848 m^2. In accordance with AS4482.1 – 2005, 7 grid based locations are recommended. Sampling was undertaken at 7 grid-based locations (BH01-BH07) using a drilling rig to a nominal depth of 1 m or a minimum 0.5 m into natural soil.

5.1.2.2 Target

In accordance with AS4482.1, target sampling was also conducted at the site where potential sources of contamination were identified.

Additional targeted soil sampling was undertaken for the remnant UST infrastructure located in north east corner of site. Samples were collected at two locations (BH08 and BH09) thought to be representative of the area of concern.

5.1.3 Field methodology

A summary of the methodologies of various aspects of the soil assessment is provided in Table 5.2.

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Table 5.2: Soil assessment methodology

Activity	Details/Comments	Appendix
Review of Service Plans	Underground utility plans were reviewed on site prior to commencing intrusive works. Information on the location of services was also provided by the site owner.	F
Decontamination of soil sampling equipment	Decontamination procedure was completed in general accordance with AS4482.1-2005 in order to minimise cross-contamination of samples from sampling equipment: □ Removal of soil adhering to sampling equipment □ Washing equipment in a bucket using potable water with Decon 90 and then rinsing with deionised water. □ Repeating the above steps where all potentially contaminating material was not removed.	-
Soil collection	A drilling rig was used to excavate boreholes across the Site. Samples were collected using undisturbed sampling techniques (i.e. direct push tube). Soil samples were collected at routine depth intervals or where changes of lithology were noted. All boreholes were terminated in natural soils or where refusal was encountered. All collected samples were placed in new 250 mL glass sample jars provided by the laboratory and disposable gloves were used.	-
Sample logging	The lithology encountered at each location was documented in log sheets.	I
Sample preservation	Samples were stored in chilled containers while on site and in transit to the laboratory per the requirements as stated in EPA Publication IWRG 701, June 2009.	D
COC documentation	Chain-of-Custody (COC) documentation was prepared for sample transfer from the site to the laboratory.	D

5.1.4 Laboratory analysis

A total of 36 samples were recovered and submitted to the laboratory. Of the 36 samples submitted to the laboratory, 12 samples were analysed for various COPC.

Laboratory analysis was undertaken by the primary laboratory Eurofins|mgt (Eurofins). Quality control samples were analysed by the secondary laboratory Australian Laboratory Services (ALS).

All soil samples recovered were submitted with Chain of Custody documentation to laboratories accredited by the National Association of Testing Authorities (NATA) to perform all analyses as described in Table 5.3.

Table 5.3: Analytical schedule

Type	Analysis	No. of Samples Analysed
Target (BH08-BH09) - UST in north east corner	BTEX, TRH, PAH, phenols, lead, pH	2
Grid (BH01-BH07)	Metals screen[1], PAH, TRH, pH	6
QC Duplicate samples	Metals screen, BTEX, TRH, PAHs, phenols, pH	2

1. As,Ba,Be,B,Cd,Cr,Co,Cu,Hg,Mn,Mo,Pb,Ni,Mn,Sb,Se,Sn,V,Zn

2. As per analytes listed in Table 1A(1) of NEPM Schedule B 1 - Guideline on Investigation Levels for Soil and Groundwater

Quality control and quality assurance samples, including two blind duplicates (QC1 and QC2) and two split duplicates (QC1A and QC2A) were also collected and submitted for analysis.

5.2 Groundwater assessment

5.2.1 Field work activities

A summary of the fieldwork activities for the groundwater assessment is provided in Table 5.4.

Table 5.4: Groundwater assessment – field work activities

Date	Activity	Summary Details
23/10/2017 24/10/2017	Well installation	Installation of groundwater monitoring wells MW01 (BH03) and MW02 (BH04)
24/10/2017 12/12/2017	Well monitoring and surveying	Wells were surveyed for coordinates and elevation. Gauging of the groundwater level in monitoring wells MW01 (BH03) and MW02 (BH04) – Both wells found to be dry.

5.2.2 Groundwater monitoring well installation

Two monitoring wells, MW01 and MW02, were drilled at the site to a depth of 20.5 and 30 m bgl, respectively. The wells were installed using a Hanjin D&B-8D model multi-purpose drill rig supplied and operated by Chadwick Geotechnics. Drilling was carried out using solid auger within soil and down-hole hammer in rock. During drilling, conditions of the subsurface were recorded on monitoring well log sheets (presented in Appendix I). The installation of the wells was licensed under a Bore Construction Licence issued by Southern Rural Water (Appendix K).

The two wells (MW01-MW02) were constructed of 50mm Class 18 PVC and slotted screen. A graded sand pack extended to approximately 1 m above the slotted screen at each well and a bentonite seal was installed above the sand pack and then grouted to surface. The wells were covered with gatic covers. Well drilling and construction was undertaken in accordance with the Minimum Construction Requirements for Bores in Australia, Edition 3 (February 2012).

Following installation each well was surveyed to determine geographical location and depth to groundwater from top of casing. According to the online VVG database[4], groundwater is likely to be present within the quaternary aged volcanic aquifer at depths of approximately 10-20 meters below ground surface. However, the wells installed onsite up to a depth of 30 m bgl were found to be dry when gauged in October and December 2017. Due to the absence of groundwater in the wells installed, no sampling was undertaken at the site.

Table 5.5 summarises the groundwater well construction details of the two wells installed by T+T onsite.

Table 5.5: Well construction details for onsite wells

Well ID	MW01	MW02
Drilled Depth (m bgl)	20.5	30
Easting	313274	313277
Northing	5816709	5816665
RL m AHD (TOC)	37.2	37.0

[4] http://www.vvg.org.au/VVG

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Well ID	MW01	MW02
Screen Interval (m bgl)	14.5-20.5	27-30
Lithology	Basalt	Basalt

Note: bgl = below ground level, RL = reduced level, TOC = top of casing.

6 Soil Assessment Guidelines

The State Environment Protection Policy (Prevention and Management of Contamination of Land) (SEPP PMCL) sets out the regulatory framework for the prevention and management of contaminated land within the State of Victoria. The intent of this framework is to maintain and maximise (to the extent practicable) the quality of the land environment in Victoria, in order to protect its existing and potential beneficial uses. The SEPP PMCL was declared in June 2002 in accordance with Section 16 of the Environment Protection Act 1970.

The SEPP PMCL identifies specific land use categories as well as a number of protected beneficial uses associated with each of the land use categories. The EPA considers that land (soil) is polluted where current and/or future protected beneficial uses for the relevant land use categories are precluded. Beneficial uses of land are considered to be precluded when relevant soil quality objectives set out in the SEPP PMCL, for those beneficial uses, have been exceeded.

Based on current zoning of the site, which is Industrial 3 Zone ('INW3Z'), the land use for the site would be defined as 'Sensitive Use – High Density'.

Table 6.1: Protected beneficial uses of land

Beneficial Uses	Land Use						
	Parks & Reserves	Agri-cultural	Sensitive Use		Recreational /Open Space	Commercial	Industrial
			High Density	Other			
Maintenance of Ecosystems							
- Natural Ecosystems	✓						
- Modified Ecosystems	✓	✓		✓	✓		
- Highly Modified Ecosystems		✓	✓	✓	✓	✓	✓
Human Health	✓	✓	✓	✓	✓	✓	✓
Buildings & Structures	✓	✓	✓	✓	✓	✓	✓
Aesthetics	✓		✓	✓	✓	✓	
Production of Food, Flora & Fibre	✓	✓		✓			

Note: The above table is a reproduction of 'Table 1' from the SEPP PMCL.

Based on the relevant beneficial uses (as highlighted in Table 6.1), the adopted criteria for protection of each of these beneficial uses are discussed in the following sections. Where the listed guidelines do not provide criteria for specific analytes, alternative criteria have been adopted.

In order to discuss the protection of all potential land uses applicable to the proposed development of the site, an assessment of all beneficial uses that apply for sensitive land use has been undertaken.

6.1.1 Maintenance of (highly modified) ecosystems

Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL) contained within the ASC NEPM (National Environment Protection (Assessment of Site Contamination) Measure 1999 amended 2013), were adopted for determining whether or not this beneficial use is precluded by site conditions.

Information on derivation of EILs is provided within the ASC NEPM. For this assessment, T+T have used the EIL calculation spreadsheet provided in the ASC NEPM Toolbox on the Environment Protection and Heritage Council (EPHC) website. The ASC NEPM EILs require inputs with respect to age of contamination, cation exchange capacity (CEC) of the soils, percentage clay of the soils (%Clay), State (or closest State) the site is in and traffic volume of roads adjacent the site.

A summary of information associated with the inputs is provided in Table 6.2.

Table 6.2: Inputs to EIL Derivation

Parameter	Value	Basis
Profile	-	Near surface soils
Soil Type	-	Sandy, gravelly CLAY (Fill)
Age of contamination	>2 years (i.e., 'Aged')	Given the recent site uses and the presence of hardstand surfacing across much of the site it is considered any application of chemicals is unlikely to have resulted in pollution within the last 2 years.
Soil CEC (cmolc/kg dwt)	10	Conservative value based on characteristic of fill soils at the site.
%Clay	>10%	With reference to sample description and testing undertaken.
pH	8.8	Median concentration from samples analysed
Organic Carbon (%)	1	Conservative value adopted
% Fe	-	Not applicable since the contamination is considered 'aged'.
State	Victoria	-
Traffic volume	High	Site is adjacent a road and industrial area.

EILS were derived as summarised in Table 6.3.

Table 6.3: Derived EILs and ESLs

Analyte	Adopted and/ or Derived EILs (mg/kg)
Arsenic	100
DDT	180
Naphthalene	170
Lead	1,100
Copper	200
Chromium III	410
Nickel	180
Zinc	460
TPH F1 (C6-C10)	180
TPH F2 (>C10-C16	120
TPH F3 (>C16-C34)	1,300
TPH F4 (>C34)	5,600
Benzene	65
Toluene	105
Ethylbenzene	125

Analyte	Adopted and/ or Derived EILs (mg/kg)
Xylene	45
Benzo(a)pyrene	0.7

The EIL derivation sheets are provided in Appendix L.

6.1.2 Human health

The Health Investigation Levels (HILs) and Health Screening Levels (HSL) contained within the ASC NEPM were adopted for the purposes of determining whether this beneficial use is precluded by site conditions. The 'B' HILs provide criteria to assess risk to human health for 'High Density' residential land use, which applies to sites with limited to no access to site soils. The 'A' HILs provide criteria to assess risk to human health for 'Low Density' residential land use.

Where the NEPM does not provide HILs alternative guidelines have been referenced such as US EPA Region 9, May 2016, Regional Screening Levels, Residential Soil, noting that these values are typically based on a lower risk target than adopted in Australian guidance.

Where the alternative guidelines and the NEPM provide screening levels for a given analyte, only the NEPM screening level has been considered.

6.1.3 Buildings and structures

For the protection of buildings and structures at the site, consideration will be given to the potential for the land to be corrosive to or adversely affect the integrity of structures or building materials. Specifically, consideration was given to pH and sulphate and the concentration of any other chemical substances that may have a detrimental impact on the integrity of structures or building materials. In evaluating the conditions of site soils with respect to the potential impacts to buildings and structures, criteria from Australian Standard AS2159 '*Piling Design and Installation*' (2009) were adopted.

Table 6.4 provides a copy of the criteria provided in Table 6.2.4(C) of AS2159.

Table 6.4: Exposure classification results

Exposure conditions				Exposure classification	
Sulphates (expressed as SO4)		pH	Chlorides in groundwater ppm	Soil conditions A (high permeability soils)	Soil conditions B (low permeability soils)
In Soil ppm	In groundwater ppm				
<5,000	<1,000	>5.5	<6,000	Mild	Non-aggressive
5,000 – 10,000	1,000 – 3,000	4.5 – 5.5	6,000 – 12,000	Moderate	Mild
10,000 – 20,000	3,000 – 10,000	4 – 4.5	12,000 – 30,000	Severe	Moderate
>20,000	>10,000	<4	>30,000	Very Severe	Severe

The ASC NEPM also provides 'Management Limits' which are to be applied after consideration of the relevant ESLs and HSLs. The management limits are used to consider the formation of phase separated hydrocarbons, fire and explosion risks, damage to buried infrastructure and aesthetics.

Table 6.5 lists criteria adopted for the management limits as provided in Table 1 B(6) of the ASC NEPM.

Table 6.5: Adopted management limits

Analyte	Adopted criteria (mg/kg)
TPH F1 (C6-C10)	800
TPH F2 (>C10-C16	1,000
TPH F3 (>C16-C34)	3,500
TPH F4 (>C34)	10,000

6.1.4 Aesthetics

The SEPP PMCL states that "contamination must not cause the land to be offensive to the senses of human beings". Currently there are no concentration-based aesthetic criteria for soil. While aesthetic observations are subjective, it is considered that if there is discolouration, noticeable odour from the soil on the site or if there are obvious components of waste, such as rubble, slag, bagged waste or similar, then there is a potential aesthetic concern.

7 Soil Investigation

A detailed soil investigation was undertaken to assess potential for contamination associated with past site activities. Sampling methodology involved broad scale sampling and targeted locations in areas that would represent potential contamination concerns (refer Section 4.1).

The site layout is provided in Figure 2 within Appendix A.

7.1 Soil profile

The geological logs in Appendix I show the varying soils encountered, any observations of potential contamination, together with the depth of samples recovered at the sampling locations. No aesthetic issues were observed during sampling work, with the exception of minor brick fragments in BH06 and odorous soils adjacent the UST.

Top soils consisting of brown sandy clay were encountered at all the locations from the surface to depths between 0.4 m bgl and 0.6 m bgl. This layer overlies soils of brown to light brown to grey layer of clay. Refusal was encountered at depth varying between 0.4 and 1.3 m bgl at borehole locations BH01-BH03 and BH05, suggesting the presence of shallow weathered basaltic flows. Basaltic rock was encountered below the top soil layer extending up to termination depths (20.5 and 30 m bgl) at the two groundwater well locations.

Fill or re-worked site soils were encountered within the warehouse (BH06 and BH07) and around the remnant UST infrastructure in the northeast portion of the property (BH08 and BH09). The fill within the warehouse was described as a sandy gravelly clay identified from surface or immediately below the concrete surfacing to depths of approximately 0.5 m bgl. The fill encountered at the borehole locations around the remnant UST was mostly described as a brown clay, which extended to termination depth (4.5 m bgl).

Geological logs are supplied in Appendix I.

7.2 Analytical results

Analytical results identify elevated concentrations of cobalt, benzo(a)pyrene (BaP) and Total Petroleum Hydrocarbons (TPH). The specific screening levels exceeded by these analytes highlighted in Table 7.1 are indicated below.

Tabulated analytical results are provided in Appendix C of this report and NATA Certified Laboratory reports are provided in Appendix D.

Table 7.1: Exceeded Soil Screening Level (SL) Summary

Elevated Analyte	SL (mg/kg)			Samples Exceeding SL	Concentration (mg/kg)
	Ecological	Human Health	Management Limits		
Metals					
Cobalt	NA	100	NA	BH09-3.0	110
Polycyclic aromatic hydrocarbons (PAH)					
Benzo(a)pyrene	0.7	NA	NA	BH01-0.1	9.9
BaP TEQ	NA-	3	NA	BH01-0.1	15
TPH					
C10-C16	NA	NA	1000	BH06-0.5	1600

Elevated Analyte	SL (mg/kg)			Samples Exceeding SL	Concentration (mg/kg)
	Ecological	Human Health	Management Limits		
				BH08-3.0	1100
C16-C34	1300		3500	BH06-0.5	1700
C10-C16 less Naphthalene	120	280	NA	BH06-0.5	1600
				BH08-3.0	100
				BH09-3.0	780

7.3 Discussion of soil results

The majority of the soils sampled reported results below the adopted criteria for those analytes tested. Of those samples reporting above the criteria, these were limited to moderately elevated concentrations of cobalt and TPH. An elevated BaP concentration was reported in one surface sample from the rear of the site (borehole location BH01). The toxic equivalency quotient (TEQ) for the culmination of potentially harmful PAH constituents (relative to BaP) also reported a concentration (15 mg/kg) above the adopted human health criteria (3 mg/kg).

All the other samples exceeding the criteria were located within fill material, within the warehouse building (BH06) and around the UST (BH08 and BH09). The elevated TPH concentrations reported at borehole location BH06 were above the human and ecological screening levels, along with the management limits for residential sites. Samples taken from the fill at 3 m bgl at borehole locations BH08 and BH09 reported TPH concentrations above the ecological screening level and management limits for residential sites. Sample BH09-3.0 also reported elevated cobalt, above the human health screening level for Health Investigation Level (HIL) A, but below the screening level for HIL B.

8 Groundwater Investigation

A physical investigation of groundwater was not undertaken at the site due to the absence of groundwater in the wells installed. With groundwater depth at the site greater than 30 m bgl, there is unlikely to be any significant risk from potential vapours emanating from contaminated groundwater. The depth to groundwater also makes it unlikely that any potential site derived contamination would have reached groundwater underlying the site, unless significant evidence of contamination in soils was identified.

9 Beneficial Uses

9.1 Beneficial uses of land

In order to confirm whether or not beneficial uses of land at the Site are precluded, we have discussed each beneficial use with respect to the land setting, and proposed/potential use of the site. T+T has assessed beneficial uses based on current site status, with comment also on likely future condition of the site.

9.1.1 Maintenance of modified and highly modified ecosystems

In general, site soils have not exhibited contaminant concentrations above the beneficial uses criteria. One exceedance was reported for BaP, with all but one other result reported as 'non-detect'. Exceedances for were reported TRH at three locations, in fill soils within the factory and adjacent the UST.

It is noted that the ecological screening level of 0.7 mg/kg as provided in the NEPM was based on direct adoption of the Canadian Soil Quality Guideline (SQG). However, since the review of the NEPM, the Canadian values have been revised up (the latest CCME environmental SQG from 2010 is 20 mg/kg for residential/parkland for BaP). It is expected that actual risk from BaP to ecological communities at the site is limited, given significant past modification and no remnant natural vegetation and this beneficial use is not likely to be compromised in a high density residential setting.

The hydrocarbon impacts are considered to present a risk to ecological receptors. The impacts at the UST locations are likely to be relatively localised, and should be removed. The impacts at the location within the factory (BH06) will require delineation, with the impacted soils removed to preserve this beneficial use.

9.1.2 Human health

Based on the proposed redevelopment of the Site, this beneficial use is considered relevant.

None of the results reported concentrations above the adopted human health criteria, with the exception of the result for cobalt from location BH09; BaP TEQ in sample BH01-0.1 and TPH in BH06.

Cobalt was reported at a depth of 3 m bgl, and it is unlikely that human receptors would come in contact with these soils. The result is below the HIL for high density residential use and would not constrain the use of the site for that purpose.

The BaP TEQ is above the low and high density residential criterion and will need to be removed from site.

The sample from borehole BH06 within the fill soils exceeded the adopted criteria for vapour intrusion, in clay soils at depths of less than 1 m (280 mg/kg). As stated above, the TRH impacts at this location will require delineation, and removal to meet the ecological criteria, which will also be required to remove any potential vapour intrusion impacts.

Following the removal of the impacted soils, this beneficial use is considered to be protected.

9.1.3 Buildings and structures

Based on the proposed redevelopment of the Site, this beneficial use is considered relevant.

The laboratory results were evaluated against the values provided in AS2159. Adopting the soil conditions 'B' from Table 6.4, the pH results reported indicate an exposure classification to be 'Non-

aggressive'. The presence of structures on the site and the surrounding land further indicates soil conditions are not likely to present a risk to this beneficial use.

The TPH concentrations from locations BH06 and BH08 (1,600 and 1,100 mg/kg respectively) were above the management limit for the C10-C16 fraction (1,000 mg/kg). While in exceedance of the management limit, the reported concentrations are unlikely to present a risk to typical building materials. Furthermore, the soils from these locations will require removal from site to restore the ecological and human health beneficial uses.

Following removal of these impacts this beneficial use is considered to be protected at the site.

9.1.4 Aesthetics

Based on the proposed redevelopment of the Site, this beneficial use is considered relevant.

In order to assess the site in terms of the beneficial use aesthetics, field observations relating to odours, staining and the presence of wastes were recorded.

Odours

A hydrocarbon odour was reported during the drilling of boreholes BH08 and BH09. This is likely associated with contamination from the UST at this location and is unlikely to be laterally extensive.

Staining

No staining likely to impact upon this beneficial use was identified at site during the investigation.

Wastes

Some minor quantities of solid inert waste (i.e. fragments of brick and tile) were identified within fill soils location BH02. However, the quantity and size of the fragments are not likely to present an aesthetic impact in the context of the intended site use, therefore this beneficial use is considered to be protected.

9.1.5 Summary

Following excavation and removal of the UST any associated infrastructure, and demolition of the factory building, removal of the hydrocarbon impacted soils at locations BH06, BH08 and BH09 is recommended to preserve the ecological and human health beneficial uses.

Removal of any soils exhibiting hydrocarbon odours in the vicinity of the UST will be required to restore the beneficial use of aesthetics.

All other beneficial uses are considered to be currently protected.

10 Quality Assurance and Quality Control

10.1 Quality Control procedures

A quality assurance/quality control (QA/QC) program based on relevant Australian Standards was implemented as part of field procedures for this ESA.

The QA/QC program undertaken as part of the assessment by T+T included the following:

- Use of appropriately trained field staff throughout the assessment;
- Implementation of T+T procedures for all aspects of field works including sample handling, container labelling, equipment decontamination and sample preservation;
- Transportation of samples with accompanying COC documentation;
- Collection of blind and split duplicate samples and calculation and review of relative percent difference (RPDs);
- Compliance with recommended sample holding times; and
- Use of NATA accredited laboratories for the analysis undertaken (analysis for which NATA accreditation is available).

10.2 Decontamination procedures

Non-dedicated sampling equipment was dissembled (if possible), scrubbed and washed using Decon 90 solution and rinsed with de-ionised water. Disposable equipment did not require decontamination as it was not re-used (i.e. nitrile gloves, tubing, and disposable bailers).

10.3 Field QC sampling program

The QC sampling program conducted as part of this investigation involved collection of replicate samples for data reliability purposes, assessing possible errors due to potential sources of cross contamination, inconsistencies in sampling, and analytical techniques etc.

A quantitative measure of the accuracy of the results obtained was undertaken by calculating the relative percent difference (RPD) values for each duplicate pair. The RPD values were calculated using the following equation:

$$\text{Relative Percent Difference} = \frac{\text{Result 1} - \text{Result 2}}{\text{Mean Result}} \times 100$$

Where Result 1 = concentration obtained from the original sample
Result 2 = concentration obtained from the split or duplicate sample

The RPD was used to normalise each pair of results, allowing data interpretation of reliability. For RPD values that exceed a generally accepted 30 to 50% limit (AS 4482.1 – 2005), correlation of data between the sample pair is considered poor.

QC samples collected included intra-laboratory and inter-laboratory replicate samples.

Table 10.1 provides the QC samples pairs collected during the soil assessment works.

Table 10.1: QC sampling program

Sample Type	Date Sampled	Replicate ID	Primary ID	Replicated Analysis
Interlab duplicates	24/10/2017	QC01	BH05-0.1	Metals, TRH, BTEXN, PAH/Phenols
	12/12/2017	QC02	BH07-0.5	
Intralab duplicates	24/10/2017	QC01A	BH05-0.1	
	12/12/2017	Q0C2A	BH07-0.5	

In accordance with AS4482.1 (2005) the soil quality control samples should be collected for every 20 primary samples. For this investigation 12 primary samples were collected along with 2 blind replicates and 2 split replicates and therefore the 1 in 20 ratio has been met.

An RPD was calculated for each replicate analyte pair and these are provided in Tables contained in Appendix C. In some cases RPDs were reported above the typical range of 30-50% provided in AS4482.1 (2005). Each elevated RPD is provided in Table 10.2 and discussed in the sections below.

Table 10.2: Summary of soil assessment elevated RPDs

Primary Sample	Replicate Sample	Analyte	RPD (%)
Intra-laboratory Replicates			
BH05-0.1	QC01	Manganese	61
		Nickel	51
Inter-laboratory Replicates			
BH07-0.5	QC02A	Arsenic	100
		Cobalt	130
		Nickel	98

The replicate pairs showed some variance but were below the screening levels, with the exception of the HIL adopted for cobalt for low density residential scenario. However, the result was below the high density residential HIL, and as such the variance is not considered to have affected the interpretation of the results in relation to impacts on beneficial uses in a high density residential scenario.

The RPD assessment has been included as Appendix G.

10.3.1 Compliance with recommended holding-times

Recommended holding times were complied with for all batches of samples submitted to the primary and secondary laboratories.

10.3.2 Laboratory internal Quality Control

In all cases the analytical results met the laboratories' own quality control regime. NATA accredited laboratories were used and the results of the analysis are therefore considered reliable.

10.3.3 Conclusions of QA/QC program

Based on the results of the QA/QC program as detailed above, the following is concluded:

- The field sampling procedure was carried out in general accordance with recommendations from relevant guidelines and standards.

- Some variance was reported between replicated samples which exceeded the typical RPD range of 30-50% from AS4482.1 (2005). Overall, the variance is not considered likely to impact upon the interpretation of results.
- Laboratories used were NATA accredited for the analyses performed (where available) and the data met each laboratories' own quality requirements.
- Samples were analysed within the applicable holding times.
- It is concluded that the sampling and analytical programs were acceptable and the results obtained are of reliable quality to reach the conclusions made in this report regarding the contamination status of soils and groundwater at the Site.

11 Summary and Conclusions

T+T was commissioned to conduct an Environmental Site Assessment for the site at 53 Wattle Road and 34 George Street, Maidstone.

The site is proposed to be developed for high density residential use.

The site has been used historically for activities such as a bus depot (with fuel storage), and more recently as a commercial factory.

While several potential disused fuel storage tanks were observed in aerial photographs on the surface in the southern portion of the site, there was no evidence of the USTs having been buried at the site (i.e. no pits/pipes/deep fill/uneven ground where tanks may have been etc.), other than the remaining UST present in the northeast corner. On this basis, the investigation focussed on impacts from the insitu UST, and the activities associated with the building and general assessment of diffuse source impacts in the southern half of the site.

11.1 Soil assessment

A total of 7 grid based and 2 target locations were advanced as part of the soil investigation.

Soils analysis identified an elevated concentration of cobalt from soils at depth (3 m) exceeding the low density residential, human health (HIL A) criterion, but below the screening level for high density residential (HIL B). Results for TRH exceeding the ecological criteria were reported at several locations (BH06, BH08 and BH09). Results from boreholes BH06 and BH08 were above the adopted management limit for TRH C10-C16, and above the vapour intrusion criterion at BH06. The reported TRH impacts appear to be localised to location BH06 and the UST in the north east of the site. Hydrocarbon odours were noted at locations adjacent to the UST

BaP was reported above the ecological criteria at one location (BH01). However, the BaP criterion provided in the NEPM is conservatively low, and actual risk to ecological communities on site (given the highly modified nature of the site currently (or for future high density use) is considered to be acceptable. The result also exceeded the HIL for BaP TEQ.

pH varied across the site ranging between 8.3 and 11 pH units. However, this is considered likely a natural feature of the local soils.

Fragments of solid inert waste were also observed in the shallow fill soils at location BH02. However, the quantity and size of these fragments are not considered to present a significant aesthetic impact in the context of the proposed site use.

For the site to be considered suitable for high density residential use, removal is required of the UST and the impacted soils exceeding the adopted ecological and human health criteria at locations BH1, BH06, BH08 and BH09 by removed from site, under supervision of a qualified environmental scientist. Any use would need to be considerate of the soils around BH01 which do not appear to be suitable for garden beds due to elevated BaP.

While the original desktop assessment identified a medium to high potential for contamination based on historical uses, the results of the testing have generally not indicated significant contamination of the site, other than at targeted areas as noted above. Given the impacts identified and that established remedial and management options are readily available for the types of impacts observed, these issues could potentially be addressed through the redevelopment and construction phase and a validation report provided as a condition of the planning approval, rather than requirement for an Environmental Audit.

However, should any material be identified during the excavation works, that is not consistent with the representative samples (i.e. a change in soil types, presence of unknown fill or odorous or stained soils), or evidence of other pits or structures underlying the building that have not been previously observed, a review of that material and site suitability should be conducted to confirm whether the results reported above are still applicable.

11.2 Groundwater assessment

A physical groundwater assessment was not able to be undertaken at the site due to depth to groundwater being greater than 30 m bgl.

A total of two monitoring wells were installed on the site to depths of 20.5 m bgl and 30 m bgl. Gauging undertaken a week following well installation reported both wells as dry, indicating groundwater is greater than 30 m bgl at the site. Information from previous investigations on sites in the area indicated groundwater in the region is likely to be impacted from dispersed point sources. However, the depth to groundwater is considered unlikely to present a significant risk in the context of the proposed high density residential use.

12 Applicability

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

Recommendations and opinions in this report are based on data from discrete sampling locations. The nature and continuity of subsoil away from the sampling locations are inferred but it must be appreciated that actual conditions could vary from the assumed model.

Tonkin & Taylor Pty Ltd

Report prepared by:	Authorised for Tonkin & Taylor Pty Ltd by:
.....	.....
Tom Madill	Tim Vass
Senior Environmental Scientist	Project Director

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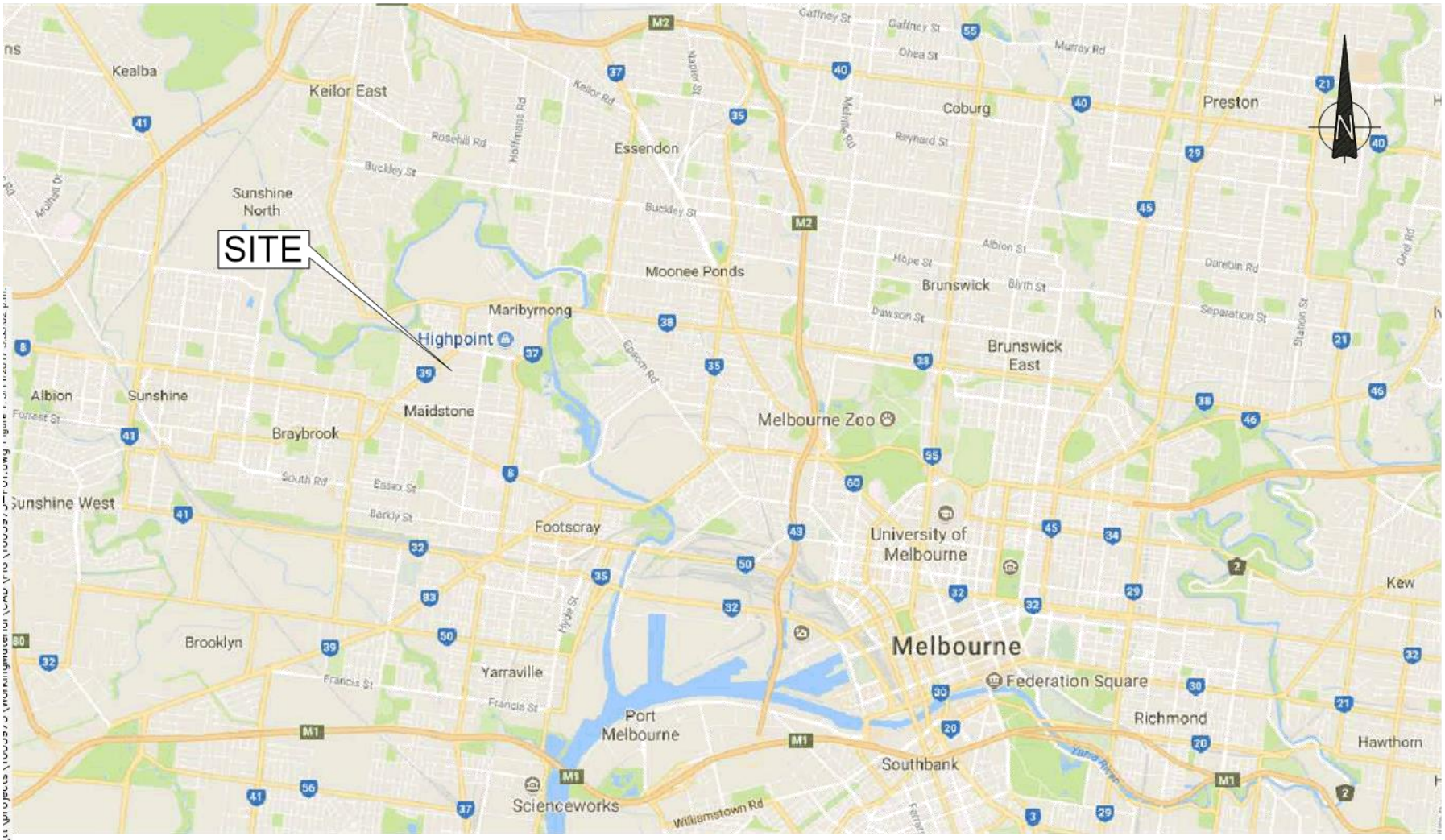
Agenda Item 6.3 - Attachment 4

Appendix A: Figures

Agenda Item 6.3 - Attachment 4



Street map sourced from Google Maps (Copyright 2017).

A3 SCALE 1: 1000

0 5 10 15 20 30 40 50 (m)

ORIGINAL IN COLOUR

Tonkin+Taylor

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SCALES (AT A4 SIZE) NTS		
PROJECT No. 1003973		

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
53 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Regional Site Location Plan

FIG. No. Figure 1. REV. 0

Agenda Item 6.3 - Attachment 4

Agenda Item 6.3 - Attachment 4

Agenda Item 6.3 - Attachment 4

Appendix B: Planning Property Report

Agenda Item 6.3 - Attachment 4

Department of Environment, Land, Water and Planning

Planning Property Report

from www.planning.vic.gov.au on 10 October 2017 04:46 PM

Address: 34 GEORGE STREET MAIDSTONE 3012
Lot and Plan Number: Lot 205 LP1504
Local Government (Council): MARIBYRNONG **Council Property Number:** 104985
Directory Reference: Melway 27 J10

This property has a total of 3 parcels.

For full parcel details get the free Basic Property report at Property Reports

See next page for planning information

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VICTORIA State Government | Environment, Land, Water and Planning

Agenda Item 6.3 - Attachment 4

Department of Environment, Land, Water and Planning

Planning Zone

INDUSTRIAL 3 ZONE (IN3Z)
SCHEDULE TO THE INDUSTRIAL 3 ZONE (IN3Z)

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

Zones Legend

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

Railway Tram River, stream Lake, waterbody

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Agenda Item 6.3 - Attachment 4

Department of Environment, Land, Water and Planning

Planning Overlay

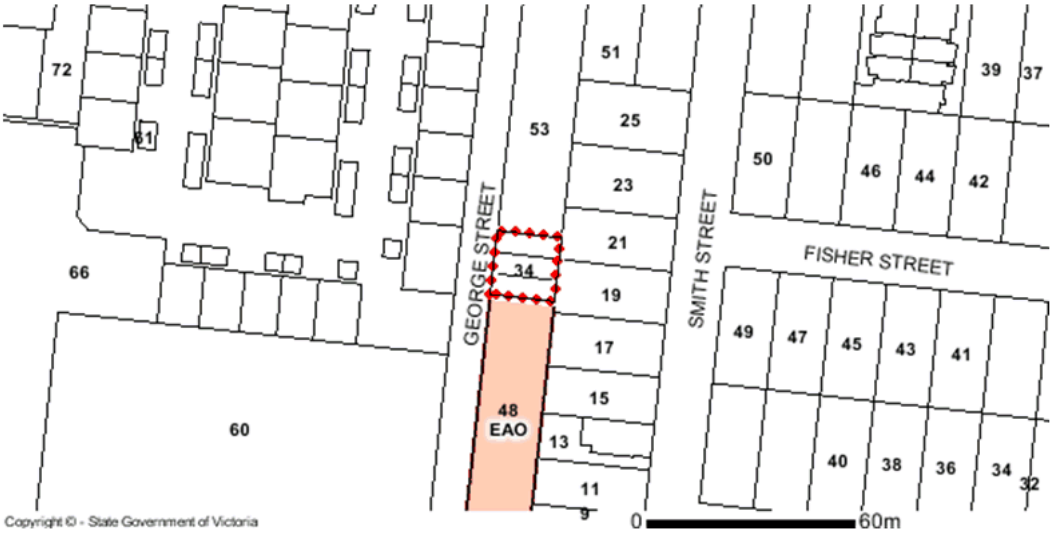
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)



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Agenda Item 6.3 - Attachment 4

Department of Environment, Land, Water and Planning

Planning Overlays Legend

Overlays Legend

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

Railway Tram River, stream Lake, waterbody

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

Further Planning Information

Planning scheme data last updated on 3 October 2017.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

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For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

For other information about planning in Victoria visit www.planning.vic.gov.au

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Department of Environment, Land, Water and Planning

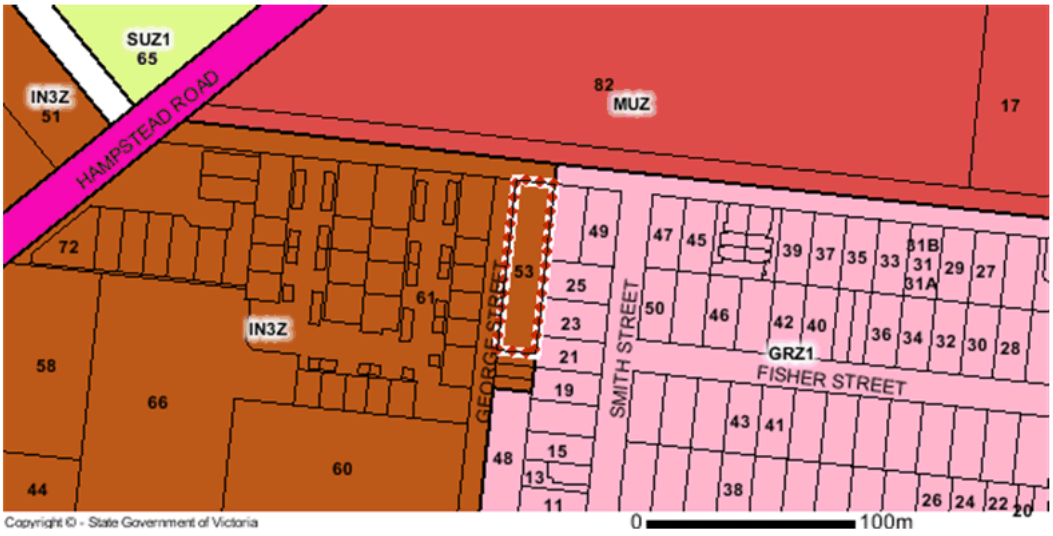
Planning Property Report

from www.planning.vic.gov.au on 20 July 2017 03:01 PM

Address: 53 WATTLE ROAD MAIDSTONE 3012
Lot and Plan Number: Plan CP150094
Local Government (Council): MARIBYRNONG **Council Property Number:** 107138
Directory Reference: Melway 27 J10

Planning Zone

INDUSTRIAL 3 ZONE (IN3Z)
SCHEDULE TO THE INDUSTRIAL 3 ZONE



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

Zones Legend

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

Railway Tram River, stream Lake, waterbody

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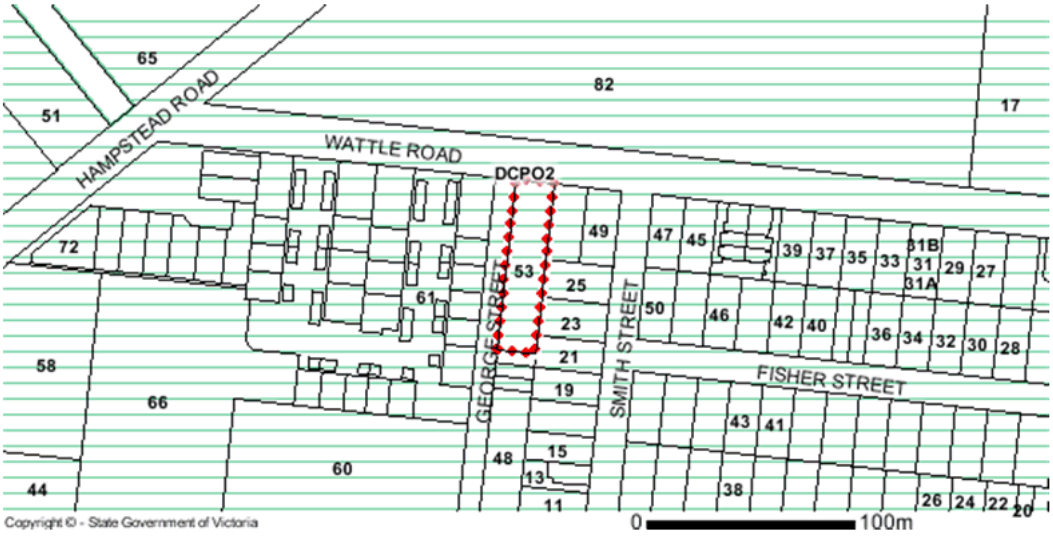
Department of Environment, Land, Water and Planning

Planning Overlay

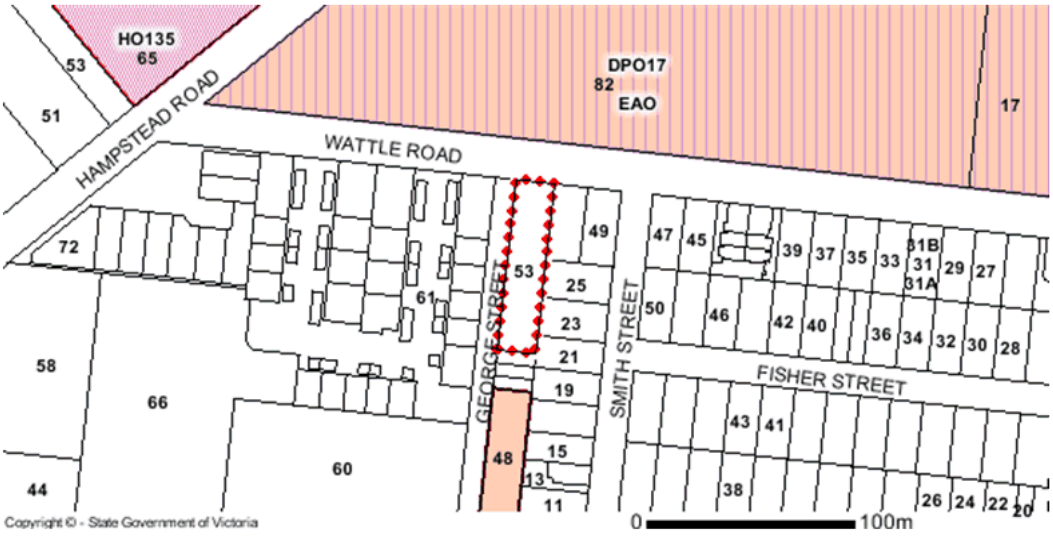
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)
ENVIRONMENTAL AUDIT OVERLAY (EAO)
HERITAGE OVERLAY (HO)



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Department of Environment, Land, Water and Planning

Planning Overlays Legend

Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also WMO)
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
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Railway Tram River, stream Lake, waterbody

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Agenda Item 6.3 - Attachment 4

Appendix C: Tabulated Analytical Results

Agenda Item 6.3 - Attachment 4

Table 1: Laboratory Analytical Results

Latin America Pty Ltd
1003973

		Moisture Content	BTEX								Halogenated Phenols								Herbicides	Inorganics		Lead	Metals											PAH						
		Moisture Content	Benzene	Ethylbenzene	Toluene	Total BTEX	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C10 less BTEX (F1)	2,4,5-trichlorophenol	2,4,6-trichlorophenol	2,4-dichlorophenol	2,6-dichlorophenol	2-chlorophenol	Pentachlorophenol	tetrachlorophenols	Dinoseb	Moisture Content (dried @ 103°C)	pH (aqueous extract)	Lead	Arsenic	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Cobalt	Copper	Manganese	Mercury	Nickel	Selenium	Zinc	Benzo[b+j]fluoranthene	Benzo(a)pyrene TEQ (lower bound) *	Benzo(a)pyrene TEQ (medium bound) *	Benzo(a)pyrene TEQ (upper bound) *	2,4-dimethylphenol	2,4-dinitrophenol
		%	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%	pH_Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	MG/KG	MG/KG	MG/KG	mg/kg	mg/kg
EQL			0.1	0.1	0.1		0.2	0.1	0.3	10	0.5	0.5	0.5	0.5	0.5	1	1	20	1	0.1		5	2	1	10	0.4	0.5	2	5	5	0.1	2	2	5	0.5	0.5	0.5	0.5	0.5	5
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay																																							
0-1m			0.7	NL	480				110	50																													
1-2m			1	NL	NL				310	90																													
2-4m			2	NL	NL				NL	150																													
NEPM 2013 Table 1A(1) HILs Res A Soil																100						300	100	60	4500	20	100	100	6000	3800	40	400	200	7400						
NEPM 2013 Table 1A(1) HILs Res B Soil																130						1200	500	90	40000	150	500	600	30000	14000	120	1200	1400	60000						
EILs																						1100	100				410		220			280		1100						
NEPM 2013 Table 1B(6) ESLs for Urban Res			65	125	105		45			180																													
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																																							
LocCode	Field_ID	Sampled_Date-Time	Lab_Report_Number																																					
BH01	BH01-0.1	23/10/2017	570085	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	30	8.3	79	13	<2	<10	<0.4	<1	20	41	560	0.1	73	<2	180	6.5	15	15	15	<0.5	<5
BH02	BH02-0.1	23/10/2017	570085	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	27	8.5	69	15	<2	17	<0.4	<1	12	52	210	<0.1	30	<2	220	<0.5	<0.5	0.6	1.2	<0.5	<5
BH03	BH03-0.1	23/10/2017	570085	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	15	8.5	88	21	2.4	10	<0.4	<1	27	52	480	0.1	77	<2	180	0.6	0.7	1	1.3	<0.5	<5
BH04	BH04-0.1	24/10/2017	570085	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	24	9.1	18	8.6	<2	20	<0.4	<1	12	14	190	<0.1	23	<2	30	<0.5	<0.5	0.6	1.2	<0.5	<5
BH05	BH05-0.1	24/10/2017	570085	-	<0.1	<0.1	<0.1	-	<0.2	<0.1	<0.3	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	17	-	<5	16	2.1	<10	<0.4	<1	28	49	620	<0.1	150	<2	69	<0.5	<0.5	0.6	1.2	<0.5	<5
BH06	BH06-0.5	12/12/2017	577186	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	10	11	7.6	<2	<2	<10	<0.4	<1	26	31	620	<0.1	110	<2	73	<0.5	<0.5	0.6	1.2	<0.5	<5
BH07	BH07-0.5	12/12/2017	577186	-	-	-	-	-	-	-	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	17	9.5	8	<2	<2	13	<0.4	<1	12	7.8	92	<0.1	14	<2	21	<0.5	<0.5	0.6	1.2	<0.5	<5
BH08	BH08-3.0	12/12/2017	577186	-	<0.1	<0.1	<0.1	-	<0.2	<0.1	<0.3	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	23	-	13	2	<2	23	<0.4	<1	31	7.7	170	<0.1	21	<2	18	<0.5	<0.5	0.6	1.2	<0.5	<5
BH09	BH09-3.0	12/12/2017	577186	-	<0.1	<0.1	<0.1	-	<0.2	<0.1	<0.3	<20	<1	<1	<0.5	<0.5	<0.5	<1	<1	<20	25	-	17	4	<2	23	<0.4	<1	110	12	400	<0.1	39	<2	24	<0.5	<0.5	0.6	1.2	<0.5	<5

Agenda Item 6.3 - Attachment 4

Table 1: Laboratory Analytical Results

Latin America Pty Ltd
1003973

	PAH/Phenols																										Phenolics			TPH										
	2-methylphenol	2-nitrophenol	3 &4-methylphenol	4,6-Dinitro-2-methylphenol	4-chloro-3-methylphenol	4-nitrophenol	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	PAHs (Sum of total)	Phenanthrene	Phenol	Pyrene	4,6-Dinitro-o-cyclohexyl phenol	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)	C10-C16	C16-C34	C34-C40	F2-NAPHTHALENE	C6 - C9	C10 - C14	C15 - C28	C29-C36	>C10 - C36 (Sum of total)	C10 - C40 (Sum of total)	C6-C10
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.5	0.4	5	0.5	5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	20	1	20	50	100	100	50	10	20	50	50	50		10
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay																																						
0-1m																			5										280								
1-2m																			NL										NL								
2-4m																			NL										NL								
NEPM 2013 Table 1A(1) HILs Res A Soil																				300		3000															
NEPM 2013 Table 1A(1) HILs Res B Soil																				400		45000															
EILs																			170																		
NEPM 2013 Table 1B(6) ESLs for Urban Res											**0.7**																	**1300**	**5600**	**120**							
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Fine Soil																											1000	3500	10000								800

LocCode	Field_ID	Sampled_Date-Time	Lab_Report_Number																																				
BH01	BH01-0.1	23/10/2017	570085	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	2.2	8.1	**9.9**	7.1	5	6.8	2.1	13	<0.5	5.4	<0.5	86.1	7	<0.5	13	<20	<1	<20	<50	540	<100	<50	<20	<20	370	250	620	-	<20
BH02	BH02-0.1	23/10/2017	570085	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<20	<1	<20	<50	<100	<100	<50	<20	<20	<50	<50	<50	-	<20
BH03	BH03-0.1	23/10/2017	570085	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	0.6	0.5	0.5	<0.5	<0.5	0.7	<0.5	<0.5	<0.5	3.6	<0.5	<0.5	0.7	<20	<1	<20	<50	140	<100	<50	<20	<20	<50	95	95	-	<20
BH04	BH04-0.1	24/10/2017	570085	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<20	<1	<20	<50	<100	<100	<50	<20	<20	<50	<50	<50	-	<20
BH05	BH05-0.1	24/10/2017	570085	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<20	<1	<20	<50	<100	<100	<50	<20	<20	<50	<50	<50	-	<20
BH06	BH06-0.5	12/12/2017	577186	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.7	2	<0.5	<0.5	3.3	0.6	<0.5	<0.5	<20	<1	<20	1600	**1700**	440	**1600**	<20	990	2300	680	3970	-	<20
BH07	BH07-0.5	12/12/2017	577186	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<20	<1	<20	<50	<100	<100	<50	<20	<20	<50	<50	<50	-	<20
BH08	BH08-3.0	12/12/2017	577186	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.7	<0.5	<0.5	1.7	<0.5	<0.5	<0.5	<20	<1	<20	1100	830	<100	**1100**	<20	650	1700	<50	2350	-	<20
BH09	BH09-3.0	12/12/2017	577186	<0.2	<1	<0.4	<5	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<20	<1	<20	780	560	<100	**780**	<20	400	1200	<50	1600	-	<20

Agenda Item 6.3 - Attachment 4

Appendix D: Laboratory Report

Agenda Item 6.3 - Attachment 4

onkin + Taylor

Victoria 3006.
Ph: 61-3-9863 8686 Fax: 61-3-9863 8685

Serial No. 2502

boratory: MGT EUROFINS | Address: OAKLEIGH

oject Name: MAIDSTONE | Project Manager: TOM MADILL

mplers Name: PD BAPAT | Job Number: 1003973

mment/Instructions:

ntainer Type & Preservation Codes: **I**-Ice, **P**-Plastic, **G**-Glass, **V**-Vial, **N**-Nitric Acid
eserved, **C**-Hydrochloric Acid Preserved, **S**-Sulphuric Acid Preserved

Sample ID	Sample Date	Time	Sample Matrix *(e.g soil, water etc)*	Container/Preservative Type *(e.g. glass, vial etc)*	CHILLED, TICK IF YES	M13	TRH, B3,	BTEXN	R20	R21	TRH	DH	HOLD				Notes
H01-0.1	23/10/17		SOIL	IG		✓	✓					✓					
-0.5													✓				
-1.0													✓				
H02-0.1						✓	✓					✓					
-0.5													✓				
-1.0													✓				
H03-0.1						✓	✓					✓					
SH04-0.1	24/10/17					✓	✓					✓					
-0.5													✓				
-1.0													✓				
SH05-0.1						✓	✓	✓									
-0.5													✓				
BG01						✓	✓	✓									
BG01A						✓	✓	✓									

sults Requested Within: 24hrs 48hrs 5days

Total:

linquished By: PD BAPAT | Received By: | Relinquished By: | Received By:

Agenda Item 6.3 - Attachment 4

eurofins | mgt

ABN– 50 005 085 521
e.mail : EnviroSales@eurofins.com
web : www.eurofins.com.au

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2-5 Kingston Town Close
Oakleigh VIC 3166
Phone : +61 3 8564 5000
NATA # 1261
Site # 1254 & 14271

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Perth
2/91 Leach Highway
Kewdale WA 6105
Phone : +61 8 9251 9600
NATA # 1261
Site # 23736

Company Name:	Tonkin & Taylor P/L	**Order No.:**		**Received:**	Oct 30, 2017 1:20 PM
Address:	Ground Floor, 95 Coventry St Southbank VIC 3006	**Report #:** **Phone:** **Fax:**	570085 03 9863 8686 03 9863 8685	**Due:** **Priority:** **Contact Name:**	Nov 6, 2017 5 Day Thomas Madill
Project Name:	MAIDSTONE				
Project ID:	1003973				

Eurofins | mgt Analytical Services Manager : Mary Makarios

Sample Detail						HOLD	pH (1:5 Aqueous extract)	Eurofins | mgt Suite B3	NEPM 2013 Metals : Metals M13	BTEX and Naphthalene	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA Site # 1254 & 14271						X	X	X	X	X	X	X
Sydney Laboratory - NATA Site # 18217												
Brisbane Laboratory - NATA Site # 20794												
Perth Laboratory - NATA Site # 23736												
External Laboratory												
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**							
1	BH01-0.1	Oct 23, 2017		Soil	M17-Oc33846		X	X	X		X	X
2	BH02-0.1	Oct 23, 2017		Soil	M17-Oc33847		X	X	X		X	X
3	BH03-0.1	Oct 23, 2017		Soil	M17-Oc33848		X	X	X		X	X
4	BH04-0.1	Oct 24, 2017		Soil	M17-Oc33849		X	X	X		X	X
5	BH05-0.1	Oct 24, 2017		Soil	M17-Oc33850			X	X	X	X	X
6	QC01	Oct 24, 2017		Soil	M17-Oc33851			X	X	X	X	X
7	QC01A	Oct 24, 2017		Soil	M17-Oc33852			X	X	X	X	X
8	BH01-0.5	Oct 23, 2017		Soil	M17-Oc33853	X						
9	BH01-1.0	Oct 23, 2017		Soil	M17-Oc33854	X						

Agenda Item 6.3 - Attachment 4

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Sydney
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Lane Cove West NSW 2066
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NATA # 1261 Site # 18217

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Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Perth
2/91 Leach Highway
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NATA # 1261
Site # 23736

Company Name:	Tonkin & Taylor P/L	**Order No.:**		**Received:**	Oct 30, 2017 1:20 PM
Address:	Ground Floor, 95 Coventry St Southbank VIC 3006	**Report #:** **Phone:** **Fax:**	570085 03 9863 8686 03 9863 8685	**Due:** **Priority:** **Contact Name:**	Nov 6, 2017 5 Day Thomas Madill
Project Name:	MAIDSTONE				
Project ID:	1003973				

Eurofins | mgt Analytical Services Manager : Mary Makarios

Sample Detail						HOLD	pH (1:5 Aqueous extract)	Eurofins | mgt Suite B3	NEPM 2013 Metals : Metals M13	BTEX and Naphthalene	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA Site # 1254 & 14271						X	X	X	X	X	X	X
Sydney Laboratory - NATA Site # 18217												
Brisbane Laboratory - NATA Site # 20794												
Perth Laboratory - NATA Site # 23736												
10	BH02-0.5	Oct 23, 2017		Soil	M17-Oc33855	X						
11	BH02-1.0	Oct 23, 2017		Soil	M17-Oc33856	X						
12	BH04-0.5	Oct 24, 2017		Soil	M17-Oc33857	X						
13	BH04-1.0	Oct 24, 2017		Soil	M17-Oc33858	X						
14	BH05-0.5	Oct 24, 2017		Soil	M17-Oc33859	X						
Test Counts						7	4	7	7	3	7	7

Agenda Item 6.3 - Attachment 4

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Certificate of Analysis

Tonkin & Taylor P/L
Ground Floor, 95 Coventry St
Southbank
VIC 3006

NATA Accredited
Accreditation Number 1261
Site Number 1254

Accredited for compliance with ISO/IEC 17025 – Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Attention: **Thomas Madill**

Report **570085-S**
Project name MAIDSTONE
Project ID 1003973
Received Date Oct 30, 2017

Client Sample ID			**BH01-0.1**	**BH02-0.1**	**BH03-0.1**	**BH04-0.1**
Sample Matrix			**Soil**	**Soil**	**Soil**	**Soil**
Eurofins | mgt Sample No.			**M17-Oc33846**	**M17-Oc33847**	**M17-Oc33848**	**M17-Oc33849**
Date Sampled			**Oct 23, 2017**	**Oct 23, 2017**	**Oct 23, 2017**	**Oct 24, 2017**
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	370	< 50	< 50	< 50
TRH C29-C36	50	mg/kg	250	< 50	95	< 50
TRH C10-36 (Total)	50	mg/kg	620	< 50	95	< 50
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene[N02]	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	540	< 100	140	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	15	< 0.5	0.7	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	15	0.6	1.0	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	15	1.2	1.3	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	2.2	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	8.1	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	9.9	< 0.5	0.6	< 0.5
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	6.5	< 0.5	0.6	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	7.1	< 0.5	0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	5.0	< 0.5	0.5	< 0.5
Chrysene	0.5	mg/kg	6.8	< 0.5	< 0.5	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	2.1	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	13	< 0.5	0.7	< 0.5
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	5.4	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	7.0	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	13	< 0.5	0.7	< 0.5
Total PAH*	0.5	mg/kg	86.1	< 0.5	3.6	< 0.5
2-Fluorobiphenyl (surr.)	1	%	90	80	97	88
p-Terphenyl-d14 (surr.)	1	%	85	94	97	106

Agenda Item 6.3 - Attachment 4

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Client Sample ID			BH01-0.1	BH02-0.1	BH03-0.1	BH04-0.1
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins | mgt Sample No.			M17-Oc33846	M17-Oc33847	M17-Oc33848	M17-Oc33849
Date Sampled			Oct 23, 2017	Oct 23, 2017	Oct 23, 2017	Oct 24, 2017
Test/Reference	LOR	Unit				
Phenols (Halogenated)						
2-Chlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4.5-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.4.6-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.6-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
4-Chloro-3-methylphenol	1.0	mg/kg	< 1	< 1	< 1	< 1
Pentachlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
Tetrachlorophenols - Total	1.0	mg/kg	< 1	< 1	< 1	< 1
Total Halogenated Phenol*	1	mg/kg	< 1	< 1	< 1	< 1
Phenols (non-Halogenated)						
2-Cyclohexyl-4.6-dinitrophenol	20	mg/kg	< 20	< 20	< 20	< 20
2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
2-Methylphenol (o-Cresol)	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
2-Nitrophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.4-Dimethylphenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4-Dinitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
4-Nitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
Dinoseb	20	mg/kg	< 20	< 20	< 20	< 20
Phenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20	< 20	< 20	< 20
Phenol-d6 (surr.)	1	%	98	79	111	75
Chromium (hexavalent)	1	mg/kg	< 1	< 1	< 1	< 1
pH (1:5 Aqueous extract)	0.1	pH Units	8.3	8.5	8.5	9.1
% Moisture	1	%	30	27	15	24
Heavy Metals						
Arsenic	2	mg/kg	13	15	21	8.6
Beryllium	2	mg/kg	< 2	< 2	2.4	< 2
Boron	10	mg/kg	< 10	17	10	20
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
Cobalt	5	mg/kg	20	12	27	12
Copper	5	mg/kg	41	52	52	14
Lead	5	mg/kg	79	69	88	18
Manganese	5	mg/kg	560	210	480	190
Mercury	0.1	mg/kg	0.1	< 0.1	0.1	< 0.1
Nickel	5	mg/kg	73	30	77	23
Selenium	2	mg/kg	< 2	< 2	< 2	< 2
Zinc	5	mg/kg	160	220	180	30

Agenda Item 6.3 - Attachment 4

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Client Sample ID			BH05-0.1	QC01	QC01A
Sample Matrix			Soil	Soil	Soil
Eurofins | mgt Sample No.			M17-Oc33850	M17-Oc33851	M17-Oc33852
Date Sampled			Oct 24, 2017	Oct 24, 2017	Oct 24, 2017
Test/Reference	LOR	Unit			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions					
TRH C6-C9	20	mg/kg	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	< 50	< 50	< 50
TRH C29-C36	50	mg/kg	< 50	< 50	< 50
TRH C10-36 (Total)	50	mg/kg	< 50	< 50	< 50
BTEX					
Benzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Toluene	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2	< 0.2	< 0.2
o-Xylene	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Xylenes - Total	0.3	mg/kg	< 0.3	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	94	108	118
Total Recoverable Hydrocarbons - 2013 NEPM Fractions					
Naphthalene[N02]	0.5	mg/kg	< 0.5	< 0.5	< 0.5
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20	< 20	< 20
TRH C6-C10	20	mg/kg	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100
Polycyclic Aromatic Hydrocarbons					
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Total PAH*	0.5	mg/kg	< 0.5	< 0.5	< 0.5
2-Fluorobiphenyl (surr.)	1	%	95	82	95
p-Terphenyl-d14 (surr.)	1	%	129	106	129
Phenols (Halogenated)					
2-Chlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5
2.4-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5
2.4.5-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1
2.4.6-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1

Agenda Item 6.3 - Attachment 4

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Client Sample ID			BH05-0.1	QC01	QC01A
Sample Matrix			Soil	Soil	Soil
Eurofins | mgt Sample No.			M17-Oc33850	M17-Oc33851	M17-Oc33852
Date Sampled			Oct 24, 2017	Oct 24, 2017	Oct 24, 2017
Test/Reference	LOR	Unit			
Phenols (Halogenated)					
2.6-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5
4-Chloro-3-methylphenol	1.0	mg/kg	< 1	< 1	< 1
Pentachlorophenol	1.0	mg/kg	< 1	< 1	< 1
Tetrachlorophenols - Total	1.0	mg/kg	< 1	< 1	< 1
Total Halogenated Phenol*	1	mg/kg	< 1	< 1	< 1
Phenols (non-Halogenated)					
2-Cyclohexyl-4.6-dinitrophenol	20	mg/kg	< 20	< 20	< 20
2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5	< 5	< 5
2-Methylphenol (o-Cresol)	0.2	mg/kg	< 0.2	< 0.2	< 0.2
2-Nitrophenol	1.0	mg/kg	< 1	< 1	< 1
2.4-Dimethylphenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5
2.4-Dinitrophenol	5	mg/kg	< 5	< 5	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg	< 0.4	< 0.4	< 0.4
4-Nitrophenol	5	mg/kg	< 5	< 5	< 5
Dinoseb	20	mg/kg	< 20	< 20	< 20
Phenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20	< 20	< 20
Phenol-d6 (surr.)	1	%	78	74	74
Chromium (hexavalent)	1	mg/kg	< 1	< 1	< 1
% Moisture	1	%	17	15	32
Heavy Metals					
Arsenic	2	mg/kg	16	9.9	16
Beryllium	2	mg/kg	2.1	< 2	2.3
Boron	10	mg/kg	< 10	< 10	< 10
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4
Cobalt	5	mg/kg	28	24	28
Copper	5	mg/kg	49	35	41
Lead	5	mg/kg	< 5	8.4	7.8
Manganese	5	mg/kg	620	330	600
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Nickel	5	mg/kg	150	89	110
Selenium	2	mg/kg	< 2	< 2	< 2
Zinc	5	mg/kg	69	55	64

Agenda Item 6.3 - Attachment 4

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Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported.
A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Melbourne	Nov 01, 2017	14 Day
- Method: LTM-ORG-2010 TRH C6-C36			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Nov 01, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Nov 01, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
BTEX and Naphthalene			
BTEX	Melbourne	Nov 01, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Eurofins | mgt Suite B3			
Polycyclic Aromatic Hydrocarbons	Melbourne	Nov 01, 2017	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Phenols (Halogenated)	Melbourne	Nov 01, 2017	14 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Phenols (non-Halogenated)	Melbourne	Nov 01, 2017	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Chromium (hexavalent)	Melbourne	Nov 01, 2017	28 Day
- Method: APHA 3500-Cr Hexavalent Chromium- (Extraction:- USEPA3060)			
Heavy Metals	Melbourne	Nov 01, 2017	180 Day
- Method: LTM-MET-3030 by ICP-OES (hydride ICP-OES for Mercury)			
pH (1:5 Aqueous extract)	Melbourne	Nov 01, 2017	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE			
% Moisture	Melbourne	Oct 31, 2017	14 Day
- Method: LTM-GEN-7080 Moisture			

Agenda Item 6.3 - Attachment 4

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Celebrating 30 years Testing and Protecting Human Health

Certificate of Analysis

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Ground Floor, 95 Coventry St
Southbank
VIC 3006

NATA Accredited
Accreditation Number 1261
Site Number 1254

Accredited for compliance with ISO/IEC 17025 – Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Attention: **Thomas Madill**

Report **577186-S**
Project name MAIDSTONE
Project ID 1003973
Received Date Dec 13, 2017

Client Sample ID			**BH06-0.5**	**BH07-0.5**	**BH08-3.0**	**BH09-3.0**
Sample Matrix			**Soil**	**Soil**	**Soil**	**Soil**
Eurofins | mgt Sample No.			**M17-De17103**	**M17-De17106**	**M17-De17112**	**M17-De17132**
Date Sampled			**Dec 12, 2017**	**Dec 12, 2017**	**Dec 12, 2017**	**Dec 12, 2017**
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	990	< 20	650	400
TRH C15-C28	50	mg/kg	2300	< 50	1700	1200
TRH C29-C36	50	mg/kg	680	< 50	< 50	< 50
TRH C10-36 (Total)	50	mg/kg	3970	< 50	2350	1600
BTEX						
Benzene	0.1	mg/kg	-	-	< 0.1	< 0.1
Toluene	0.1	mg/kg	-	-	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	-	-	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	-	-	< 0.2	< 0.2
o-Xylene	0.1	mg/kg	-	-	< 0.1	< 0.1
Xylenes - Total	0.3	mg/kg	-	-	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	-	-	93	93
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene[N02]	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	1600	< 50	1100	780
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	1600	< 50	1100	780
TRH >C16-C34	100	mg/kg	1700	< 100	830	560
TRH >C34-C40	100	mg/kg	440	< 100	< 100	< 100
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5

Agenda Item 6.3 - Attachment 4

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Client Sample ID			BH06-0.5	BH07-0.5	BH08-3.0	BH09-3.0
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins | mgt Sample No.			M17-De17103	M17-De17106	M17-De17112	M17-De17132
Date Sampled			Dec 12, 2017	Dec 12, 2017	Dec 12, 2017	Dec 12, 2017
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons						
Fluoranthene	0.5	mg/kg	0.7	< 0.5	< 0.5	< 0.5
Fluorene	0.5	mg/kg	2.0	< 0.5	1.7	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	0.6	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Total PAH*	0.5	mg/kg	3.3	< 0.5	1.7	< 0.5
2-Fluorobiphenyl (surr.)	1	%	67	86	91	92
p-Terphenyl-d14 (surr.)	1	%	91	98	122	109
Phenols (Halogenated)						
2-Chlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4.5-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.4.6-Trichlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.6-Dichlorophenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
4-Chloro-3-methylphenol	1.0	mg/kg	< 1	< 1	< 1	< 1
Pentachlorophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
Tetrachlorophenols - Total	1.0	mg/kg	< 1	< 1	< 1	< 1
Total Halogenated Phenol*	1	mg/kg	< 1	< 1	< 1	< 1
Phenols (non-Halogenated)						
2-Cyclohexyl-4.6-dinitrophenol	20	mg/kg	< 20	< 20	< 20	< 20
2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
2-Methylphenol (o-Cresol)	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
2-Nitrophenol	1.0	mg/kg	< 1	< 1	< 1	< 1
2.4-Dimethylphenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2.4-Dinitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
4-Nitrophenol	5	mg/kg	< 5	< 5	< 5	< 5
Dinoseb	20	mg/kg	< 20	< 20	< 20	< 20
Phenol	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20	< 20	< 20	< 20
Phenol-d6 (surr.)	1	%	73	76	98	84
Chromium (hexavalent)	1	mg/kg	< 1	< 1	< 1	< 1
pH (1:5 Aqueous extract)	0.1	pH Units	11	9.5	-	-
% Moisture	1	%	10	17	23	25
Heavy Metals						
Arsenic	2	mg/kg	< 2	< 2	2.0	4.0
Beryllium	2	mg/kg	< 2	< 2	< 2	< 2
Boron	10	mg/kg	< 10	13	23	23
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
Cobalt	5	mg/kg	26	12	31	110
Copper	5	mg/kg	31	7.8	7.7	12
Lead	5	mg/kg	7.6	8.0	13	17
Manganese	5	mg/kg	620	92	170	400
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Nickel	5	mg/kg	110	14	21	39
Selenium	2	mg/kg	< 2	< 2	< 2	< 2
Zinc	5	mg/kg	73	21	18	24

Agenda Item 6.3 - Attachment 4

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Client Sample ID			QC01
Sample Matrix			Soil
Eurofins | mgt Sample No.			M17-De17134
Date Sampled			Dec 12, 2017
Test/Reference	LOR	Unit	
Total Recoverable Hydrocarbons - 1999 NEPM Fractions			
TRH C6-C9	20	mg/kg	< 20
TRH C10-C14	20	mg/kg	< 20
TRH C15-C28	50	mg/kg	< 50
TRH C29-C36	50	mg/kg	< 50
TRH C10-36 (Total)	50	mg/kg	< 50
BTEX			
Benzene	0.1	mg/kg	< 0.1
Toluene	0.1	mg/kg	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2
o-Xylene	0.1	mg/kg	< 0.1
Xylenes - Total	0.3	mg/kg	< 0.3
4-Bromofluorobenzene (surr.)	1	%	86
Total Recoverable Hydrocarbons - 2013 NEPM Fractions			
Naphthalene[N02]	0.5	mg/kg	< 0.5
TRH C6-C10	20	mg/kg	< 20
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20
TRH >C10-C16	50	mg/kg	< 50
TRH >C10-C16 less Naphthalene (F2)[N01]	50	mg/kg	< 50
TRH >C16-C34	100	mg/kg	< 100
TRH >C34-C40	100	mg/kg	< 100
Polycyclic Aromatic Hydrocarbons			
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2
Acenaphthene	0.5	mg/kg	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5
Anthracene	0.5	mg/kg	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5
Chrysene	0.5	mg/kg	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5
Fluoranthene	0.5	mg/kg	< 0.5
Fluorene	0.5	mg/kg	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5
Naphthalene	0.5	mg/kg	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5
Pyrene	0.5	mg/kg	< 0.5
Total PAH*	0.5	mg/kg	< 0.5
2-Fluorobiphenyl (surr.)	1	%	83
p-Terphenyl-d14 (surr.)	1	%	101
Phenols (Halogenated)			
2-Chlorophenol	0.5	mg/kg	< 0.5
2.4-Dichlorophenol	0.5	mg/kg	< 0.5
2.4.5-Trichlorophenol	1.0	mg/kg	< 1
2.4.6-Trichlorophenol	1.0	mg/kg	< 1

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Client Sample ID			QC01
Sample Matrix			Soil
Eurofins | mgt Sample No.			M17-De17134
Date Sampled			Dec 12, 2017
Test/Reference	LOR	Unit	
Phenols (Halogenated)			
2.6-Dichlorophenol	0.5	mg/kg	< 0.5
4-Chloro-3-methylphenol	1.0	mg/kg	< 1
Pentachlorophenol	1.0	mg/kg	< 1
Tetrachlorophenols - Total	1.0	mg/kg	< 1
Total Halogenated Phenol*	1	mg/kg	< 1
Phenols (non-Halogenated)			
2-Cyclohexyl-4.6-dinitrophenol	20	mg/kg	< 20
2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5
2-Methylphenol (o-Cresol)	0.2	mg/kg	< 0.2
2-Nitrophenol	1.0	mg/kg	< 1
2.4-Dimethylphenol	0.5	mg/kg	< 0.5
2.4-Dinitrophenol	5	mg/kg	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg	< 0.4
4-Nitrophenol	5	mg/kg	< 5
Dinoseb	20	mg/kg	< 20
Phenol	0.5	mg/kg	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20
Phenol-d6 (surr.)	1	%	83
Chromium (hexavalent)	1	mg/kg	< 1
% Moisture	1	%	19
Heavy Metals			
Arsenic	2	mg/kg	< 2
Beryllium	2	mg/kg	< 2
Boron	10	mg/kg	19
Cadmium	0.4	mg/kg	< 0.4
Cobalt	5	mg/kg	8.1
Copper	5	mg/kg	8.3
Lead	5	mg/kg	11
Manganese	5	mg/kg	150
Mercury	0.1	mg/kg	< 0.1
Nickel	5	mg/kg	17
Selenium	2	mg/kg	< 2
Zinc	5	mg/kg	18

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Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported.
A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Melbourne	Dec 15, 2017	14 Day
- Method: LTM-ORG-2010 TRH C6-C36			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Dec 15, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Dec 15, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
BTEX and Naphthalene			
BTEX	Melbourne	Dec 15, 2017	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Eurofins | mgt Suite B3			
Polycyclic Aromatic Hydrocarbons	Melbourne	Dec 15, 2017	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Phenols (Halogenated)	Melbourne	Dec 15, 2017	14 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Phenols (non-Halogenated)	Melbourne	Dec 15, 2017	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soils by GCMS			
Chromium (hexavalent)	Melbourne	Dec 19, 2017	28 Day
- Method: APHA 3500-Cr Hexavalent Chromium- (Extraction:- USEPA3060)			
Heavy Metals	Melbourne	Dec 15, 2017	180 Day
- Method: LTM-MET-3030 by ICP-OES (hydride ICP-OES for Mercury)			
pH (1:5 Aqueous extract)	Melbourne	Dec 16, 2017	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE			
% Moisture	Melbourne	Dec 13, 2017	14 Day
- Method: LTM-GEN-7080 Moisture			

Agenda Item 6.3 - Attachment 4

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NATA # 1261 Site # 20794

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Site # 23736

Company Name:	Tonkin & Taylor P/L	**Order No.:**		**Received:**	Dec 13, 2017 1:32 PM
Address:	Ground Floor, 95 Coventry St Southbank VIC 3006	**Report #:** **Phone:** **Fax:**	577186 03 9863 8686 03 9863 8685	**Due:** **Priority:** **Contact Name:**	Dec 19, 2017 5 Day Thomas Madill
Project Name:	MAIDSTONE				
Project ID:	1003973				

Eurofins | mgt Analytical Services Manager : Mary Makarios

Sample Detail						HOLD	pH (1:5 Aqueous extract)	Eurofins | mgt Suite B3	NEPM 2013 Metals : Metals M13	BTEX and Naphthalene	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA Site # 1254 & 14271						X	X	X	X	X	X	X
Sydney Laboratory - NATA Site # 18217												
Brisbane Laboratory - NATA Site # 20794												
Perth Laboratory - NATA Site # 23736												
External Laboratory												
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**							
1	BH06-0.5	Dec 12, 2017		Soil	M17-De17103		X	X	X		X	X
2	BH06-1.0	Dec 12, 2017		Soil	M17-De17104	X						
3	BH06-2.0	Dec 12, 2017		Soil	M17-De17105	X						
4	BH07-0.5	Dec 12, 2017		Soil	M17-De17106		X	X	X		X	X
5	BH07-1.0	Dec 12, 2017		Soil	M17-De17107	X						
6	BH07-2.0	Dec 12, 2017		Soil	M17-De17108	X						
7	BH08-0.3	Dec 12, 2017		Soil	M17-De17109	X						
8	BH08-1.0	Dec 12, 2017		Soil	M17-De17110	X						
9	BH08-2.0	Dec 12, 2017		Soil	M17-De17111	X						

Agenda Item 6.3 - Attachment 4

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NATA # 1261
Site # 23736

Company Name: Tonkin & Taylor P/L
Address: Ground Floor, 95 Coventry St
Southbank
VIC 3006

Project Name: MAIDSTONE
Project ID: 1003973

Order No.:
Report #: 577186
Phone: 03 9863 8686
Fax: 03 9863 8685

Received: Dec 13, 2017 1:32 PM
Due: Dec 19, 2017
Priority: 5 Day
Contact Name: Thomas Madill

Eurofins | mgt Analytical Services Manager : Mary Makarios

Sample Detail						HOLD	pH (1:5 Aqueous extract)	Eurofins | mgt Suite B3	NEPM 2013 Metals : Metals M13	BTEX and Naphthalene	Moisture Set	Total Recoverable Hydrocarbons
Melbourne Laboratory - NATA Site # 1254 & 14271						X	X	X	X	X	X	X
Sydney Laboratory - NATA Site # 18217												
Brisbane Laboratory - NATA Site # 20794												
Perth Laboratory - NATA Site # 23736												
10	BH08-3.0	Dec 12, 2017		Soil	M17-De17112			X	X	X	X	X
11	BH06-3.0	Dec 12, 2017		Soil	M17-De17113	X						
12	BH07-3.0	Dec 12, 2017		Soil	M17-De17114	X						
13	BH08-4.0	Dec 12, 2017		Soil	M17-De17128	X						
14	BH09-0.3	Dec 12, 2017		Soil	M17-De17129	X						
15	BH09-1.0	Dec 12, 2017		Soil	M17-De17130	X						
16	BH09-2.0	Dec 12, 2017		Soil	M17-De17131	X						
17	BH09-3.0	Dec 12, 2017		Soil	M17-De17132			X	X	X	X	X
18	BH09-4.0	Dec 12, 2017		Soil	M17-De17133	X						
19	QC01	Dec 12, 2017		Soil	M17-De17134			X	X	X	X	X
20	QC02	Dec 12, 2017		Soil	M17-De17135	X						
Test Counts						15	2	5	5	3	5	5

Agenda Item 6.3 - Attachment 4

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Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. All biota results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the Sample Receipt Advice.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

****NOTE:** pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilogram

mg/L: milligrams per litre

ug/L: micrograms per litre

ppm: Parts per million

ppb: Parts per billion

%: Percentage

org/100mL: Organisms per 100 millilitres

NTU: Nephelometric Turbidity Units

MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	Quality Systems Manual ver 5.1 US Department of Defense
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient

QC - Acceptance Criteria

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries: Recoveries must lie between 50-150%-Phenols & PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.1 where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxaphene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling.Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
9. For Matrix Spikes and LCS results a dash " -" in the report means that the specific analyte was not added to the QC sample.
10. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

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Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C6-C9	mg/kg	< 20			20	Pass	
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
Method Blank							
BTEX							
Benzene	mg/kg	< 0.1			0.1	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total	mg/kg	< 0.3			0.3	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
TRH >C10-C16	mg/kg	< 50			50	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
Method Blank							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	mg/kg	< 0.5			0.5	Pass	
Acenaphthylene	mg/kg	< 0.5			0.5	Pass	
Anthracene	mg/kg	< 0.5			0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5			0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5			0.5	Pass	
Benzo(b&j)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Benzo(g.h.i)perylene	mg/kg	< 0.5			0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Chrysene	mg/kg	< 0.5			0.5	Pass	
Dibenz(a.h)anthracene	mg/kg	< 0.5			0.5	Pass	
Fluoranthene	mg/kg	< 0.5			0.5	Pass	
Fluorene	mg/kg	< 0.5			0.5	Pass	
Indeno(1.2.3-cd)pyrene	mg/kg	< 0.5			0.5	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
Phenanthrene	mg/kg	< 0.5			0.5	Pass	
Pyrene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Phenols (Halogenated)							
2-Chlorophenol	mg/kg	< 0.5			0.5	Pass	
2.4-Dichlorophenol	mg/kg	< 0.5			0.5	Pass	
2.4.5-Trichlorophenol	mg/kg	< 1			1.0	Pass	
2.4.6-Trichlorophenol	mg/kg	< 1			1.0	Pass	
2.6-Dichlorophenol	mg/kg	< 0.5			0.5	Pass	
4-Chloro-3-methylphenol	mg/kg	< 1			1.0	Pass	
Pentachlorophenol	mg/kg	< 1			1.0	Pass	
Tetrachlorophenols - Total	mg/kg	< 1			1.0	Pass	
Method Blank							
Phenols (non-Halogenated)							
2-Cyclohexyl-4.6-dinitrophenol	mg/kg	< 20			20	Pass	

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Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
2-Methyl-4.6-dinitrophenol	mg/kg	< 5			5	Pass	
2-Methylphenol (o-Cresol)	mg/kg	< 0.2			0.2	Pass	
2-Nitrophenol	mg/kg	< 1			1.0	Pass	
2.4-Dimethylphenol	mg/kg	< 0.5			0.5	Pass	
2.4-Dinitrophenol	mg/kg	< 5			5	Pass	
3&4-Methylphenol (m&p-Cresol)	mg/kg	< 0.4			0.4	Pass	
4-Nitrophenol	mg/kg	< 5			5	Pass	
Dinoseb	mg/kg	< 20			20	Pass	
Phenol	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Chromium (hexavalent)	mg/kg	< 1			1	Pass	
Method Blank							
Heavy Metals							
Arsenic	mg/kg	< 2			2	Pass	
Beryllium	mg/kg	< 2			2	Pass	
Boron	mg/kg	< 10			10	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Cobalt	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	
Manganese	mg/kg	< 5			5	Pass	
Mercury	mg/kg	< 0.1			0.1	Pass	
Nickel	mg/kg	< 5			5	Pass	
Selenium	mg/kg	< 2			2	Pass	
Zinc	mg/kg	< 5			5	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C6-C9	%	93			70-130	Pass	
TRH C10-C14	%	95			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	87			70-130	Pass	
Toluene	%	94			70-130	Pass	
Ethylbenzene	%	101			70-130	Pass	
m&p-Xylenes	%	101			70-130	Pass	
Xylenes - Total	%	101			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	%	98			70-130	Pass	
TRH C6-C10	%	86			70-130	Pass	
TRH >C10-C16	%	81			70-130	Pass	
LCS - % Recovery							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	%	92			70-130	Pass	
Acenaphthylene	%	88			70-130	Pass	
Anthracene	%	85			70-130	Pass	
Benz(a)anthracene	%	92			70-130	Pass	
Benzo(a)pyrene	%	93			70-130	Pass	
Benzo(b&j)fluoranthene	%	70			70-130	Pass	
Benzo(g.h.i)perylene	%	83			70-130	Pass	
Benzo(k)fluoranthene	%	103			70-130	Pass	
Chrysene	%	101			70-130	Pass	
Dibenz(a.h)anthracene	%	85			70-130	Pass	
Fluoranthene	%	103			70-130	Pass	

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Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Fluorene	%	93			70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	85			70-130	Pass	
Naphthalene	%	86			70-130	Pass	
Phenanthrene	%	92			70-130	Pass	
Pyrene	%	101			70-130	Pass	
LCS - % Recovery							
Phenols (Halogenated)							
2-Chlorophenol	%	98			30-130	Pass	
2.4-Dichlorophenol	%	82			30-130	Pass	
2.4.5-Trichlorophenol	%	91			30-130	Pass	
2.4.6-Trichlorophenol	%	74			30-130	Pass	
2.6-Dichlorophenol	%	95			30-130	Pass	
4-Chloro-3-methylphenol	%	99			30-130	Pass	
Pentachlorophenol	%	64			30-130	Pass	
Tetrachlorophenols - Total	%	73			30-130	Pass	
LCS - % Recovery							
Phenols (non-Halogenated)							
2-Cyclohexyl-4.6-dinitrophenol	%	39			30-130	Pass	
2-Methyl-4.6-dinitrophenol	%	45			30-130	Pass	
2-Methylphenol (o-Cresol)	%	102			30-130	Pass	
2-Nitrophenol	%	95			30-130	Pass	
2.4-Dimethylphenol	%	100			30-130	Pass	
2.4-Dinitrophenol	%	45			30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	%	94			30-130	Pass	
4-Nitrophenol	%	70			30-130	Pass	
Dinoseb	%	51			30-130	Pass	
Phenol	%	103			30-130	Pass	
LCS - % Recovery							
Chromium (hexavalent)	%	100			70-130	Pass	
LCS - % Recovery							
Heavy Metals							
Arsenic	%	97			80-120	Pass	
Beryllium	%	99			80-120	Pass	
Boron	%	102			80-120	Pass	
Cadmium	%	95			80-120	Pass	
Cobalt	%	93			80-120	Pass	
Copper	%	86			80-120	Pass	
Lead	%	96			80-120	Pass	
Manganese	%	100			80-120	Pass	
Mercury	%	95			75-125	Pass	
Nickel	%	91			80-120	Pass	
Selenium	%	95			80-120	Pass	
Zinc	%	94			80-120	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1					
TRH C6-C9	M17-De16733	NCP	%	83			70-130	Pass	
TRH C10-C14	M17-De16941	NCP	%	106			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1					
Naphthalene	M17-De16733	NCP	%	112			70-130	Pass	
TRH C6-C10	M17-De16733	NCP	%	88			70-130	Pass	
TRH >C10-C16	M17-De16941	NCP	%	87			70-130	Pass	
Spike - % Recovery									

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Polycyclic Aromatic Hydrocarbons				Result 1					
Acenaphthene	M17-De17146	NCP	%	100			70-130	Pass	
Acenaphthylene	M17-De17146	NCP	%	102			70-130	Pass	
Anthracene	M17-De17146	NCP	%	97			70-130	Pass	
Benz(a)anthracene	M17-De17146	NCP	%	103			70-130	Pass	
Benzo(a)pyrene	M17-De17146	NCP	%	96			70-130	Pass	
Benzo(b&j)fluoranthene	M17-De17146	NCP	%	76			70-130	Pass	
Benzo(g.h.i)perylene	M17-De17146	NCP	%	93			70-130	Pass	
Benzo(k)fluoranthene	M17-De17146	NCP	%	78			70-130	Pass	
Chrysene	M17-De17146	NCP	%	98			70-130	Pass	
Dibenz(a.h)anthracene	M17-De17146	NCP	%	103			70-130	Pass	
Fluoranthene	M17-De17146	NCP	%	95			70-130	Pass	
Fluorene	M17-De17146	NCP	%	102			70-130	Pass	
Indeno(1.2.3-cd)pyrene	M17-De17146	NCP	%	98			70-130	Pass	
Naphthalene	M17-De17146	NCP	%	98			70-130	Pass	
Phenanthrene	M17-De17146	NCP	%	111			70-130	Pass	
Pyrene	M17-De17146	NCP	%	95			70-130	Pass	
Spike - % Recovery									
Phenols (Halogenated)				Result 1					
2-Chlorophenol	M17-De17146	NCP	%	106			30-130	Pass	
2.4-Dichlorophenol	M17-De17146	NCP	%	81			30-130	Pass	
2.4.5-Trichlorophenol	M17-De17146	NCP	%	87			30-130	Pass	
2.4.6-Trichlorophenol	M17-De17146	NCP	%	82			30-130	Pass	
2.6-Dichlorophenol	M17-De17146	NCP	%	92			30-130	Pass	
4-Chloro-3-methylphenol	M17-De17146	NCP	%	101			30-130	Pass	
Pentachlorophenol	M17-De17146	NCP	%	78			30-130	Pass	
Tetrachlorophenols - Total	M17-De17146	NCP	%	79			30-130	Pass	
Spike - % Recovery									
Phenols (non-Halogenated)				Result 1					
2-Cyclohexyl-4.6-dinitrophenol	M17-De17146	NCP	%	67			30-130	Pass	
2-Methyl-4.6-dinitrophenol	M17-De17146	NCP	%	63			30-130	Pass	
2-Methylphenol (o-Cresol)	M17-De17146	NCP	%	103			30-130	Pass	
2-Nitrophenol	M17-De17146	NCP	%	100			30-130	Pass	
2.4-Dimethylphenol	M17-De17146	NCP	%	96			30-130	Pass	
2.4-Dinitrophenol	M17-De17146	NCP	%	89			30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	M17-De17146	NCP	%	99			30-130	Pass	
4-Nitrophenol	M17-De17146	NCP	%	85			30-130	Pass	
Dinoseb	M17-De17146	NCP	%	70			30-130	Pass	
Phenol	M17-De17146	NCP	%	99			30-130	Pass	
Spike - % Recovery									
				Result 1					
Chromium (hexavalent)	M17-De17103	CP	%	106			70-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Arsenic	M17-De17476	NCP	%	75			75-125	Pass	
Beryllium	M17-De17476	NCP	%	90			75-125	Pass	
Boron	M17-De17476	NCP	%	89			75-125	Pass	
Cadmium	M17-De17476	NCP	%	90			75-125	Pass	
Cobalt	M17-De17476	NCP	%	80			75-125	Pass	
Copper	M17-De17476	NCP	%	84			75-125	Pass	
Lead	M17-De17476	NCP	%	88			75-125	Pass	
Manganese	M17-De18408	NCP	%	76			75-125	Pass	
Mercury	M17-De17476	NCP	%	93			70-130	Pass	
Nickel	M17-De17476	NCP	%	79			75-125	Pass	

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Selenium	M17-De17476	NCP	%	73			75-125	Fail	Q08
Zinc	M17-De17476	NCP	%	82			75-125	Pass	
Spike - % Recovery									
BTEX				Result 1					
Benzene	M17-De16733	NCP	%	92			70-130	Pass	
Toluene	M17-De16733	NCP	%	97			70-130	Pass	
Ethylbenzene	M17-De16733	NCP	%	96			70-130	Pass	
m&p-Xylenes	M17-De16733	NCP	%	95			70-130	Pass	
o-Xylene	M17-De16733	NCP	%	94			70-130	Pass	
Xylenes - Total	M17-De16733	NCP	%	95			70-130	Pass	
Spike - % Recovery									
				Result 1					
Chromium (hexavalent)	M17-De17112	CP	%	95			70-130	Pass	
Spike - % Recovery									
				Result 1					
Chromium (hexavalent)	M17-De17132	CP	%	102			70-130	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Duplicate									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1	Result 2	RPD			
TRH C6-C9	M17-De17174	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C10-C14	M17-De16940	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	M17-De16940	NCP	mg/kg	390	340	14	30%	Pass	
TRH C29-C36	M17-De16940	NCP	mg/kg	740	740	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
Naphthalene	M17-De17174	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	M17-De17174	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH >C10-C16	M17-De16940	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	M17-De16940	NCP	mg/kg	860	820	5.0	30%	Pass	
TRH >C34-C40	M17-De16940	NCP	mg/kg	630	690	9.0	30%	Pass	
Duplicate									
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD			
Acenaphthene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	M17-De17145	NCP	mg/kg	< 0.5	0.9	76	30%	Fail	Q15
Benzo(a)pyrene	M17-De17145	NCP	mg/kg	< 0.5	1.3	91	30%	Fail	Q15
Benzo(b&j)fluoranthene	M17-De17145	NCP	mg/kg	< 0.5	0.8	62	30%	Fail	Q15
Benzo(g.h.i)perylene	M17-De17145	NCP	mg/kg	< 0.5	1.0	84	30%	Fail	Q15
Benzo(k)fluoranthene	M17-De17145	NCP	mg/kg	< 0.5	0.7	75	30%	Fail	Q15
Chrysene	M17-De17145	NCP	mg/kg	< 0.5	1.2	90	30%	Fail	Q15
Dibenz(a.h)anthracene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	M17-De17145	NCP	mg/kg	0.8	1.8	77	30%	Fail	Q15
Fluorene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1.2.3-cd)pyrene	M17-De17145	NCP	mg/kg	< 0.5	0.8	74	30%	Fail	Q15
Naphthalene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Phenanthrene	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Pyrene	M17-De17145	NCP	mg/kg	0.8	2.0	90	30%	Fail	Q15
Duplicate									
Phenols (Halogenated)				Result 1	Result 2	RPD			
2-Chlorophenol	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dichlorophenol	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4.5-Trichlorophenol	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4.6-Trichlorophenol	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	

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Duplicate									
Phenols (Halogenated)				Result 1	Result 2	RPD			
2.6-Dichlorophenol	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chloro-3-methylphenol	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Pentachlorophenol	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Tetrachlorophenols - Total	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Duplicate									
Phenols (non-Halogenated)				Result 1	Result 2	RPD			
2-Cyclohexyl-4.6-dinitrophenol	M17-De17145	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
2-Methyl-4.6-dinitrophenol	M17-De17145	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
2-Methylphenol (o-Cresol)	M17-De17145	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
2-Nitrophenol	M17-De17145	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4-Dimethylphenol	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dinitrophenol	M17-De17145	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
3&4-Methylphenol (m&p-Cresol)	M17-De17145	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
4-Nitrophenol	M17-De17145	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Dinoseb	M17-De17145	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Phenol	M17-De17145	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Chromium (hexavalent)	B17-De16546	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
pH (1:5 Aqueous extract)	M17-De20620	NCP	pH Units	8.2	8.0	pass	30%	Pass	
% Moisture	M17-De17067	NCP	%	6.1	7.1	16	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M17-De17476	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Beryllium	M17-De17476	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Boron	M17-De17476	NCP	mg/kg	11	13	13	30%	Pass	
Cadmium	M17-De17476	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Cobalt	M17-De17476	NCP	mg/kg	24	25	3.0	30%	Pass	
Copper	M17-De17476	NCP	mg/kg	24	24	1.0	30%	Pass	
Lead	M17-De17476	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Manganese	M17-De17498	NCP	mg/kg	300	330	7.0	30%	Pass	
Mercury	M17-De17476	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	M17-De17476	NCP	mg/kg	95	97	2.0	30%	Pass	
Selenium	M17-De17476	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Zinc	M17-De17476	NCP	mg/kg	45	46	2.0	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	M17-De17174	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	M17-De17174	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	M17-De17174	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	M17-De17174	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	M17-De17174	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total	M17-De17174	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	

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Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Comments

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q08	The matrix spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference
Q15	The RPD reported passes Eurofins | mgt's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised By

Mary Makarios	Analytical Services Manager
Alex Petridis	Senior Analyst-Metal (VIC)
Alex Petridis	Senior Analyst-Organic (VIC)
Harry Bacalis	Senior Analyst-Volatile (VIC)
Huong Le	Senior Analyst-Inorganic (VIC)
Joseph Edouard	Senior Analyst-Organic (VIC)

Glenn Jackson
National Operations Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

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Agenda Item 6.3 - Attachment 4

#577186
EMAIL
12/12
1700

Tonkin+Taylor

Chain of Custody Form

Laboratory Contact Person: MGT EUROFINS Date: 12/12/17				Deliver to: OAKLEIGH	
Our Purchase Order No.: Our Job No.: 1003973 *(please quote this number in all your correspondence and invoicing)* MAIDSTONE				Refer all results to: T. MADILL	Turn Around Time: 24Hr / 48Hr / (Standard)
Sample ID:	Sample Matrix (soil, sludge, groundwater etc)	Sampling Date and Time	Testing /Analysis Required:		Composite / Additional Analysis on individual Composite Sample
BH06-0.5	SOIL	12/12/17	M13, TRH, B3, pH	DE17103	
1.0			HOLD		
2.0			HOLD		
BH07-0.5			M13, TRH, B3, pH	06	
-1.0			HOLD		
-2.0			HOLD		
BH08-0.3			HOLD		
-1.0			HOLD		
-2.0			HOLD		
-3.0			M13, TRH, B3, BTEXN	12	
BH06-3.0			HOLD		
BH07-3.0			HOLD		

Sampler Name / Relinquished By: ID BAPAT
Signature: [signature] Date and Time: 12/12/17

Relinquished By: Date and Time:
Signature:

Relinquished By: Date and Time:
Signature:

Relinquished By: Date and Time:
Signature:

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

Chain of Custody Form

Laboratory Contact Person: MGT EUROFINS.
Date: 12/12/17

Deliver to: OAKLEIGH

Our Purchase Order No.: Our Job No.: 1003973 MAIDSTONE
(please quote this number in all your correspondence and invoicing)

Refer all results to: TIM ADILL

Turn Around Time: 24Hr / 48Hr / (Standard)

Sample ID:	Sample Matrix (soil, sludge, groundwater etc)	Sampling Date and Time	Testing /Analysis Required:	Composite	Additional Analysis on individual Composite Sample
BH08-4.0	SOIL	12/12/17	HOLD		
BH09-0.3			HOLD		
-1.0			HOLD		
-2.0			HOLD		
-3.0			M13, TRH, B3, BTEXN 32		
-4.0			HOLD		
SC01			M13, TRH, B3, BTEXN 34		
SC02			"		
SC01A			"		
SC02A			"		FORWARD TO ALS.

Sampler Name / Relinquished By: [signature]
Signature: ..... Date and Time: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

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Agenda Item 6.3 - Attachment 4

ALS Environmental

QA/QC Compliance Assessment to assist with Quality Review

Work Order	: **EM1717143**	Page	: 1 of 4
Client	: **TONKIN AND TAYLOR PTY LTD**	Laboratory	: Environmental Division Melbourne
Contact	: TOM MADILL	Telephone	: +61-3-8549 9636
Project	: 1003973	Date Samples Received	: 13-Dec-2017
Site	: MAIDSTONE	Issue Date	: 18-Dec-2017
Sampler	: ----	No. of samples received	: 2
Order number	: ----	No. of samples analysed	: 2

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- **NO Method Blank value outliers occur.**
- **NO Duplicate outliers occur.**
- **NO Laboratory Control outliers occur.**
- **NO Matrix Spike outliers occur.**
- **For all regular sample matrices, NO surrogate recovery outliers occur.**

Outliers : Analysis Holding Time Compliance

- **NO Analysis Holding Time Outliers exist.**

Outliers : Frequency of Quality Control Samples

- **NO Quality Control Sample Frequency Outliers exist.**

Agenda Item 6.3 - Attachment 4

Page	: 2 of 4
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for ***VOC in soils*** vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: **SOIL** Evaluation: × = Holding time breach ; ✓ = Within holding time.

Method / Container / Client Sample ID(s)		Sample Date	Extraction / Preparation			Analysis		
			Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA055: Moisture Content (Dried @ 105-110°C)								
Soil Glass Jar - Unpreserved (EA055)								
QC01A,	QC02A	12-Dec-2017	----	----	----	13-Dec-2017	26-Dec-2017	✓
EG005T: Total Metals by ICP-AES								
Soil Glass Jar - Unpreserved (EG005T)								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	10-Jun-2018	✓	14-Dec-2017	10-Jun-2018	✓
EG035T: Total Recoverable Mercury by FIMS								
Soil Glass Jar - Unpreserved (EG035T)								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	09-Jan-2018	✓	15-Dec-2017	09-Jan-2018	✓
EG048: Hexavalent Chromium (Alkaline Digest)								
Soil Glass Jar - Unpreserved (EG048G)								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	09-Jan-2018	✓	14-Dec-2017	21-Dec-2017	✓
EP075(SIM)A: Phenolic Compounds								
Soil Glass Jar - Unpreserved (EP075(SIM))								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	26-Dec-2017	✓	14-Dec-2017	23-Jan-2018	✓
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Soil Glass Jar - Unpreserved (EP075(SIM))								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	26-Dec-2017	✓	14-Dec-2017	23-Jan-2018	✓
EP080/071: Total Petroleum Hydrocarbons								
Soil Glass Jar - Unpreserved (EP080)								
QC01A,	QC02A	12-Dec-2017	13-Dec-2017	26-Dec-2017	✓	15-Dec-2017	26-Dec-2017	✓
Soil Glass Jar - Unpreserved (EP071)								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	26-Dec-2017	✓	14-Dec-2017	23-Jan-2018	✓
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
Soil Glass Jar - Unpreserved (EP080)								
QC01A,	QC02A	12-Dec-2017	13-Dec-2017	26-Dec-2017	✓	15-Dec-2017	26-Dec-2017	✓
Soil Glass Jar - Unpreserved (EP071)								
QC01A,	QC02A	12-Dec-2017	14-Dec-2017	26-Dec-2017	✓	14-Dec-2017	23-Jan-2018	✓
EP080: BTEXN								
Soil Glass Jar - Unpreserved (EP080)								
QC01A,	QC02A	12-Dec-2017	13-Dec-2017	26-Dec-2017	✓	15-Dec-2017	26-Dec-2017	✓

Agenda Item 6.3 - Attachment 4

Page	: 3 of 4
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: **SOIL**

Evaluation: × = Quality Control frequency not within specification ; ✓ = Quality Control frequency within specification.

Quality Control Sample Type		Count		Rate (%)			Quality Control Specification
Analytical Methods	Method	QC	Regular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	14	14.29	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	2	15	13.33	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	7	14.29	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	8	12.50	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	9	11.11	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	12	16.67	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	2	14	14.29	10.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	7	14.29	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	1	14	7.14	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	7	14.29	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	1	14	7.14	5.00	✓	NEPM 2013 B3 & ALS QC Standard
PAH/Phenols (SIM)	EP075(SIM)	1	15	6.67	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Mercury by FIMS	EG035T	1	7	14.29	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	1	8	12.50	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	9	11.11	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	12	8.33	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Page	: 4 of 4
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM (2013) Schedule B(3) Section 7.1 and Table 1 (14 day holding time).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM (2013) Schedule B(3)
Total Mercury by FIMS	EG035T	SOIL	In house: Referenced to AS 3550, APHA 3112 Hg - B (Flow-injection (SnCl2) (Cold Vapour generation) AAS) FIM-AAS is an automated flameless atomic absorption technique. Mercury in solids are determined following an appropriate acid digestion. Ionic mercury is reduced online to atomic mercury vapour by SnCl2 which is then purged into a heated quartz cell. Quantification is by comparing absorbance against a calibration curve. This method is compliant with NEPM (2013) Schedule B(3)
Hexavalent Chromium by Alkaline Digestion and DA Finish	EG048G	SOIL	In house: Referenced to USEPA SW846, Method 3060A. Hexavalent chromium is extracted by alkaline digestion. The digest is determined by photometrically by automatic discrete analyser, following pH adjustment. The instrument uses colour development using dephenylcarbazide. Each run of samples is measured against a five-point calibration curve. This method is compliant with NEPM (2013) Schedule B(3)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015A Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM amended 2013.
PAH/Phenols (SIM)	EP075(SIM)	SOIL	In house: Referenced to USEPA SW 846 - 8270D. Extracts are analysed by Capillary GC/MS in Selective Ion Mode (SIM) and quantification is by comparison against an established 5 point calibration curve. This method is compliant with NEPM (2013) Schedule B(3) (Method 502 and 507)
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260B. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM amended 2013.

Preparation Methods	Method	Matrix	Method Descriptions
Alkaline digestion for Hexavalent Chromium	EG048PR	SOIL	In house: Referenced to USEPA SW846, Method 3060A.
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM (2013) Schedule B(3) (Method 202)
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.

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3

Tonkin+Taylor

Chain of Custody Form

Laboratory Contact Person: MGT EUROFINS. Date: 12/12/17	Deliver to: OAKLEIGH
Our Purchase Order No.: Our Job No.: 1003973 *(please quote this number in all your correspondence and invoicing)* MAIDSTONE	Refer all results to: TIMADILL
	Turn Around Time: 24Hr / 48Hr / (Standard)

Sample ID:	Sample Matrix (soil, sludge, groundwater etc)	Sampling Date and Time	Testing /Analysis Required:	Composite	Additional Analysis on individual Composite Sample
BH08-4.0	SOIL	12/12/17			
BH09-0.3					
-1.0					
-2.0					
-3.0					
-4.0					
SC01					
SC02					
SC01A					} FORWARD TO ALS.
SC02A					

Environmental Division
Melbourne
Work Order Reference
EM1717143

Telephone : + 61-3-8549 9600

Sampler Name / Relinquished By: [signature] Signature: ..... Date and Time:.....	Relinquished By:..... Date and Time:..... Signature:.....
Relinquished By:..... Date and Time:..... Signature:.....	Relinquished By:..... Date and Time:..... Signature:.....

[signature] 13/12 12.35

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#577186
PMAINE
12/12
1700

Tonkin+Taylor

Chain of Custody Form

Laboratory Contact Person: MGT EUROFINS Date: 12/12/17	Deliver to: OAKLEIGH
Our Purchase Order No.: Our Job No.: 1003973 *(please quote this number in all your correspondence and invoicing)* MAIDSTONE	Refer all results to: T. MADILL Turn Around Time: 24Hr / 48Hr / Standard

Sample ID:	Sample Matrix (soil, sludge, groundwater etc)	Sampling Date and Time	Testing /Analysis Required:	Composite	Additional Analysis on individual Composite Sample
BH06-0.5	SOIL	12/12/17	M13, TRH, B3, pH		
1.0			HOLD		
2.0			HOLD		
BH07-0.5			M13, TRH, B3, pH		
-1.0			HOLD		
-2.0			HOLD		
BH08-0.3			HOLD		
-1.0			HOLD		
-2.0			HOLD		
-3.0			M13, TRH, B3, BTEXN		
BH06-3.0			HOLD		
BH07-3.0			HOLD		

Sampler Name / Relinquished By: P.D. BAPAT Signature: [signature] Date and Time: 12/12/17	Relinquished By:..... Date and Time:..... Signature:.....
Relinquished By:..... Date and Time:..... Signature:.....	Relinquished By:..... Date and Time:..... Signature:.....

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Tonkin+Taylor

Chain of Custody Form

Laboratory Contact Person: MGT EUROFINS.
Date: 12/12/17

Deliver to: OAKLEIGH

Our Purchase Order No.:
Our Job No.: 1003973
(please quote this number in all your correspondence and invoicing)

MAIDSTONE TMADILL

Refer all results to:

Turn Around Time: 24Hr / 48Hr / (Standard)

Sample ID:	Sample Matrix (soil, sludge, groundwater etc)	Sampling Date and Time	Testing /Analysis Required:	Composite	Additional Analysis on individual Composite Sample
BH08-4.0	SOIL	12/12/17	HOLD		
BH09-0.3			HOLD		
-1.0			HOLD		
-2.0			HOLD		
-3.0			M13, TRH, B3, BTEXN		
-4.0			HOLD		
SC01			M13, TRH, B3, BTEXN		
SC02					
-1 SC01A					FORWARD TO ALS.
-2 SC02A					

Sampler Name / Relinquished By: [illegible]
Signature: ..... Date and Time: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

Relinquished By: ..... Date and Time: .....
Signature: .....

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Agenda Item 6.3 - Attachment 4

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **EM1717143**	Page	: 1 of 6
Client	: **TONKIN AND TAYLOR PTY LTD**	Laboratory	: Environmental Division Melbourne
Contact	: TOM MADILL	Contact	: Bronwyn Sheen
Address	: GROUND FLOOR 95 COVENTRY STREET SOUTHBANK VIC 3006	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 9863 8686	Telephone	: +61-3-8549 9636
Project	: 1003973	Date Samples Received	: 13-Dec-2017 12:35
Order number	: ----	Date Analysis Commenced	: 13-Dec-2017
C-O-C number	: ----	Issue Date	: 18-Dec-2017 10:31
Sampler	: ----		
Site	: MAIDSTONE		
Quote number	: EN/222/17		
No. of samples received	: 2		
No. of samples analysed	: 2		

ilac-MRA NATA

Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

Agenda Item 6.3 - Attachment 4

Page	: 2 of 6
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.

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Page : 3 of 6
Work Order : EM1717143
Client : TONKIN AND TAYLOR PTY LTD
Project : 1003973

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Client sample ID	QC01A	QC02A	----	----	----
			Client sampling date / time	12-Dec-2017 00:00	12-Dec-2017 00:00	----	----	----
Compound	CAS Number	LOR	Unit	EM1717143-001	EM1717143-002	--------	--------	--------
				Result	Result	----	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	22.7	23.6	----	----	----
EG005T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	6	<5	----	----	----
Beryllium	7440-41-7	1	mg/kg	1	1	----	----	----
Boron	7440-42-8	50	mg/kg	<50	<50	----	----	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	----	----	----
Cobalt	7440-48-4	2	mg/kg	57	21	----	----	----
Copper	7440-50-8	5	mg/kg	10	8	----	----	----
Lead	7439-92-1	5	mg/kg	11	10	----	----	----
Manganese	7439-96-5	5	mg/kg	120	148	----	----	----
Nickel	7440-02-0	2	mg/kg	41	16	----	----	----
Selenium	7782-49-2	5	mg/kg	<5	<5	----	----	----
Zinc	7440-66-6	5	mg/kg	16	15	----	----	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	----	----	----
EG048: Hexavalent Chromium (Alkaline Digest)								
Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	----	----	----
EP075(SIM)A: Phenolic Compounds								
Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	----	----	----
2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	----	----	----
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	----	----	----
3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	----	----	----
2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	----	----	----
2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	----	----	----
2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	----	----	----
2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	----	----	----
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	----	----	----
2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	----	----	----
2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	----	----	----
Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	----	----	----
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	----	----	----
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	----	----	----

Agenda Item 6.3 - Attachment 4

Page	: 4 of 6
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	QC01A	QC02A	----	----	----
				Client sampling date / time	12-Dec-2017 00:00	12-Dec-2017 00:00	----	----	----
Compound	CAS Number	LOR	Unit		EM1717143-001	EM1717143-002	--------	--------	--------
					Result	Result	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	----	----	----
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	<0.5	----	----	----
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	----	----	----
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	<0.5	----	----	----
Pyrene	129-00-0	0.5	mg/kg		<0.5	<0.5	----	----	----
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	<0.5	----	----	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	----	----	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		0.6	0.6	----	----	----
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		1.2	1.2	----	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	----	----	----
C10 - C14 Fraction	----	50	mg/kg		<50	110	----	----	----
C15 - C28 Fraction	----	100	mg/kg		<100	360	----	----	----
C29 - C36 Fraction	----	100	mg/kg		<100	<100	----	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	470	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	----	----	----
>C10 - C16 Fraction	----	50	mg/kg		<50	230	----	----	----
>C16 - C34 Fraction	----	100	mg/kg		<100	230	----	----	----
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	----	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	460	----	----	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	230	----	----	----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	----	----	----

Agenda Item 6.3 - Attachment 4

Page	: 5 of 6
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Client sample ID	QC01A	QC02A	----	----	----
				Client sampling date / time	12-Dec-2017 00:00	12-Dec-2017 00:00	----	----	----
Compound	CAS Number	LOR	Unit		EM1717143-001	EM1717143-002	--------	--------	--------
					Result	Result	----	----	----
EP080: BTEXN - Continued									
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	----	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	----	----	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	----	----	----
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	----	----	----
Naphthalene	91-20-3	1	mg/kg		<1	<1	----	----	----
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%		80.5	76.5	----	----	----
2-Chlorophenol-D4	93951-73-6	0.5	%		75.8	73.4	----	----	----
2.4.6-Tribromophenol	118-79-6	0.5	%		76.0	75.0	----	----	----
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%		93.8	89.9	----	----	----
Anthracene-d10	1719-06-8	0.5	%		103	102	----	----	----
4-Terphenyl-d14	1718-51-0	0.5	%		113	112	----	----	----
EP080S: TPH(V)/BTEX Surrogates									
1.2-Dichloroethane-D4	17060-07-0	0.2	%		87.2	90.0	----	----	----
Toluene-D8	2037-26-5	0.2	%		72.5	70.8	----	----	----
4-Bromofluorobenzene	460-00-4	0.2	%		86.6	83.7	----	----	----

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Work Order	:	EM1717143
Client	:	TONKIN AND TAYLOR PTY LTD
Project	:	1003973

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	54	125
2-Chlorophenol-D4	93951-73-6	65	123
2.4.6-Tribromophenol	118-79-6	34	122
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	61	125
Anthracene-d10	1719-06-8	62	130
4-Terphenyl-d14	1718-51-0	67	133
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	51	125
Toluene-D8	2037-26-5	55	125
4-Bromofluorobenzene	460-00-4	56	124

Agenda Item 6.3 - Attachment 4

ALS Environmental

QUALITY CONTROL REPORT

Work Order	: **EM1717143**	Page	: 1 of 9
Client	: **TONKIN AND TAYLOR PTY LTD**	Laboratory	: Environmental Division Melbourne
Contact	: TOM MADILL	Contact	: Bronwyn Sheen
Address	: GROUND FLOOR 95 COVENTRY STREET SOUTHBANK VIC 3006	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 9863 8686	Telephone	: +61-3-8549 9636
Project	: 1003973	Date Samples Received	: 13-Dec-2017
Order number	: ----	Date Analysis Commenced	: 13-Dec-2017
C-O-C number	: ----	Issue Date	: 18-Dec-2017
Sampler	: ----		
Site	: MAIDSTONE		
Quote number	: EN/222/17		
No. of samples received	: 2		
No. of samples analysed	: 2		

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Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

Agenda Item 6.3 - Attachment 4

Page	: 2 of 9
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key : Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot
CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
RPD = Relative Percentage Difference
# = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: **SOIL**

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	*Client sample ID*	*Method: Compound*	*CAS Number*	*LOR*	*Unit*	*Original Result*	*Duplicate Result*	*RPD (%)*	*Recovery Limits (%)*
EA055: Moisture Content (Dried @ 105-110°C) (QC Lot: 1313930)									
EM1717132-003	Anonymous	EA055: Moisture Content	----	1	%	25.0	23.0	8.00	0% - 20%
EM1717132-011	Anonymous	EA055: Moisture Content	----	1	%	25.0	25.2	0.564	0% - 20%
EG005T: Total Metals by ICP-AES (QC Lot: 1315075)									
EM1717132-008	Anonymous	EG005T: Beryllium	7440-41-7	1	mg/kg	1	1	0.00	No Limit
		EG005T: Cadmium	7440-43-9	1	mg/kg	<1	<1	0.00	No Limit
		EG005T: Cobalt	7440-48-4	2	mg/kg	30	27	9.67	0% - 50%
		EG005T: Nickel	7440-02-0	2	mg/kg	38	37	2.89	0% - 50%
		EG005T: Arsenic	7440-38-2	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Copper	7440-50-8	5	mg/kg	14	17	18.4	No Limit
		EG005T: Lead	7439-92-1	5	mg/kg	12	15	27.0	No Limit
		EG005T: Manganese	7439-96-5	5	mg/kg	635	700	9.81	0% - 20%
		EG005T: Selenium	7782-49-2	5	mg/kg	<5	<5	0.00	No Limit
		EG005T: Zinc	7440-66-6	5	mg/kg	32	34	7.50	No Limit
		EG005T: Boron	7440-42-8	50	mg/kg	<50	<50	0.00	No Limit
EG035T: Total Recoverable Mercury by FIMS (QC Lot: 1315074)									
EM1717132-008	Anonymous	EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	0.00	No Limit
EG048: Hexavalent Chromium (Alkaline Digest) (QC Lot: 1315444)									
EM1717017-002	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EM1717132-008	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EP075(SIM)A: Phenolic Compounds (QC Lot: 1314972)									
EM1717160-007	Anonymous	EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit

Agenda Item 6.3 - Attachment 4

Page : 3 of 9
Work Order : EM1717143
Client : TONKIN AND TAYLOR PTY LTD
Project : 1003973

Sub-Matrix: SOIL

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP075(SIM)A: Phenolic Compounds (QC Lot: 1314972) - continued									
EM1717160-007	Anonymous	EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	0.00	No Limit
		EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	0.00	No Limit
EM1717136-001	Anonymous	EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	0.00	No Limit
		EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	0.00	No Limit
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 1314972)									
EM1717160-007	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	4.2	0.5	156	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	1.7	0.8	69.4	No Limit
		EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	0.8	<0.5	44.6	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	2.5	0.9	93.6	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	15.3	12.6	19.0	0% - 20%
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	3.7	3.2	13.7	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	19.1	16.3	16.1	0% - 20%
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	19.8	16.8	16.3	0% - 20%
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	9.2	6.2	39.1	0% - 50%
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	9.7	6.1	46.3	0% - 50%
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	9.7	9.0	7.36	0% - 50%
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	3.9	3.0	23.4	No Limit
		EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	9.0	6.6	31.0	0% - 50%
		EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	4.6	3.2	35.4	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	1.1	0.9	27.7	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	5.7	3.7	43.0	0% - 50%
EM1717136-001	Anonymous	EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit

Agenda Item 6.3 - Attachment 4

Page : 4 of 9
Work Order : EM1717143
Client : TONKIN AND TAYLOR PTY LTD
Project : 1003973

Sub-Matrix: SOIL

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QC Lot: 1314972) - continued									
EM1717136-001	Anonymous	EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 1313895)									
EM1717136-001	Anonymous	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.00	No Limit
EM1717174-006	Anonymous	EP080: C6 - C9 Fraction	----	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Petroleum Hydrocarbons (QC Lot: 1314971)									
EM1717136-001	Anonymous	EP071: C15 - C28 Fraction	----	100	mg/kg	200	160	24.3	No Limit
		EP071: C29 - C36 Fraction	----	100	mg/kg	260	210	20.1	No Limit
		EP071: C10 - C14 Fraction	----	50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	460	370	21.7	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 1313895)									
EM1717136-001	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EM1717174-006	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QC Lot: 1314971)									
EM1717136-001	Anonymous	EP071: >C16 - C34 Fraction	----	100	mg/kg	400	320	22.3	No Limit
		EP071: >C34 - C40 Fraction	----	100	mg/kg	160	140	16.0	No Limit
		EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	<50	0.00	No Limit
		EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	560	460	19.6	0% - 50%
EP080: BTEXN (QC Lot: 1313895)									
EM1717136-001	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit

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Work Order : EM1717143
Client : TONKIN AND TAYLOR PTY LTD
Project : 1003973

Sub-Matrix: SOIL

				Laboratory Duplicate (DUP) Report					
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP080: BTEXN (QC Lot: 1313895) - continued									
EM1717174-006	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit

Agenda Item 6.3 - Attachment 4

Page	: 6 of 9
Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: **SOIL**

				Method Blank (MB) Report	Laboratory Control Spike (LCS) Report			
					Spike	Spike Recovery (%)	Recovery Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High
EG005T: Total Metals by ICP-AES (QCLot: 1315075)								
EG005T: Arsenic	7440-38-2	5	mg/kg	<5	21.7 mg/kg	95.8	79	113
EG005T: Beryllium	7440-41-7	1	mg/kg	<1	5.63 mg/kg	104	85	120
EG005T: Boron	7440-42-8	50	mg/kg	<50	33.2 mg/kg	105	82	126
EG005T: Cadmium	7440-43-9	1	mg/kg	<1	4.64 mg/kg	105	85	109
EG005T: Cobalt	7440-48-4	2	mg/kg	<2	16 mg/kg	93.9	78	112
EG005T: Copper	7440-50-8	5	mg/kg	<5	32 mg/kg	94.0	78	108
EG005T: Lead	7439-92-1	5	mg/kg	<5	40 mg/kg	92.8	78	106
EG005T: Manganese	7439-96-5	5	mg/kg	<5	130 mg/kg	96.6	82	107
EG005T: Nickel	7440-02-0	2	mg/kg	<2	55 mg/kg	93.1	82	111
EG005T: Selenium	7782-49-2	5	mg/kg	<5	5.37 mg/kg	101	93	109
EG005T: Zinc	7440-66-6	5	mg/kg	<5	60.8 mg/kg	96.8	82	111
EG035T: Total Recoverable Mercury by FIMS (QCLot: 1315074)								
EG035T: Mercury	7439-97-6	0.1	mg/kg	<0.1	2.57 mg/kg	85.7	77	104
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 1315444)								
EG048G: Hexavalent Chromium	18540-29-9	0.5	mg/kg	<0.5	40 mg/kg	85.8	80	120
EP075(SIM)A: Phenolic Compounds (QCLot: 1314972)								
EP075(SIM): Phenol	108-95-2	0.5	mg/kg	<0.5	3 mg/kg	92.0	70	125
EP075(SIM): 2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	3 mg/kg	96.7	74	128
EP075(SIM): 2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	3 mg/kg	92.1	76	123
EP075(SIM): 3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	6 mg/kg	96.8	70	128
EP075(SIM): 2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	3 mg/kg	99.4	56	114
EP075(SIM): 2.4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	3 mg/kg	81.9	70	122
EP075(SIM): 2.4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	3 mg/kg	95.2	70	121
EP075(SIM): 2.6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	3 mg/kg	96.1	70	126
EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	3 mg/kg	80.6	67	120
EP075(SIM): 2.4.6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	3 mg/kg	90.5	63	121
EP075(SIM): 2.4.5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	3 mg/kg	85.8	71	133
EP075(SIM): Pentachlorophenol	87-86-5	2	mg/kg	<2	6 mg/kg	48.8	20	110
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 1314972)								
EP075(SIM): Naphthalene	91-20-3	0.5	mg/kg	<0.5	3 mg/kg	93.2	75	131
EP075(SIM): Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	3 mg/kg	79.8	70	132
EP075(SIM): Acenaphthene	83-32-9	0.5	mg/kg	<0.5	3 mg/kg	93.0	80	128
EP075(SIM): Fluorene	86-73-7	0.5	mg/kg	<0.5	3 mg/kg	104	70	128
EP075(SIM): Phenanthrene	85-01-8	0.5	mg/kg	<0.5	3 mg/kg	95.8	80	128

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Client : TONKIN AND TAYLOR PTY LTD
Project : 1003973

Sub-Matrix: SOIL

Method: Compound	CAS Number	LOR	Unit	Method Blank (MB) Report: Result	Laboratory Control Spike (LCS) Report: Spike Concentration	Spike Recovery (%): LCS	Recovery Limits (%): Low	Recovery Limits (%): High
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 1314972) - continued								
EP075(SIM): Anthracene	120-12-7	0.5	mg/kg	<0.5	1.5 mg/kg	97.7	72	126
EP075(SIM): Fluoranthene	206-44-0	0.5	mg/kg	<0.5	3 mg/kg	100.0	70	128
EP075(SIM): Pyrene	129-00-0	0.5	mg/kg	<0.5	3 mg/kg	104	80	125
EP075(SIM): Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	3 mg/kg	81.6	70	130
EP075(SIM): Chrysene	218-01-9	0.5	mg/kg	<0.5	3 mg/kg	93.8	80	126
EP075(SIM): Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	3 mg/kg	80.8	71	124
EP075(SIM): Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	3 mg/kg	94.8	75	125
EP075(SIM): Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	3 mg/kg	86.4	70	125
EP075(SIM): Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	3 mg/kg	83.0	71	128
EP075(SIM): Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	3 mg/kg	88.0	72	126
EP075(SIM): Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	3 mg/kg	84.5	68	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1313895)								
EP080: C6 - C9 Fraction	----	10	mg/kg	<10	36 mg/kg	81.6	70	127
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1314971)								
EP071: C10 - C14 Fraction	----	50	mg/kg	<50	806 mg/kg	82.8	80	120
EP071: C15 - C28 Fraction	----	100	mg/kg	<100	3006 mg/kg	93.5	84	115
EP071: C29 - C36 Fraction	----	100	mg/kg	<100	1584 mg/kg	95.8	80	112
EP071: C10 - C36 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1313895)								
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	82.3	68	125
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1314971)								
EP071: >C10 - C16 Fraction	----	50	mg/kg	<50	1160 mg/kg	89.9	83	117
EP071: >C16 - C34 Fraction	----	100	mg/kg	<100	3978 mg/kg	95.1	82	114
EP071: >C34 - C40 Fraction	----	100	mg/kg	<100	313 mg/kg	82.6	73	115
EP071: >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	----	----	----	----
EP080: BTEXN (QCLot: 1313895)								
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	87.4	74	124
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	92.3	77	125
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	84.0	73	125
EP080: meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	4 mg/kg	90.3	77	128
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	99.2	81	128
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	103	66	130

Matrix Spike (MS) Report

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Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Sub-Matrix: **SOIL**

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Recovery Limits (%)	
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EG005T: Total Metals by ICP-AES (QCLot: 1315075)							
EM1717132-009	Anonymous	EG005T: Arsenic	7440-38-2	50 mg/kg	78.6	78	124
		EG005T: Beryllium	7440-41-7	50 mg/kg	100	85	125
		EG005T: Cadmium	7440-43-9	50 mg/kg	84.0	84	116
		EG005T: Copper	7440-50-8	50 mg/kg	93.3	82	124
		EG005T: Lead	7439-92-1	50 mg/kg	91.4	76	124
		EG005T: Manganese	7439-96-5	50 mg/kg	83.1	68	136
		EG005T: Nickel	7440-02-0	50 mg/kg	89.2	78	120
		EG005T: Selenium	7782-49-2	50 mg/kg	79.1	71	125
		EG005T: Zinc	7440-66-6	50 mg/kg	86.1	74	128
EG035T: Total Recoverable Mercury by FIMS (QCLot: 1315074)							
EM1717132-009	Anonymous	EG035T: Mercury	7439-97-6	5 mg/kg	88.2	76	116
EG048: Hexavalent Chromium (Alkaline Digest) (QCLot: 1315444)							
EM1717017-011	Anonymous	EG048G: Hexavalent Chromium	18540-29-9	40 mg/kg	85.3	58	114
EP075(SIM)A: Phenolic Compounds (QCLot: 1314972)							
EM1717140-002	Anonymous	EP075(SIM): Phenol	108-95-2	3 mg/kg	88.6	63	117
		EP075(SIM): 2-Chlorophenol	95-57-8	3 mg/kg	82.2	65	123
		EP075(SIM): 2-Nitrophenol	88-75-5	3 mg/kg	64.2	40	134
		EP075(SIM): 4-Chloro-3-methylphenol	59-50-7	3 mg/kg	81.0	56	122
		EP075(SIM): Pentachlorophenol	87-86-5	3 mg/kg	41.4	15	139
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons (QCLot: 1314972)							
EM1717140-002	Anonymous	EP075(SIM): Acenaphthene	83-32-9	3 mg/kg	92.9	67	117
		EP075(SIM): Pyrene	129-00-0	3 mg/kg	110	52	148
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1313895)							
EM1717140-002	Anonymous	EP080: C6 - C9 Fraction	----	28 mg/kg	103	42	131
EP080/071: Total Petroleum Hydrocarbons (QCLot: 1314971)							
EM1717081-001	Anonymous	EP071: C10 - C14 Fraction	----	806 mg/kg	79.4	53	123
		EP071: C15 - C28 Fraction	----	3006 mg/kg	88.9	70	124
		EP071: C29 - C36 Fraction	----	1584 mg/kg	91.0	64	118
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1313895)							
EM1717140-002	Anonymous	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	101	39	129
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions (QCLot: 1314971)							
EM1717081-001	Anonymous	EP071: >C10 - C16 Fraction	----	1160 mg/kg	85.9	65	123
		EP071: >C16 - C34 Fraction	----	3978 mg/kg	90.3	67	121
		EP071: >C34 - C40 Fraction	----	313 mg/kg	80.3	44	126

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Work Order	: EM1717143
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1003973

Sub-Matrix: **SOIL**

				Matrix Spike (MS) Report			
				Spike	SpikeRecovery(%)	Recovery Limits (%)	
Laboratory sample ID	*Client sample ID*	*Method: Compound*	*CAS Number*	*Concentration*	*MS*	*Low*	*High*
EP080: BTEXN (QCLot: 1313895)							
EM1717140-002	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	104	50	136
		EP080: Toluene	108-88-3	2 mg/kg	104	56	139

Agenda Item 6.3 - Attachment 4

Appendix E: Certificates of Titles

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria** Page 1 of 7

Produced 17/10/2017 10:52 AM

Volume 01357 Folio 236
Folio Creation: Details Unknown

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

1357/236 - Version 0, Date 21/04/2000

CANCELLED

Entered in the Register Book,
Vol. 1357 Folio 271236.

Assistant Registrar of Titles.

Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING

WHEREAS in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Thirty three pounds which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described NOW KNOW YE that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto

George Sutton of North Fitzroy

his heirs and assigns ALL THAT PIECE OF LAND in the said Colony containing four acres and twenty perches more or less being Allotment forty four of Section twenty in the Parish of Cullpaw Paw County of Bourke

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow TO HOLD unto the said George Sutton

his heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said George Sutton

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

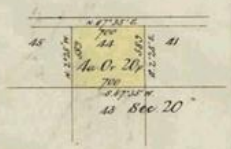
AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine

In testimony whereof we have caused this our Grant to be sealed with the Seal of the said Colony **Witness** our trusty and well-beloved the Most Honorable George Augustus Constantine Marquis of Normanby Earl of Mulgrave Viscount Normanby and Baron Mulgrave of Mulgrave all in the County of York in the Peerage of the United Kingdom and Baron Mulgrave of New Ross in the County of Wexford in the Peerage of Ireland a Member of Her Majesty's Most Honorable Privy Council Knight Grand Cross of our Most Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief of the said Colony of Victoria and its Dependencies and Vice-Admiral of the same at Melbourne this third day of March in the forty fifth year of our Reign and in the year of our Lord One thousand eight hundred and eighty two

Normanby

CANCELLED.

ORIGINAL CROWN GRANT
NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE



NOTE.—The bearings and measurements are approximately

T01357-236-1-0

Agenda Item 6.3 - Attachment 4

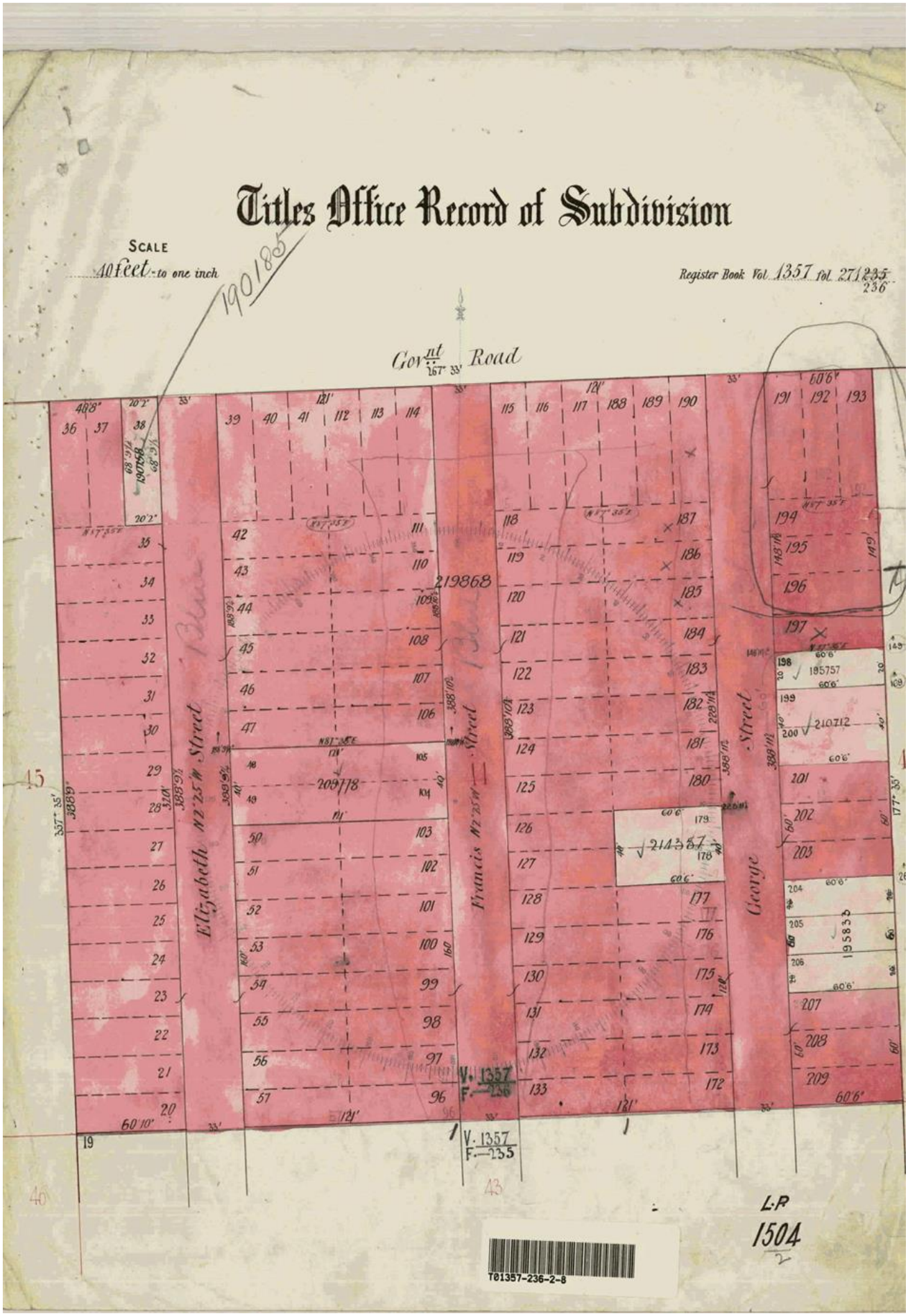
MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
Caveat No 12524 lodged Caveat lapsed 15th June 1888	The day of 18 , at o'clock in the noon.	29th April 1887 at 3 pm at 10.15 am	
Transfer as to part and Creation of Easement CANCELLED AS TO THE LAND IN CERTIFICATE OF TITLE VOL. 1918 FOL. 383495 ASSISTANT REGISTRAR OF TITLES	The 31st May 1887 at 12.35 pm	George Sutton to Leah Jacobs. Asst Regr of Titles	190185
Creation of Easement Vol. 1920 Fol 383853	The 13th May 1887 at 2.25 pm.	George Sutton to Herbert Charles Powell Asst Regr of Titles	189198
Transfer as to part and Creation of Easement CANCELLED AS TO THE LAND IN CERTIFICATE OF TITLE VOL. 1943 FOL. 388423 ASSISTANT REGISTRAR OF TITLES	The 31st August 1887 at 11.4 A.M.	George Sutton To James Joseph Hunter McCann Asst Regr of Titles	195757
Transfer as to part and Creation of Easement CANCELLED AS TO THE LAND IN CERTIFICATE OF TITLE VOL. 1943 FOL. 388424 ASSISTANT REGISTRAR OF TITLES	The 1st September 1887 at 10.42 A.M.	George Sutton To Anthony Kennedy Asst Regr of Titles	195833
Transfer as to part and Creation of Easement	The 4th October 1887 at 11.35 A.M. Vol 1955 Fol 390962	George Sutton to Patrick McCarthy Asst Regr of Titles	199093
Creation of Easement	The 21st November 1887 at 11.40 A.M.	George Sutton to John Harvey Vol 1962 Fol 393314	201276

By Authority: John Ferres, Government Printer, Melbourne.

For continuation of Endorsements see the annexed Book marked A

Agenda Item 6.3 - Attachment 4



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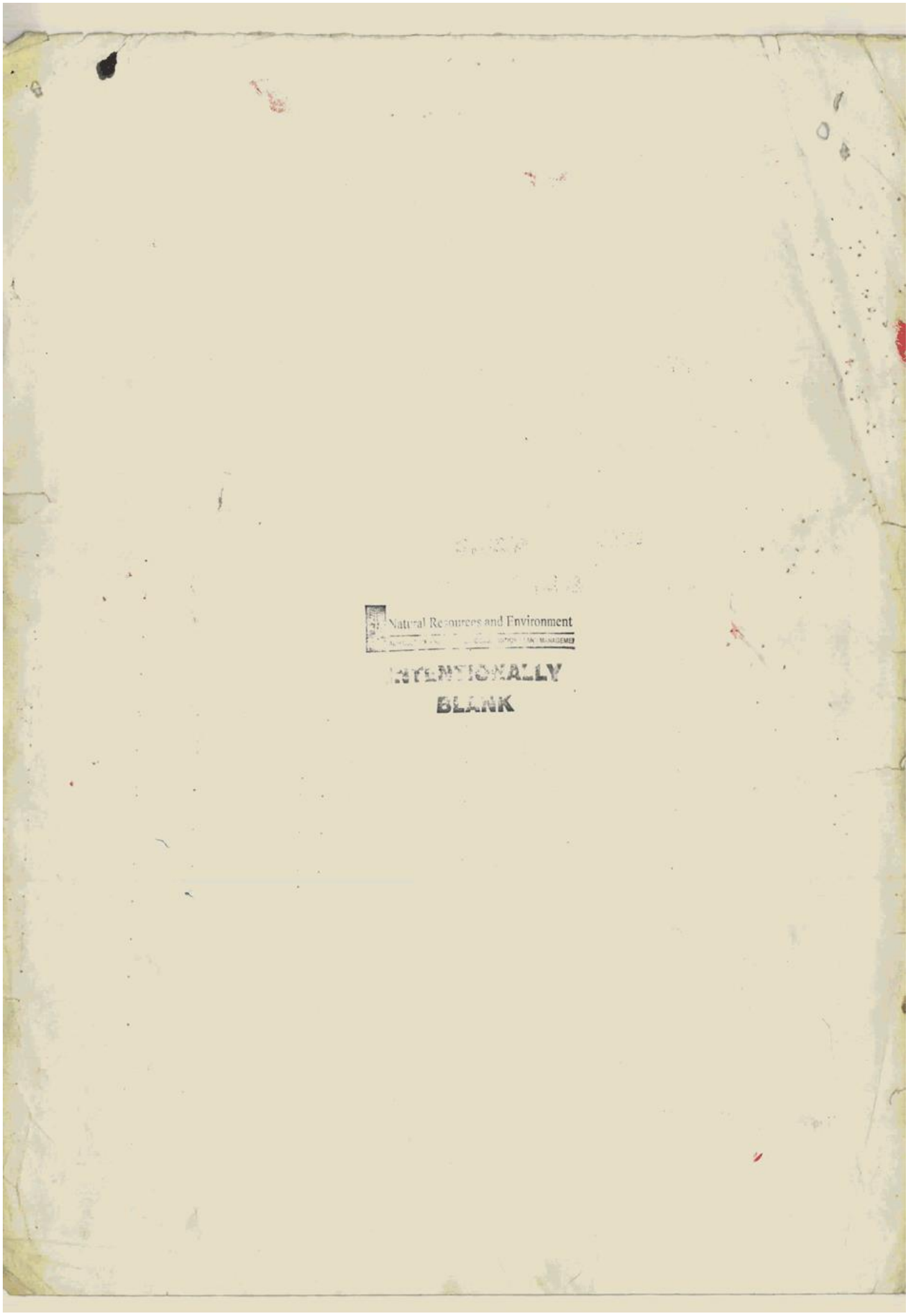

Agenda Item 6.3 - Attachment 4

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to it.	Number or Symbol thereon.
Transfer as to part and Creation of Easement CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 2011 FOL. 402132 ASSISTANT REGISTRAR OF TITLES	The 24th April 1888 at 1-23 pm	George Sutton to Grace Sturrock Assistant Registrar of Titles.	214357
Creation of Easement Vol 2015 Fol 402873	The 1st May 1888 at 10-12 am	George Sutton to Henry Horace White Assistant Registrar of Titles.	215007
Creation of Easement Vol 2028 Fol 405598	The 12th June 1888 at 12-54 pm	George Sutton to Phoebe Mc Kay McWilliam Assistant Registrar of Titles.	219497
Transfer as to Balance Vol 2037 Fol 407389	The 15th June 1888 at 10-15 am	George Sutton to Patrick Callaghan the younger Grocer Assistant Registrar of Titles.	219868
		Assistant Registrar of Titles.	

T01357-236-3-6

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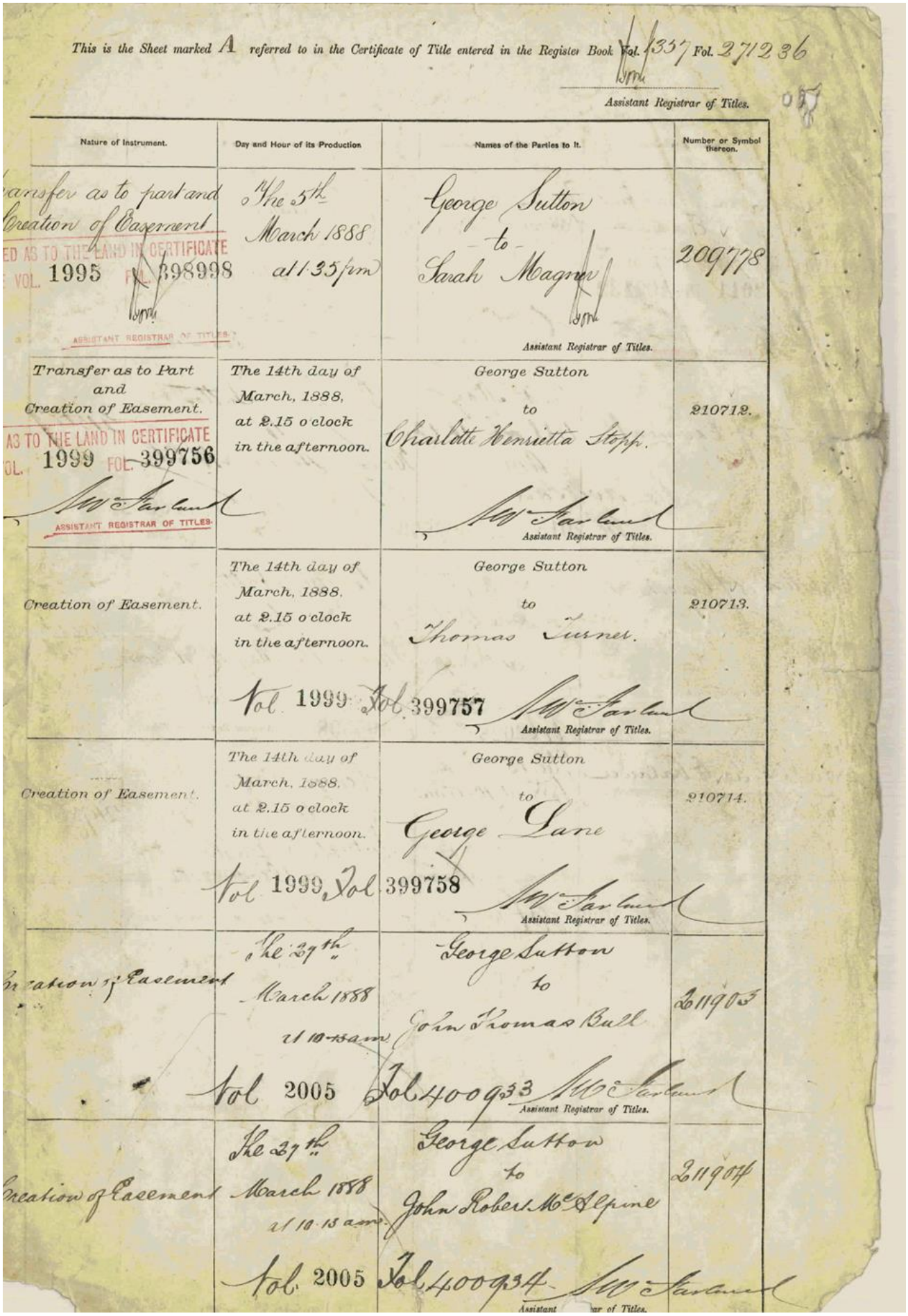

This is the Sheet marked A referred to in the Certificate of Title entered in the Register Book Vol. 1357 Fol. 271236

Assistant Registrar of Titles.

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to It.	Number or Symbol thereon.
Transfer as to part and Creation of Easement. ED AS TO THE LAND IN CERTIFICATE VOL. 1995 FOL. 398998 ASSISTANT REGISTRAR OF TITLES.	The 5th March 1888 at 1.35 pm	George Sutton to Sarah Magner Assistant Registrar of Titles.	209778
Transfer as to Part and Creation of Easement. AS TO THE LAND IN CERTIFICATE OL. 1999 FOL. 399756 ASSISTANT REGISTRAR OF TITLES.	The 14th day of March, 1888, at 2.15 o'clock in the afternoon.	George Sutton to Charlotte Henrietta Stopp. Assistant Registrar of Titles.	210712.
Creation of Easement.	The 14th day of March, 1888, at 2.15 o'clock in the afternoon. Vol 1999 Fol 399757	George Sutton to Thomas Turner. Assistant Registrar of Titles.	210713.
Creation of Easement.	The 14th day of March, 1888, at 2.15 o'clock in the afternoon. Vol 1999 Fol 399758	George Sutton to George Lane Assistant Registrar of Titles.	210714.
reation of Easement	The 27th March 1888 at 10.15 a.m. Vol 2005	George Sutton to John Thomas Ball Fol 400933 Assistant Registrar of Titles.	211903
Creation of Easement	The 27th March 1888 at 10.15 a.m. Vol 2005	George Sutton to John Robert McAlpine Fol 400934 Assistant Registrar of Titles.	211904

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Use Victoria**

Produced 02/02/2018 03:42 PM

Volume 08349 Folio 417
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 01943 Folio 424

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/03/2006 08:47 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
30/09/2002	30/09/2002	AB592663M	Y
DISCHARGE OF MORTGAGE MORTGAGE(S) REMOVED X039567G			
30/09/2002	30/09/2002	AB592665H	Y
TRANSFER OF LAND BY ENDORSEMENT FROM: PHILIP GEORGE COBBY TO: STEPHANIE OLVER RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor STEPHANIE OLVER of 16 CAVENDISH STREET PORTLAND VIC 3305 AB592665H 30/09/2002			
30/09/2002	30/09/2002	AB592666F	Y
MORTGAGE OF LAND MORTGAGE AB592666F 30/09/2002 RAMS MORTGAGE CORPORATION LTD			
05/02/2004	05/02/2004	AC647983G	Y
DISCHARGE OF MORTGAGE MORTGAGE(S) REMOVED AB592666F			
05/02/2004	05/02/2004	AC647984E	Y
TRANSFER OF LAND BY ENDORSEMENT FROM: STEPHANIE OLVER TO: HANH THI THU NGUYEN RESULTING PROPRIETORSHIP: Estate Fee Simple			

Agenda Item 6.3 - Attachment 4

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Sole Proprietor
HANH THI THU NGUYEN of 74 DRISCOLLS ROAD KEALBA VIC 3021
AC647984E 05/02/2004

13/11/2007 13/11/2007 AF466223N Y

MORTGAGE OF LAND
MORTGAGE AF466223N 13/11/2007
NATIONAL AUSTRALIA BANK LTD

31/01/2012 31/01/2012 AJ457431W (O) Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF466223N

31/01/2012 31/01/2012 AJ457432U (O) Y

MORTGAGE OF LAND
MORTGAGE AJ457432U 31/01/2012
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

09/05/2014 09/05/2014 AL071481N Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ457432U

09/05/2014 09/05/2014 AL071482L Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
HANH THI THU NGUYEN
TO:
LJILJANA GAJIC
BOSKO GAJIC

RESULTING PROPRIETORSHIP:
Estate Fee Simple
TENANTS IN COMMON
As to 9 of a total of 10 equal undivided shares
Sole Proprietor
LJILJANA GAJIC of 13 WINJEEL COURT BRAYBROOK VIC 3019
As to 1 of a total of 10 equal undivided shares
Sole Proprietor
BOSKO GAJIC of 13 WINJEEL COURT BRAYBROOK VIC 3019
AL071482L 09/05/2014

20/02/2017 20/02/2017 AN575917Y Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
LJILJANA GAJIC
BOSKO GAJIC
TO:
BOSKO GAJIC
MILEVA GAJIC

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
BOSKO GAJIC
MILEVA GAJIC both of 13 WINJEEL COURT BRAYBROOK VIC 3019
AN575917Y 20/02/2017

Agenda Item 6.3 - Attachment 4

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STATEMENT END

VOTS Snapshot

Volume 08349 Folio 417
124003266663H
Produced 30/09/2002 11:43 am

LAND DESCRIPTION

Lots 205 and 206 on Plan of Subdivision 001504.
PARENT TITLE Volume 01943 Folio 424
Created by instrument B300203 18/10/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PHILIP GEORGE COBBY of 1 WALDEN ST WEST FOOTSCRAY
R571197C 01/10/1991

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X039567G 14/09/2000
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 8349 FOLIO 417 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8349/417 - Version 1, Date 04/10/2000

Agenda Item 6.3 - Attachment 4

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK
VOL. 8349 FOL. 417

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8349 FOL. 417

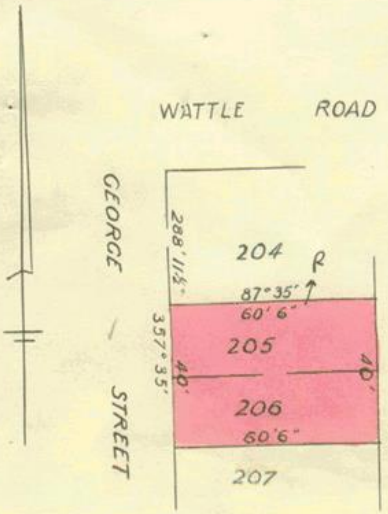
JOHN WILLIAM ALLISON of 19 Talbot Avenue Bentleigh Gentleman is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land delineated and coloured red on the map in the margin being Lots 205 and 206 on Plan of Subdivision No.1504 Parish of Cut Paw Paw Together with a right of carriageway over George Street shown on the said Plan of Subdivision

DATED the 18th day of October 1961.

OFFICE OF TITLES VICTORIA

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO.



MEASUREMENTS ARE IN FEET & INCHES

Derived from Vol.1943 Fol.424

Agenda Item 6.3 - Attachment 4

VOL.	FOL.	INSTRUMENT	APPLICATION

SALVATORE CAMARDA Labourer and GIOVANNI ROSSO Labourer both of 61 Wattle Road Maidstone are now JOINT PROPRIETORS
Registered 14th February 1974
No.F199874

OFFICE OF TITLES P.J.S. VICTORIA

MORTGAGE to THE COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED
Registered 14th February 1974
No.F199875

CANCELLED 30 MAY

OFFICE OF TITLES I.K.C. VICTORIA

OFFICE OF TITLES P.J.S. VICTORIA

CAVEAT No. F793235 LODGED 30 JUL 1975

CAVEAT WITHDRAWN 30/5/77

OFFICE OF TITLES I.R.S. VICTORIA

OFFICE OF TITLES W.M.S. VICTORIA

JOHN RAYMOND COBBY Crane Driver and
NORA FELICITY COBBY Married Woman
both of 19 Smith Street Maidstone
are now JOINT PROPRIETORS
Registered 30th May 1977
No.G645647

OFFICE OF TITLES I.K.C. VICTORIA

PROPRIETOR
JOHN RAYMOND COBBY OF 19 SMITH ST. MAIDSTONE
REGISTERED 23/2/87
M712948X

OFFICE OF TITLES M.W.R. VICTORIA

JOHN RAYMOND COBBY DIED ON 24/1/91 LETTERS OF ADMINISTRATION OF HIS ESTATE HAVE BEEN GRANTED TO JOHN DENNIS COBBY
REGISTERED 1/10/91
R571196F

OFFICE OF TITLES E.C. VICTORIA

PROPRIETOR
PHILIP GEORGE COBBY OF 1 WALDEN ST.
WEST FOOTSCRAY
REGISTERED 1/10/91
R571197C

OFFICE OF TITLES E.C. VICTORIA

MORTGAGE
COMMONWEALTH BANK OF AUSTRALIA
X39567G 14/09/00

OFFICE OF TITLES D.A.R. VICTORIA

V.8349 F.417

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria**

Produced 17/10/2017 10:10 AM

Volume 10707 Folio 718
Folio Creation: Created as a computer folio
Parent title Volume 09759 Folio 371

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
02/06/2003	02/06/2003	AC106036A	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DESMOND THOMAS KELLY
TO:
STEPHANIE OLVER

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
STEPHANIE OLVER of 16 CAVENDISH STREET PORTLAND VIC 3305
AC106036A 02/06/2003

05/02/2004	05/02/2004	AC647975F	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
STEPHANIE OLVER
TO:
HANH THI THU NGUYEN

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
HANH THI THU NGUYEN of 74 DRISCOLLS ROAD KEALBA VIC 3021
AC647975F 05/02/2004

13/11/2007	13/11/2007	AF466223N	Y

MORTGAGE OF LAND
MORTGAGE AF466223N 13/11/2007
NATIONAL AUSTRALIA BANK LTD

31/01/2012	31/01/2012	AJ457431W (O)	Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AF466223N

31/01/2012	31/01/2012	AJ457432U (O)	Y

MORTGAGE OF LAND

Agenda Item 6.3 - Attachment 4

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MORTGAGE AJ457432U 31/01/2012
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

09/05/2014 09/05/2014 AL071481N Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AJ457432U

09/05/2014 09/05/2014 AL071482L Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
HANH THI THU NGUYEN
TO:
LJILJANA GAJIC
BOSKO GAJIC

RESULTING PROPRIETORSHIP:
Estate Fee Simple
TENANTS IN COMMON
As to 9 of a total of 10 equal undivided shares
Sole Proprietor
LJILJANA GAJIC of 13 WINJEEL COURT BRAYBROOK VIC 3019
As to 1 of a total of 10 equal undivided shares
Sole Proprietor
BOSKO GAJIC of 13 WINJEEL COURT BRAYBROOK VIC 3019
AL071482L 09/05/2014

20/02/2017 20/02/2017 AN575917Y Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
LJILJANA GAJIC
BOSKO GAJIC
TO:
BOSKO GAJIC
MILEVA GAJIC

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Joint Proprietors
BOSKO GAJIC
MILEVA GAJIC both of 13 WINJEEL COURT BRAYBROOK VIC 3019
AN575917Y 20/02/2017

STATEMENT END

VOTS Snapshot

Volume 10707 Folio 718
124004902367T
Produced 21/02/2003 02:24 pm

LAND DESCRIPTION

Lot 1 on Title Plan 137517J (formerly known as Lot 204 on Plan of Subdivision 001504).
PARENT TITLE Volume 09759 Folio 371

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria** Page 3 of 3

Created by instrument AB888718P 19/02/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DESMOND THOMAS KELLY of 13 WEEROONA AVENUE HAMLYN HEIGHTS VIC 3215 Legal Personal Representative(s) of BRYAN JOSEPH KELLY who died on 10/06/1999 AB888717R 19/02/2003

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP137517J FOR FURTHER DETAILS AND BOUNDARIES

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria** Page 1 of 4

Produced 17/10/2017 10:19 AM

Volume 09759 Folio 371
Folio Creation: Created as paper folio continued as computer folio
Parent title Volume 01943 Folio 424

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 31/08/2002 05:01 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
19/02/2003	21/02/2003	AB888717R	Y

TRANSMISSION APPLICATION
FROM:
BRYAN JOSEPH KELLY
TO:
DESMOND THOMAS KELLY

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
DESMOND THOMAS KELLY of 13 WEEROONA AVENUE HAMLYN HEIGHTS VIC 3215 Legal Personal Representative(s) of BRYAN JOSEPH KELLY who died on 10/06/1999
AB888717R 19/02/2003

19/02/2003	21/02/2003	AB888718P	Y

Cancelled by AB888718P

STATEMENT END

VOTS Snapshot

Volume 09759 Folio 371
124004902324Q
Produced 21/02/2003 02:22 pm

LAND DESCRIPTION

Lot 1 on Title Plan 137517J (formerly known as Lot 204 on Plan of Subdivision 001504).
PARENT TITLE Volume 01943 Folio 424
Created by instrument M854124L 22/05/1987

Agenda Item 6.3 - Attachment 4

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BRYAN JOSEPH KELLY of 9 WILLIAM STREET FOOTSCRAY
M854124L 22/05/1987

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP137517J FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9759/371 - Version 0, Date 31/03/1999

Agenda Item 6.3 - Attachment 4

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

VICTORIA

REGISTER BOOK
VOL. 9759 FOL. 371

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FOL.

BRYAN JOSEPH KELLY of 9 William Street Footscray is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Cut-paw-paw being Lot 204 on Plan of Subdivision No.1504 which land is shown enclosed by continuous lines on the map hereon TOGETHER WITH a right of carriage way over George Street shown on the said Plan of Subdivision- - - - - - - -

VOL.

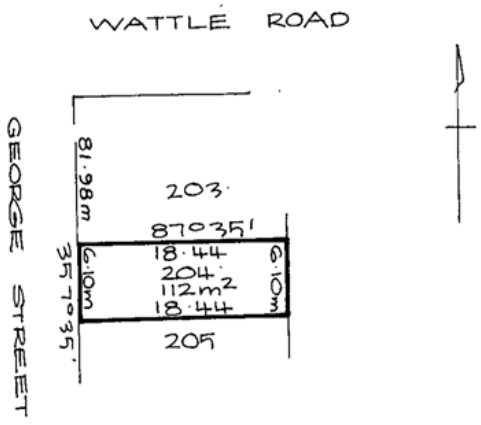
DATE: 22/5/87
DERIVED FROM VOL.1943 FOL.424 M854124L

T09759-371-1-0

ENCUMBRANCES

OFFICE OF TITLES VICTORIA

Assistant Registrar of Titles



Agenda Item 6.3 - Attachment 4

VOL. 9759 FOL. 371

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria** Page 1 of 3

Produced 17/10/2017 10:41 AM

Volume 01943 Folio 424
Folio Creation: Details Unknown
Parent titles :
Volume 01357 Folio 235 to Volume 01357 Folio 236

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

1943/424 - Version 0, Date 16/03/2001

Agenda Item 6.3 - Attachment 4

Entered in the Register Book

Vol. 1943 Fol. 388424

VICTORIA.

CANCELLED

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

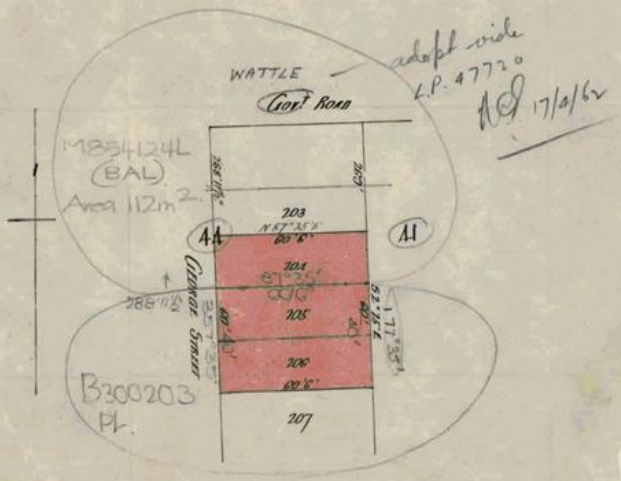
ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Anthony Kennedy of Number 23 Leicester Street Carlton Labourer is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, being lots two hundred and four hundred and five and two hundred and six on the plan of subdivision Number 1504 lodged in the Office of Titles and being part of Crown allotment forty four section twenty Parish of Cut Saw Saw County of Bourke Together with a right of Carriage way over George Street shewn on the said plan of subdivision

Dated the first day of September One thousand eight hundred and eighty-seven

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T01943-424-1-9

The Measurements are in feet and inches

Agenda Item 6.3 - Attachment 4

Vol. 1337 Fol. 271233 & 271235 Transfer 195833 Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
TRANSFER AS TO PART No. 8300203 UNDER ACT No. 6299 registered 18 October 1961 CANCELLED AS TO PART See Vol 8349 Fol. 417 Not entered on Duplicate pursuant to Section 376 Act 6299	OFFICE OF TITLES L.D. VICTORIA	Assistant Registrar of Titles.	
TRANSFER AS TO BALANCE No. M785424L PURSUANT TO SECTION 376 ACT 6299 registered 22 MAY 1987 CANCELLED See Vol. 9759 FOL. 371 Not entered on Duplicate pursuant to Section 376 Act 6299	OFFICE OF TITLES I.A.A. VICTORIA	Assistant Registrar of Titles.	
CANCELLED		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT **Land Victoria** Page 1 of 7

Produced 17/10/2017 10:48 AM

Volume 01357 Folio 235
Folio Creation: Details Unknown

STATEMENT END

VOTS Snapshot

NIL

Paper Title Images

1357/235 - Version 0, Date 15/06/2000

CANCELLED

Entered in the Register Book,
Vol. 1357 *Folio* 271235.

Assistant Registrar of Titles.

Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING

WHEREAS in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Thirty three pounds which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described NOW KNOW YE that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto

George Sutton of North Fitzroy

his heirs and assigns ALL THAT PIECE OF LAND in the said Colony containing four acres and twenty perches more or less being Allotment forty three of Section twenty in the Parish of Cultpaw Paw County of Bourke

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow TO HOLD unto the said George Sutton

his heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said George Sutton his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine

In testimony whereof we have caused this our Grant to be sealed with the Seal of the said Colony **Witness** our trusty and well-beloved the Most Honorable George Augustus Constantine Marquis of Normanby Earl of Mulgrave Viscount Normanby and Baron Mulgrave of Mulgrave all in the County of York in the Peerage of the United Kingdom and Baron Mulgrave of New Ross in the County of Wexford in the Peerage of Ireland a Member of Her Majesty's Most Honorable Privy Council Knight Grand Cross of our Most Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief of the said Colony of Victoria and its Dependencies and Vice-Admiral of the same at Melbourne this third day of March in the forty fifth year of our Reign and in the year of our Lord One thousand eight hundred and eighty two

ORIGINAL CROWN GRANT.
NOT TO BE DEALT WITH OTHAN THE TITLES OFFICE.

CANCELLED

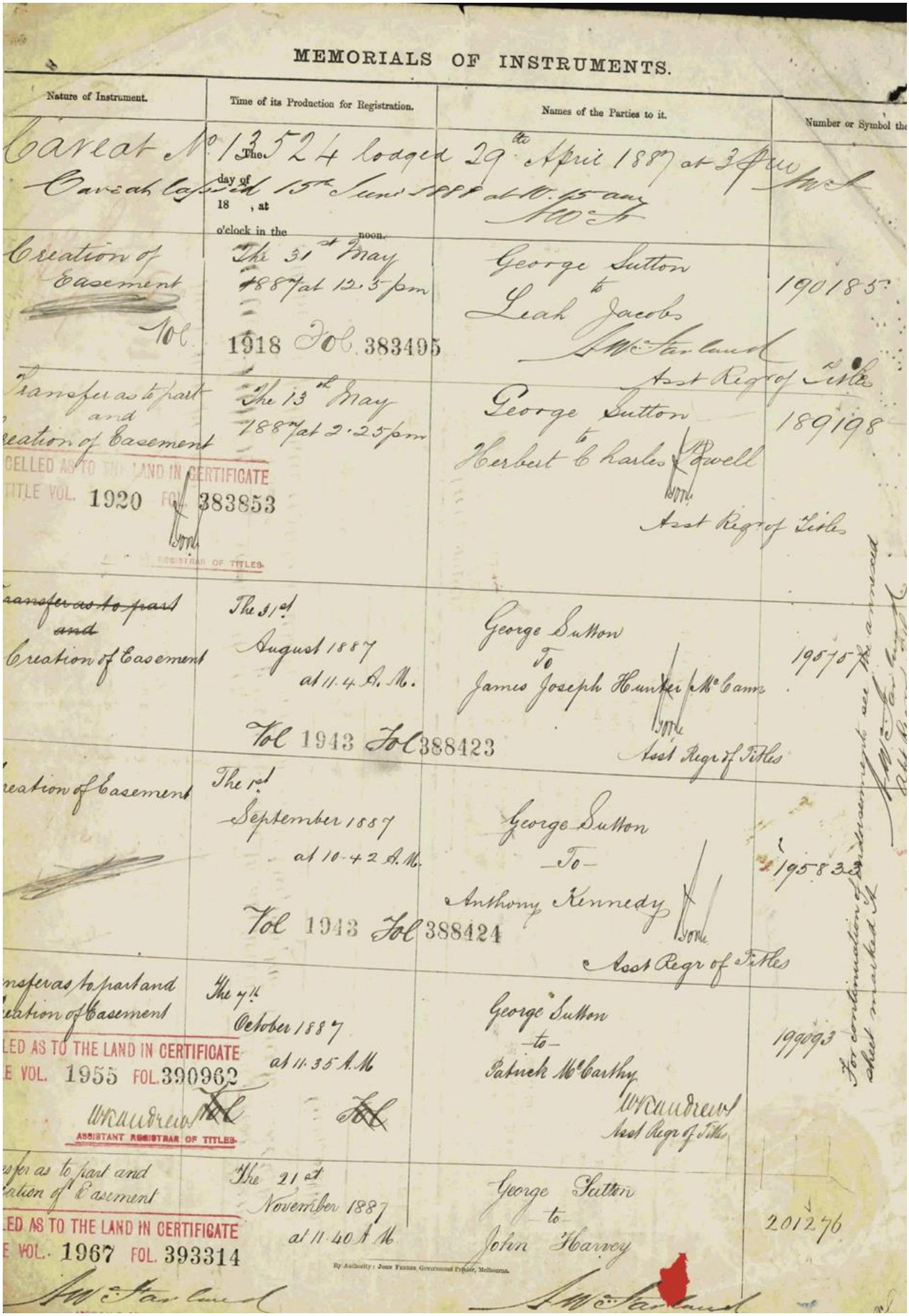
T01357-235-1-3

NOTE.—The bearings and measurements are approximately given in this plan.
The measurements are in links.

5690

L.D.—170.

Agenda Item 6.3 - Attachment 4



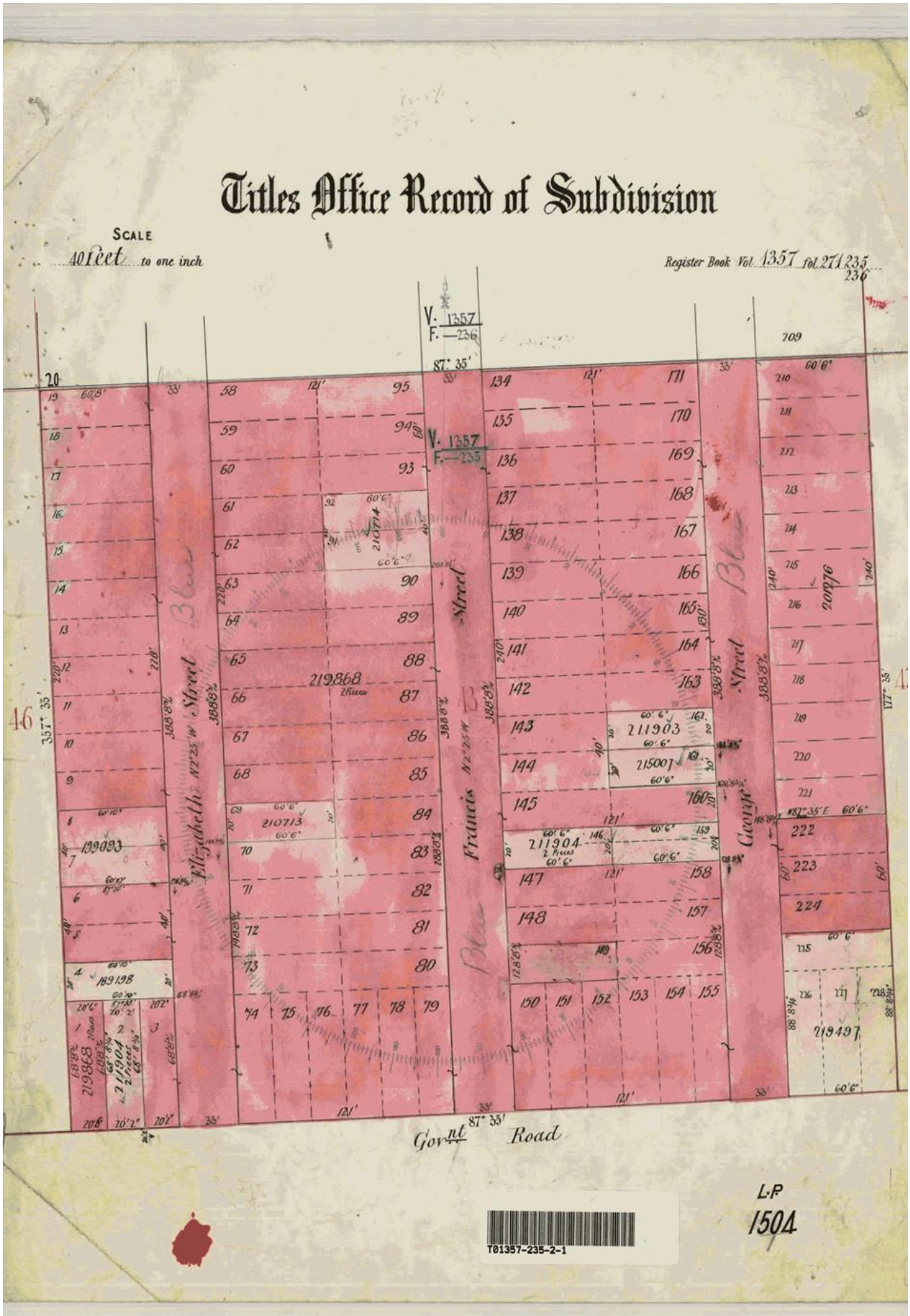
MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol the
Caveat No 13524 lodged 29th April 1887 at 3 pm Caveat expired 15th June 1888 at 10.45 am	The day of 18 , at o'clock in the noon.		
Creation of Easement Vol 1918 Fol 383495	The 31st May 1887 at 12.3 pm	George Sutton to Leah Jacobs W McFarland Asst Regr of Titles	190183
Transfer as to part and creation of Easement CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 1920 FOL. 383853 REGISTRAR OF TITLES	The 13th May 1887 at 2.25 pm	George Sutton to Herbert Charles Powell Asst Regr of Titles	189198
~~Transfer as to part and~~ Creation of Easement	The 31st August 1887 at 11.4 A.M.	George Sutton To James Joseph Hunter McCann Vol 1943 Fol 388423 Asst Regr of Titles	195757
reation of Easement	The 1st September 1887 at 10.42 A.M.	George Sutton To Anthony Kennedy Vol 1943 Fol 388424 Asst Regr of Titles	195832
nsfer as to part and eation of Easement LED AS TO THE LAND IN CERTIFICATE E VOL. 1955 FOL. 390962 WR Andrews ASSISTANT REGISTRAR OF TITLES	The 4th October 1887 at 11.35 A.M.	George Sutton to Patrick McCarthy WR Andrews Asst Regr of Titles	199093
sfer as to part and ation of Easement LED AS TO THE LAND IN CERTIFICATE E VOL. 1967 FOL. 393314 WR McFarland	The 21st November 1887 at 11.40 A.M.	George Sutton to John Harvey WR McFarland	201276

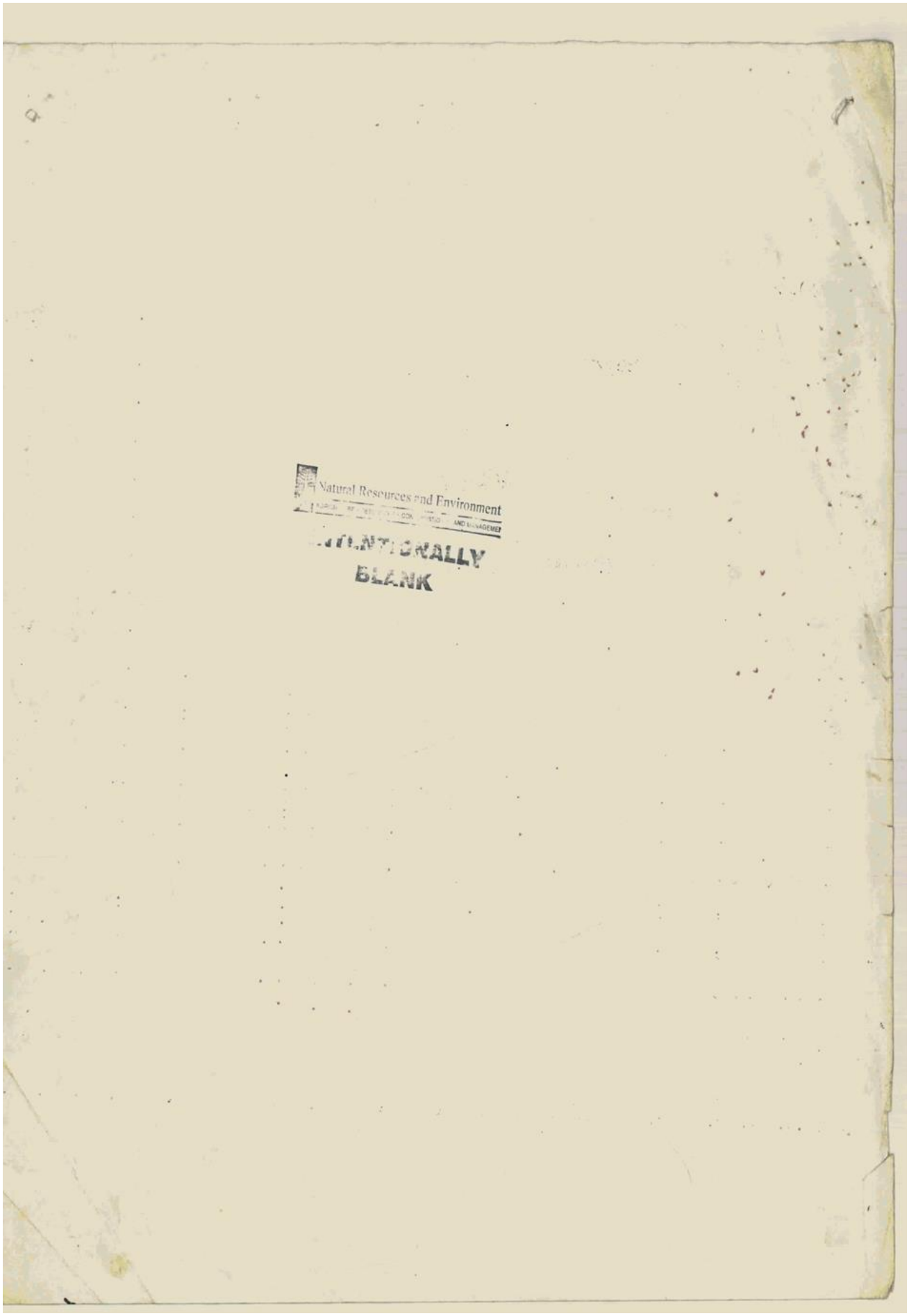
For continuation of Endorsements see the annexed sheet marked A

By Authority: JOHN FERRES, Government Printer, Melbourne.

Agenda Item 6.3 - Attachment 4



Agenda Item 6.3 - Attachment 4



Agenda Item 6.3 - Attachment 4

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to it.	Number or Symbol thereon.
Transfer as to part and Creation of Easement CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 2015 FOL. 402873 Jas Davidson ASSISTANT REGISTRAR OF TITLES.	The 1st May 1888 at 10. 12 am	George Sutton —to— Henry Horace White Jas Davidson Assistant Registrar of Titles.	215007
Transfer as to part and Creation of Easement NCELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 2028 FOL. 405598 ASSISTANT REGISTRAR OF TITLES.	The 12th June 1888 at 12.54 pm	George Sutton —to— Phoebe McKay McWilliam Assistant Registrar of Titles.	219497
Transfer as to balance Vol	The 15th June 1888 at 10. 15 am 2037 Fol 407389	George Sutton to Patrick Callaghan the younger Assistant Registrar of Titles.	219868
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

T01357-235-3-0

Agenda Item 6.3 - Attachment 4

This is the Sheet marked A referred to in the Certificate of Title entered in the Register Book Vol. 1357 Fol. 271235.

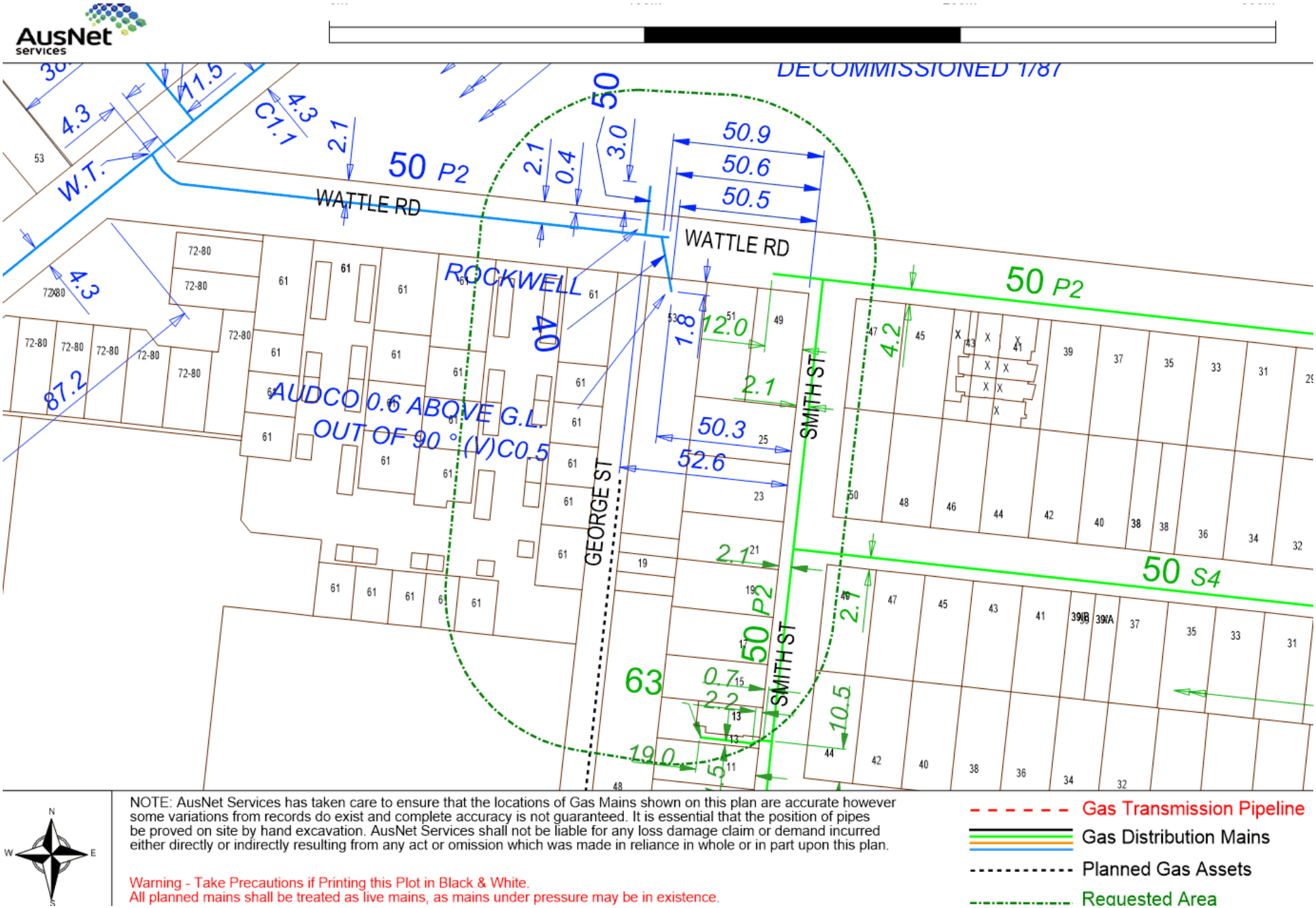
Assistant Registrar of Titles.

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to It.	Number or Symbol thereon.
Creation of Easement.	The 14th day of March, 1888, at 2.15 o'clock in the afternoon. Vol 1999 Fol 399756	George Sutton to Charlotte Henrietta Stopp. Assistant Registrar of Titles.	210712.
Transfer as to Part and Creation of Easement. CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 1999 FOL. 399757 ASSISTANT REGISTRAR OF TITLES	The 14th day of March, 1888, at 2.15 o'clock in the afternoon.	George Sutton to Thomas Turner Assistant Registrar of Titles.	210713.
Transfer as to Part and Creation of Easement. CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 1999 FOL. 399758 ASSISTANT REGISTRAR OF TITLES	The 14th day of March, 1888, at 2.15 o'clock in the afternoon.	George Sutton to George Lane. Assistant Registrar of Titles.	210714.
Transfer as to part and Creation of Easement CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 2005 FOL. 400933 ASSISTANT REGISTRAR OF TITLES	The 27th March 1888 at 10.13 a.m.	George Sutton to John Thomas Bull Assistant Registrar of Titles.	211903
Transfer as to part and Creation of Easement CELLED AS TO THE LAND IN CERTIFICATE TITLE VOL. 2005 FOL. 400934 ASSISTANT REGISTRAR OF TITLES	The 27th March 1888 at 10.13 a.m.	George Sutton to John Robert McDonald Assistant Registrar of Titles.	211904
Creation of Easement	The 24th April 1888 at 1-28 pm Vol 2011 Fol 402132	George Sutton to Grace Surrock Assistant Registrar of Titles.	214357

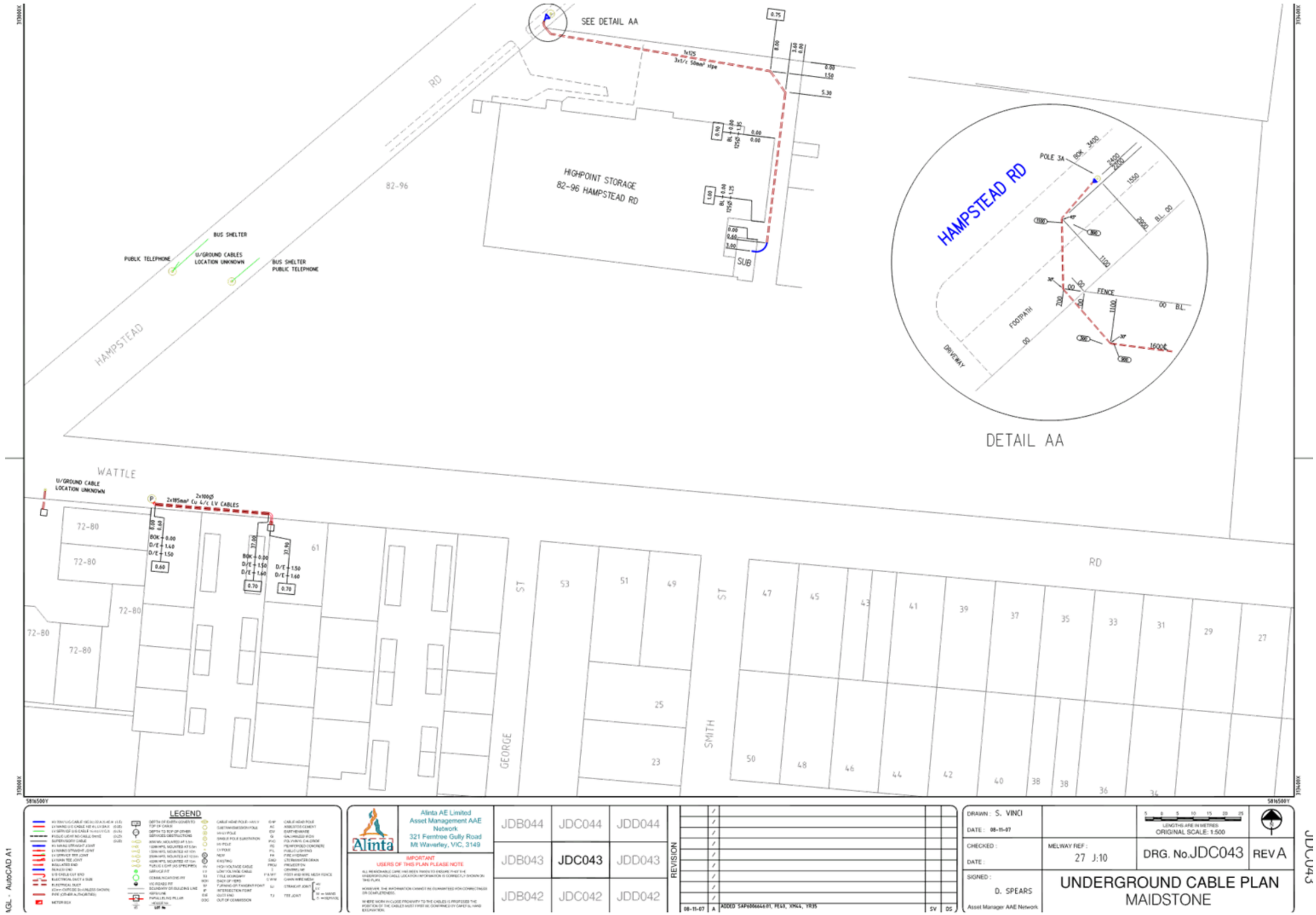
Agenda Item 6.3 - Attachment 4

Appendix F: Dial Before You Dig

Agenda Item 6.3 - Attachment 4



Agenda Item 6.3 - Attachment 4



Agenda Item 6.3 - Attachment 4

DBYD Response from AusNet Gas Services Pty Ltd.

Job Number: 13078275

Sequence Number: 65205534

Enquiry Date: 11/10/2017

Enquiry Location: 53 Wattle Road Maidstone, VIC

Thank you for using the Dial Before You Dig (DBYD) service before engaging in work at the above location.

AusNet Gas Services Pty Ltd – Gas Assets Present

Please find attached Plans and Conditions for Works near gas assets in the vicinity of your enquiry.

** Please note this information is only valid for 28 Days from date of issue.*

Do not rely soley on these Dial Before You Dig plans for underground asset location. The exact location of existing underground assets should be established on site prior to commencement of work. Should you wish to advise AusNet Gas Services Pty Ltd of any data discrepancy, please call 1800 088 208.

For Your Safety

In case of emergency, gas escapes, hit or damaged gas pipelines call **136707.**

Where proposed work is in close proximity to a gas pipe, the exact location of the pipe must first be determined by careful hand excavation.

Gas Service Lines on Private Property

Supplied plans do not show gas service lines on private property and do not show any gas assets of authorities other than AusNet Gas Services Pty Ltd, which may exist on site.

If you require assistance to locate gas services please contact **Downer Group** at the following locations.

Melb Metro	(03) 7379 8876	Ballarat	(03) 5342 6400	Warrnambool	(03) 5561 9614
Geelong	(03) 5223 9400	Bendigo	(03) 5442 4855		

AusNet Services – DBYD Support

Agenda Item 6.3 - Attachment 4

AusNet services

LEGEND – GAS ASSETS

TYPE OF PIPE

C2	CAST IRON
C3	CAST IRON MECHANICAL JOINT
C4	CAST IRON SOUTHERN
C5	CAST IRON A.I.S.
C6	CAST IRON METTERS CLOW
C7	CAST IRON STAVELEY
C8	CAST IRON STANTON
C9	CAST IRON STANTON–STAVELEY
C10	CAST IRON LEAD JOINT
D2	DUCTILE IRON–UNCOATED
D3	DUCTILE IRON–PLASTIC COATED
F2	FIBRO CEMENT
P2	PLASTIC POLYETHYLENE (PE)
P3	PLASTIC POLY VINYL CHLORIDE (PVC)
P4	PLASTIC PIPE OTHER – L.P.ONLY
P5	PLASTIC IMPACT MODIFIED (TYPE 3)
P6	PLASTIC POLYETHYLENE (P.E.) CL 500 MEDIUM DENSITY (HP), (YELLOW)
P7	PLASTIC POLYETHYLENE (P.E.) CL 250 MEDIUM DENSITY (LP/MP), (YELLOW)
P8	PLASTIC POLYETHYLENE (P.E.) PE80B METRIC, (BLACK WITH YELLOW STRIPES)
P9	PLASTIC POLYETHYLENE (P.E.) PE100 METRIC, (BLACK WITH ORANGE STRIPES)
P10	PLASTIC POLYETHYLENE (P.E.) PE100 METRIC, (BLACK WITH YELLOW STRIPES)
S2	STEEL
S3	STEEL COATED & SCREWED
S4	STEEL COATED & WELDED
S5	STEEL GALVANIZED
S6	STEEL COATED GIBAULT JOINT
S7	STEEL PLASTIC COATED & WELDED
S8	STEEL PLASTIC COATED & SCREWED
S9	STEEL INTERPON FBE COATED
S10	STEEL NAPGARD FBE COATED
S20	STEEL WELDED–EXTRUDED POLETHYLENE COATED (T.P.)
S21	STEEL WELDED–ENAMEL COATED (T.P.)
S22	STEEL WELDED–FUSION BOND EPOXY COATED (T.P.)
S23	STEEL WELDED–FUSION BONDED POLYETHYLENE COATED (T.P.)
S24	STEEL WELDED–MULTI–LAYERED EXTRUDED POLYETHYLENE COATED (T.P.)
W2	WROUGHT IRON GALVANIZED

FITTINGS AND NOTATIONS

90°	BEND
B.P.	BLADDER PLATE
(C.B.)	COMBINED BEND
F. & F.	FLANGE & FAUCET PIECE
F. & S.	FLANGE & SPIGOT PIECE
L.T.	LONGTHREAD
MA	MUELLER ADAPTOR (HP) OFF A WILLIAMSON TEE
D.E.	MUELLER DEAD END EXTENSION
L.S.	MUELLER LINE STOPPER
T.S.	MUELLER SERVICE TEE
T.V.	MUELLER TEE VALVE
P.L.	PROPERTY LINE
PJT	PVC TEE
R.	REDUCER
SD.	SADDLE (C.I. MAINS ONLY)
ST.	STOOL (C.I. MAINS ONLY)
T.	TEE
T.SP.	TEE SPLIT
TH.	THIMBLE
TH.R	THIMBLE REDUCER
TH.SP.	THIMBLE SPLIT
TH.SP.B.	THIMBLE SPLIT BOSSED
TH.SP.F	THIMBLE SPLIT FLANGED
(V)	VERTICAL
W.S.	WILLIAMSON SHORT STOPP
W.T.	WILLIAMSON TEE

K OR P	REGULATOR KIOSK / PIT
S	SERVICE REGULATOR
SCADA D5–107	SYSTEM CONTROL & DATA ACQUISITION NUMBER
P1–101	REGULATOR NUMBER
	SYPHON
	PURGE, PRESSURE POINT
	VALVE
	VALVE INSULATED
	FLANGE BLANK
	INSULATED FITTING
A / T	ANODE BED / TEST POINT
C	CATHODIC PROTECTION UNIT
	ENCASING PIPE/INSERTION PIPE
	CONCRETE SLABBING
	CROSS
GAS CRITICAL VALVE	GAS CRITICAL VALVE
	INSTRUMENT STATION

	PROPOSED TITLE BOUNDARY
	EASEMENT BOUNDARY
	BACK OF KERB (B.O.K.)
	FENCE LINE
2/74	DATE MAIN LAID FEB. 1974
E.O.M.	END OF MAIN
N.T.I.	NOT TIED IN
2.1 / C1.0	OFFSET / COVER
VR	VIC ROADS
CP 12345 LP12345 PS 123456 RP12345 RCA 12345 SP12345	SURVEY / TITLE DRAWINGS
C.T.	COMMON TRENCHING
D.B.	DIRECTIONAL BORING
T.P.	TRANSMISSION PIPE
C.T.L.12345	CONSENT TO LAY
F.L.	FLOOR LEVEL
	PRELAID GAS SERVICE TO LOTS SHADED GREEN

ALPHA NUMERIC REFERENCES RELATE TO DETAILED DRAWINGS WHICH ARE AVAILABLE FROM SP AusNet.

EG.	M1 1234	MAINS DETAIL DRAWING
	E1	EASEMENT DRAWING
	N1	UNIT SITE LOCATION (INDUSTRIAL SERVICE)
	T	ROUTE PLANS (TRANSMISSION PIPELINES)

DIAL BEFORE YOU DIG www.1100.com.au

This Legend relates to the Plot provided in response to your DBYD request.

Agenda Item 6.3 - Attachment 4

Dial Before You Dig Response Cover Letter

Maribyrnong City Council
61 Napier Street (Cnr Hyde and Napier Streets)
Footscray
VIC 3011

11/10/2017

To: Miss Cate Moore
Tonkin & Taylor
Ground Floor 95 Coventry Street
South Melbourne VIC
3205

Dear Miss Cate Moore

The following is our response to your Dial Before You Dig Enquiry.

Affected Infrastructure: Drainage Assets Affected

Sequence No: **65205530**

DBYD Job No: **13078275**

Location: **53 Wattle Road Maidstone VIC 3012**

Commencement Date: **11/10/2017**

If you require further information please contact the Works Engineer on 03 9032 4003 or Drainage Engineer on 03 9032 4001, or dialdb@maribyrnong.vic.gov.au.

Important Notice: This document contains information that is intended for use only by the addressee. If you have received this document in error, you are advised that copying, distributing, disclosing or otherwise acting in reliance on this document is expressly prohibited. If you have received this document in error, please let us know by telephone and then return it to us by post. Your reasonable costs in complying with this request will be refunded.

DISCLAIMER: While every care is taken by Maribyrnong City Council to ensure the accuracy of this data, Maribyrnong City Council makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. **Exact positions of any assets shown on this map report should be confirmed on site**.

While reasonable measures has been taken to ensure the accuracy of the information contained in this plan response, neither Maribyrnong City Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

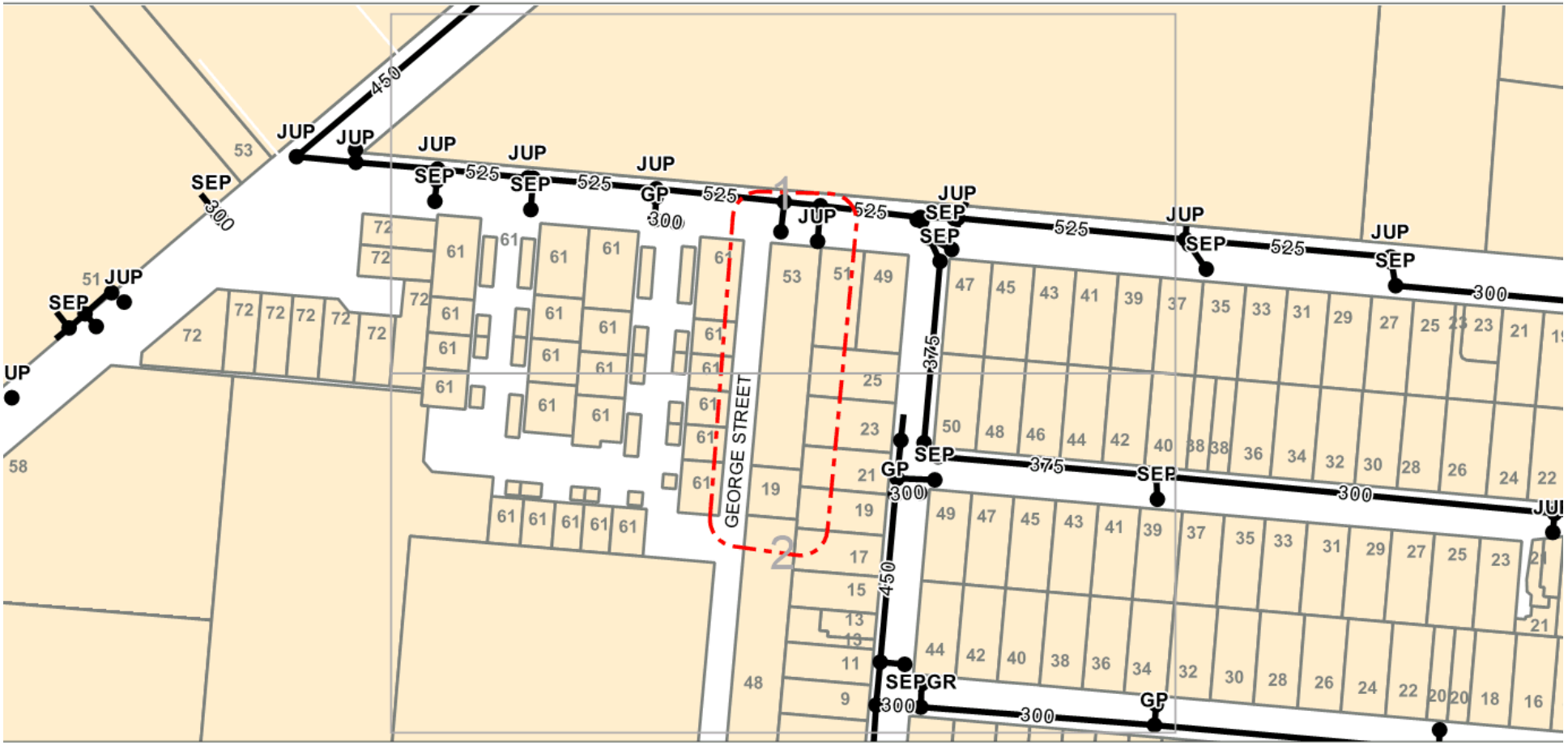
Agenda Item 6.3 - Attachment 4

Maribyrnong CITY COUNCIL

DIAL BEFORE YOU DIG www.1100.com.au

Drainage

Sequence No: 65205530
DBYD Job No: 13078275
Location: 53 Wattle Road, Maidstone, VIC 3012



Create Date: 11/10/2017

Map Scale: 1:2050

DISCLAIMER: While every care is taken by Maribyrnong City Council to ensure the accuracy of this data, Maribyrnong City Council makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. **Exact positions of any assets shown on this map report should be confirmed on site**.

Plans generated by PelicanCorp TicketDP Software www.pelicancorp.com

N

Asset Legend

- Drainage Pits
- Drainage Pipe

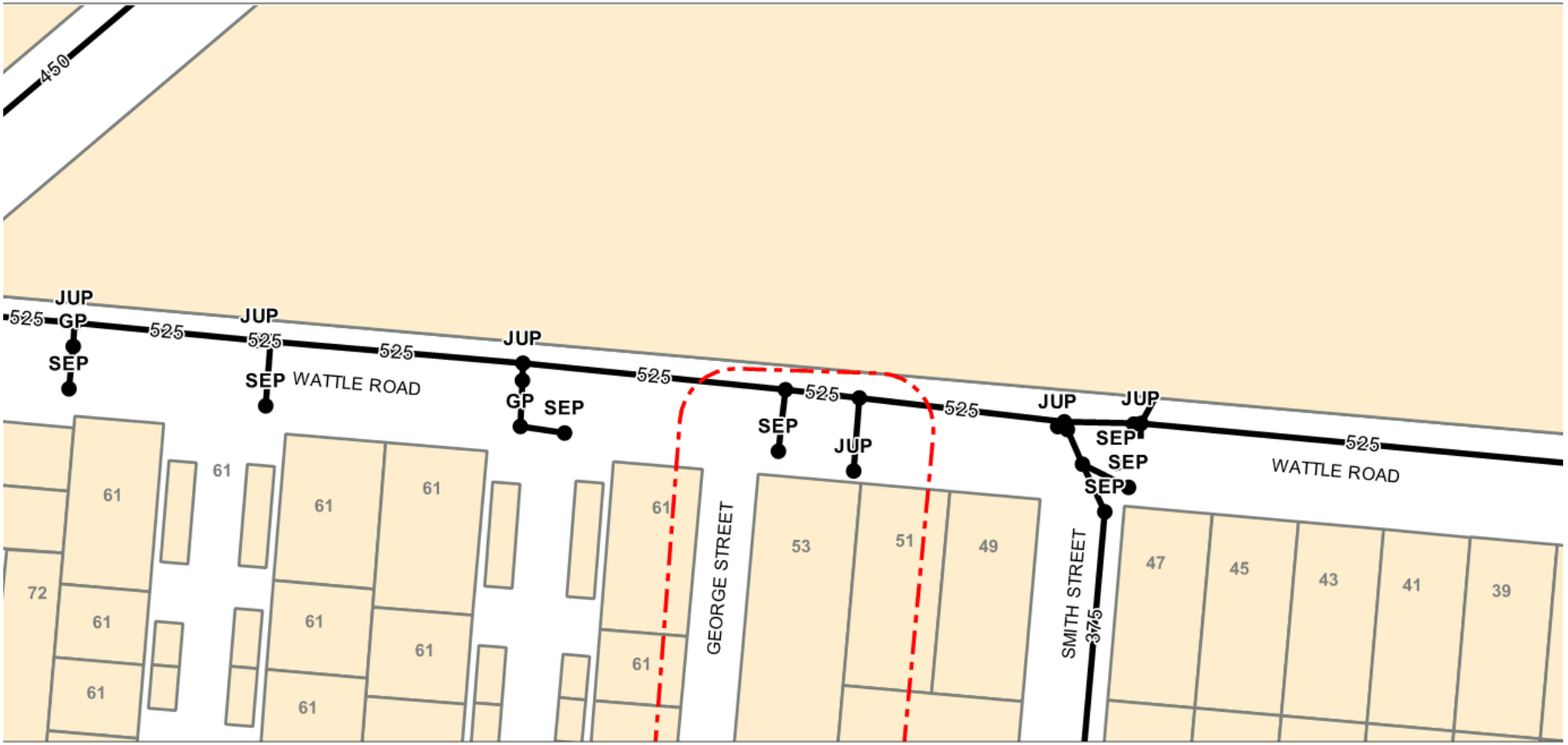
Agenda Item 6.3 - Attachment 4

Maribyrnong CITY COUNCIL

DIAL BEFORE YOU DIG www.1100.com.au

Drainage

Sequence No: 65205530
DBYD Job No: 13078275
Location: 53 Wattle Road, Maidstone, VIC 3012



Create Date: 11/10/2017

Map Scale: 1:1000

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Plans generated by PelicanCorp TicketDP Software www.pelicancorp.com

N

Asset Legend

- Drainage Pits
- Drainage Pipe

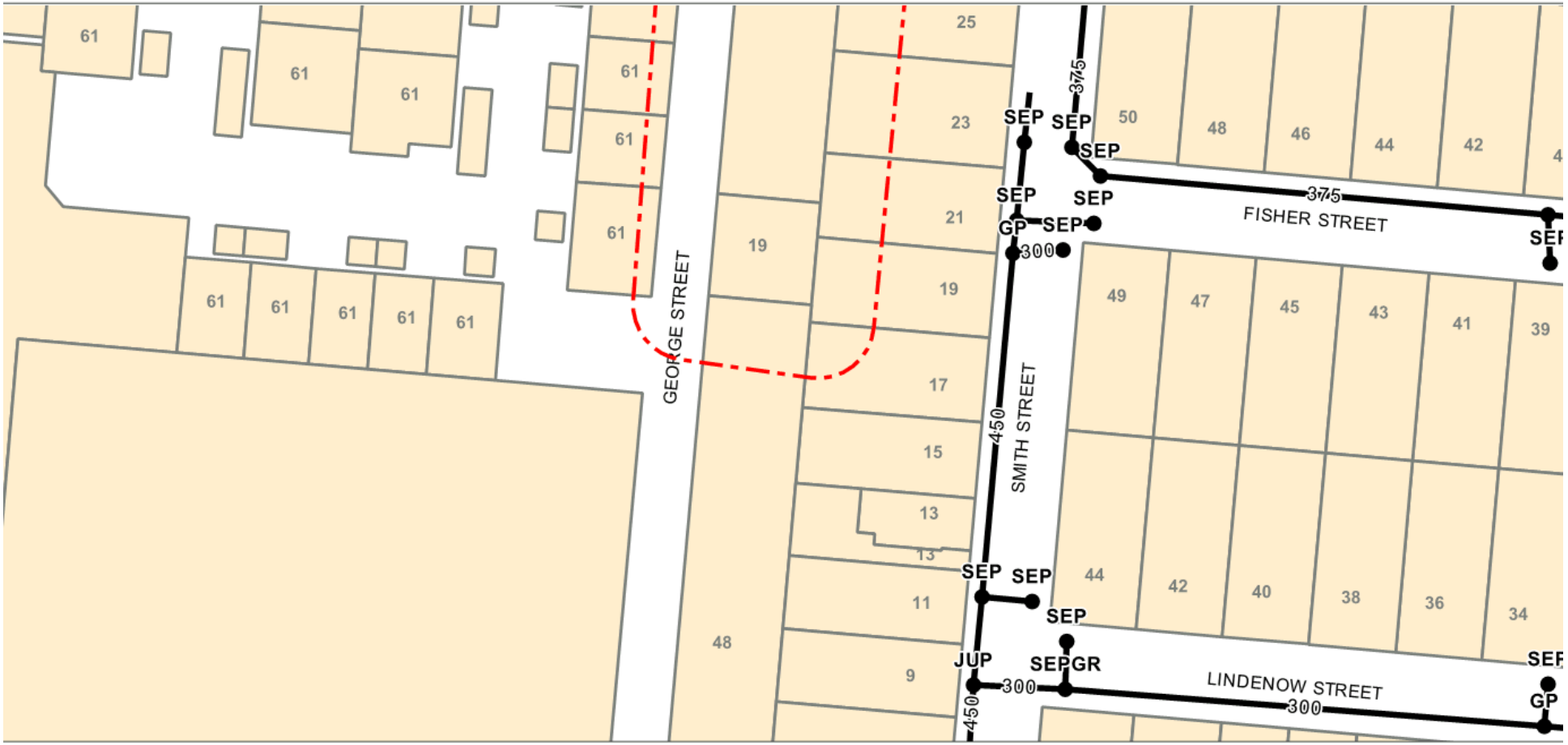
Agenda Item 6.3 - Attachment 4

Maribyrnong CITY COUNCIL

DIAL BEFORE YOU DIG www.1100.com.au

Drainage

Sequence No: 65205530
DBYD Job No: 13078275
Location: 53 Wattle Road, Maidstone, VIC 3012



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Plans generated by PelicanCorp TicketDP Software www.pelicancorp.com

N

Asset Legend

- Drainage Pits
- Drainage Pipe

Agenda Item 6.3 - Attachment 4

Jemena Electricity Networks (Vic) Ltd
ABN 82 064 651 083

Level 16, 567 Collins St,
Melbourne, Vic 3000
www.jemena.com.au

1300 825 469

11/10/2017

Miss Cate Moore
Tonkin & Taylor
Ground Floor 95 Coventry Street,
South Melbourne, VIC 3205

Dial Before You Dig Enquiry Response

Job Number:	13078275
Sequence Number:	65205531
Authority Name:	Private
Enquiry Date:	11/10/2017
Enquiry Location:	53 Wattle Road Maidstone, VIC 3012

Underground Electricity - Assets Affected

Please find attached plans and drawings of electricity underground assets nearest to the vicinity of your enquiry.
This information is only valid for 28 days from the date of issue.

Attached to this response are the following documents and comments:

Jemena Assets Affected Cover Letter and Conditions
Dig site plan(s)
Drawings:
JDC043_A.pdf

For Your Safety

If you observe obvious underground electrical cables and they appear to be additional to the information supplied, please call 1300 825 469 for further assistance.

DO NOT PROCEED UNTIL YOU HAVE READ THIS NOTICE IN FULL

Agenda Item 6.3 - Attachment 4

CONDITIONS FOR WORKING IN THE VICINITY OF UNDERGROUND CABLES

SEQUENCE NUMBER : 65205531
DATE OF ISSUE : 11/10/2017

NOTE: Other Utilities may have electrical assets in the vicinity of your work about which we have no information. This office does not usually have plans of privately owned cables on private property. Your attention is expressly drawn to the information and disclaimers below and **'The Conditions for Working in the Vicinity of Underground Cables' attached.**

Your attention is expressly drawn to the information and disclaimers below.

1. Jemena Electricity Networks (Vic) Ltd. takes all reasonable care in providing details of its cables, however, due to the nature of underground cables and the age of some cables and records, it is impossible to conclusively ascertain the location of all cables. The accuracy and/or completeness of the information cannot be guaranteed and, accordingly, is intended to be indicative only. Information should not be solely relied upon when undertaking underground works.

2. Due to the inherent dangers associated with excavation in the vicinity of underground cables, precautions should be taken in the undertaking of any underground works, including (but not limited to) the following:

    - All excavation sites should be examined visually for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed;
    - Particular attention should be paid to areas surrounding Pole type Substations, High Voltage Switches and Kiosk Substations as there are often unrecorded earth wires buried in the vicinity;
    - If any undisclosed underground cables are located, Jemena Electricity Networks (Vic) Ltd. should be notified immediately on telephone 131 626;
    - All personnel must be properly briefed, particularly those associated with the use of earthmoving equipment, trenching, boring and pneumatic equipment;
    - All work must be undertaken in accordance with the Electricity Safety Act 1998 and the Electricity Safety Installation Regulations 2009.

3. Except to the extent that liability may not be capable of lawful exclusion, Jemena Electricity Networks (Vic) Ltd. and its servants and agents shall be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any Plans attached hereto. For the purposes of this condition, Jemena Electricity Networks (Vic) Ltd. has contracted on behalf of its servants and agents.

4. Except as expressly provided to the contrary in this information sheet or the attached Plans, all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

5. Any information provided is valid only for 28 days from the date of issue.

NO GO ZONES

If any **overhead** or **underground** powerlines are near your proposed work, will your equipment intrude into a NO GO Zone?

If the answer is YES, or you are NOT SURE, then please phone **131 626** for No Go Zone matters.

Further information concerning No Go Zones may be obtained from:
www.worksafe.vic.gov.au
http://www.esv.vic.gov.au

Before work commences, you must follow the NO GO ZONE safety procedures

Agenda Item 6.3 - Attachment 4

SEQUENCE NUMBER : 65205531
DATE OF ISSUE : 11/10/2017

Protective Covers

Our electrical cables usually have protective covers of;

1. Concrete or PVC cover slabs;
2. PVC, A.C. or galvanised iron pipe;
3. Concrete encased PVC pipe;
4. Thin Plastic marker tape; or
5. Wooden troughing;

Note: Some cables are known to be buried without protection.

To assist in the identification of an underground cable, some installations have marker tape installed above the cover slab or conduit protecting the cable. You must not rely on marker tape as a test for existence of underground cables.

Location of Cable(s)

All reasonable care is taken to ensure that the location and level of cable(s) shown on our office drawing/s are correct at the time of installation, however, reference points may change and therefore proving of the cable(s) is essential when working in close proximity to them.

Excavating parallel to Cable(s)

Generally there is no restriction to excavating parallel to our cable(s) to a depth not exceeding that of the cable. When proposed excavations are within 500mm of our cable(s), trial holes shall be hand dug at regular intervals to prove the actual locations of the cable(s).

If excavation is to exceed the depth of the cable(s) and it is likely that the protective covers or the bedding material around the cable(s) may be disturbed, or within 500mm, please phone **131 626** for No Go Zone matters

Excavating across Cable(s)

It is essential that the location of cable(s) is proven by careful hand digging before using mechanical excavating machinery within 500mm of the cable(s).

A Minimum clearance of 300mm above from a cable shall be maintained.

In no case shall a cable protective cover be removed without approval.

If the width or depth of the excavation is such that the cable(s) will be exposed, our office shall be contacted to determine whether the cable(s) should be taken out of service, or whether they need to be protected or supported.

Heavy Machinery Operating over Cable(s)

Where heavy "Crawler" or "Vibration" type machinery is operated over the top of cable(s), a minimum cover of 1000mm to the cable protective cover must be maintained whilst the machinery is in operation.

Boring

Where it is required to bore across the line of the cable(s), the actual location of the cable(s) shall be first proven by hand digging.

A trench shall be dug one metre from the side of the cable(s) which the auger will approach, to ensure a minimum clearance of 150mm can be maintained.

Explosives

The use of explosives within 3.0 metres of a cable(s) is not allowed.

Regulations

All work must be undertaken in accordance with the Electricity Safety Installation Regulations 2009.

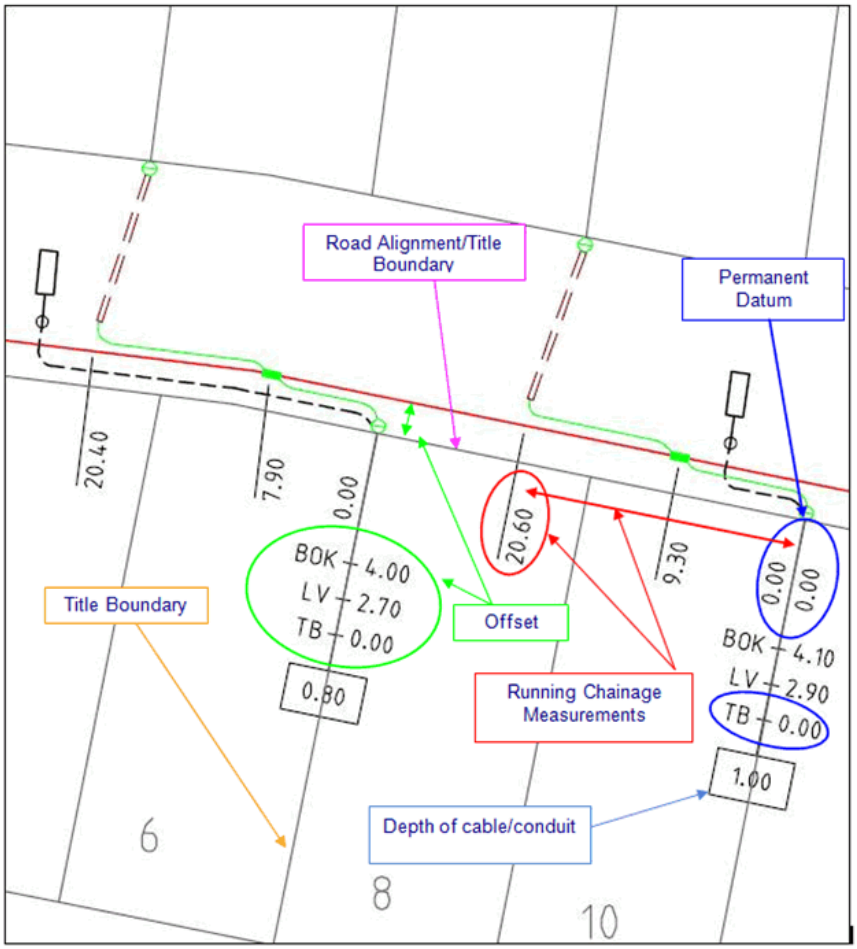
Alteration of Levels

If it is desired to increase or decrease ground levels above our cables, please contact our office before the project commences to seek our approval.

Agenda Item 6.3 - Attachment 4

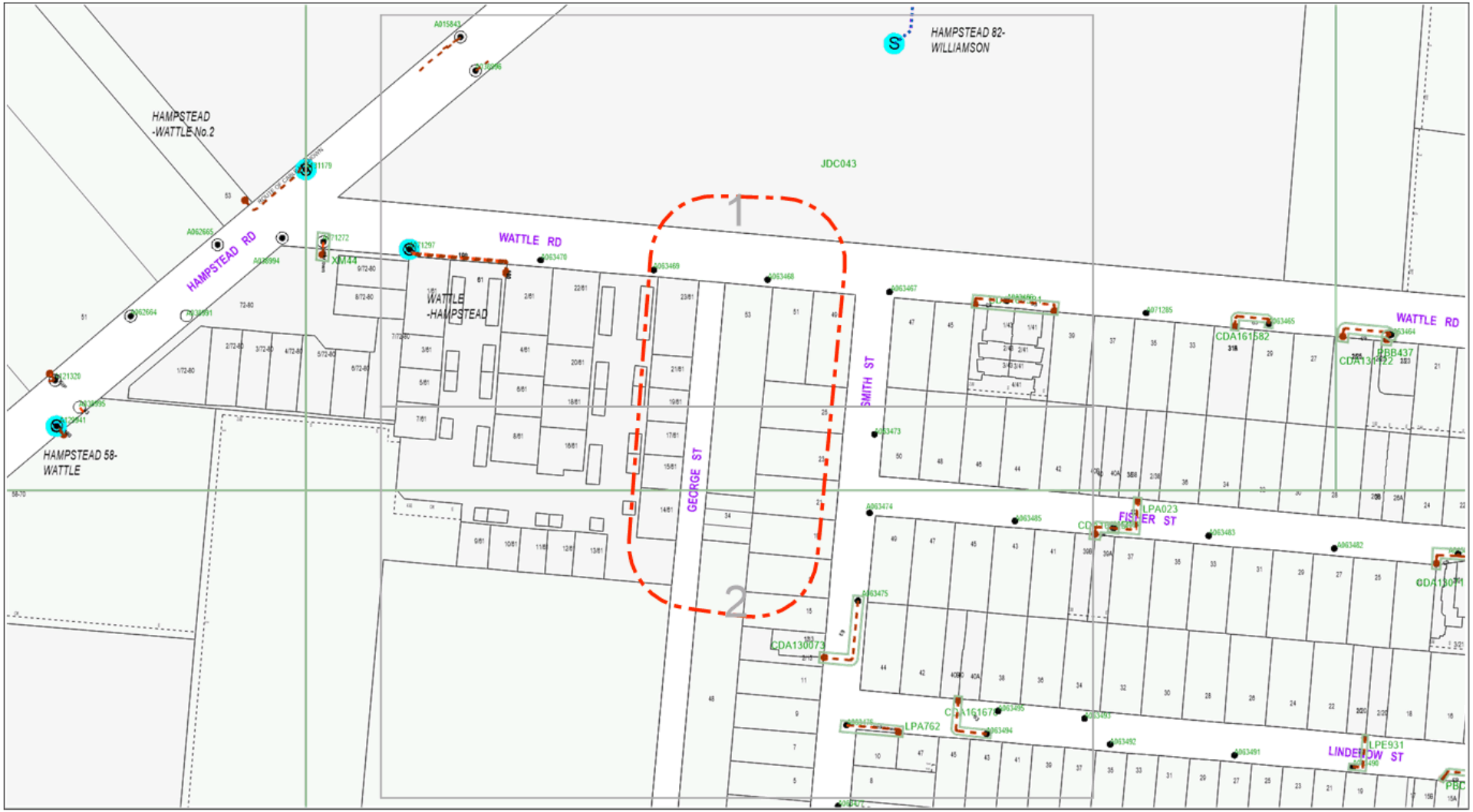
SEQUENCE NUMBER : 65205531
DATE OF ISSUE : 11/10/2017

How to read Jemena Electricity plans



Agenda Item 6.3 - Attachment 4

DBYD Authority: Jemena Electricity Networks (Vic) **DBYD Location:** 53 Wattle Road, Maidstone, VIC 3012



Jemena
ABN 82 064 651 083

Legend

- LV Cable
- HV Cable
- Subtransmission Cable
- Fibre Optic / Auxiliary Cable
- Conduit
- Asbestos Conduit
- DBYD Search Area
- Connection
- Drawing Boundary
- Zone Sub. / Terminal Station
- Distribution Substation
- LV / Lighting Pole
- LV / HV Pole
- HV Pole
- LV / Subtrans. Pole
- LV / HV / Subtrans. Pole
- HV / Subtrans. Pole
- Subtrans. Pole

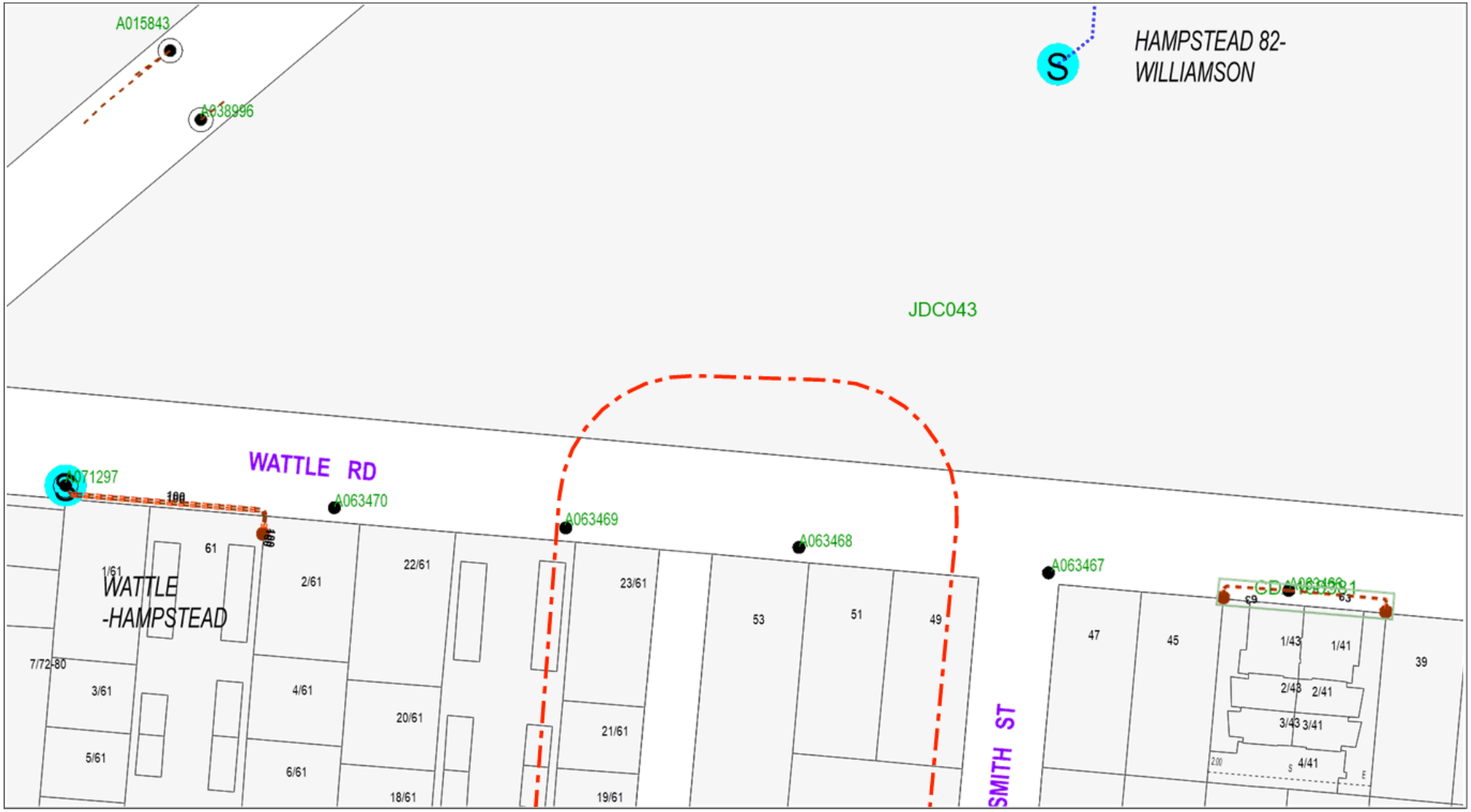
Scale: 1:2050

Issue Date: 11/10/2017
DBYD Seq. No: 65205531
DBYD Job No: 13078275
Overview

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.

Agenda Item 6.3 - Attachment 4

DBYD Authority: Jemena Electricity Networks (Vic) **DBYD Location:** 53 Wattle Road, Maidstone, VIC 3012



Jemena
ABN 82 064 651 083

Legend

LV Cable	Conduit	Drawing Boundary	LV / Lighting Pole	LV / Subtrans. Pole
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station	LV / HV Pole	LV / HV / Subtrans. Pole
Subtransmission Cable	DBYD Search Area	Distribution Substation	HV Pole	HV / Subtrans. Pole
Fibre Optic / Auxiliary Cable	Connection			Subtrans. Pole

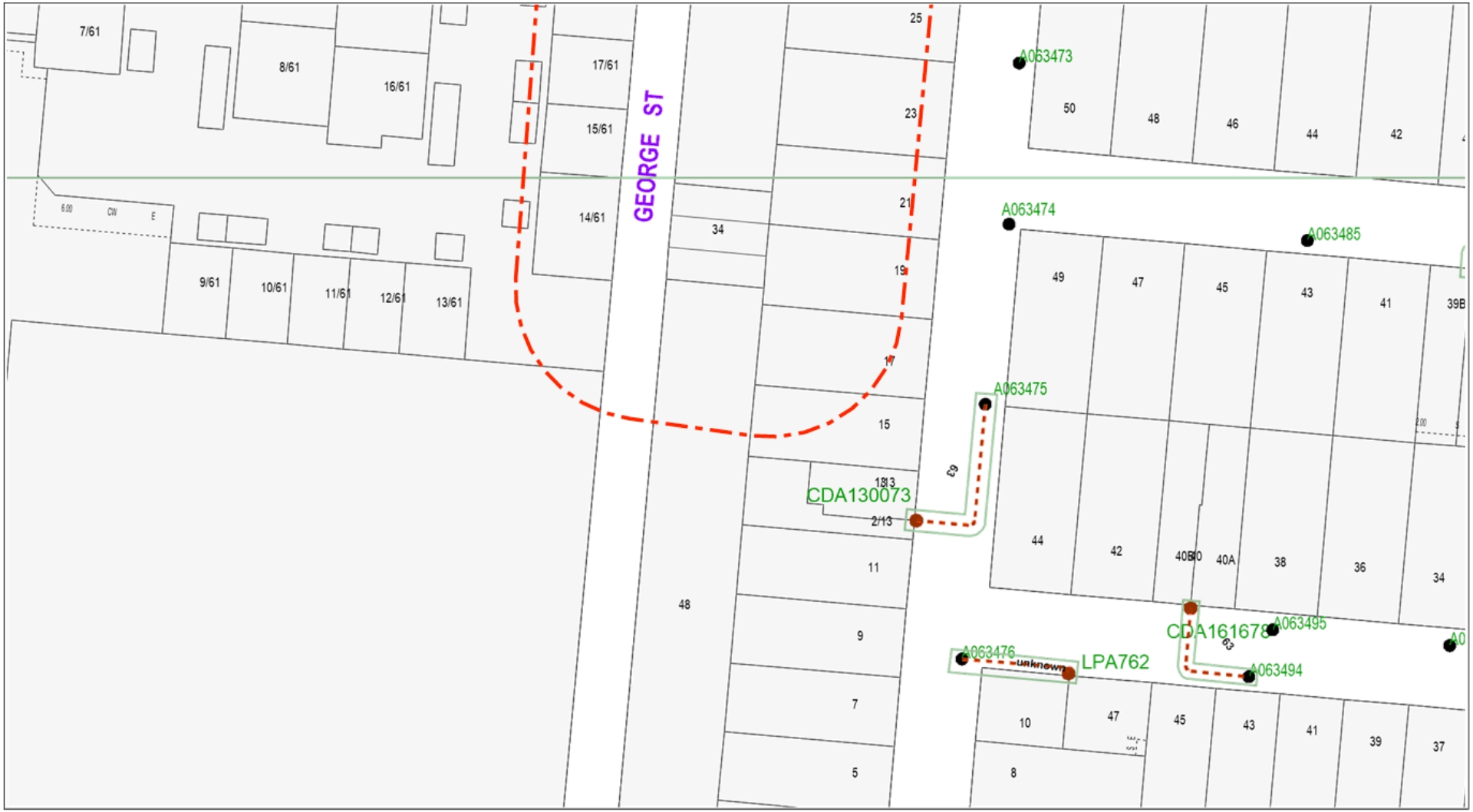
Scale: 1:1000

Issue Date: 11/10/2017
DBYD Seq. No: 65205531
DBYD Job No: 13078275
Tile No: 1

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.

Agenda Item 6.3 - Attachment 4

DBYD Authority: Jemena Electricity Networks (Vic) **DBYD Location:** 53 Wattle Road, Maidstone, VIC 3012



Jemena
ABN 82 064 651 083

Legend

- LV Cable
- HV Cable
- Subtransmission Cable
- Fibre Optic / Auxiliary Cable
- Conduit
- Asbestos Conduit
- DBYD Search Area
- Connection
- Drawing Boundary
- Zone Sub. / Terminal Station
- Distribution Substation
- LV / Lighting Pole
- LV / HV Pole
- HV Pole
- LV / Subtrans. Pole
- LV / HV / Subtrans. Pole
- HV / Subtrans. Pole
- Subtrans. Pole

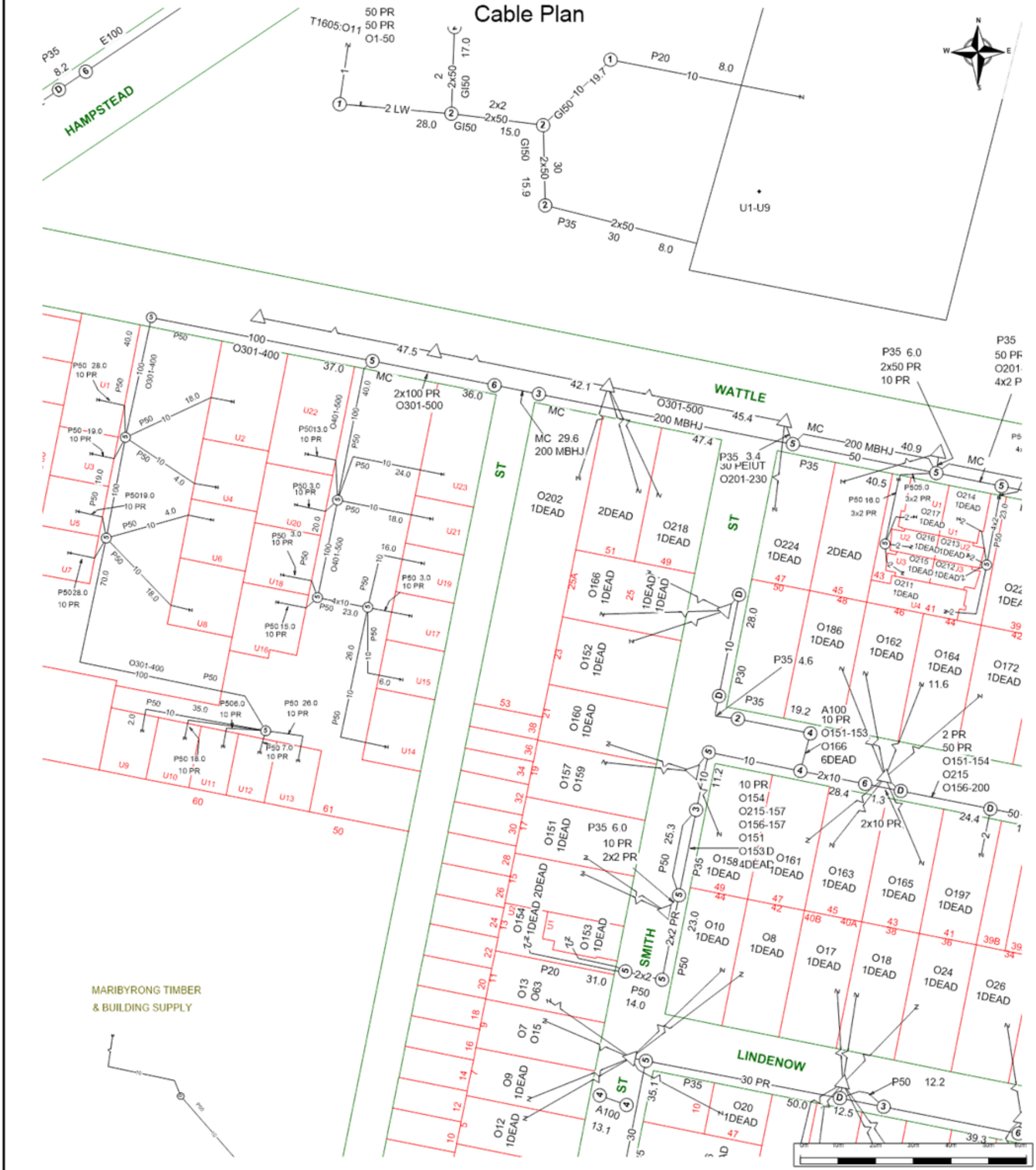
Scale: 1:1000

Issue Date:	11/10/2017
DBYD Seq. No:	65205531
DBYD Job No:	13078275
Tile No:	2

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.

Agenda Item 6.3 - Attachment 4

Cable Plan



Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	
Generated On 11/10/2017 09:40:33	

Sequence Number: 65205532

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/o completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

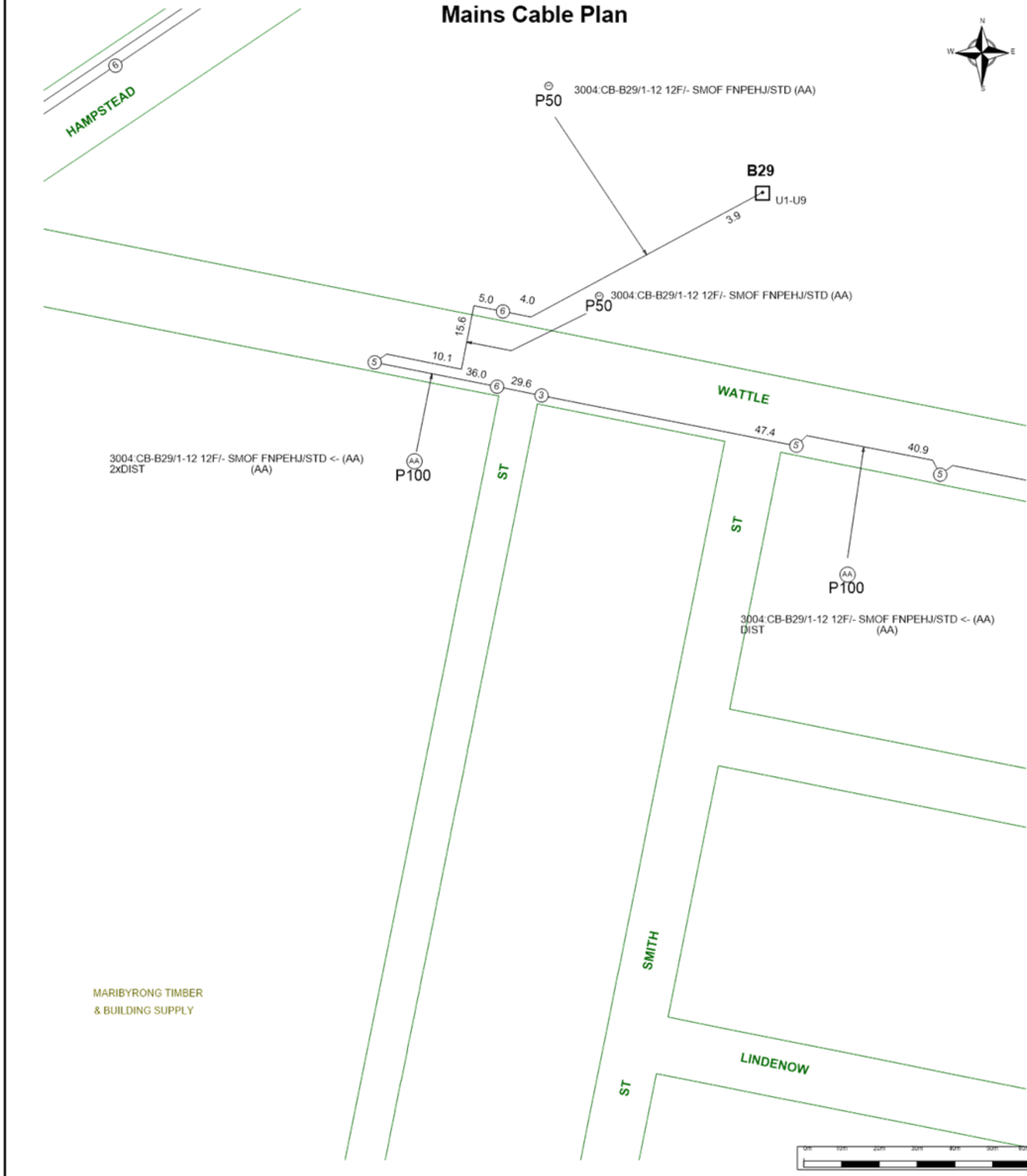
It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Agenda Item 6.3 - Attachment 4

Mains Cable Plan



Telstra	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 65205532
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 11/10/2017 09:40:34		

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/o completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

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Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Agenda Item 6.3 - Attachment 4

LEGEND

IT'S HOW WE CONNECT

For more info contact a Telstra Accredited Locater or Telstra Plan Services 1800 653 935

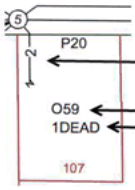
Exchange
(major cable present)

Footway access chamber
(can vary from 1-lid to 12-lid)

Pillar/cabinet
(above the ground / free standing)

Above ground complex equipment housing (eg RIM)
Please Note: This equipment is powered by 240V electricity.

OC **other carrier**



2 pair lead-in to property from pit in street
O59 **1 pair working (pair ID 059)**
1DEAD **1 pair dead (i.e. spare, not connected)**

Cable jointing pit
(number indicating pit type)

Elevated cable joint
(above ground joint on buried cable)

Telstra Plant in shared utility trench

Aerial Cable
(above ground)

Aerial Cable
(attached to joint use pole e.g. power)

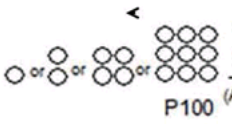
Direct buried cable

M **Marker post installed**

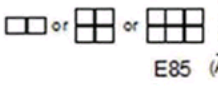
TR **Buried transponder**

MT **Marker, transponder**

SMOF **Optical fibre cable direct buried**



Single to multiple round conduit
Configurations 1, 2, 4, 9 respectively
(Attached text denotes conduit type and size)

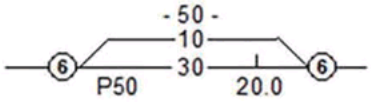


Multiple square conduit
Configurations 2, 4, 6 respectively
(Attached text denotes conduit type and size)

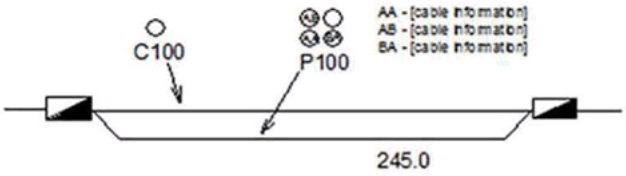
Some examples of conduit type and size:
A - Asbestos cement, P - PVC / plastic, C - Concrete, GI - Galvanised iron, E - Earthenware.
Conduit sizes *nominally* range from 20mm to 100mm.

P50	50mm PVC conduit
P100	100mm PVC conduit
A100	100mm asbestos cement conduit
E 85	85mm square earthenware conduit

Some examples of how to read Telstra plans:



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. The exact position of Telstra assets can only be validated by physically exposing it. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

TELSTRA CORPORATION ACN 051 775 556

Agenda Item 6.3 - Attachment 4

City West Water

DIAL BEFORE YOU DIG www.1100.com.au

Dial Before You Dig

City West Water Plan Request

Wednesday, 11 October 2017

TO:	Miss Cate Moore Ground Floor 95 Coventry Street South Melbourne 3205 VIC	**FROM:**	CWW Dial Before You Dig
EMAIL / FAX:	CMoore@tonkintaylor.com.au 039863886	**EMAIL:**	connections@citywestwater.com.au

Site Location details:

53 Wattle Road, Maidstone, VIC, 3012

SEQUENCE NUMBER	JOB NUMBER
65205535	13078275

Dear Miss Cate Moore,
Thank you for your Dial Before You Dig Request. Please find attached the Water and Sewerage plans as requested.

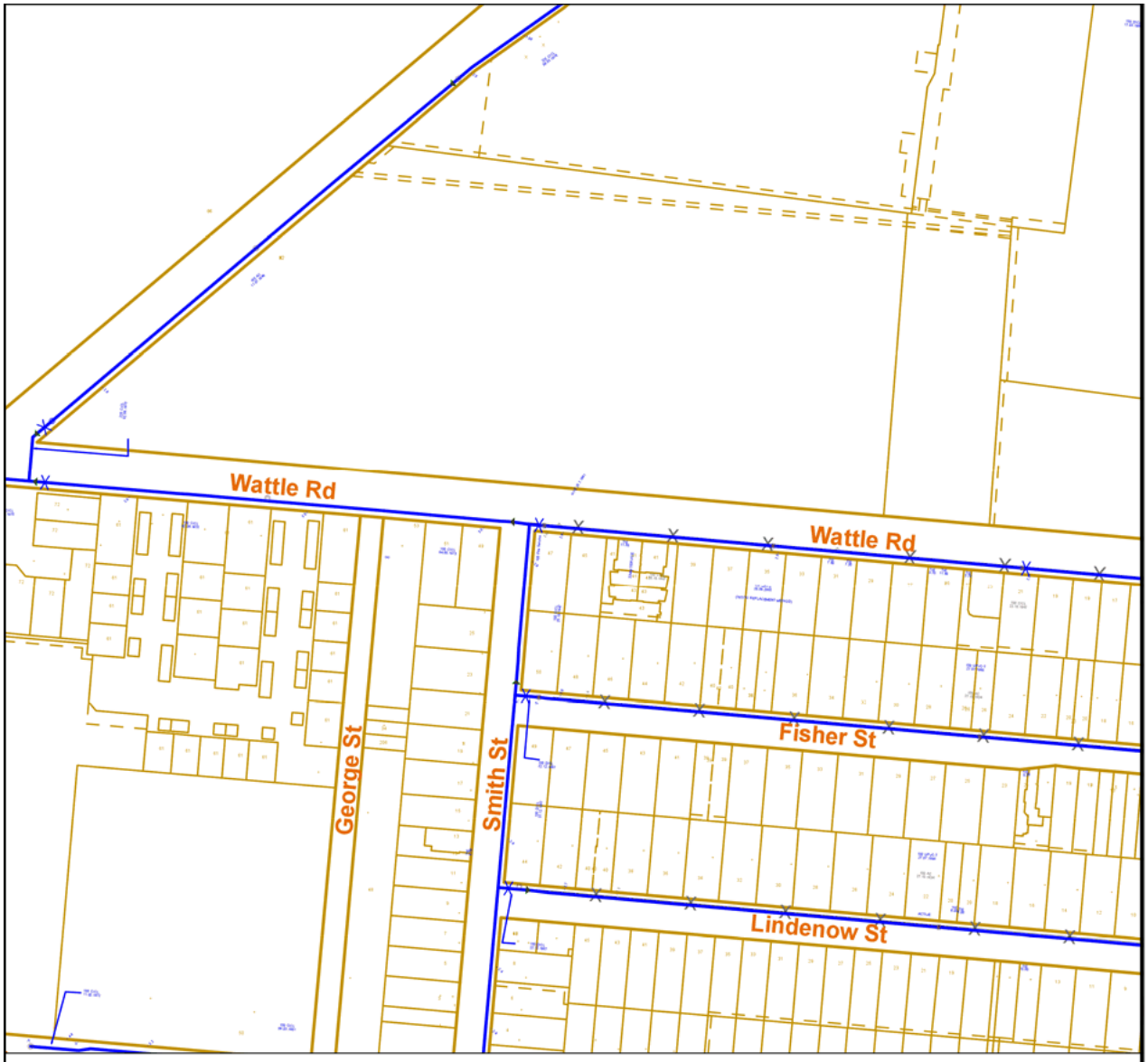
Important Information

- The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services.
- City West Water does not guarantee and makes no representation or warranty as to the accuracy or scale of these plans. This company accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in these plans.
- Assets labelled AC may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.
- Metallic water mains and associated fittings may pose an electrocution hazard if electrical earth wires have been connected to the property service or water main. The contractor shall ensure that adequate electrical testing is carried out prior to working on these mains. If a positive reading is recorded the contractor shall cease all works and notify the relevant power distributor, the customer and City West Water.
- Minimum horizontal and vertical clearances (edge to edge) are required between your proposed works and City West Water assets. Details of these minimum clearances can be obtained from City West Water's website: http://www.citywestwater.com.au/documents/Guidelines_for_proposed_works_over_adjacent_to_water_authority_assets(1).pdf
- Any conflict with the minimum clearance to your proposed works should be referred to City West Water for advice.

Contact Information:

- If you require more detailed plans, please contact as follows :
  (Please note, the following services will incur a processing fee)
  - Sewer Detail Plan — City West Water 13 16 91
  - Asset Information Plan — City West Water 13 16 91
  - Property Service Plan (Internal Pipes) — Casey Inspection 9835 5511

Agenda Item 6.3 - Attachment 4



MOCS SEQUENCE No. 13078275:65205535

53 Wattle Road, Maidstone VIC 3012

Melway Reference: 27J10

WATER PLAN

Scale 1: 2577

Date: 11/10/2017

City West Water

N

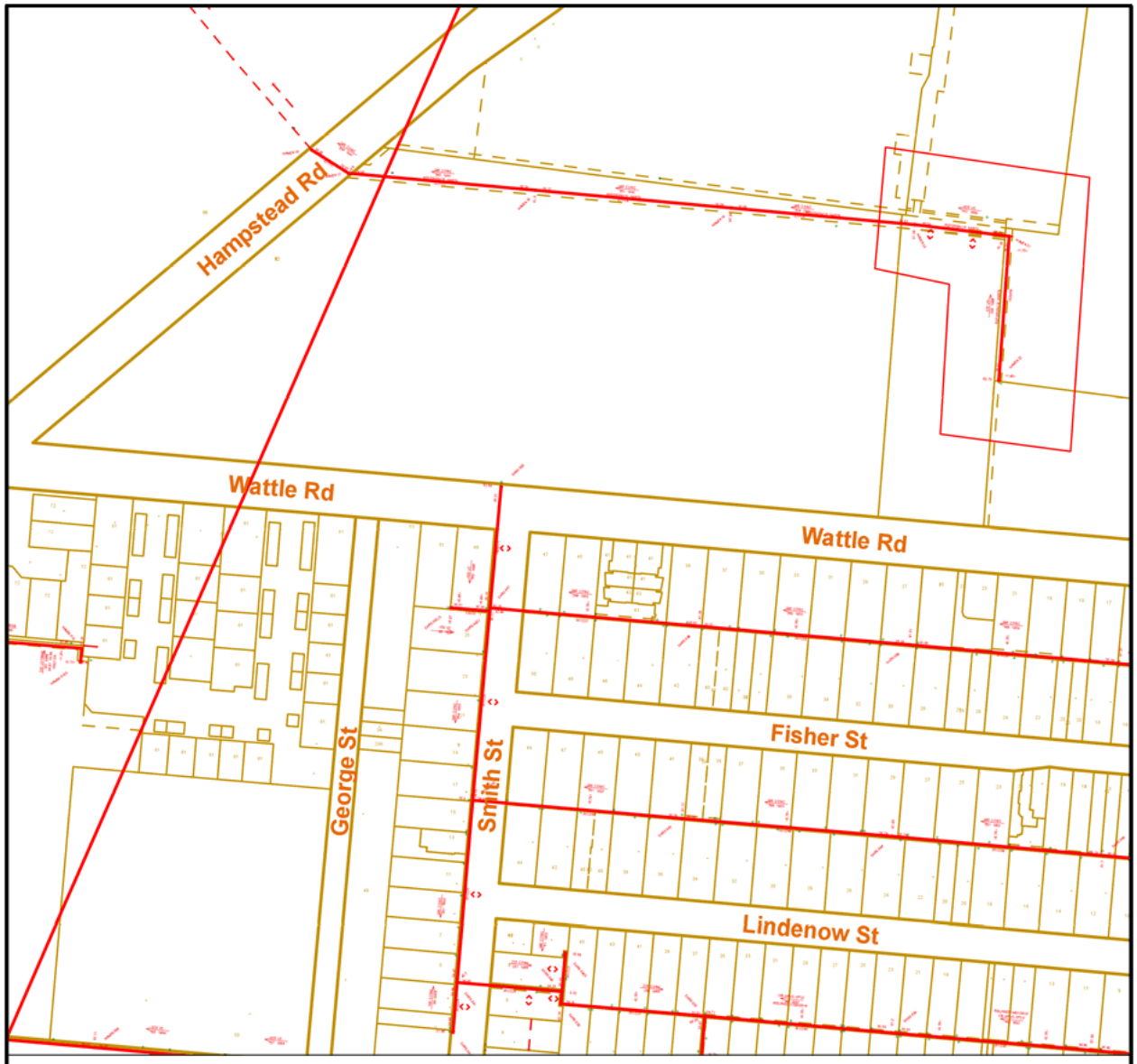
LEGEND

Water Main		Valve (or Stop Cock)		Hydrant – City West Water		Hydrant – Valve Controlled	
Transfer Water Main		Air Valve, Shut Valve		Hydrant – Council		Fireplug – Valve Controlled	
Recycled Water Main	R R	Pressure Reducing Valve		Hydrant – Council / Water Authority		Chlorination Installation	
Abandoned Water Main	ABANDONED	Needle Valve, Altitude Valve		Fireplug – City West Water		Electrolysis Installation	
Offset of Water Main		Pressure Sustaining Valve		Fireplug – Council		Recorder – Depth, Pressure, Flow	
Pipe Diameter, Type	100 CICL	Scour, Pumping Point		Fireplug – Council / Water Authority		Dialysis	
Pipe Construction Date	01.01.1900	Manhole		Washout		Insulating Joint	
		Reducer or Taper		Washout – Valve Controlled			

Assets labelled AC may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS Regulations 2007 (Part 4.3).

Disclaimer : The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This company accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

Agenda Item 6.3 - Attachment 4



MOCS SEQUENCE No. 13078275:65205535

53 Wattle Road, Maidstone VIC 3012

Melway Reference: 27J10

City West Water

SEWER PLAN

Scale 1: 2577

Date: 11/10/2017

N

LEGEND

Access Shaft		Inspection Shaft		Sewer Main			
Circular Manhole		Circular Pump Well		Abandoned Sewer Main	ABANDONED		
Gas Check Manhole		Vent In-Ground		Direction of Flow			
Square Manhole		End of Pipe		Ventilation Structure			
Rectangular Manhole		Pipe Junction		Change of Grade			
Chambered Manhole		Long Branch Reducer					

Assets labelled AC may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS Regulations 2007 (Part 4.3).
Disclaimer : The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services.
City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This company accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

Agenda Item 6.3 - Attachment 4

Melbourne Water

11/10/2017

Miss Cate Moore
Tonkin & Taylor
Ground Floor 95 Coventry Street
South Melbourne, VIC 3205

Dear Miss Cate Moore,

Re: Dial Before You Dig – Sequence No 65205536
Location Details -
Address: 53 Wattle Road, Maidstone, VIC 3012
Map Ref: 27J10
Activity: Mechanical Excavation
Commencement Date: 13/10/2017 12:00:00 AM
Area of Interest: As per attached plan

Attached are plans showing Melbourne Water's assets in relation to the area of your enquiry. Melbourne Water's records indicate that there ARE underground assets in the vicinity of the above area of interest indicated on the plan.

Please note, the attached plans do not constitute approval from Melbourne Water.

For **detailed asset locations**, please email **DBYD@melbournewater.com.au** allowing **at least 5 business days** for detailed plans to be provided.
If planning to undertake work over, under or near any Melbourne Water asset please contact the **Asset Services team** on **131 722** or at http://melbournewater.com.au/constructingnearassets **at least 14 days prior** to the **commencement** of **any** work.

Melbourne Water Corporation (MWC) shall not be responsible or otherwise liable in anyway for loss of any kind including, without limiting the generality of the foregoing damages, costs, interest, loss of profits or special loss or damage arising from any error, inaccuracy, incompleteness or other defect in this information.
By receiving and accepting this information the recipient acknowledges that Melbourne Water Corporation makes no representation as to the accuracy or completeness of this information. The exact location of Melbourne Water Corporation's assets as set out in this information should be confirmed on site by the recipient prior to the commencement of work.

Please Note: Due to ongoing potential asset changes the attached plan/s is/are valid for 28 days from the date of issue. After that period the plan/s should not be used, rather a new plan should be obtained.

Warning: Assets may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS (asbestos) Regulations.

Melbourne Water Corporation provides wholesale Water Supply and Sewerage services to City West Water, South East Water and Yarra Valley Water, who in turn provide local residents with Water Supply and Sewerage services.
MWC, in conjunction with Local Government, manage Melbourne's drainage infrastructure. Local councils maintain the local drainage infrastructure, while MWC provides the major infrastructure.
The attached plans only show MWC's assets and not all Water Supply, Sewerage and Drainage pipelines.

For location of local Water Supply and Sewer pipelines please contact:

City West Water	**13 26 42**
South East Water	**13 16 42**
Yarra Valley Water	**1300 651 511**

For location of local Drainage pipelines please contact the relevant Council.

Melbourne Water respects the privacy of your personal information and we collect and handle it in accordance with Victoria's Privacy laws. You may access your personal information at Melbourne Water. Contact our Privacy Officer: phone 131 722, email enquiry@melbournewater.com.au.

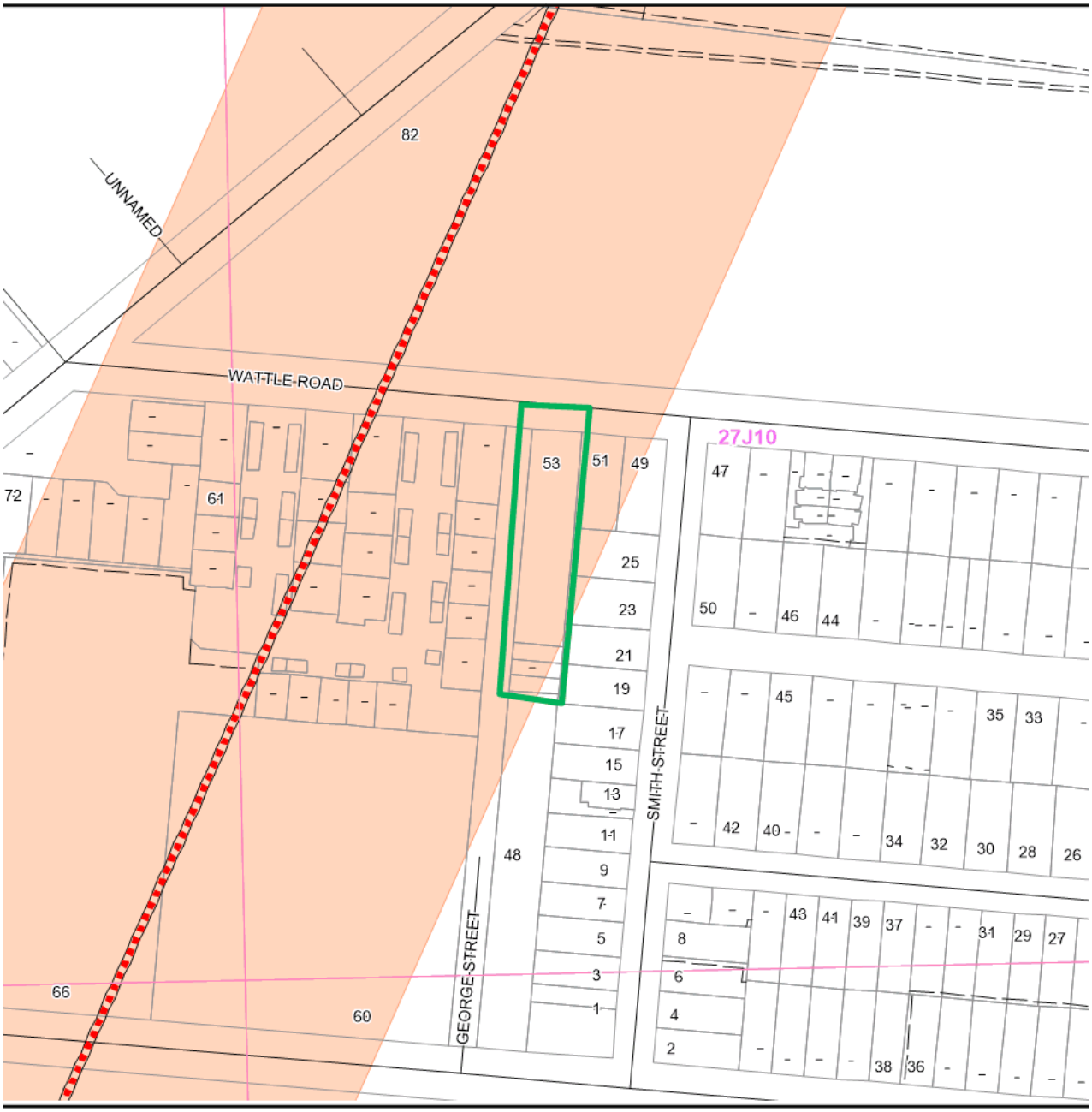
DIAL BEFORE YOU DIG www.1100.com.au

Melbourne Water Corporation
Address: 990 La Trobe Street, Docklands
Postal Address: PO Box 4342, Melbourne, VIC 3001
T (VIC): 131 722
T (AUS): (03) 9679 7100

Agenda Item 6.3 - Attachment 4

Sewer Assets Plan

DBYD Sequence Number: [illegible]
DBYD Job No. 13078275



Address: 53 Wattle Road, Maidstone, VIC, 3012
Map Ref: Melways 27J10
Date Supplied: 11/10/2017

1:200

Sewer main
Abandoned sewer main
Sewer buffer
Please contact the Melbourne Water Asset Services team on 9679 6614 if proposed works are to be undertaken within the shaded area

Area of interest
Easement
Property boundary
X House number unknown
345F4 VicRoads map reference
27D4 Melway map reference

DIAL BEFORE YOU DIG www.1100.com.au

Melbourne Water

Assets may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS (asbestos) Regulations.

Agenda Item 6.3 - Attachment 4

OPTUS

DIAL BEFORE YOU DIG www.1100.com.au

Network Operations– Asset Analysis
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 11/10/2017
To: Miss Cate Moore
Company:
Address: Ground Floor 95 Coventry Street
South Melbourne, VIC 3205

ENQUIRY DETAILS
Location: 53 Wattle Road, Maidstone, VIC 3012
Sequence No.: 65205533
DBYD Reference: 13078275

In relation to your enquiry of the above address, Optus advises as follows:
The records of Optus disclose that there ARE underground FIBRE OPTIC TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per the attached plan(s).

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION
Drawings and Plans provided by Optus are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of Telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the assets exact location.

Optus plans are provided as a guide only and the completeness of the information cannot be guaranteed. Assistance can be obtained by contacting Optus Network Operations Asset Analysis on **1800 505 777**.

All Optus assets need to be electronically located and cables physically located via pot holing, you MUST engage the services of one of the locators listed in the below table "Optus Accredited Asset Locators". All payments for these services are between the locating company and yourself.

"DUTY OF CARE"
When working in the vicinity of Telecommunications plant you have a legal "Duty of Care" that must be observed.

It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer and head contractor to design for minimal impact to Optus plant. Optus will provide assistance at this design stage through the provision of plans and sketches or consultation.

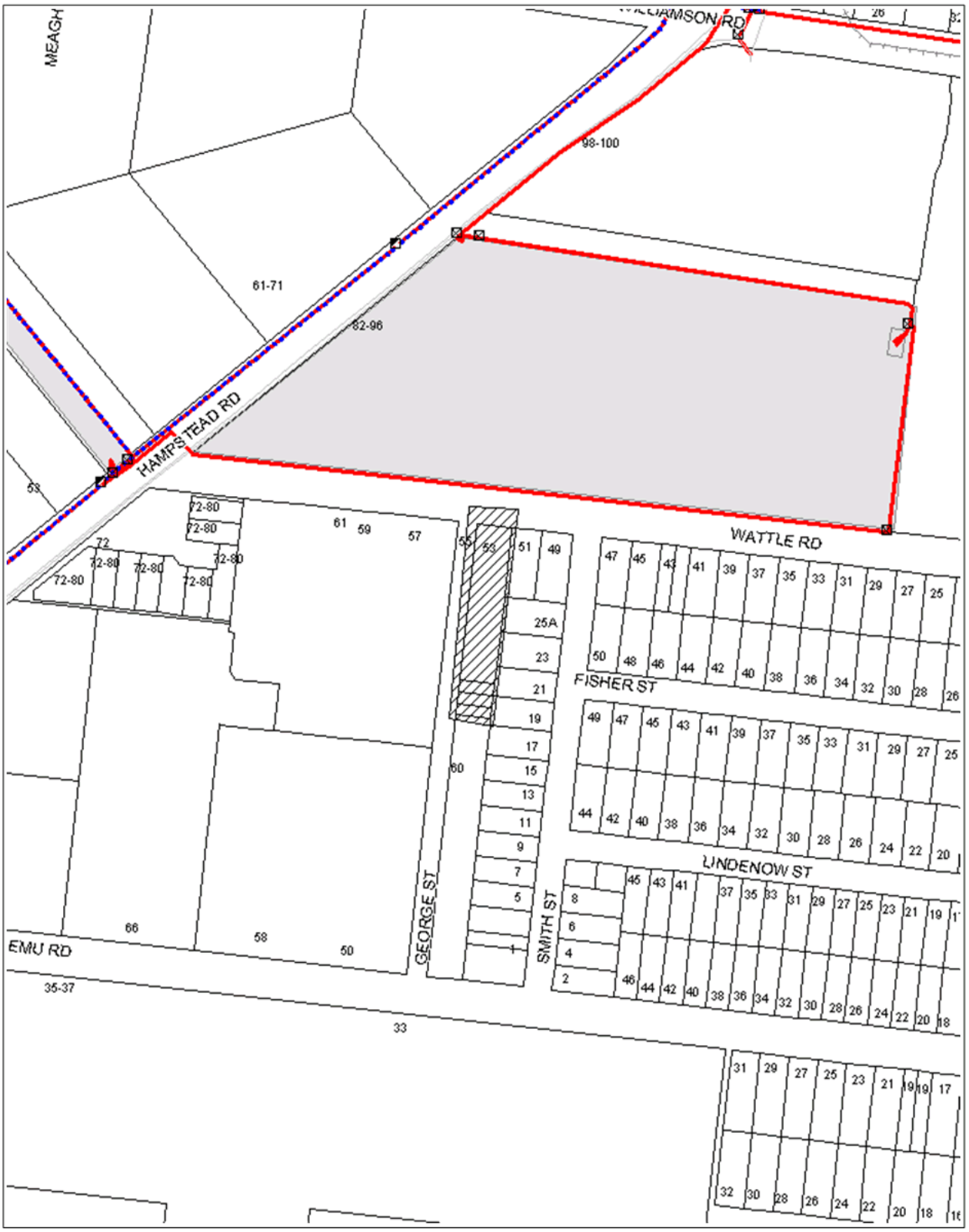
It is the owner's (or constructor's) responsibility to:-

a) Request plans of Optus plant for a particular location at a reasonable time before construction begins. If you have doubts about the presence of Optus assets we strongly recommend that you engage an Optus Accredited plant locator.

b) Visually locate Optus plant by hand digging or using non-destructive water jet method where construction activities may damage or interfere with Optus plant

c) Contact Optus Network Operations – Asset Analyst (details below) if Optus plant is wholly or partly located near construction activities

Agenda Item 6.3 - Attachment 4



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission.
Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 65205533 Date Generated: 11/10/2017

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

DIAL BEFORE YOU DIG www.1100.com.au

Agenda Item 6.3 - Attachment 4

Appendix G: QAQC Program: RPD Values

Agenda Item 6.3 - Attachment 4

QAQC Program: RPD Values

Latin America Pty Ltd
1003973

Field Duplicates (SOIL)
Filter: SDG in('ALSE-Melbourne 13-Dec-'

Chem_Gr	ChemName	Units	EQL	SDG												
				Field ID	30-Oct-17 BH05-0.1	30-Oct-17 QC01	RPD	30-Oct-17 BH05-0.1	30-Oct-17 QC01A	RPD	13-Dec-17 BH07-0.5	13-Dec-17 QC02	RPD	13-Dec-17 BH07-0.5	13-Dec-17 QC02A	RPD
				Sampled Date/Time	24/10/2017	24/10/2017		24/10/2017	24/10/2017		12/12/2017	12/12/2017		12/12/2017	12/12/2017	
BTEX	Benzene	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0						
	Ethylbenzene	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0						
	Toluene	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0						
	Xylene (m & p)	mg/kg	0.2	<0.2	<0.2	0	<0.2	<0.2	0						
	Xylene (o)	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0						
	Xylene Total	mg/kg	0.3	<0.3	<0.3	0	<0.3	<0.3	0						
	C6-C10 less BTEX (F1)	mg/kg	20 (Primary): 10 (Interla	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<10.0	0
Halogenat	2,4,5-trichlorophenol	mg/kg	1 (Primary): 0.5 (Interlab	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<0.5	0
	2,4,6-trichlorophenol	mg/kg	1 (Primary): 0.5 (Interlab	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<0.5	0
	2,4-dichlorophenol	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	2,6-dichlorophenol	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	2-chlorophenol	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Pentachlorophenol	mg/kg	1 (Primary): 2 (Interlab)	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<2.0	0
	tetrachlorophenols	mg/kg	1	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0		
ed Phenols															
Herbicides	Dinoseb	mg/kg	20	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0		
Lead	Lead	mg/kg	5	<5.0	8.4	51	<5.0	7.8	44	8.0	11.0	32	8.0	11.0	32
Metals	Arsenic	mg/kg	2 (Primary): 5 (Interlab)	16.0	9.9	47	16.0	16.0	0	<2.0	<2.0	0	**<2.0**	**6.0**	**100**
	Beryllium	mg/kg	2 (Primary): 1 (Interlab)	2.1	<2.0	5	2.1	2.3	9	<2.0	<2.0	0	<2.0	1.0	0
	Boron	mg/kg	10 (Primary): 50 (Interla	<10.0	<10.0	0	<10.0	<10.0	0	13.0	19.0	38	13.0	<50.0	0
	Cadmium	mg/kg	0.4 (Primary): 1 (Interlab	<0.4	<0.4	0	<0.4	<0.4	0	<0.4	<0.4	0	<0.4	<1.0	0
	Chromium (hexavalent)	mg/kg	1 (Primary): 0.5 (Interlab	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<0.5	0
	Cobalt	mg/kg	5 (Primary): 2 (Interlab)	28.0	24.0	15	28.0	28.0	0	12.0	8.1	39	**12.0**	**57.0**	**130**
	Copper	mg/kg	5	49.0	35.0	33	49.0	41.0	18	7.8	8.3	6	7.8	10.0	25
	Manganese	mg/kg	5	**620.0**	**330.0**	**61**	620.0	600.0	3	92.0	150.0	48	92.0	120.0	26
	Mercury	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0	<0.1	<0.1	0	<0.1	<0.1	0
	Nickel	mg/kg	5 (Primary): 2 (Interlab)	**150.0**	**89.0**	**51**	150.0	110.0	31	14.0	17.0	19	**14.0**	**41.0**	**98**
	Selenium	mg/kg	2 (Primary): 5 (Interlab)	<2.0	<2.0	0	<2.0	<2.0	0	<2.0	<2.0	0	<2.0	<5.0	0
	Zinc	mg/kg	5	69.0	55.0	23	69.0	64.0	8	21.0	18.0	15	21.0	16.0	27
PAH	Benzo[b+j]fluoranthene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benzo(a)pyrene TEQ (lower b	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benzo(a)pyrene TEQ (mediun	mg/kg	0.5	0.6	0.6	0	0.6	0.6	0	0.6	0.6	0	0.6	0.6	0
	Benzo(a)pyrene TEQ (upper b	mg/kg	0.5	1.2	1.2	0	1.2	1.2	0	1.2	1.2	0	1.2	1.2	0
PAH/Phen	2,4-dimethylphenol	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	2,4-dinitrophenol	mg/kg	5	<5.0	<5.0	0	<5.0	<5.0	0	<5.0	<5.0	0	<5.0		
	2-methylphenol	mg/kg	0.2 (Primary): 0.5 (Interl	<0.2	<0.2	0	<0.2	<0.2	0	<0.2	<0.2	0	<0.2	<0.5	0
	2-nitrophenol	mg/kg	1 (Primary): 0.5 (Interlab	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<0.5	0
	3-&4-methylphenol	mg/kg	0.4 (Primary): 1 (Interlab	<0.4	<0.4	0	<0.4	<0.4	0	<0.4	<0.4	0	<0.4	<1.0	0
	4,6-Dinitro-2-methylphenol	mg/kg	5	<5.0	<5.0	0	<5.0	<5.0	0	<5.0	<5.0	0	<5.0		
	4-chloro-3-methylphenol	mg/kg	1 (Primary): 0.5 (Interlab	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<0.5	0
	4-nitrophenol	mg/kg	5	<5.0	<5.0	0	<5.0	<5.0	0	<5.0	<5.0	0	<5.0		
	Acenaphthene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Acenaphthylene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Anthracene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benz(a)anthracene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benzo(a) pyrene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benzo(g,h,i)perylene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Benzo(k)fluoranthene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Chrysene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Dibenz(a,h)anthracene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Fluoranthene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Fluorene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Indeno(1,2,3-c,d)pyrene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0

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QAQC Program: RPD Values

Latin America Pty Ltd
1003973

Field Duplicates (SOIL) Filter: SDG in('ALSE-Melbourne 13-Dec-'				SDG	30-Oct-17	30-Oct-17		30-Oct-17	30-Oct-17		13-Dec-17	13-Dec-17		13-Dec-17	13-Dec-17	
				Field ID	BH05-0.1	QC01	RPD	BH05-0.1	QC01A	RPD	BH07-0.5	QC02	RPD	BH07-0.5	QC02A	RPD
				Sampled Date/Time	24/10/2017	24/10/2017		24/10/2017	24/10/2017		12/12/2017	12/12/2017		12/12/2017	12/12/2017	
	Naphthalene	mg/kg	0.5 (Primary): 1 (Interlab	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Naphthalene	mg/kg	0.5 (Primary): 1 (Interlab	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	PAHs (Sum of total)	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Phenanthrene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Phenol	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
	Pyrene	mg/kg	0.5	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0	<0.5	<0.5	0
ols																
Phenolics	4,6-Dinitro-o-cyclohexyl phenc	mg/kg	20	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0		
	Phenols (Total Halogenated)	mg/kg	1	<1.0	<1.0	0	<1.0	<1.0	0	<1.0	<1.0	0	<1.0		
	Phenols (Total Non Halogena	mg/kg	20	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0		
TPH	C10-C16	mg/kg	50	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0
	C16-C34	mg/kg	100	<100.0	<100.0	0	<100.0	<100.0	0	<100.0	<100.0	0	<100.0	<100.0	0
	C34-C40	mg/kg	100	<100.0	<100.0	0	<100.0	<100.0	0	<100.0	<100.0	0	<100.0	<100.0	0
	F2-NAPHTHALENE	mg/kg	50	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0
	C6 - C9	mg/kg	20 (Primary): 10 (Interlal	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<10.0	0
	C10 - C14	mg/kg	20 (Primary): 50 (Interlal	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<50.0	0
	C15 - C28	mg/kg	50 (Primary): 100 (Interla	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<100.0	0
	C29-C36	mg/kg	50 (Primary): 100 (Interla	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<100.0	0
	+C10 - C36 (Sum of total)	mg/kg	50	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0	<50.0	<50.0	0
	C6-C10	mg/kg	20 (Primary): 10 (Interlal	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<20.0	0	<20.0	<10.0	0

*RPDs have only been considered where a concentration is greater than 1 times the EQL.

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Appendix H: 53 Wattle Road PSI

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REPORT

Latin America Pty Ltd

Preliminary Site Investigation
53 Wattle Road, Maidstone, VIC

Report prepared for:

Latin America Pty Ltd

Report prepared by:

Tonkin & Taylor Pty Ltd

Distribution:

Latin America Pty Ltd	1 copy
Tonkin & Taylor Pty Ltd (FILE)	1 copy

December 2014

T&T Ref: 3180.3/1

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1 Introduction

Tonkin & Taylor Pty Ltd (T&T) was commissioned by Latin America Pty Ltd (the 'client') to conduct a preliminary environmental site investigation (PSI) of the site located at 53 Wattle Road, Maidstone, Victoria (the 'site').

T&T understands that the client is seeking to develop the site for residential use, and requires information on potential for contamination at the site for submission to Council as part of an application for site rezoning.

This PSI is was completed in accordance with our proposal dated 06 November 2014.

1.1 Objective

The objective of the PSI is to identify potential sources of historical contamination at the site, the types and locations of contaminants that may be present, and the constraints they may pose for future uses. Information from the investigation undertaken will be used to advise on the condition of the site and assess the need for further investigation.

1.2 Scope of works

T&T conducted a PSI in general accordance with relevant industry publications and standards including:

- NEPC (1999) National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013, (ASC NEPM); and
- Australian Standard AS4482.1 - 2005 Guide to the investigation and sampling of sites with potentially contaminated soil.

The scope of works undertaken comprised:

- A qualitative site history review of potential site risk (establishing previous site uses) and hydrogeological setting (for contaminant migration), incorporating historical aerial photographs, historical title information, and review of publically available information.
- Site inspection to identify potential sources of contamination.
- A site desktop review of geological and hydrogeological setting.
- Preparation of this report detailing findings of this investigation.

2 Site Characterisation

A site inspection and site desktop review is presented in this section.

2.1 Desktop site review

2.1.1 Site location and description

The site is located at 53 Wattle Road, Maidstone, Vic and consists of a rectangular block facing on to Wattle Road with a disused side road (George Street) along its western boundary.

The site area is approximately 1,500 m^2. Refer to Figures 1 and 2, Appendix A, for the location and layout of the site.

The site and properties to the west and north are zoned as Industrial 3 Zone (IN3Z). Land to the east and south is zoned General Residential (R1Z). A Development Plans Contribution Overlay applies to the site and surrounding area. An Environmental Audit Overlay applies to a property approximately 20 m south of the site, at 48 Emu Road.

2.1.2 Nearby surface waters

The closest surface waters are the Maribyrnong River, approximately 850 m northwest, and 1,500 m east of the site.

2.1.3 Geology

The Geological Survey of Victoria *Melbourne* Mapsheet (1:63,360), 1974 (Vandenburg et al, 1974) describes the local geology as Newer Volcanics comprising *'olivine basalt, olivine labradorite basalt, dark to light grey, coarsely vesicular, minor interbedded silty sand and baked soils'*.

A review of the Victorian Groundwater Beneficial Use map series[1] indicates that the water table is most likely present in the Quaternary aged volcanic aquifer, and yields moderate to poor quality groundwater (Segment C 3,501 – 13,000 mg/L total dissolved solids (TDS) as defined in the *State Environment Protection Policy Groundwaters of Victoria*). Groundwater is likely to be present at depths of approximately 15-25 meters below ground surface.

Local groundwater flow is expected to be in a north easterly direction, toward the Maribyrnong River.

2.1.4 EPA Priority Site Register

An online search of the EPA Priority Sites Register (dated 31 October 2014) confirmed that the site is not listed as a Priority Site requiring investigation and/or remediation.

The closest Priority Site on the register is located 250 m north east of the site, and is listed as "*Former industrial site. Requires assessment and/or clean up*". A copy of the PSR is included in Appendix B. A Groundwater Quality Restricted Use Zone (GQRUZ) is declared in the region of this site, to the east, north and west, but not applying to this site. A copy of the GQRUZ map is included in Appendix C.

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[1] Department of Natural Resources and Environment, 1995. *Victorian Beneficial Use Map Series, South Western Victoria Aquifer Tables.*

The proximity of this site to the Priority Site and GQRUZ suggests potential impact to local groundwater, however it should be noted that the site is unlikely to be hydraulically down-gradient of the Priority Site.

2.1.5 Review of nearby EPA statutory Environmental Audits

9-15 Williamson Road, Maidstone, VIC (CARMS 55545-1)

A statutory Environmental Audit was conducted by EPA Environmental Auditor Rick Graham relating to environmental works conducted at the site completed in September 2013.

A site history investigation found that the site was historically used for brass and cable manufacture, and foam making. Soil investigation found elevated concentrations of metals in the upper fill layer. Dichloromethane, TPH, PAHs, and non-halogented solvents were found through the soil profile.

Groundwater assessment at the site included monitoring of over 100 groundwater wells, and found presence of DCE, TCE, TCFM and TPH. Five rounds of groundwater monitoring were conducted. Groundwater in the upper basalt aquifer was encountered at approximately 16 m below ground level (bgl) and groundwater flow direction was to the south east. Characterisation of the groundwater plume found onsite and offsite impacts extending to the west, northwest and south.

Following remediation, residual soil and groundwater contamination remained. Clean up to extent Practicable (CUTEP) was determined for the site, a groundwater quality restricted use zone (GQRUZ) was declared, and a Statement of Environmental Audit was issued, with a groundwater management plan. The site was determined to be suitable for non-sensitive uses.

The audit site is located approximately 200 m north east from the site. The subject site is not within the GQRUZ, however it does extend across the property to the immediate north of the site.

48 Emu Road, Maidstone, VIC (CARMS 52814-1)

A Statutory Environmental Audit was conducted by EPA Environmental Auditor Johnathon Crocket (GHD) after assessment works by Kilpatrick Associates Pty Ltd. The environmental assessment included soil investigation. Site inspection found that the site was used for storage and maintenance of earth moving machinery, with a residential property on site.

Soil investigation works identified contaminated fill from historical sites uses, including metals, sulphur and phosphorous exceeding EILs. Significant aesthetic impact was also observed with inert material throughout the fill layer. Soil investigation found that groundwater was unlikely to be polluted at the site.

A Statement of Environmental Audit was issued for the site in October 2003 subject to the removal of fill material, asbestos and capping. The site was deemed suitable for sensitive uses subject to conditions of the Statement.

The audit site is located south of the site.

31 Hampstead Road, Maidstone, VIC (CARMS 36894-1)

A Statutory Environmental Audit was conducted by EPA Environmental Auditor Wayne Drew (Egis Consulting). Assessment works were conducted by CH2M Hill between 1998 and 2002.

Site history identified a pyrotechnics facility that operated from 1958 to 2001, followed by ownership by Telstra. The soil investigation found elevated concentrations of metals exceeding EILs, but statistical analysis found that these levels were below EIL levels. Asbestos and pyrotechnical material from previous department of Defence activities were identified, removed and validated.

Groundwater assessment included installation and monitoring of five groundwater wells. Groundwater was encountered at approximately 30 m in the lower basalt aquifer, and flowed in a southerly direction, toward Port Phillip Bay. Groundwater contaminants included metals and TPH exceeding Maintenance of Ecosystems criteria. Further groundwater monitoring found an absence of TPH contamination, and metals were deemed to be indicative of background concentrations.

Remediation works at the site included removal and validation of asbestos material, and removal and disposal of unexploded ordnance material.

A Statement of Environmental Audit was issued for the site in May 2002 with an Environmental Management Plan. The audit was issued with the conditions that soils must be capped where not sealed, and that inert material, asbestos and any remnant pyrotechnic material is removed from the site.

The audit site is located approximately 200 m west from the site.

2.2 Site inspection

A site inspection was conducted on 12 November 2014 to identify areas of potential historical or current contamination. Information considered during the site inspection included, but was not limited to, the following:

- Site layout / structures;
- Occupancy;
- Historical infrastructure;
- Evidence of previous investigations;
- Surrounding land use;
- Surface condition / staining;
- Distinctive odours;
- Surface drainage;
- Indicators of previous tenancy; and
- Indicators of chemical storage.

Observations made during the site inspection are discussed in sections 2.2.1 to 2.2.7. Photographs taken during the site inspection are provided in Appendix D.

2.2.1 Site layout and structures

The site comprises a rectangular block stretching in a north-south orientation, with a brick warehouse/showroom located in the northern portion of the site. The building has a large roller door accessing the front of the building off Wattle Road. The rear of the site is vacant grassed yard and the front of the property has a small concrete car parking area.

2.2.2 Occupancy

The site is currently occupied by a business with a kitchen showroom and warehouse on the premises. The rear of the site is not utilised.

An online search suggests that the site was previously occupied by Firefly Coaches as a bus depot until the late 1980's and may have remained vacant for up to 20 years before it was redeveloped with its current configuration. An extract of the online Australian Transport Discussion Board (www.busaustralia.com/forum) is included in Appendix E.

Current tenants indicated their occupancy began in January of 2014.

2.2.3 Infrastructure

A site walkover revealed possible remnant underground storage tank (UST) infrastructure in the north east corner of the site at the edge of site car parking. The infrastructure consisted of a vent line and large gatic cover, possible a direct or remote filling point for a UST. Further search of the site did not reveal any other remaining UST infrastructure such as bowsers, access gatic covers or Triple Interceptor Traps (TITs).

A stormwater pit was located in the front driveway in the north of the site.

Inspection of the premises revealed overhead power services.

2.2.4 Previous investigations

No indicators of previous intrusive soil or groundwater assessment were evident.

2.2.5 Surrounding land use

Surrounding land use comprised:

- North: Large education and training facility.
- East: All property to the east of the site is residential between Wattle Road and Emu Road.
- South: Land immediately south of the property was vacant. Beyond Emu Road is a large freight facility.
- West: Commercial and light industrial business.

2.2.6 Surface condition

No indicators of significant surface contamination were evident on the property. The sealed car park and warehouse were relatively unblemished, with the exception of minor oil spotting inside the warehouse. The unsealed rear of the property was grassed and lacked any other vegetation. Inspection of the surface soils revealed surface fill at the site. Two slightly raised areas of earth might indicate a remnant excavation.

2.2.7 Chemical storage

No significant chemical storage was evident inside the building. Unbunded drums were observed in the north eastern portion of the site along the eastern boundary between the warehouse and the site boundary. The contents were unknown but the drums did not appear to be in disrepair or leaking.

3 Site History

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

- Review of historical aerial photographs;
- Review of published historical and other mapping;
- Review of historical certificates of title; and
- A Royal Historical Society of Victoria (RHSV) review of the property.

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

3.1 Historical aerial photography

Historical aerial photographs for the site and the surrounding properties were obtained from the Aerial Photography Archive (Department of Environment and Primary Industries) as part of the site history compilation. Additional photographs were available from Google Earth and online from http://www.nearmap.com/.

A summary of aerial photographs that were inspected is provided in Table 3.1. Aerial photographs are provided as Figure A1 to Figure A8 in Appendix F.

Table 3.1 Review of historical aerial photographs

Photograph	Observations
Melbourne and Metropolitan Area Project Date: 1945 Run/Film/Photo: 28/208/61399 Scale: 1:6000	Site description The site appears to be vacant paddock. Wattle road is not visible, however Emu road to the south is visible. Surrounding land Sparsely populated residential to the east, industrial to the west and north. Department of Defence land to the west on Hampstead Road.
Melbourne Outer Suburbs Project Date: 1956 Run/Film/Photo: 7/ 1163/ 90 Scale: 1:12000	Site description No change. Surrounding land Significant increase in residential to the east, large facility to the immediate north. Wattle Road visible.
Melbourne 1963 Project Date: 1963 Run/Film/Photo: 26/1863/200 Scale: 1:9600	Site description No change. Surrounding land Additional commercial/industrial to the south, north and northeast.

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Photograph	Observations
Melbourne 1974 Date: 1975 Run/Film/Photo: 34/2941/43 Scale: 1:10000	Site description A structure is present on-site, set back from Wattle Road. The rear of the property appears to remain grassed. On the north-west corner of the site and on George Street are rows of what appear to be either large storage containers or buses. Surrounding land To the west is a large grassed vacant property. The narrow strip of land south of the site appears vacant and grassed. Wattle Road appears to be sealed and extends to the west linking Hampstead Road. The barracks area forming part of the Australian Department of Defence land to the north-west now appears to be a new residential development. Residential properties are prevalent to the east and south-east of the site.
Standard Mapsheet Photography Date: 1984 Run/Film/Photo: 3/3912/132 Scale: 1:10,000	Site description The building on-site now appears to extend closer to Wattle Road, covering most of the northern portion of the site. The rear of the property appears to remain grassed and vacant. Surrounding land A large property west of site appears vacant and grassed. A building now exists on south of the site. Further commercial/industrial development has occurred to the south and south-west roughly 100-200m from site. Residential properties are prevalent to the east and south-east of the site.
Google Earth Image March 2000	Site description A paved car parking area appears to exist at the north of the site, between the on-site building and Wattle Road. The rear of the property remains vacant and grassed except for unknown infrastructure towards the south-east corner of site. Surrounding land Further commercial/industrial development has occurred approximately 120m west/south-west of the site. This property appears to contain a large amount of scrap material present throughout the northern portion of the property. A large commercial/industrial building approximately 220m north-east of the site appears to have been demolished. Residential properties are prevalent to the east and south-east of the site
Nearmap image November 2009	Site description The site building remains unchanged. What appears to be a vegetable garden exists along the northern boundary. Towards the southern boundary of the site there are what appears to be three storage tanks. Surrounding land Fill / scrap material appears to be stockpiled at the northern and southern end of George street adjacent to the property. To the west are several large buildings under development. The narrow parcel of land to the adjacent south of the site remain vacant and grassed.

Photograph	Observations
NearMap Image March 2012	Site description There are no significant changes to the layout of the site with the exception of the three storage tanks no longer being present in the southern section of the site. Surrounding land George Street remains vacant and overgrown. The property south of the site remains vacant and grassed. Large commercial/industrial buildings have been developed to the adjacent west of the site. A new commercial/industrial building now exists approximately 220 m north-east of the site where a previous building was demolished. A scrap timber yard appears to exist approximately 30 m to the south-west of site. Residential properties are prevalent to the east and south-east of the site.

A review of the historical aerial photographs indicate that the site was vacant until sometime between 1963 and 1975 when a commercial/light industrial style building was constructed on-site. The building was extended towards the north of the site sometime between 1975 and 1984 with the dimensions remaining largely unchanged to what was observed during the site inspection. In a review of the more recent satellite imagery from March 2000 until July 2010, there appear to be three storage tanks located in the southern portion of the site.

Surrounding land use over time developed consistently with what is present today. Residential developed over time to the east and south east, while commercial and industrial land use characterised the rest of the region.

3.2 Historical certificates of title

The parcel of land making up 53 Wattle Road, Maidstone was most recently defined on certificate of titles Vol 9392/Folio 627 which listed Latin America Pty Ltd as the current and sole proprietor.

A review of the parent titles for 53 Wattle Rd was conducted to establish historical ownership and subdivision/consolidation. A summary of the historical Certificates of Title for 53 Wattle Road, Maidstone, is provided below.

Certificates of Title confirmed that since at least 1887 the site had been split into three parts of similar size. Available records indicated previous proprietors of the site included the Deer Park Bus Proprietors - G.S. Bono & F. Bono between 1967 and 1969; after which time G. Bono of the same company operated from 1969 until 1980. The current site boundary was created in this period. Neeson's bus services were the proprietors of a portion of the site from 1974 until 1980.

Titles did not provide any additional information on potential for contaminating activities.

The land has been held by Latin America Pty Ltd since June 2012.

Aerial photographs suggest no development occurred at the site until sometime between 1963 and 1975.

Historical Certificates of Title are included in Appendix G.

3.3 Historical mapping

3.3.1 Historical geological maps

The 1959 Melbourne 1:31,680 (1959) scale geological map and 1:63,360 (1974) was reviewed. This map provides information on historical quarrying and similar activities. No such activities were identified on the site. A number of quarries were noted east and north east of the site towards the Maribyrnong River. These were not expected to impact on the site.

3.3.2 Street directories

The 1966 Melway Map was inspected. No information on the historical use of the site was found. The map identified Commonwealth of Australia Department of Defence land north and north-west of the site, consisting of an army department and ordnance factory approximately 300m northeast of site and an explosive factory approximately 930m north of site. The map also identified a government migrant hostel on the government land approximately 150m northeast of site.

3.4 Historical society information

A query for information on the site was requested from the Royal Historical Society of Victoria. An extract from the response is contained below.

"This site is located near the intersection of Wattle Road (south side) and George Street (east side), Maidstone. A Google Maps search indicates that there is suburbia just to the east of this site, and the land to the west of the site is under development.

The Sands & McDougall Directories first list the existence of this site in 1954 as 'Wattle Avenue, Maidstone'. Prior to 1954, the directories contain reference to 'Wattle Avenue, Braybrook' (currently a neighbouring suburb). The first mention of a Wattle Avenue in Braybrook occurs in 1929, and before this the directories indicate no trace of the site. However, all references in Sands & McDougall to Wattle Avenue between 1929 and 1968 show that the area was residential. The 1969 publication of Sands & McDougall contains the first appearance of 53 Wattle Road, and the occupant listed is Sita G. & Bono F. Bus Servers, whilst surrounding areas remain residential. The Bus Servers remain at this address until the final publication of Sands & McDougall in 1974.

Unfortunately, RHSV does not have access to information on this site after that year. However, the 1974 Sands & McDougall also notes that a 'Raschilla tiles firing and wall' existed in close proximity to the site.

The 1944 Collins Street Directory confirms that this site was once 'Wattle Road, Braybrook'. While this supports the notes made in the Sands & McDougall directories, Collins does not specify whether the site and surrounding area was used for residential purposes or otherwise.

A copy of the RHSV search is included in Appendix H.

4 Potential for Contamination

4.1 On-site

Based on a review of the site history, the site inspection and other sources of information the following conclusions were made with respect to the potential for on-site contamination.

- Petroleum related infrastructure was noted at the site during the site inspection and on satellite imagery. Three storage tanks were viewed in the rear (southern) section of the property. A review of titles also indicated that the site operated as a bus depot from between 1967 and 1980 by occupants including G.S. Bono & F. Bono and Neesons bus services. Firefly Coaches was also noted as a previously operating bus depot at the site until the late 1980's, but may have been an operating name of the formerly mentioned title holders. On-site petroleum hydrocarbon storage and handling (most likely diesel) may have therefore potentially resulted in an on-site source of contamination.
- Storage of drums and containers noted in the Google street View image dated 2009 may have potentially resulted in a source of on-site contamination.

4.2 Off-site

The site is located in a wider industrial setting, and there is therefore potential for regional contamination of groundwater from current and past industrial activities. The following activities in vicinity of the site were noted as potential off-site sources of contamination:

- The property located at 48 Emu Road, Maidstone, to the adjacent south of the site, which was on the list of issued Certificates and Statements of Environmental Audit, reported contamination above investigation levels within shallow soils. The report concluded that impact was limited to the fill soils at the property and no impact was identified within deeper natural silty clay soils. Groundwater was considered unlikely to be polluted given its depth and the low leachability of contaminants in the fill soils.
- A potential off-site source of groundwater impact is from the former industrial site requiring assessment and/or clean-up, located at 9-15 Williamson Road, Maidstone, approximately 250 m northeast of the site. Given this property is likely to be located down and cross-gradient of the site, groundwater impact beneath the site from this property is considered unlikely, however a GQRUZ relating to groundwater impact from this site stretches to the immediate north of the site.
- Construction material dumped at the site along George Street from the development to the adjacent west may have potentially impacted upon the site.

4.3 Summary

Potential sources of onsite contamination and contaminants of potential concern (COPC) identified through the site history review are summarised in Table 4.1.

Table 4.1 Potential for contamination

Source/Area	Media in which COPC may be present	CoPC	Receptors
On-site			
Petroleum hydrocarbon storage and handling, along eastern boundary. Former Underground Storage Tanks (UST's) potentially south of on-site building and an existing UST infrastructure towards the north-east corner of site.	Soil & groundwater	TPH, BTEX, PAHs, phenols, lead.	If the site is developed for residential use, with open space/garden areas, residents may be exposed to potentially contaminated soils through ingestion, inhalation of dusts or dermal contact. Potential for inhalation of vapours emanating from contaminated groundwater; generally considered to be a lower risk noting the expected depth to groundwater. Environmental impacts, and restriction of other beneficial uses of groundwater.
Operation of a bus depot, diffuse source contamination across the site.	Soils	TPH, BTEX, PAHs, metals, solvents.	
Unknown chemical drum storage at front of building.	Soils	Organic contaminants.	
Fill material and dumped material historically imported to site.	Soils	Solid inert waste imported to site, including potential contaminants metals and PAHs.	
Off-site			
Industrial land setting; know contamination in groundwater to the north, east and west	Groundwater	A variety of potential contaminants, notably chlorinated hydrocarbons.	GQRUZ does not cover the site, and there is a low potential for exposure to users of the site from contaminated groundwater extending from offsite.

5 Conclusions

T&T has completed a preliminary site investigation to advise on the potential for contamination to be present at the site and whether that would prevent development of the land for an intended residential use. T&T has identified a number of potential sources of contamination at the site:

- The storage and handling of petroleum products during operation of the site as a bus depot.
- Abandoned storage tanks viewed in historical aerials photographs at the southern portion of the property.
- Remnant UST infrastructure in the north eastern portion of the property.
- Historical chemical storage in the northern portion of the property.
- Site filling and historical inert material dumped on the adjacent George Street.

Potential offsite sources of groundwater contamination include regional groundwater conditions from regional land use as industrial, and nearby properties to the north east and south.

Based on the information gathered for this investigation, T&T concludes that the site generally has a moderate to high potential for contamination, particularly relating to impacts from storage and handling of petroleum products, which may limit development of the site for residential use. In accordance with the Department of Sustainability and Environment (DSE) General Practice Note (June 2005), sites with a high potential for contamination that are proposed for rezoning to sensitive use require an Environmental Audit.

T&T recommends that in the first instance, a detailed site investigation involving soil and groundwater sampling is conducted to determine whether contamination is present that would impact on the residential use of the site. A ground penetrating radar survey of the property is also recommended to identify remnant underground storage infrastructure.

6 Applicability

This report has been prepared for the benefit of Latin America Pty Ltd with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Tonkin & Taylor Pty Ltd

Environmental and Engineering Consultants

Report prepared by:	Authorised for Tonkin & Taylor Pty Ltd by:
.....	.....
James Allison	Tony Cussins
Environmental Scientist	Project Director

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References

NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013 (ASC NEPM)

Vandenberg et al (1974), Geological Survey of Victoria, Melbourne 1:63,360 Sheet SJ 55-1.

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EPA Victoria (2009), Publication IWRG 621 – *Soil Hazard Categorisation and Management.*

DSE (2005), *Potentially Contaminated Land - General Practice Note*.

SEPP (Prevention and management of contamination of land) (2002) State Environment Protection Policy - *Prevention and management of contamination of land,* Victoria Government Gazette No. S 95, June 2002.

The Land Channel online, http://www.land.vic.gov.au.

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Department of Natural Resources and Environment, 1995. *Victorian Beneficial Use Map Series, South Western Victoria Aquifer Tables.*

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Appendix A Figures

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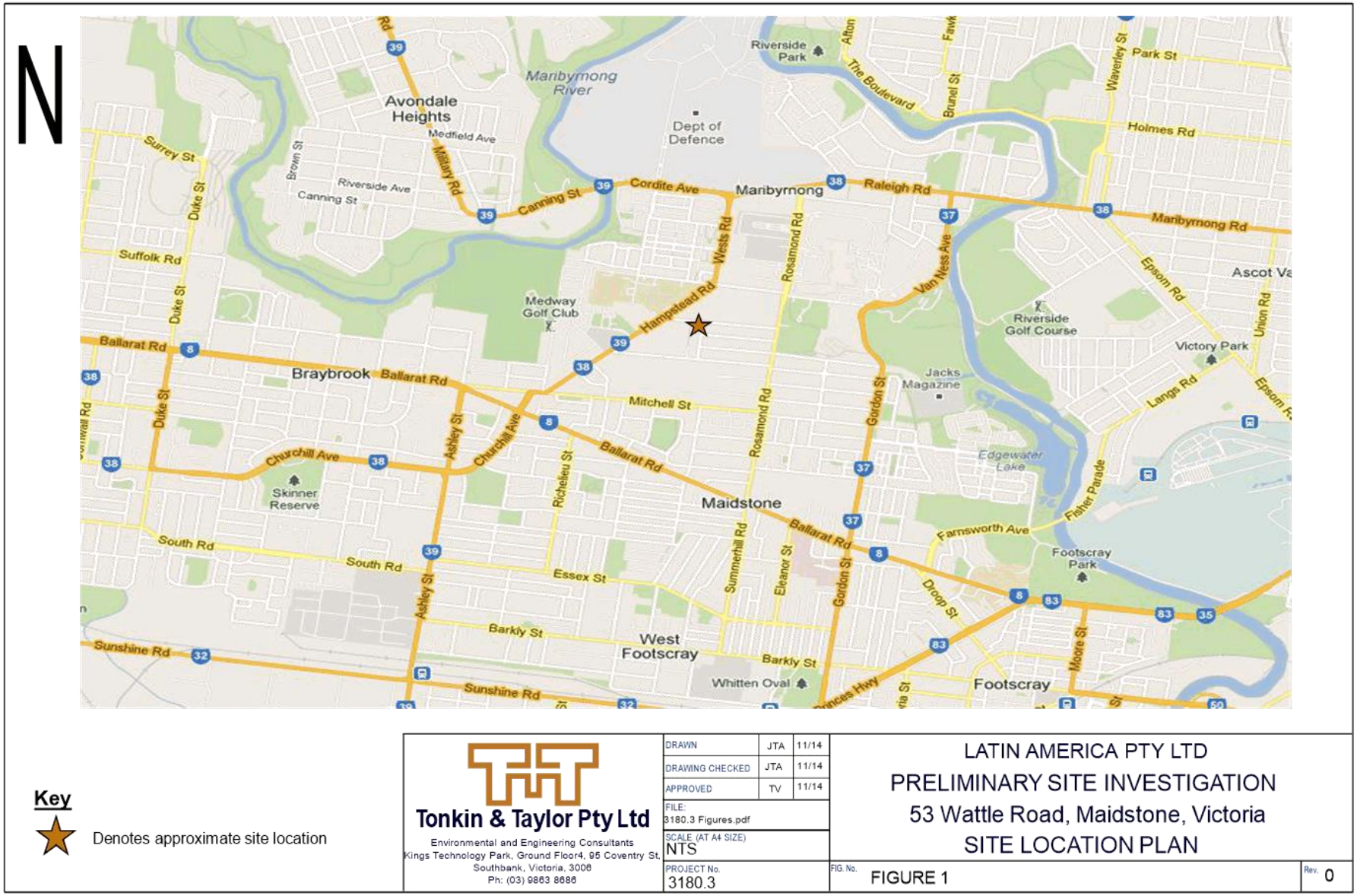

Key

★ Denotes approximate site location

Tonkin & Taylor Pty Ltd
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DRAWING CHECKED	JTA	11/14
APPROVED	TV	11/14
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PROJECT No. 3180.3		

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
SITE LOCATION PLAN

FIG. No. FIGURE 1 Rev. 0

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Key

Denotes approximate site boundary

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LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
SITE LAYOUT PLAN

FIG. No. FIGURE 2 Rev. 0

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Appendix B EPA Priority Site Register Extract

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PRIORITY SITES REGISTER

Information as at 31 October 2014

BACKGROUND

EPA has a key responsibility in protecting beneficial uses of land. Many of these uses are regulated or controlled through a range of measures to prevent contamination of land and groundwater. Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

WHAT ARE PRIORITY SITES?

Priority Sites are sites for which EPA has issued a Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970. Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list sites managed by voluntary agreements or sites subject to management by planning controls (e.g. sites managed in accordance with a section 173 agreement under the Planning and Environment Act 1987). Land purchasers should be aware of these limitations and make their own enquiries. A site is listed on the Priority Sites Register when EPA issues a Clean Up Notice or a Pollution Abatement Notice (relevant to land and/or groundwater). A notice is a means by which EPA formalises requirements to manage pollution. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with. This is formalised through a Notice of Revocation pursuant to section 60B of the Act.

FURTHER INFORMATION

Additional information is available from:
EPA Information Centre
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)
www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Hobsons Bay City Council	ALTONA	Queen ST	Former Landfill. Requires ongoing management	0090003472
Brimbank City Council	SUNSHINE NORTH	LOTS 1 & 2 OF TP896560	Current Industrial Site. Requires assessment and/or clean up	0090005474
Alpine Shire Council	POREPUNKAH	Part There Of Allot. 8 Sec. 8 Parish Of Porepunkah	Former Landfill. Requires ongoing management	0090003842
Alpine Shire Council	POREPUNKAH	Part There Of Allot. 8 Sec. 8 Parish Of Porepunkah	Former Landfill. Requires ongoing management	0090003843
Ararat Rural City Council	ARARAT	26 Grano ST	Former Industrial Site. Requires assessment and/or clean up	0090001739
Ararat Rural City Council	ARARAT	Mclellan ST	Railway yard. Requires assessment and/or clean up	0090001744
Ararat Rural City Council	POMONAL	Volume 06800 Folio 807 CA 5A Sect 2 JALLUKAR TUNNEL RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090005288
Ballarat City Council	BALLARAT	1003 Humffray ST	Former Industrial Site. Requires assessment and/or clean up	0090001857
Ballarat City Council	BALLARAT	Canadian Gully Reserve Geelong RD	Historical deposit of mine tailings. Requires assessment and/or clean up	0090000494
Ballarat City Council	BALLARAT	Volume 6747 Folio 250	Current Industrial Site. Requires assessment and/or clean up	0090001913
Ballarat City Council	MOUNT CLEAR	3 WHITEHORSE RD	Former Landfill. Requires ongoing management	0090003912
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up	0090004206
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up	0090004207
Ballarat City Council	WARRENHEIP	Ballarat-Burrumbeet RD	Accidental spill/leak (non-industrial site). Requires ongoing management	0090002430
Banyule City Council	GREENSBOROUGH	131 Grimshaw ST	Current Service Station. Requires assessment and/or clean up	0090002585
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires assessment and/or clean up	0090003979
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires ongoing management	0090003978
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management	0090003534
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management	0090003535
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management	0090003536
Baw Baw Shire Council	TRAFALGAR SOUTH	200 Giles RD	Former Landfill. Requires ongoing management	0090003781
Baw Baw Shire Council	TRAFALGAR SOUTH	200 Giles RD	Former Landfill. Requires ongoing management	0090003782
Bayside City Council	BRIGHTON	316 New ST	Former Service Station. Requires assessment and/or clean up	0090001698
Bayside City Council	CHELTENHAM	18 Hamlet ST	Current Industrial Site. Requires ongoing management	0090001671
Bayside City Council	Sandringham	Part Lot 1/TP125095-excludes Scout Hall Lot 2/LP62334	Contaminated soil is retained and managed onsite. Requires ongoing management	0090004932

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Brimbank City Council	BROOKLYN	42 Market RD	Former Landfill. Requires ongoing management	0090004022
Brimbank City Council	BROOKLYN	44 Mcdonald RD	Former Landfill. Requires ongoing management	0090003591
Brimbank City Council	BROOKLYN	52 MARKET RD	Former Landfill. Requires ongoing management	0090004023
Brimbank City Council	BROOKLYN	594 Geelong RD	Former Landfill. Requires ongoing management	0090003478
Brimbank City Council	BROOKLYN	Bunting RD	Former Landfill. Requires ongoing management	0090002743
Brimbank City Council	BROOKLYN	The Western Side Of Jones RD	Former Landfill. Requires ongoing management	0090004024
Brimbank City Council	BROOKLYN	The Western Side Of Jones RD	Former Landfill. Requires ongoing management	0090004025
Brimbank City Council	DEER PARK	753 Tilburn RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	0090000162
Brimbank City Council	DEER PARK	765 BALLARAT RD	Current Industrial Site. Requires assessment and/or clean up	0090001886
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management	0090003522
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management	0090003523
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management	0090003524
Brimbank City Council	SUNSHINE	16 THIRD AV	Current Industrial Site. Requires assessment and/or clean up	0090003227
Brimbank City Council	SUNSHINE	6 FIRST AV	Illegal dumping. Requires assessment and/or clean up	0090004622
Brimbank City Council	Sunshine North	56 Baldwin AV	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090004879
Brimbank City Council	SUNSHINE NORTH	152 MCINTYRE RD	Current Industrial Site. Requires assessment and/or clean up	0090005370
Brimbank City Council	SUNSHINE NORTH	47 MCINTYRE RD	Former Industrial Site. Requires ongoing management	0090001549
Brimbank City Council	SUNSHINE NORTH	62 Spalding AV	Current Industrial Site. Requires assessment and/or clean up	0090005461
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires assessment and/or clean up	0090000921
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires ongoing management	0090003753
Campaspe Shire Council	Bamawm Extension	Lot 2 Plan Of Subdivision 544316m Parish Of Torrumburry	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001745
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management	0090003586
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management	0090003587
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management	0090003588
Campaspe Shire Council	ECHUCA	176 OGILVIE AV	Current petroleum storage site. Requires assessment and/or clean up	0090004946
Campaspe Shire Council	ECHUCA	Echuca Landfill Echuca-Kyabram RD	Former Landfill. Requires ongoing management	0090003569
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management	0090003563
Cardinia Shire Council	PAKENHAM	570 Bald Hill Road Pakenham	Former Landfill. Requires ongoing management	0090003597
Casey City Council	CRANBOURNE	Former Casey - Frankston Landfill & Former Casey Landfill	Former Landfill. Requires ongoing management	0090004108
Casey City Council	CRANBOURNE	Former Casey - Frankston Landfill & Former Casey Landfill	Former Landfill. Requires ongoing management	0090004109
Casey City Council	CRANBOURNE	Former Casey - Frankston Landfill & Former Casey Landfill	Former Landfill. Requires ongoing management	0090005266
Casey City Council	NARRE WARREN	188 QUARRY RD	Former Landfill. Requires ongoing management	0090003600
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires ongoing management	0090003564
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires ongoing management	0090003565
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires ongoing management	0090003566
Central Goldfields Shire Council	MARYBOROUGH	53 HIGH ST	Current Service Station. Requires assessment and/or clean up	0090005245
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management	0090001464
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management	0090003696
Colac-Otway Shire Council	CORORooke	Factory RD	Current Industrial Site. Requires assessment and/or clean up	0090002082
Colac-Otway Shire Council	MARENGO	Roberts RD	Former Landfill. Requires ongoing management	0090003634
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management	0090003622
Darebin City Council	NORTHCOTE	Clifton ST	Former Landfill. Requires ongoing management	0090003493
Darebin City Council	PRESTON	140 High ST	Former Industrial Site. Requires assessment and/or clean up	0090000660
Darebin City Council	PRESTON	194 Bell ST	Former Industrial Site. Requires assessment and/or clean up	0090002088
Darebin City Council	PRESTON	3 & 7 NEWMAN ST	Former Industrial Site. Requires assessment and/or clean up	0090003150
Darebin City Council	PRESTON	62 Albert ST	Current Industrial Site. Requires ongoing management	0090000535
Darebin City Council	PRESTON	67 High ST	Former Service Station. Requires assessment and/or clean up	0090001449
Darebin City Council	RESERVOIR	87 Newlands RD	Former Landfill. Requires ongoing management	0090003508
East Gippsland Shire Council	BAIRNSDALE	201 Main ST	Former Service Station. Requires assessment and/or clean up	0090005434

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East Gippsland Shire Council	BAIRNSDALE	205 Main ST	Former Service Station. Requires assessment and/or clean up	0090005432
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD	Former Landfill. Requires ongoing management	0090003783
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD	Former Landfill. Requires ongoing management	0090003784
East Gippsland Shire Council	ORBOST	44 Salsibury ST	Former Service Station. Requires assessment and/or clean up	0090001588
Frankston City Council	Frankston	McClelland DR	Former Landfill. Requires ongoing management	0090003594
Frankston City Council	FRANKSTON	3 ROSELLA ST	Current Industrial Site. Requires assessment and/or clean up	0090005315
Frankston City Council	FRANKSTON SOUTH	4 GOLF LINKS RD	Current Service Station. Requires assessment and/or clean up	0090005375
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD	Former Service Station. Requires assessment and/or clean up	0090001532
Glen Eira City Council	CAULFIELD SOUTH	818 Glen Huntly RD	Former Service Station. Requires assessment and/or clean up	0090004221
Golden Plains Shire Council	MEREDITH	119 MEREDITH-MT MERCER RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004477
Greater Bendigo City Council	CALIFORNIA GULLY	45 Sandhurst RD	Current petroleum storage site. Requires assessment and/or clean up	0090004999
Greater Bendigo City Council	EAGLEHAWK	191 UPPER CALIFORNIA GULLY RD	Current landfill. Requires ongoing management	0090005325
Greater Bendigo City Council	HEATHCOTE	HEATHCOTE PIT - HIRDS ROAD ALLOTMENT 31B SECTION 3	Industrial waste has been dumped at the site. Requires ongoing management	0090005324
Greater Bendigo City Council	MYERS FLAT	28 WILLIAMS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004173
Greater Bendigo City Council	White Hills	(Crown Allotment 432E Section E)	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004849
Greater Dandenong City Council	DANDENONG	230 Frankston-Dandenong RD	Former Service Station. Requires assessment and/or clean up	0090004119
Greater Dandenong City Council	DANDENONG SOUTH	185 Dandenong-Hastings RD	Former Landfill. Requires ongoing management	0090004214
Greater Dandenong City Council	DANDENONG SOUTH	20 Cahill ST	Former Industrial Site. Requires assessment and/or clean up	0090002115
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Former Industrial Site. Requires ongoing management	0090001391
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Former Industrial Site. Requires ongoing management.	0090005482
Greater Dandenong City Council	KEYSBOROUGH	151 CHAPEL RD	Land and/or groundwater impacted by intensive animal industry. Requires assessment and/or clean up	0090005305
Greater Dandenong City Council	SPRINGVALE	310 Springvale RD	Former Service Station. Requires ongoing management	0090001607
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site. Requires assessment and/or clean up	0090001557
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill. Requires ongoing management	0090003848
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill. Requires ongoing management	0090003849
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD	Former Landfill. Requires ongoing management	0090003850
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090000808
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003691
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003692
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management	0090003693
Greater Geelong City Council	BALLAN	1 6511 Western FWY	Current Service Station. Requires ongoing management	0090004833
Greater Geelong City Council	BELMONT	180 Barwon Heads RD	Former petroleum storage site. Requires ongoing management	0090005312
Greater Geelong City Council	CORIO	1500 Biddlecombe AV	Current landfill. Requires assessment and/or clean up	0090002361
Greater Geelong City Council	CORIO	391 Princes HWY	Former petroleum storage site. Requires ongoing management	0090004837
Greater Geelong City Council	CORIO	80 REFINERY RD	Current Industrial Site. Requires assessment and/or clean up	0090004215
Greater Geelong City Council	CORIO	80 REFINERY RD	Current petroleum storage site. Requires ongoing management	0090000024
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management	0090002343
Greater Geelong City Council	CORIO	Off Harpur RD	Former Service Station. Requires assessment and/or clean up	0090000782
Greater Geelong City Council	DRYSDALE	97 High ST	Current Service Station. Requires ongoing management	0090001808
Greater Geelong City Council	EAST GEELONG	HEARNE PDE	Contaminated soil is retained and managed onsite. Requires ongoing management	0090004415
Greater Geelong City Council	GEELONG NORTH	1 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up	0090001664

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Greater Geelong City Council	LARA	Princes HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090001012
Greater Geelong City Council	MANIFOLD HEIGHTS	35 Shannon AV	Former Service Station. Requires assessment and/or clean up	0090004098
Greater Geelong City Council	MARSHALL	55 WOOLSCOUR LANE	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004722
Greater Geelong City Council	MOOLAP	132 Point Henry RD	Current Industrial Site. Requires assessment and/or clean up	0090001833
Greater Geelong City Council	NORLANE	5 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up	0090004126
Greater Geelong City Council	NORLANE	60 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up	0090004132
Greater Geelong City Council	NORTH GEELONG	343 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up	0090004124
Greater Geelong City Council	NORTH GEELONG	Foreshore Area At End Of Crowle ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000226
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management	0090003551
Greater Shepparton City Council	KIALLA WEST	7358 Goulburn Valley HWY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000083
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD	Former Industrial Site. Requires assessment and/or clean up	0090001776
Hepburn Shire Council	CRESWICK	18 Clunes RD	Former Service Station. Requires assessment and/or clean up	0090000263
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management	0090003558
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management	0090003559
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management	0090003560
Hepburn Shire Council	DAYLESFORD	47 RAGLAN ST	Current Service Station. Requires ongoing management	0090004373
Hobsons Bay City Council	ALTONA	351 MILLERS RD	Current Industrial Site. Requires assessment and/or clean up	0090000597
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up	0090000009
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up	0090003368
Hobsons Bay City Council	ALTONA	541 Kororoit Creek RD	Current chemical storage facility. Requires assessment and/or clean up	0090000425
Hobsons Bay City Council	ALTONA	Elfield Meadows Estate Defined By Volume 10426	Waste Acid Sulfate Soils. Requires ongoing management	0090002765
Hobsons Bay City Council	ALTONA MEADOWS	306 Queen ST	Current Service Station. Requires assessment and/or clean up	0090002186
Hobsons Bay City Council	ALTONA NORTH	Kyle RD	Former Landfill. Requires ongoing management	0090003527
Hobsons Bay City Council	BROOKLYN	Hardie RD	Former Landfill. Requires ongoing management	0090003487
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current Industrial Site. Requires assessment and/or clean up	0090002086
Hobsons Bay City Council	NEWPORT	Burleigh ST	Current petroleum storage site. Requires assessment and/or clean up	0090001325
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires assessment and/or clean up	0090001459
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Current Industrial Site. Requires ongoing management	0090000598
Hobsons Bay City Council	SOUTH KINGSVILLE	38 Blackshaws RD	Former Industrial Site. Requires ongoing management	0090002381
Hobsons Bay City Council	SPOTSWOOD	144 HALL ST	Current Industrial Site. Requires assessment and/or clean up	0090003301
Hobsons Bay City Council	SPOTSWOOD	18 Drake ST	Current petroleum storage site. Requires assessment and/or clean up	0090001709
Hobsons Bay City Council	SPOTSWOOD	42 Simcock AV	Former Industrial Site. Requires assessment and/or clean up	0090002179
Hobsons Bay City Council	WILLIAMSTOWN	12 Seaview PDE	Current Industrial Site. Requires ongoing management	0090002444
Hume City Council	BULLA	315 Loemans RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000177
Hume City Council	CAMPBELLFIELD	1735 Sydney RD	Current Industrial Site. Requires assessment and/or clean up	0090002373
Hume City Council	CAMPBELLFIELD	26 GLENBARRY RD	Illegal dumping. Requires assessment and/or clean up	0090003863
Hume City Council	CAMPBELLFIELD	2 8 REO CR	Former chemical storage facility. Requires assessment and/or clean up	0090004284
Hume City Council	CAMPBELLFIELD	29 HALLEY CR	Illegal dumping. Requires assessment and/or clean up	0090004877
Hume City Council	CAMPBELLFIELD	5 REO CR	Current Industrial Site. Requires assessment and/or clean up	0090003276
Hume City Council	CAMPBELLFIELD	5 REO CR	Current Industrial Site. Requires assessment and/or clean up	0090005096
Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management	0090003793

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Hume City Council	CAMPBELLFIELD	Bolinda RD	Former Landfill. Requires ongoing management	0090003794
Hume City Council	CAMPBELLFIELD	Mahoneys RD	Former Landfill. Requires ongoing management	0090003496
Hume City Council	CRAIGIEBURN	54 RUSHWOOD DR	Illegal Dumping. Requires assessment and/or clean up	0090005383
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management	0090003107
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management	0090003475
Hume City Council	DIGGERS REST	50 EDWARDS RD	Illegal dumping. Requires assessment and/or clean up	0090004581
Hume City Council	DIGGERS REST	65 EDWARDS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003640
Hume City Council	GREENVALE	100 OAKLANDS RD	Illegal dumping. Requires ongoing management	0090001856
Hume City Council	MELBOURNE AIRPORT	206 WESTERN AV	Former Landfill. Requires assessment and/or clean up	0090003661
Hume City Council	SOMERTON	Cliffords RD	Former Industrial Site. Requires assessment and/or clean up	0090002446
Hume City Council	SUNBURY	17 ACHERON CT	Illegal dumping. Requires assessment and/or clean up	0090005274
Hume City Council	Tullamarine	105 ANNANDALE RD	Illegal dumping. Requires assessment and/or clean up	0090004149
Hume City Council	TULLAMARINE	Western AV	Former Landfill. Requires ongoing management	0090003530
Hume City Council	WILDWOOD	520 WILDWOOD RD	Illegal dumping. Requires assessment and/or clean up	0090004601
Kingston City Council	CHELSEA	476 Nepean HWY	Former Service Station. Requires assessment and/or clean up	0090001389
Kingston City Council	CHELSEA	59 MULKARRA DR	Former Landfill. Requires assessment and/or clean up	0090004862
Kingston City Council	CHELSEA	Scotch PDE	Former Landfill. Requires ongoing management	0090003613
Kingston City Council	CLAYTON SOUTH	654 Clayton RD	Current landfill. Requires assessment and/or clean up	0090004869
Kingston City Council	CLAYTON SOUTH	8 Elder ST	Former Landfill. Requires ongoing management	0090003610
Kingston City Council	CLAYTON SOUTH	Former Clayton Road Landfill Cnr. Clayton Road & Ryans Road	Former Landfill. Requires ongoing management	0090003966
Kingston City Council	CLAYTON SOUTH	Former Clayton Road Landfill Cnr. Clayton Road & Ryans Road	Former Landfill. Requires ongoing management	0090004353
Kingston City Council	CLAYTON SOUTH	Ryans RD	Former Landfill. Requires ongoing management	0090003607
Kingston City Council	CLAYTON SOUTH	RYANS RD	Former Landfill. Requires ongoing management	0090003604
Kingston City Council	DINGLEY VILLAGE	201 SPRING RD	Former Landfill. Requires assessment and/or clean up	0090003857
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD	Former Landfill. Requires ongoing management	0090003831
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD	Former Landfill. Requires ongoing management	0090003832
Kingston City Council	MENTONE	17 BALCOMBE RD	Former Service Station. Requires assessment and/or clean up	0090004424
Kingston City Council	MOORABBIN	1 10 Ebden ST	Former Industrial Site. Requires ongoing management	0090002273
Kingston City Council	MOORABBIN	SOUTH WEST CNR HEATHERTON SANDS & BUNNYS LANE	Former Landfill. Requires ongoing management	0090004461
Kingston City Council	MOORABBIN	SOUTH WEST CNR HEATHERTON SANDS & BUNNYS LANE	Former Landfill. Requires ongoing management	0090004462
Kingston City Council	MORDIALLOC	78 White ST	Former Industrial Site. Requires assessment and/or clean up	0090002256
Knox City Council	WANTIRNA	706 BORONIA RD	Illegal dumping. Requires assessment and/or clean up	0090000181
Knox City Council	WANTIRNA SOUTH	14 COPPELIA ST	Former Landfill. Requires ongoing management	0090003736
Knox City Council	WANTIRNA SOUTH	14 COPPELIA ST	Former Landfill. Requires ongoing management	0090003737
Knox City Council	WANTIRNA SOUTH	14 COPPELIA ST	Former Landfill. Requires ongoing management	0090005441
Knox City Council	WANTIRNA SOUTH	Cathies LANE	Former Landfill. Requires ongoing management	0090000475
Knox City Council	WANTIRNA SOUTH	Cathies LANE	Former Landfill. Requires ongoing management	0090003738
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale	Former Landfill. Requires ongoing management	0090003787
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale	Former Landfill. Requires ongoing management	0090003788
Latrobe City Council	TRARALGON	TRARALGON WEST RD	Former Landfill. Requires assessment and/or clean up	0090003964
Latrobe City Council	TRARALGON SOUTH	Loy Yang B3/4 Bartons Lane	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management	0090002894
Macedon Ranges Shire Council	BULLENGAROOK	Hobbs RD	Former Landfill. Requires ongoing management	0090003580
Macedon Ranges Shire Council	BULLENGAROOK	Hobbs RD	Former Landfill. Requires ongoing management	0090003581
Macedon Ranges Shire Council	BULLENGAROOK	Hobbs RD	Former Landfill. Requires ongoing management	0090003582
Macedon Ranges Shire Council	KYNETON	134 HIGH ST	Former Service Station. Requires assessment and/or clean up	0090004708
Macedon Ranges Shire Council	KYNETON	Redesdale RD	Former Landfill. Requires ongoing management	0090003555
Macedon Ranges Shire Council	KYNETON	Redesdale RD	Former Landfill. Requires ongoing management	0090003556
Macedon Ranges Shire Council	KYNETON	Redesdale RD	Former Landfill. Requires ongoing management	0090003557

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Macedon Ranges Shire Council	SPRINGFIELD	130 Toomeys LANE	Illegal dumping. Requires assessment and/or clean up	0090004044
Macedon Ranges Shire Council	WOODEND	130 High ST	Current Service Station. Requires assessment and/or clean up	0090004073
Macedon Ranges Shire Council	WOODEND	8 SPENCER RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090005243
Mansfield Shire Council	MANSFIELD	Monkey Gully RD	Former Landfill. Requires ongoing management	0090003844
Mansfield Shire Council	MANSFIELD	Monkey Gully RD	Former Landfill. Requires ongoing management	0090003845
Maribyrnong City Council	BRAYBROOK	30 SOUTH RD	Former Industrial Site. Requires assessment and/or clean up	0090004372
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Former Industrial Site. Requires assessment and/or clean up	0090002056
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Illegal dumping. Requires assessment and/or clean up	0090004455
Maribyrnong City Council	FOOTSCRAY	Farnsworth AV	Former Landfill. Requires ongoing management	0090003484
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up	0090001771
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up	0090003767
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up	0090003768
Maribyrnong City Council	WEST FOOTSCRAY	Somerville RD	Former Industrial Site. Requires assessment and/or clean up	0090002163
Maribyrnong City Council	YARRAVILLE	1 High ST	Former Industrial Site. Requires ongoing management	0090000134
Maribyrnong City Council	YARRAVILLE	2A FRANCIS ST	Current Industrial Site. Requires assessment and/or clean up	0090001122
Maribyrnong City Council	YARRAVILLE	325 WHITEHALL STREET	Former Industrial Site. Requires assessment and/or clean up	0090004781
Maribyrnong City Council	YARRAVILLE	Yarraville Terminal Francis ST	Current petroleum storage site. Requires assessment and/or clean up	0090000989
Maroondah City Council	CROYDON	171 Mt Dandenong RD	Former Service Station. Requires ongoing management	0090002862
Maroondah City Council	RINGWOOD	385 Canterbury RD	Current Service Station. Requires assessment and/or clean up	0090005282
Maroondah City Council	RINGWOOD EAST	18 Mount Dandenong RD	Current Service Station. Requires assessment and/or clean up	0090001804
Melton Shire Council	MELTON	Ferris RD	Former Landfill. Requires ongoing management	0090003481
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management	0090003479
Melton Shire Council	MELTON SOUTH	2 FERRIS RD	Former Landfill. Requires ongoing management	0090003480
Melton Shire Council	MOUNT COTTRELL	180 Faulkners RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000416
Melton Shire Council	PLUMPTON	1 Holden RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000159
Melton Shire Council	PLUMPTON	627 Plumpton RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000300
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Illegal dumping. Requires assessment and/or clean up	0090004146
Melton Shire Council	PLUMPTON	627 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003893
Melton Shire Council	RAVENHALL	48A ORBIS DR	Illegal dumping. Requires assessment and/or clean up	0090003361
Mildura Rural City Council	CABARITA (Allot.110A\PP3102)	349 MCEDWARD ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003774
Mildura Rural City Council	KOORLONG	Twentieth ST	Former Landfill. Requires ongoing management	0090003585
Mildura Rural City Council	MILDURA	42 NINTH ST	Former petroleum storage site. Requires assessment and/or clean up	0090004105
Mildura Rural City Council	MILDURA	CA Lot 12 & 13, ETIWANDA AV	Former Landfill. Requires ongoing management	0090005268
Mildura Rural City Council	NICHOLS POINT	63 CURETON AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004342
Mildura Rural City Council	OUYEN	48 FARRELL ST	Former petroleum storage site. Requires assessment and/or clean up	0090004611
Mitchell Shire Council	BROADFORD	30 MIA MIA RD	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090005017
Mitchell Shire Council	BROADFORD	High ST	Former Landfill. Requires ongoing management	0090003542
Mitchell Shire Council	KILMORE	Walders RD	Former Landfill. Requires ongoing management	0090003834
Mitchell Shire Council	KILMORE	Walders RD	Former Landfill. Requires ongoing management	0090003835
Mitchell Shire Council	SEYMOUR	117 Wimble ST	Current Industrial Site. Requires assessment and/or clean up	0090001737
Mitchell Shire Council	SEYMOUR	HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management	0090003836
Mitchell Shire Council	SEYMOUR	HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management	0090003837
Moira Shire Council	BURRAMINE	171 THOMS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004594
Moira Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd	Former Landfill. Requires ongoing management	0090003545
Moira Shire Council	YARRAWONGA	81 Channel RD	Former Landfill. Requires ongoing management	0090003539
Monash City Council	CLAYTON	1555 Centre RD	Current Industrial Site. Requires ongoing management	0090004466

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Monash City Council	GLEN WAVERLEY	310 SPRINGVALE RD	Current Industrial Site. Requires assessment and/or clean up	0090002027
Monash City Council	OAKLEIGH	1386 Dandenong RD	Current Service Station. Requires assessment and/or clean up	0090003887
Monash City Council	OAKLEIGH EAST	108 FERNTREE GULLY RD	Former Landfill. Requires ongoing management	0090004273
Moonee Valley City Council	MOONEE PONDS	783 Mt Alexander RD	Current Service Station. Requires assessment and/or clean up	0090000664
Moorabool Shire Council	BACCHUS MARSH	End of Halletts WAY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001880
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up	0090004570
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up	0090004571
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD	Former Landfill. Requires ongoing management	0090003631
Moreland City Council	Brunswick	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management	0090004362
Moreland City Council	BRUNSWICK	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management	0090004520
Moreland City Council	COBURG NORTH	46 Newlands RD	Current Service Station. Requires assessment and/or clean up	0090005329
Moreland City Council	PASCOE VALE	512 PASCOE VALE RD	Current Service Station. Requires assessment and/or clean up	0090002542
Mornington Peninsula Shire Council	CRIB POINT	2 Lens ST	Former Landfill. Requires ongoing management	0090003619
Mornington Peninsula Shire Council	CRIB POINT	The Esplanade	Former Industrial Site. Requires ongoing management	0090002897
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Mooroodue HWY	Former Landfill. Requires ongoing management	0090000477
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Mooroodue HWY	Former Landfill. Requires ongoing management	0090003744
Mornington Peninsula Shire Council	ROSEBUD WEST	119 Truemans RD	Former Landfill. Requires ongoing management	0090003616
Mornington Peninsula Shire Council	RYE	2233 POINT NEPEAN RD	Current Service Station. Requires ongoing management	0090000658
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD	Illegal dumping. Requires assessment and/or clean up	0090000097
Mount Alexander Shire Council	Castlemaine	74 Tomkies Road Lane	Contaminated soil is retained and managed onsite. Requires ongoing management	0090004156
Moyne Shire Council	ALLANSFORD	5331 Great Ocean RD	Current Industrial Site. Requires ongoing management	0090004322
Moyne Shire Council	PORT FAIRY	Badhams LANE	Former Landfill. Requires ongoing management	0090003625
Nillumbik Shire Council	DIAMOND CREEK	50 Fraser ST	Historical deposit of mine tailings. Requires assessment and/or clean up	0090002671
Nillumbik Shire Council	ELTHAM	197 Sherbourne RD	Former petroleum storage site. Requires assessment and/or clean up	0090005162
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003503
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003504
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management	0090003505
Nillumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Current Industrial Site. Requires ongoing management	0090002787
Nillumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002083
Nillumbik Shire Council	YARRAMBAT	Yan Yean RD	Former Landfill. Requires ongoing management	0090003407
Nillumbik Shire Council	YARRAMBAT	Yan Yean RD	Former Landfill. Requires ongoing management	0090003408
Northern Grampians Shire Council	Stawell	25-39 HORSHAM ROAD CROWN ALLOTMENT 136K PARISH OF ILLAWARRA	Former Industrial Site. Requires ongoing management	0090002140
Port Phillip City Council	ELWOOD	54A MARINE PDE	Current Service Station. Requires assessment and/or clean up	0090000663
Port Phillip City Council	PORT MELBOURNE	337 WILLIAMSTOWN RD	Current Service Station. Requires assessment and/or clean up	0090004838
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003533
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003745
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003746
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management	0090003747
South Gippsland Shire Council	LEONGATHA SOUTH	630 ROUGHEADS RD	Former Landfill. Requires ongoing management	0090003790
Stonnington City Council	PRAHRAN	549 High ST	Current Service Station. Requires assessment and/or clean up	0090000662
Strathbogie Shire Council	VIOLET TOWN	190 Mediarmids RD	Former Landfill. Requires ongoing management	0090003847
Surf Coast Shire Council	WINCHELSEA	114 Trebeck CT	Illegal dumping. Requires assessment and/or clean up	0090001935
Swan Hill Rural City Council	LAKE POWELL	LOT 1 TP898018, 3 BELSAR RD	Illegal dumping. Requires assessment and/or clean up	0090004993

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Swan Hill Rural City Council	LAKE POWELL	LOT 1 TP898018, 3 BELSAR RD	Illegal dumping. Requires assessment and/or clean up	0090004995
Swan Hill Rural City Council	LAKE POWELL	LOT 1 TP898018, 3 BELSAR RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090005261
Swan Hill Rural City Council	LAKE POWELL	LOT 1 TP898018, 3 BELSAR RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090005262
Swan Hill Rural City Council	PENTAL ISLAND	LOT 4\PS537291, 1411 PENTAL ISLAND ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090004875
Swan Hill Rural City Council	ROBINVALE	2B\PP2289 and 2C\PP2269 HAPPY VALLEY TRACK	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	0090005123
Swan Hill Rural City Council	ROBINVALE	BLOCK 5 116 HOCKING RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003773
Swan Hill Rural City Council	Swan Hill	3 Hastings Street	Current petroleum storage site. Requires assessment and/or clean up	0090003573
Swan Hill Rural City Council	TOL TOL	3216 Murray Valley HWY	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000256
Towong Shire Council	BETHANGA	4 MARTIN ST	Former Landfill. Requires ongoing management	0090003554
Warrnambool City Council	ALLANSFORD	137 Ziegler PDE	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	0090000492
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires assessment and/or clean up	0090003635
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires assessment and/or clean up	0090003636
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires ongoing management	0090003637
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management	0090003791
Wellington Shire Council	LONGFORD	746 LONGFORD-LOCH SPORT RD	Former Landfill. Requires ongoing management	0090003792
Wellington Shire Council	MAFFRA	57 Johnson ST	Current Industrial Site. Requires assessment and/or clean up	0090001587
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD	Former Landfill. Requires ongoing management	0090003055
Whitehorse City Council	BLACKBURN	21 Blackburn RD	Current Service Station. Requires ongoing management	0090002839
Whitehorse City Council	BLACKBURN	21 Blackburn RD	Current Service Station. Requires ongoing management	0090003034
Whitehorse City Council	BLACKBURN	24 Blackburn RD	Former Service Station. Requires assessment and/or clean up	0090003153
Whitehorse City Council	BLACKBURN	2 CENTRAL RD	Former Service Station. Requires assessment and/or clean up	0090004262
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management	0090003499
Whittlesea City Council	EPPING	215 COOPER ST	Current landfill. Requires ongoing management	0090003348
Whittlesea City Council	EPPING	490 COOPER ST	Former Landfill. Requires ongoing management	0090003502
Whittlesea City Council	EPPING	500 Cooper ST	Former Landfill. Requires ongoing management	0090003490
Whittlesea City Council	THOMASTOWN	240 HIGH ST	Former Service Station. Requires assessment and/or clean up	0090004077
Whittlesea City Council	THOMASTOWN	342 Settlement RD	Former Service Station. Requires assessment and/or clean up	0090001959
Whittlesea City Council	THOMASTOWN	51 High ST	Current Industrial Site. Requires assessment and/or clean up	0090004421
Whittlesea City Council	THOMASTOWN	77 HIGH ST	Current Industrial Site. Requires assessment and/or clean up	0090005435
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD	Former Landfill. Requires ongoing management	0090003548
Wyndham City Council	Laverton North	19 Little Boundary RD	Current Industrial Site. Requires assessment and/or clean up	0090000003
Wyndham City Council	LAVERTON NORTH	142 FITZGERALD RD	Current Industrial Site. Requires assessment and/or clean up	0090004822
Wyndham City Council	LAVERTON NORTH	142 FITZGERALD RD	Current Industrial Site. Requires assessment and/or clean up	0090004823
Wyndham City Council	LAVERTON NORTH	3 PROGRESS CT	Illegal dumping. Requires assessment and/or clean up	0090004467
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD	Former Industrial Site. Requires assessment and/or clean up	0090000864
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD	Former Industrial Site. Requires ongoing management	0090003389
Wyndham City Council	LITTLE RIVER	490 EDGARS RD	Illegal dumping. Requires assessment and/or clean up	0090004276
Yarra City Council	FITZROY NORTH	433 SMITH ST	Former Industrial Site. Requires ongoing management	0090004363
Yarra City Council	RICHMOND	3-21a Kent St 1/4-14/4 Little Buckingham St	Former Industrial Site. Requires ongoing management	0090001920
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management	0090003838
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD	Former Landfill. Requires ongoing management	0090003839
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddel RD	Former Landfill. Requires ongoing management	0090003840
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddel RD	Former Landfill. Requires ongoing management	0090003841
Yarra Ranges Shire Council	KILSYTH	1 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000004

Agenda Item 6.3 - Attachment 4

Yarra Ranges Shire Council	KILSYTH	1 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000006
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000005
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up	0090000007

Agenda Item 6.3 - Attachment 4

Appendix C Local GQRUZ Figure

Agenda Item 6.3 - Attachment 4

Groundwater zone with restricted uses

Maidstone

This zone has been cleaned up to the relevant environmental standards (section 53X environmental audit) but is still subject to restricted groundwater uses.

Environmental audit site

9-15 Williamson Rd Maidstone

Restrictions on use

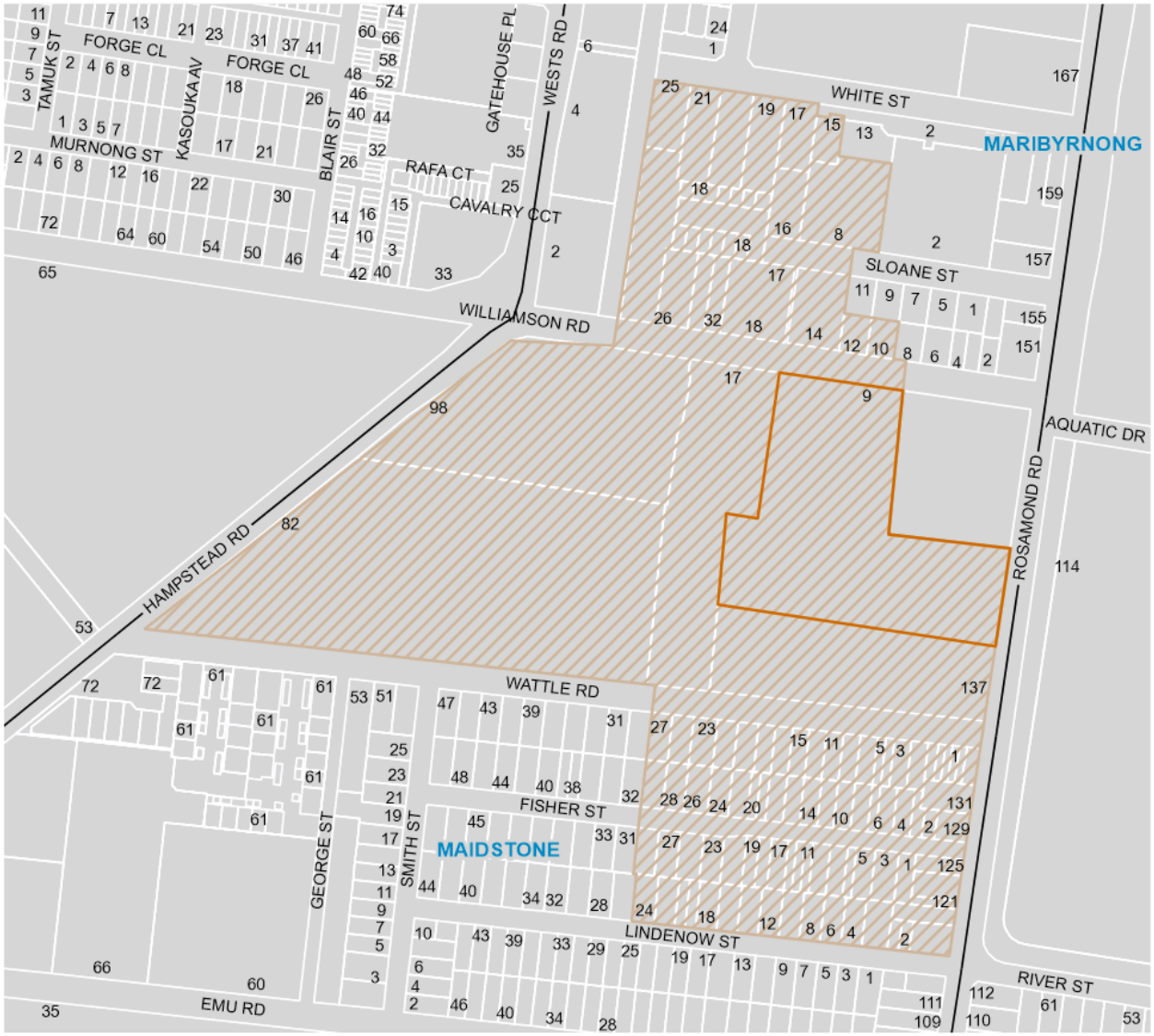
Drinking water
Livestock water supply
Water used for recreational purposes (e.g. swimming)

Site history

Engineering works

Legend

- Environmental audit site
- Groundwater zone with restricted uses
- Properties
- 452 Unit/house/building number
- Primary road



EPA VICTORIA Victoria **For more information contact 1300 EPA VIC**

Disclaimer: The map represents an approximate estimation of an area where groundwater quality has been impacted by human activities. It does not provide information on the naturally occurring quality of groundwater, which can also have restrictions on its use. The environmental audit boundary and groundwater zone are based on land parcel boundaries at the time of mapping. Subsequent changes to land parcel boundaries do not change the location of the zone.

N 0 40 80 Metres

EPA ID: 55545-1
Map generated on: 31 Oct 2013

This map may also contain data from: Vicmap

Agenda Item 6.3 - Attachment 4

Appendix D Site Inspection Photographs

Agenda Item 6.3 - Attachment 4

Photograph 1 *Front of property, looking southeast*	
Photograph 2 *Rear of property, looking north*	
Photograph 3 *Interior of warehouse*	

Agenda Item 6.3 - Attachment 4

Photograph 4 *Interior of warehouse*	
Photograph 5 *Potential UST infrastructure, located in the northeast of the site*	
Photograph 6 *Potential UST infrastructure, (vent pipe)*	

Agenda Item 6.3 - Attachment 4

Photograph 7 *Stored drums.*	
Photograph 8 *Disturbed ground or possible filling (centre and back right of photograph) at rear of warehouse (looking northeast). .*	
Photograph 9 *Adjacent office/warehouse land use to the west of the site*	

Agenda Item 6.3 - Attachment 4

Appendix E Online Extract Former Site Use

Agenda Item 6.3 - Attachment 4

This year's Australian Bus Panorama Christmas Special will feature a history of ANSAIR.

Re: Once upon a time - Country Vic in the late '70's Part 1

by [redacted] Mon Sep 29, 2008 11:47 pm

Thank you very much for these photos.

In a previous life I was, in fact, a Firefly employee. My duties required me to sweep out, wipe clean the seats and windows, of twelve buses and coaches per night (including the above units), six nights per week for a total weekly payment of $ 5.00 (note the placement of the decimal point).

Being a young teenage kid extremely interested in buses, I would, of course, have done it for nothing!!

The depot in these photos actually still exists, or, at least, did so a couple of years ago. It was located at 53 Wattle Rd, Maidstone, which is only one parallel street away from their current premises. It has remained largely unused for nearly 20 years since they vacated it. Their route service and buses were sold to Keffords around 86, and shortly after, their coaches, including their new purchases (ie 3-4 new Tourmasters to commence their new Sydney express service) moved to the current location in Emu Rd, Maidstone.

Agenda Item 6.3 - Attachment 4

Third IMG 710, new 6/76 ([redacted])

Agenda Item 6.3 - Attachment 4

Appendix F Historical Aerial Photographs

Agenda Item 6.3 - Attachment 4

Key

Denotes approximate site boundary

Approx Scale 1:7500

0 100 200 300 400 500 (m)

Tonkin & Taylor Pty Ltd
Environmental and Engineering Consultants
Kings Technology Park, Ground Floor, 95 Coventry St,
Southbank, Victoria, 3006
Ph: (03) 9863 8686

DRAWN	jta	11/14
DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300	FIG. No. A1	Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
1945 Aerial Photograph

Agenda Item 6.3 - Attachment 4

Key

Denotes approximate site boundary

Approx Scale 1:25,000

0 500 1000 1500 (m)

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FILE: 3180.300 Aerials

SCALE (AT A4 SIZE): See above

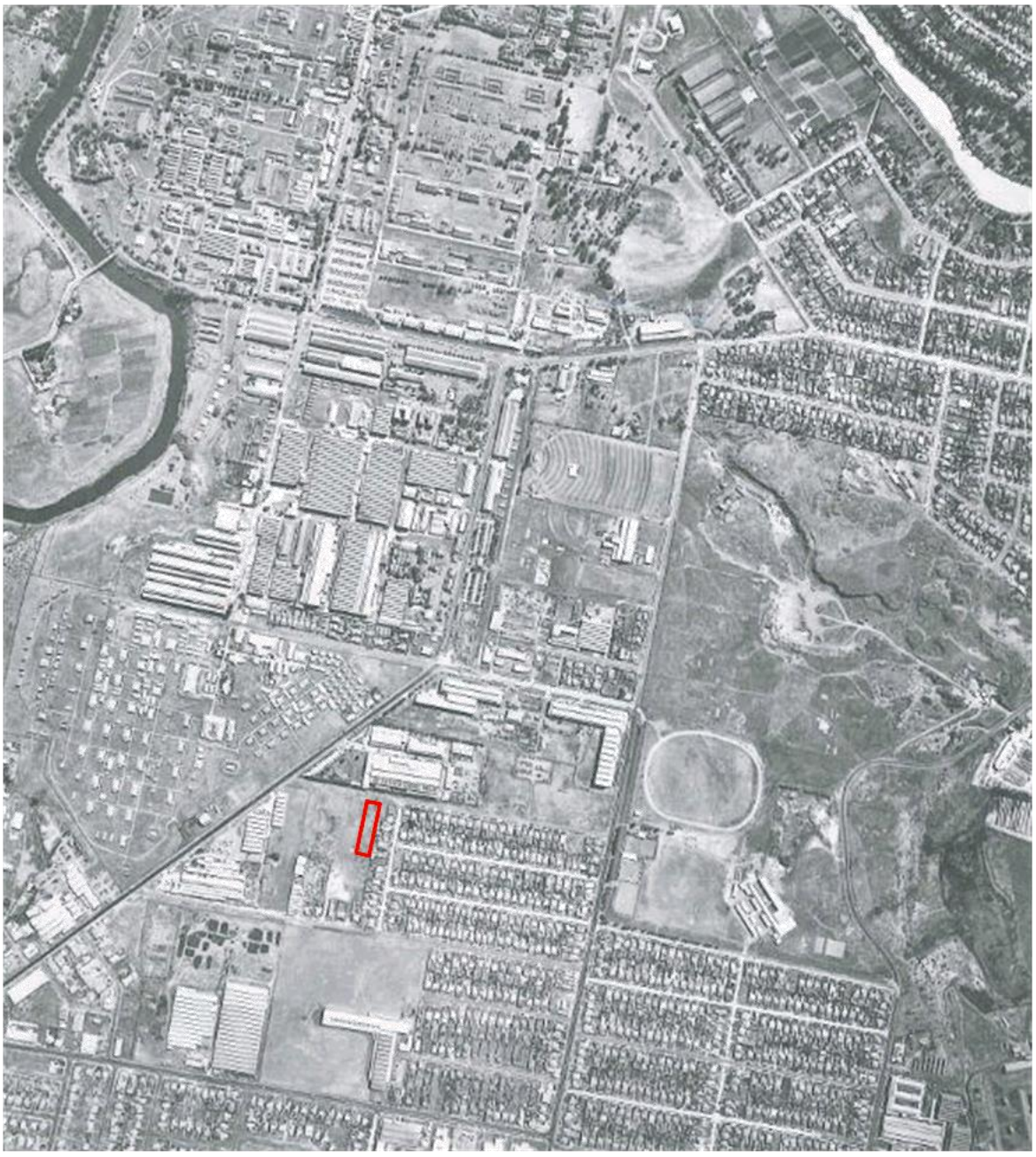
PROJECT No. 3180.300

FIG. No. A2

Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
1956 Aerial Photograph

Agenda Item 6.3 - Attachment 4



Key

Denotes approximate site boundary

Approx Scale 1:10,000

0 100 200 300 400 500 (m)

Tonkin & Taylor Pty Ltd
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Southbank, Victoria, 3006
Ph: (03) 9863 8686

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DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14

FILE: 3180.300 Aerials
SCALE (AT A4 SIZE): See above
PROJECT No. 3180.300
FIG. No. A3
Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
1963 Aerial Photograph

Agenda Item 6.3 - Attachment 4

Key

Denotes approximate site boundary

Approx Scale 1:10,000

0 100 200 300 400 500 (m)

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Environmental and Engineering Consultants
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Southbank, Victoria, 3006
Ph: (03) 9863 8686

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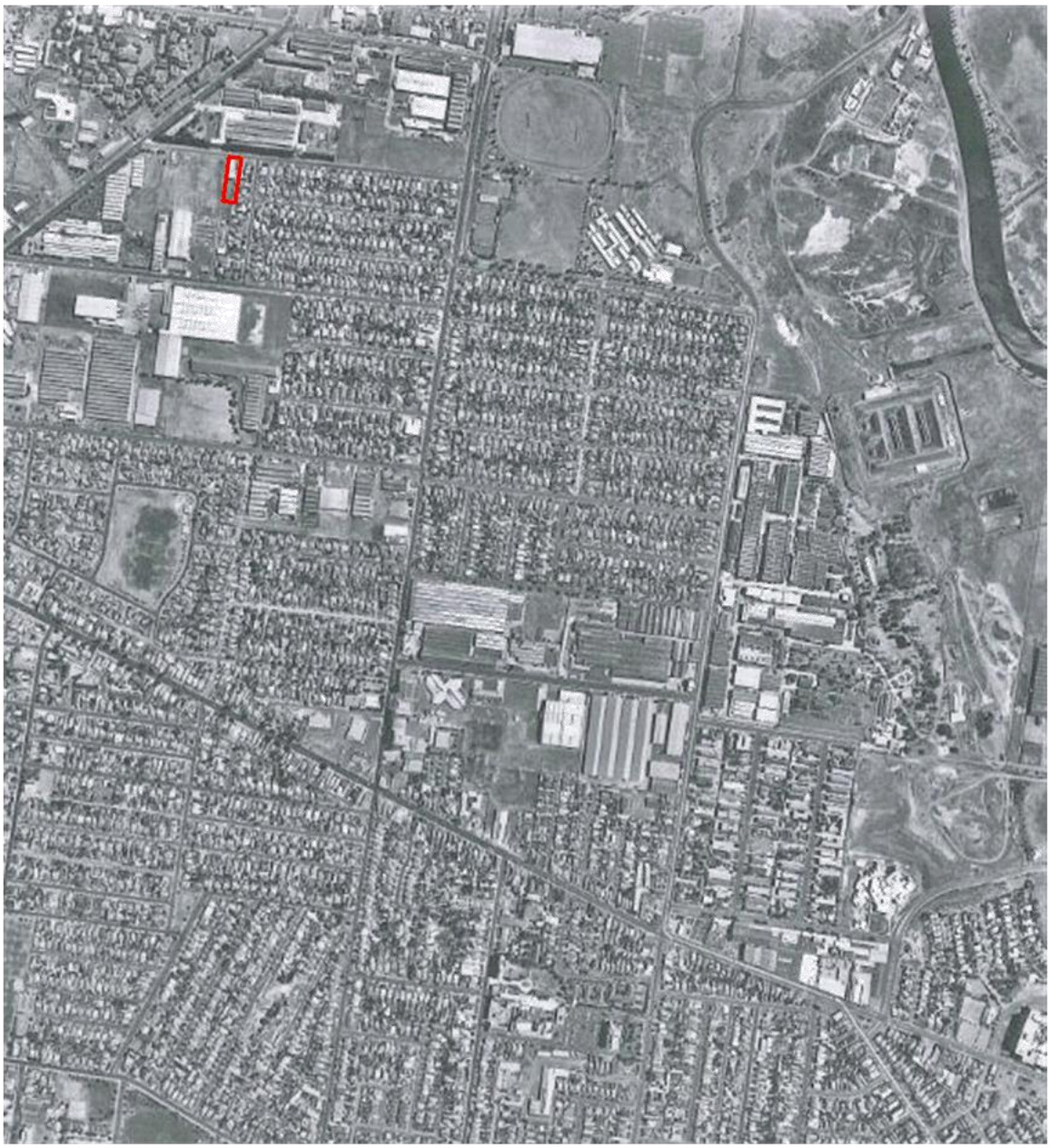
DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300	FIG. No. A4	Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
1975 Aerial Photograph

Agenda Item 6.3 - Attachment 4



Key

Denotes approximate site boundary

Approx Scale 1:10,000

0 100 200 300 400 500 (m)

Tonkin & Taylor Pty Ltd
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DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300		

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
1984 Aerial Photograph

FIG. No. A5

Rev. 0

Agenda Item 6.3 - Attachment 4

N

Key Denotes approximate site boundary

Approx Scale 1:10,000
0 100 200 300 400 500 (m)

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DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300	FIG. No. A6	Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
2000 Google Earth Image

Agenda Item 6.3 - Attachment 4

Tonkin & Taylor Pty Ltd
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Ph: (03) 9863 8686

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DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300		

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
2009 NearMap Image

FIG. No. A7 Rev. 0

Agenda Item 6.3 - Attachment 4

N

Key

Denotes approximate site boundary

Approx Scale 1:2000

0 20 40 60 80 100 (m)

Tonkin & Taylor Pty Ltd
Environmental and Engineering Consultants
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Southbank, Victoria, 3006
Ph: (03) 9863 8686

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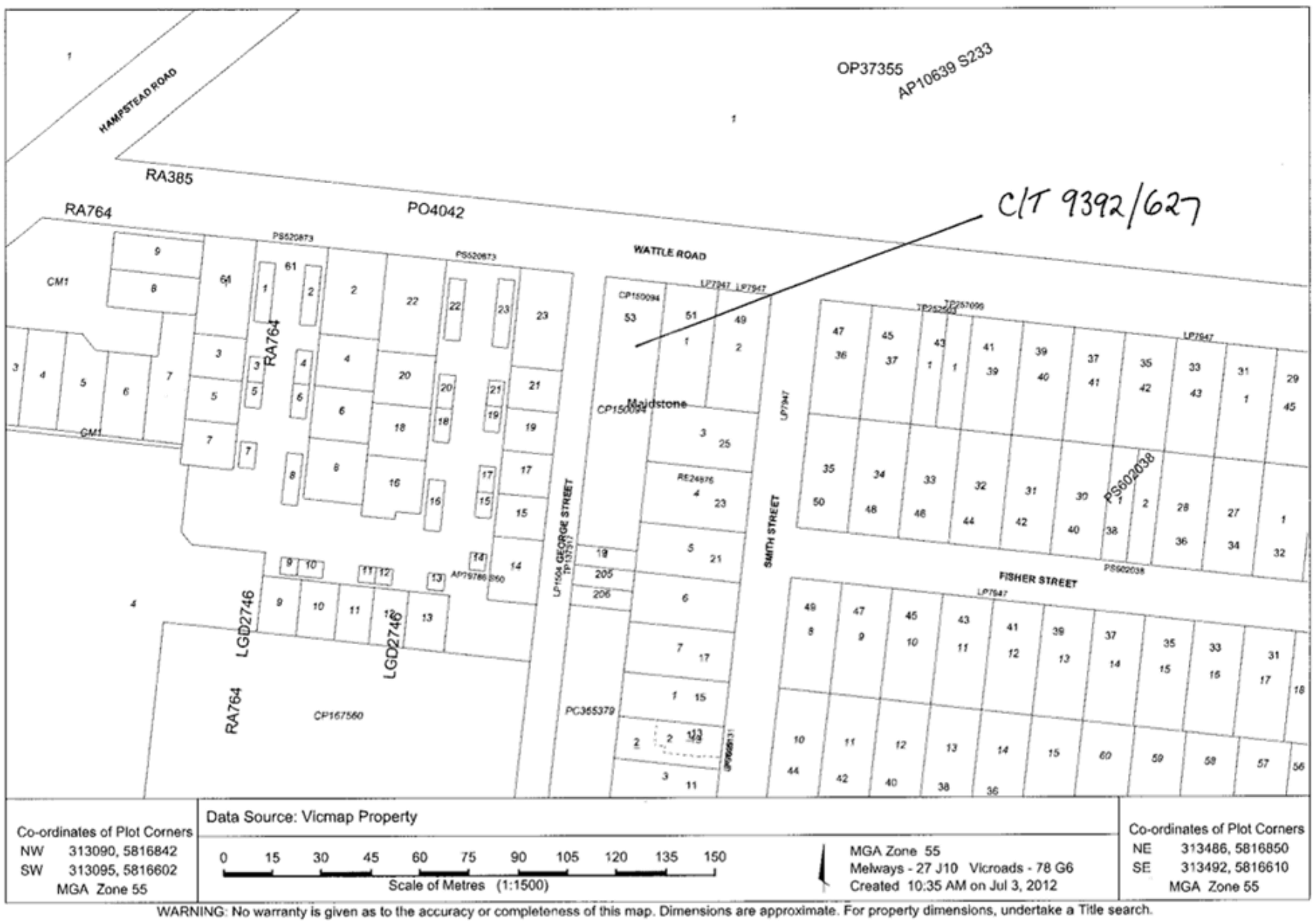
DRAWING CHECKED	jta	11/14
APPROVED	TV	11/14
FILE: 3180.300 Aerials		
SCALE (AT A4 SIZE) See above		
PROJECT No. 3180.300	FIG. No. A8	Rev. 0

LATIN AMERICA PTY LTD
PRELIMINARY SITE INVESTIGATION
53 Wattle Road, Maidstone, Victoria
2012 NearMap Image

Agenda Item 6.3 - Attachment 4

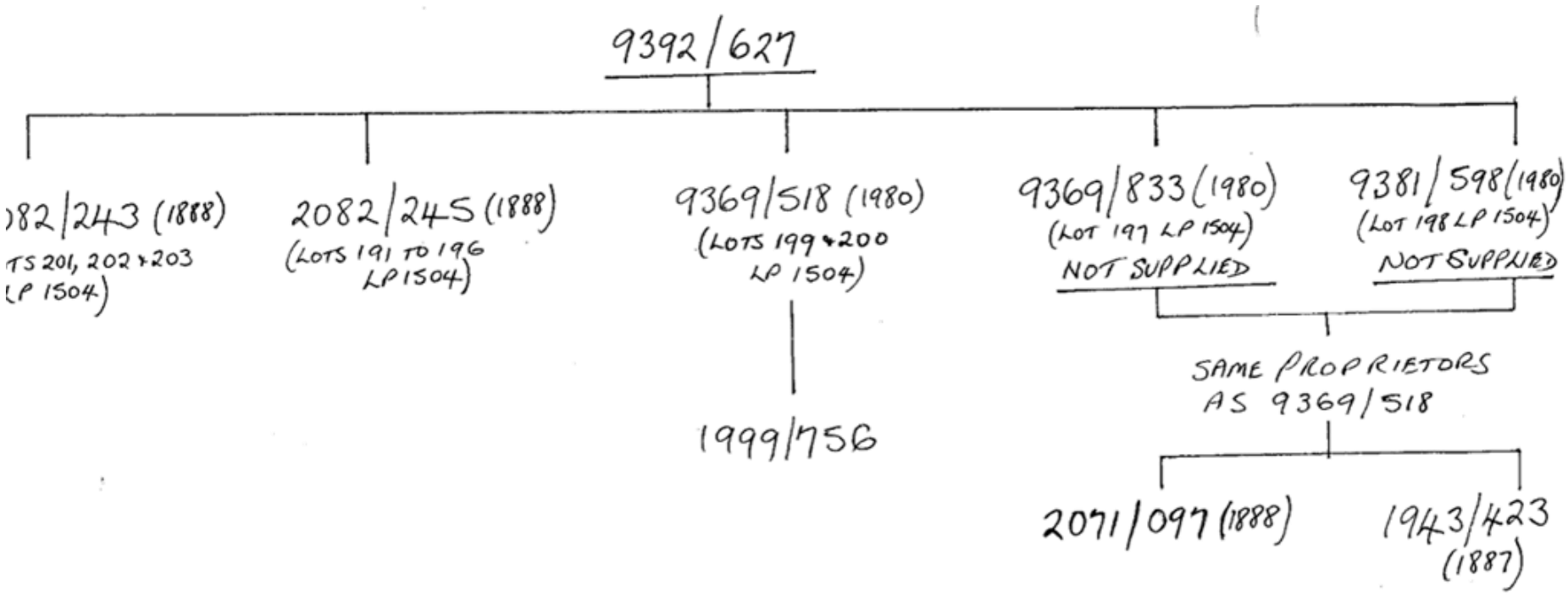
Appendix G Historical Certificates of Title

Agenda Item 6.3 - Attachment 4



WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Agenda Item 6.3 - Attachment 4



Agenda Item 6.3 - Attachment 4

Department of Sustainability and Environment

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:03 AM

Volume 09392 Folio 627
Folio Creation: Created as paper folio continued as computer folio
Parent titles :
Volume 02082 Folio 243 to Volume 02082 Folio 245
Volume 09369 Folio 518 to Volume 09369 Folio 833
Volume 09381 Folio 598

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/06/2002 03:30 PM

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HISTORICAL SEARCH STATEMENT

RECORD OF ALTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
08/07/2002	08/07/2002	AB397011W	Y

SURVIVORSHIP APPLICATION
FROM:
WADIH HAYKAL
NAWAL HAYKAL
TO:
NAWAL HAYKAL

RESULTING PROPRIETORSHIP:
Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
NAWAL HAYKAL of 3 HANOVER CRT AVONDALE HEIGHTS
AB397011W 08/07/2002
As to 1 of a total of 2 equal undivided shares
Joint Proprietors
CHAYBEN MERCHED HAYKAL
WAGIHA NAHOUM HAYKAL both of 30 MONTE CARLO DR AVONDALE HEIGHTS
R212582R 12/02/1991

08/07/2002	08/07/2002	AB397012U	Y

MORTGAGE OF LAND
MORTGAGE AB397012U 08/07/2002
COMMONWEALTH BANK OF AUSTRALIA

24/08/2010	24/08/2010	AH451169H	Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AB397012U

24/08/2010	24/08/2010	AH451170Y	Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
CHAYBEN MERCHED HAYKAL

State Government Victoria Department of Sustainability and Environment

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HISTORICAL SEARCH STATEMENT

WAGIHA NAHOUM HAYKAL
NAWAL HAYKAL
TO:
DANIEL HENRY CUMMING

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
DANIEL HENRY CUMMING of 27 CROWN POINT RIDGE CHIRNSIDE PARK VIC 3116
AH451170Y 24/08/2010

24/08/2010 24/08/2010 AH451171W Y

MORTGAGE OF LAND
MORTGAGE AH451171W 24/08/2010
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

07/01/2011 07/01/2011 AH710095U N

RECTIFICATION AMEND DIAGRAM
Diagram Location Snapshot: SEE CP150094 FOR FURTHER DETAILS AND BOUNDARIES

27/06/2012 27/06/2012 AJ759115Y (O) Y

DISCHARGE OF MORTGAGE
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AH451171W

27/06/2012 27/06/2012 AJ759116W (O) Y

TRANSFER OF LAND BY ENDORSEMENT
FROM:
DANIEL HENRY CUMMING
TO:
LATIN AMERICA PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
LATIN AMERICA PTY LTD of 128 MITCHELL STREET MAIDSTONE VIC 3013
AJ759116W 27/06/2012

27/06/2012 27/06/2012 AJ759117U (O) Y

MORTGAGE OF LAND
MORTGAGE AJ759117U 27/06/2012
COMMONWEALTH BANK OF AUSTRALIA

Agenda Item 6.3 - Attachment 4

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STATEMENT END

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HISTORICAL SEARCH STATEMENT

VOTS Snapshot

Volume 09392 Folio 627
1240022578975
Produced 08/07/2002 01:01 pm

LAND DESCRIPTION
Land in Plan of Consolidation 150094.
PARENT TITLES :
Volume 02082 Folio 243 Volume 02082 Folio 245 Volume 09369 Folio 518
Volume 09369 Folio 833 Volume 09381 Folio 598
Created by instrument CP150094 16/10/1980

REGISTERED PROPRIETOR
Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Joint Proprietors
CHAYBEN MERCHED HAYKAL
WAGIHA NAHOUM HAYKAL both of 30 MONTE CARLO DR AVONDALE HEIGHTS
As to 1 of a total of 2 equal undivided shares
Joint Proprietors
WADIH HAYKAL
NAWAL HAYKAL both of 3 HANOVER CRT AVONDALE HEIGHTS
R212582R 12/02/1991

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION
SEE CP150094 FOR FURTHER DETAILS AND BOUNDARIES

Agenda Item 6.3 - Attachment 4

CP150094

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

REGISTER BOOK VOL. 9392 FOL. 627

VICTORIA

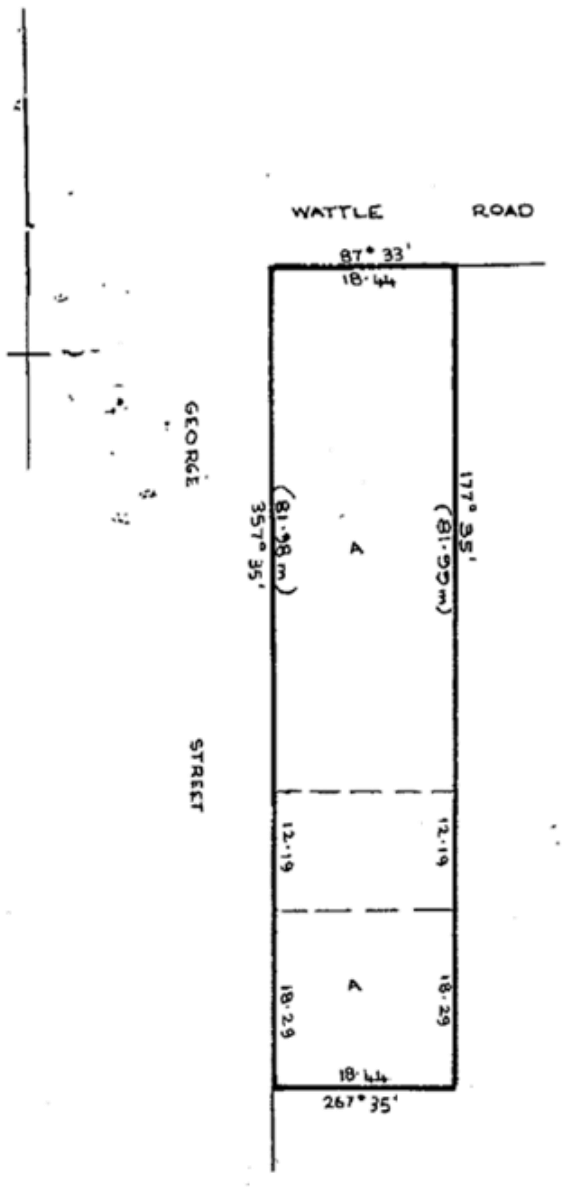
Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. FOL.

GRACE BONO of 53 Wattle Road Maidstone Bus Proprietor is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Cut-paw-paw County of Bourke being the land in Plan of Consolidation No.150094 which land is shown enclosed by continuous lines on the map hereon As to the land shown marked A - - - - - - TOGETHER WITH a right of carriage way over George Street shown on - - - - - Plan of Subdivision No.1504 -

Issued pursuant to Section 97A (2) of the Transfer of Land Act 1958



MEASUREMENTS ARE IN METRES

Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO

T09392-627-1-1

Derived from Vols.2082 Fols.243
245
16 OCT 1980 9369 518
833
9381 598

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Folio have been fully converted to a comput
Both text and diagram for this
er Folio.

Agenda Item 6.3 - Attachment 4

VOL. 9392 FOL. 627 INSTRUMENT APPLICATION 10322/79-PE

JOINT PRORPIETORS

SUONG MAI TRAN & TINH MINH VO OF FLAT

7/697 PARK ST. BRUNSWICK

REGISTERED 10/7/85

L769036J

MORTGAGE

CBFC LIMITED

REGISTERED 10/7/85

L769037F

DISCHARGED 12 FEB 1991

MORTGAGE

CBF LEASING PTY. LIMITED

REGISTERED 24/6/87

M905040T

DISCHARGED 12 FEB 1991

CAVEAT No. M976337Y LODGED 6 AUG 1987

CAVEAT WITHDRAWN

12 JUL 1988

MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Registered 13 OCT 1988

No. N765245D

DISCHARGED 12 FEB 1991

CHAYBEN MERCHED HAYKAL & WAGIHA NAHOUM HAYKAL OF 30 MONTE CARLO DR. AVONDALE HEIGHTS AS JOINT PROPRIETORS AS TO ONE EQUAL UNDIVIDED HALF PART OR SHARE & WADIH HAYKAL & NAWAL ~~KAYKAL~~ HAYKAL OF 3 HANOVER CRT TO AVONDALE HEIGHTS AS JOINT PROPRIETORS AS/ONE EQUAL UNDIVIDED HALF PART OR SHARE ARE NOW PROPRIETORS AS TENANTS IN COMMON

REGISTERED 12/2/91

R212582R

MORTGAGE

COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA

REGISTERED 12/2/91

R212583N

DISCHARGED 23 DEC 1992

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F.D. Atkinson, Government Printer, Melbourne

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:04 AM

Volume 01943 Folio 423
Folio Creation: Details Unknown
Parent titles :
Volume 01357 Folio 235 to Volume 01357 Folio 236

STATEMENT END

Agenda Item 6.3 - Attachment 4

B. Fitzpatrick
Assistant Registrar of Titles
29 JUN 2000

CANCELLED

Vol 1943
Fol 423.

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

Mayan
Alone
BPT
20-9-00

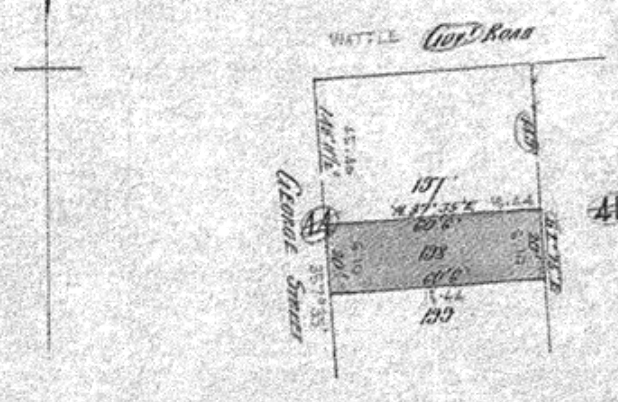
James Joseph Hunter Mc Cann of Dandenong Road East Saint
now the proprietor of an Estate in Fee-simple, subject to the Encumbr
notified hereunder in All that piece of Land, delineated and
tted on the Map in the margin, being Lot one hundred and ninety-
the plan of subdivision Number 1504 lodged in the Office of Titles and
part of Crown allotment forty four Section twenty Parish of Cut Saw
County of Bourke. Together with a right of carriage way over George Stree
shewn on the said plan of subdivision. ——

Dated the thirty first —— day of August —— One thousand
eight hundred and eighty seven. ——

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

OR.
Not to be



The Measurements are in Feet and Inches

T01943-423-1-2

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Produced 03/07/2012 11:04 AM

Volume 02071 Folio 097
Folio Creation: Details Unknown
Parent title Volume 02037 Folio 389

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1357 ~~Vol. 1965~~ ~~Fol. 854~~ 2712235V6 Transfer 195737 Application

Regan Ansell ART 30/9/80

No. ament. Day and Hour of its Production. Names of the Parties to it. Number or Symbol thereon.

CANCELLED

R. Fitzpatrick
Assistant Registrar of Titles
29 JUN 2000

Mortgage

The 29th March 1889 at 12.25 pm

James Joseph Hunter McCann To Henry McGrath.

Jas Davidson
Assistant Registrar of Titles.

99981.

Mortgage 99981

The 24th February 1893 at 10.41 Am

Henry McGrath to The Imperial Banking Company Limited

Assistant Registrar of Titles.

33270 8

STR No. H 854791 registered 4th February 1980
Pursuant to Sec 376 Act 6299
CELLED See Vol. 9381 Fol. 598

Not entered on Duplicate pursuant to Section 376 Act 6299

Assistant Registrar of Titles.

CANCELLED

Assistant Registrar of Titles.

Assistant Registrar of Titles.

Assistant Registrar of Titles.

Agenda Item 6.3 - Attachment 4

CANCELLED

Entered in the Register Book

Vol. 2071 Fol. 414097

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

T02071-097-1-1

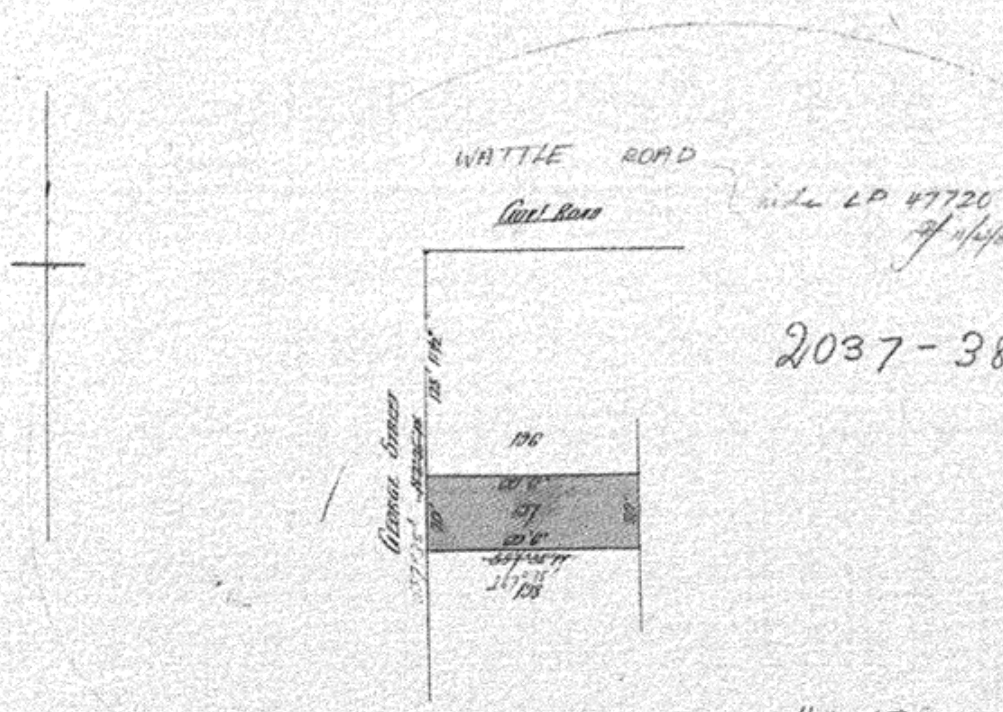
ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.

Michael Harris of *Echuca* *Platelayer* is _____
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, being lot one hundred and ninety Seven on plan of subdivision Number 1504 lodged in the Office of Titles and being part of Crown Allotment forty four Section twenty Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over George Street Shown on the said plan of subdivision ___

Dated the twenty fifth day of September One thousand eight hundred and eighty eight.

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



Title LP 47720
Ref 11/4/52

2037-389

H654790
(1 Item)

The Measurements are in Feet and inches

Agenda Item 6.3 - Attachment 4

Vol. 3069 Fol. 447089 Transfer 232120 Application

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to it.	Number or Symbol thereon.
TRANSFER No. H854790 Pursuant to Section 376 Act 6299 registered 4th February 1950 CANCELLED See Vol. 3369 Fol. 833		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

CANCELLED

Agenda Item 6.3 - Attachment 4

Department of Sustainability and Environment

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:03 AM

Volume 01999 Folio 756
Folio Creation: Details Unknown
Parent titles :
Volume 01357 Folio 235 to Volume 01357 Folio 236

STATEMENT END

Agenda Item 6.3 - Attachment 4

CANCELLED

Entered in the Register Book

Vol. 1999 Fol. 399756

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

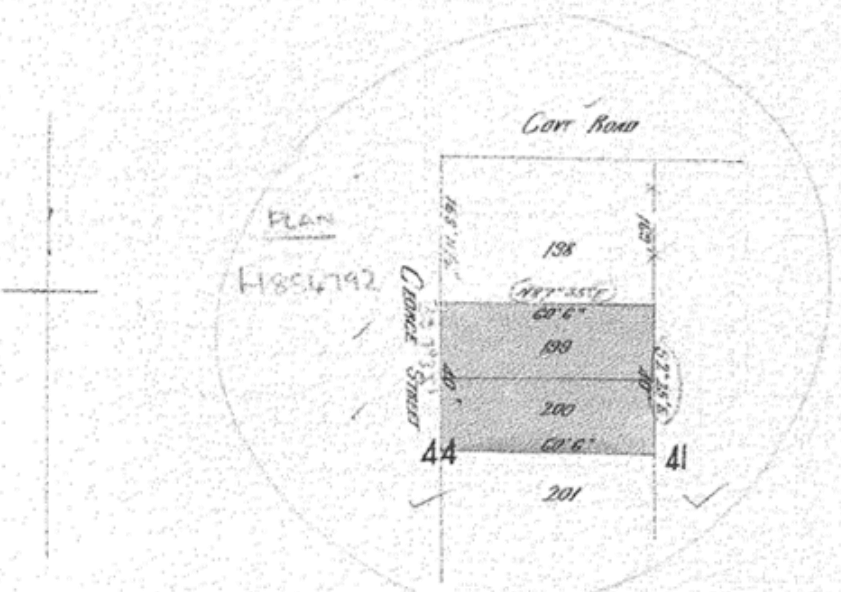
ORIGINAL CERTIFICATE.
Not to be dealt with except by the Titles Office.

Charlotte Henrietta Stopp of Kensington Road South Yarra Widow is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, being lots one hundred and ninety nine and two hundred on the plan of subdivision Number 1504 lodged in the Office of Titles and being part of crown allotment forty four section twenty of the Parish of Jika Jika County of Bourke Together with a right of Carriage way over George Street shown on the said plan of subdivision

Dated the fourteenth day of March One thousand eight hundred and eighty-eight

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



T01999-756-1-7

The Measurements are in feet and inches.

Agenda Item 6.3 - Attachment 4

Vol. 1357 Fol. 271235 & 6 Transfer 210712 Application

Nature of Instrument.	Day and Hour of its Production	Names of the Parties to it.	Number or Symbol thereon.
Ernest Hubert Gerald Watt of Robinson Road Hawthorn Working Jeweller is now the proprietor of the within described Estate and Land by Transfer from the within named Charlotte Henrietta Stop registered on the 5th day of June 1901 at 12.45 o'clock in the afternoon, and Numbered 438491	13.6.01	Assistant Registrar of Titles.	
TRANSFER No. H.854792 registered 4th February 1980. CANCELLED See Vol. 9369 Fol. 518 WHICH IS ISSUED PURSUANT TO SECTION 376 ACT 6299		Assistant Registrar of Titles.	
CANCELLED		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	
		Assistant Registrar of Titles.	

Agenda Item 6.3 - Attachment 4

Department of Sustainability and Environment

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:07 AM

Volume 09369 Folio 518
Folio Creation: Details Unknown
Parent title Volume 01999 Folio 756

STATEMENT END

Agenda Item 6.3 - Attachment 4

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES

CANCELLED

REGISTER BOOK VOL. 9369 FOL. 518

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

FRANK BONO and GRACE BONO both of 51 Wattle Road Maidstone Bus Proprietors - are JOINT PROPRIETORS of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Cut Paw Paw -- County of Bourke being Lots 199 and 200 on Plan of Subdivision No.1504 and - being part of Crown Allotment 44 Section 20 which land is shown enclosed by- continuous lines on the map hereon -

FOL.

VOL.

C/T 5004

DATED the 4th day of February 1980

Assistant Registrar of Titles

OFFICE OF TITLES VICTORIA

ENCUMBRANCES REFERRED TO

MEASUREMENTS ARE IN METRES

Derived from Vol.1999 Fol.756
H854792

Agenda Item 6.3 - Attachment 4

VOL. 9369 FOL. 518 INSTRUMENT APPLICATION 10322/79—PL—

GRACE BONO of 51 Wattle Road Maidstone
Bus Proprietor is now the proprietor
Registered 26th March 1980
No.H921152

OFFICE OF TITLES M.S. VICTORIA

CANCELLED

PURSUANT TO PLAN OF CONSOLIDATION
No. C. P. 150094
See Vol. 9392 Fols. 627
16 OCT 1980

M.S.

CANCELLED

T09369-518-1-2

F. D. Atkinson, Government Printer, Melbourne

Agenda Item 6.3 - Attachment 4

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:03 AM

Volume 02082 Folio 243
Folio Creation: Details Unknown
Parent title Volume 02037 Folio 389

STATEMENT END

Agenda Item 6.3 - Attachment 4

H735960

2082/243

CANCELLED

Entered in the Register Book

Vol 2082 Fol. 416243

F243

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

Vol. 2082 Fol. 243
Advs 12.12.85

I Joseph Freemont Johnson of Moray Place South Melbourne Gentleman is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, being Lots two hundred and one two hundred and two and two hundred and three on the plan of Subdivision number 1501 lodged in the Office of Titles and being part of Crown Allotment forty four Section twenty Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over George Street shewn on said plan of Subdivision —

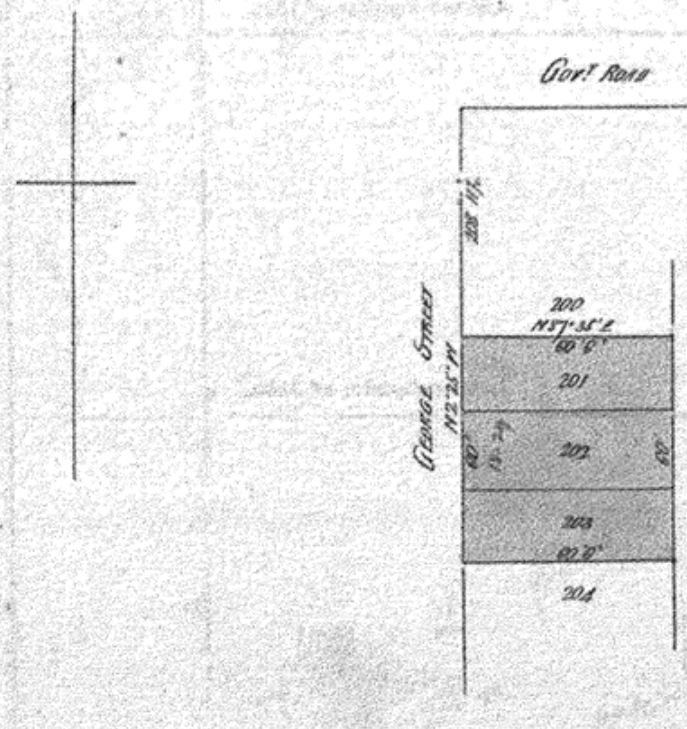
Dated the twenty fourth — day of October — One thousand eight hundred and eighty eight.

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

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

PLAN CP150094 AFFECTS LAND HEREIN



The Measurements are in Feet and Inches

T02082-243-1-3

Agenda Item 6.3 - Attachment 4

Vol. 2025 / Fol. 407389 Transfer 235282 Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
Joseph Evan Smith of 22 Summerhill Road West Maidstone Labourer is proprietor of the within described estate Transfer from Joseph Freemont Johnson Entered on 14th May 1925 at 1104059 and numbered Thos Gleeson Assistant Registrar of Titles.		GRACE BONO of 53 Wattle Road Maidstone Bus Proprietor is now the proprietor Registered 14th December 1979 No.HB04197 G.R.B. VICTORIA Assistant Registrar of Titles.	
No. A812722 JOSEPH EVAN SMITH died on 22nd June 1958 Probate of his Will has been granted to ELSIE EVELYN LAVERICK of 146 Mitchell Street Maidstone Married Woman DATED 8th September 1959 L.B. VICTORIA		CANCELLED PURSUANT TO PLAN OF CONSOLIDATION No. C.P. 150094 Vol. 9392 Fol. 627 16 OCT 1980 CANCELLED Assistant Registrar of Titles.	
PHILLIP JOHN RAMSAY of 358 Collins Street Melbourne Estate Agent is now the proprietor by Transfer A854147 Registered 12th November 1959 P.L. VICTORIA		Assistant Registrar of Titles.	
CAVEAT No. B107913 LODGED 24 NOV 1960 CAVEAT LAPSED 22 JAN 1963			
HARRY MILLS Gentleman MAURICE KEMPINSKI Grocer and BALA KEMPINSKI Married Woman all of 23 Rockingham Street Kew are now JOINT PROPRIETORS by Transfer B570180 Registered 19th December 1962 L.B. VICTORIA		Assistant Registrar of Titles.	
CELESTE IANZANO of 30 Marcelin Court Deer Park Home Duties is now the proprietor Registered 7th December 1978 No.H333634 R.T.E. VICTORIA		Assistant Registrar of Titles.	
MORTGAGE TO COMMONWEALTH TRADING BANK OF AUSTRALIA Registered 24 OCT 1979 No. H735960 DISCHARGED 24 OCT 1979 C.R.B. VICTORIA L.C.S. VICTORIA			
CAVEAT No. H735960 LODGED 24th Oct. '79 CAVEAT WITHDRAWN 14 DEC 1979 E.M. VICTORIA		Assistant Registrar of Titles.	

Agenda Item 6.3 - Attachment 4

State Government Victoria Department of Sustainability and Environment

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HISTORICAL SEARCH STATEMENT

Produced 03/07/2012 11:03 AM

Volume 02082 Folio 245
Folio Creation: Details Unknown
Parent title Volume 02037 Folio 389

STATEMENT END

Agenda Item 6.3 - Attachment 4

CANCELLED

Entered in the Register Book

Vol. 2082 Fol. 416245

VICTORIA.

Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

William Paul Harris and Alfred Robert Harris both of Drummond Street Carlton Carpenters are —— as tenants in common —— now the proprietors, of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, being lot one hundred and ninety one to one hundred and ninety six both inclusive on the plan of Subdivision Number 1504 lodged in the Office of Titles and being part of Crown Allotment forty four Section twenty Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over George Street shewn on the said plan of Subdivision ——

Dated the twenty fourth —— day of October —— One thousand eight hundred and eighty-eight. ——

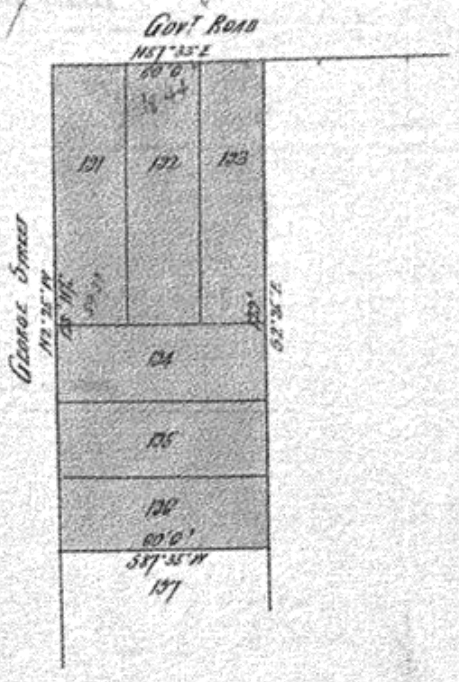
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

2037 - 389

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

PLAN Cl 150 only
AFFECTS LAND HEREIN



The Measurements are in Feet and Inches

T02082-245-1-6

Agenda Item 6.3 - Attachment 4

Vol. 2034 Fol. 407389 Transfer 233284 Application

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
As to the interest of ALFRED ROBERT HARRIS who died on 7th April 1916 Letters of Administration of his unadministered estate have been granted to AMELIA MARIAN SPINK of Flat 4 No.35 Anderson Street Hawthorn Married Woman DATED 9th June 1967 No. C800707	P.M	MORTGAGE to THE NATIONAL BANK OF AUSTRALASIA LIMITED Registered 21st January 1972 No. [illegible] DISCHARGED 13 AUG 1974 C.S. Assistant Registrar of Titles.	A.S.
As to the interest of WILLIAM PAUL HARRIS who died on 23rd April 1935 Letters of Administration with the Will annexed of his unadministered estate have been granted to AMELIA MARIAN SPINK of Flat 4 No.35 Anderson Street Hawthorn Married Woman DATED 9th June 1967 No. C800707	P.M	MORTGAGE to NEESON'S BUS SERVICES PROPRIETARY LIMITED Registered 13th August 1974 No. [illegible] DISCHARGED -8 DEC 1976 I.M.V. C.K. Assistant Registrar of Titles.	
JULIE LESLIE KNEALE of 20 Alma Street West Footscray Married Woman is now the proprietor Registered 20th June 1967 No.C807611	H.W.F.	CANCELLED PURSUANT TO PLAN OF CONSOLIDATION No. C.P. 150094 Vol. 9392 Fol. 627 16 OCT 1980 M.S. CANCELLED Assistant Registrar of Titles.	
GUISEPPE SITA and FRANK BONO both of 81 Station Road Deer Park Bus Proprietors are now proprietors as TENANTS IN COMMON IN EQUAL SHARES Registered 20th June 1967 No.C807612	R.W.F.	Assistant Registrar of Titles.	
MORTGAGE to CREDIT HOUSE (VIC.) PTY. LTD. Registered 9th August 1968 No. D1[illegible] DISCHARGED 19 OCT 1971 H.C.A.	J.R.T.	Assistant Registrar of Titles.	
GRACE BONO of 81 Station Road proprietor Registered 7th October 1969 No.D525591	-Married Woman- Deer Park/ is now the A. B.	Assistant Registrar of Titles.	

Agenda Item 6.3 - Attachment 4

Appendix H RHSV Property Report

Agenda Item 6.3 - Attachment 4

ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

Date: **16th July 2012**

Attention: **Kris Knight**

Company: **Chadwick**

From: **Gerardine Horgan, Administrative Officer**

SITE SEARCH: 53 Wattle Road, Maidstone
This site is located near the intersection of Wattle Road (south side) and George Street (east side), Maidstone. A Google Maps search indicates that there is suburbia just to the east of this site, and the land to the west of the site is under development.

The Sands & McDougall Directories first list the existence of this site in 1954 as 'Wattle Avenue, Maidstone'. Prior to 1954, the directories contain reference to 'Wattle Avenue, Braybrook' (currently a neighbouring suburb). The first mention of a Wattle Avenue in Braybrook occurs in 1929, and before this the directories indicate no trace of the site. However, all references in Sands & McDougall to Wattle Avenue between 1929 and 1968 show that the area was residential. The 1969 publication of Sands & McDougall contains the first appearance of 53 Wattle Road, and the occupant listed is Sita G. & Bono F. Bus Servers, whilst surrounding areas remain residential. The Bus Servers remain at this address until the final publication of Sands & McDougall in 1974. Unfortunately, RHSV does not have access to information on this site after that year. However, the 1974 Sands & McDougall also notes that a 'Raschilla tiles firing and wall' existed in close proximity to the site.

The 1944 Collins Street Directory confirms that this site was once 'Wattle Road, Braybrook'. While this supports the notes made in the Sands & McDougall directories, Collins does not specify whether the site and surrounding area was used for residential purposes or otherwise.

Research by Carissa Goudey

Tel: (03) 9326 9288 Fax: (03) 9326 9477
Email: office@historyvictoria.org.au ABN 36 520 675 471 Reg. No: A2529
Find out more about us on our website: www.historyvictoria.org.au

Agenda Item 6.3 - Attachment 4

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Agenda Item 6.3 - Attachment 4

Appendix I Planning Property Report

Agenda Item 6.3 - Attachment 4

Department of
Transport, Planning and
Local Infrastructure

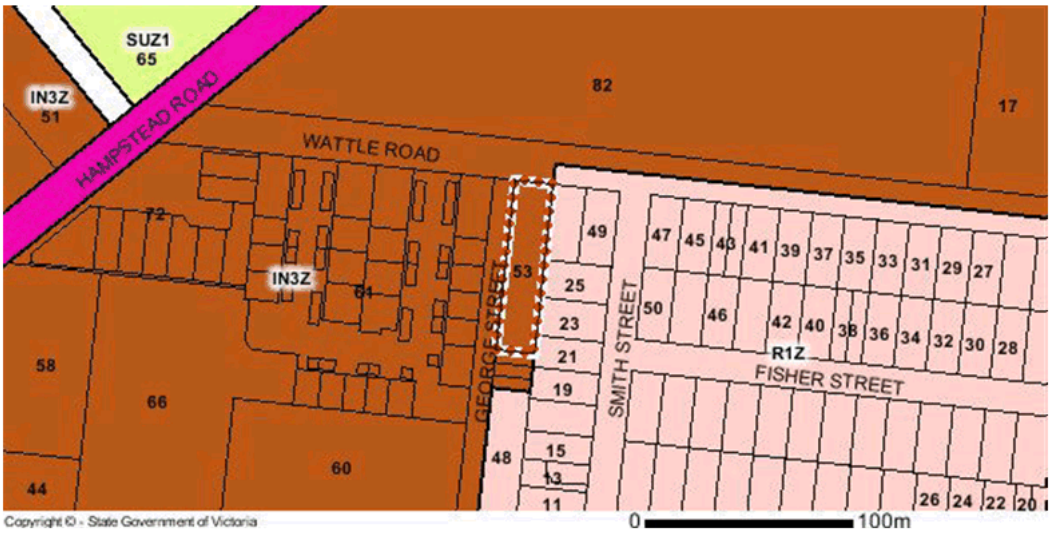
Planning Property Report

from www.dtpli.vic.gov.au/planning on 07 November 2014 09:29 AM

Address: 53 WATTLE ROAD MAIDSTONE 3012
Lot and Plan Number: Plan CP150094
Local Government (Council): MARIBYRNONG **Council Property Number:** 107138
Directory Reference: Melway 27 J10

Planning Zone

INDUSTRIAL 3 ZONE (IN3Z)
SCHEDULE TO THE INDUSTRIAL 3 ZONE



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

Zones Legend

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

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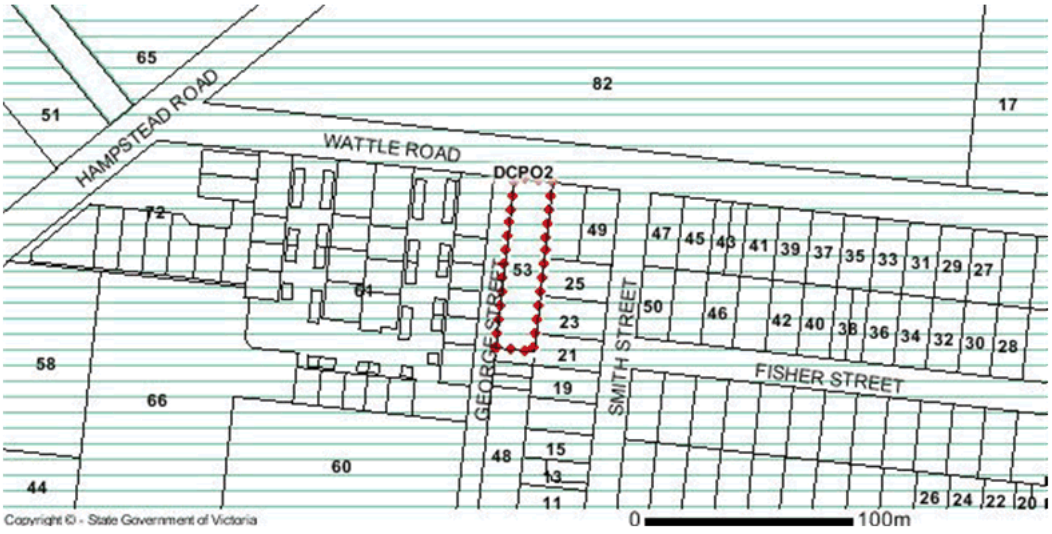
Agenda Item 6.3 - Attachment 4

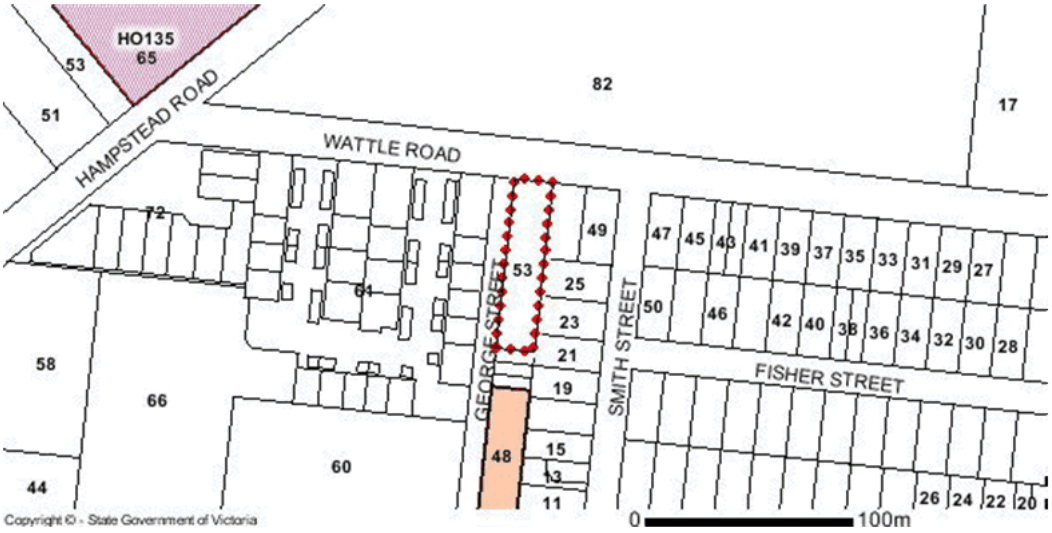
Department of
Transport, Planning and
Local Infrastructure

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land
ENVIRONMENTAL AUDIT OVERLAY (EAO)
HERITAGE OVERLAY (HO)



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Agenda Item 6.3 - Attachment 4

Department of
Transport, Planning and
Local Infrastructure

Planning Overlays Legend

Overlays Legend

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

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

Further Planning Information

Planning scheme data last updated on 6 November 2014.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

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Agenda Item 6.3 - Attachment 4

Agenda Item 6.3 - Attachment 4

Appendix I: Logs

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH01
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816701 313280 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 23/10/17

R.L. m | DRILL METHOD: Push Tube | HOLE FINISHED: 23/10/17

DATUM | DRILL FLUID: | DRILLED BY: TD

LOGGED BY: PDB CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			Sandy CLAY with some gravel; brown. Low plasticity. Sand: fine to medium grained, gravel: medium sized.	D	S/F			BH01-0.1		
						0.5			Sandy GRAVEL with some sand; brown. Gravel: medium sized, sand: medium grained.	D	H			BH01-0.5		
						1.0								BH01-1.0		
						1.3			Refusal @ 1.3 m bgl.							
						1.5										
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25

BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH02
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816692 313274 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 23/10/17

DRILL METHOD: Push Tube | HOLE FINISHED: 23/10/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
									FILL: Sandy gravelly CLAY; brown. Low plasticity. Sand: fine to medium grained, gravel: medium sized.	D	S	With fragments of brick and tiles.		BH02-0.1		
						0.5			Gravelly CLAY with some sand; brown-grey. Moderate plasticity. Sand: fine to medium grained, gravel: medium sized.	D	F/St			BH02-0.5		
						1.0			- no gravel					BH02-1.0		
						1.5			Refusal @ 1.45 m							
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25 BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH03
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816709 313274 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 23/10/17

DRILL METHOD: Push Tube | HOLE FINISHED: 23/10/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
									Sandy CLAY; brown. Low plasticity. Sand: fine to medium grained.					BH03-0.1		
						0.5			Refusal @0.4 m bgl ==> End of BH, hammer continued for well (see MW01)							
						1.0										
						1.5										
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25

BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH04
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816665 313277 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 24/10/17

DRILL METHOD: Push Tube | HOLE FINISHED: 24/10/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			CLAY with some sand; brown-grey. Moderate to high plasticity. Sand: fine to medium grained.	D	S/F			BH04-01		
						0.5			CLAY; brown-grey. Moderate to high plasticity.	D	H/VH			BH04-0.5		
						1.0								BH04-1.0		
						1.5			End of BH, hammer continued for well (see MW02)							
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25 BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH05
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816758 313291 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 23/10/17

DRILL METHOD: Push Tube | HOLE FINISHED: 23/10/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION				FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			Concrete - 100 mm							
									Sandy CLAY; brown. Low plasticity. Sand: fine to medium grained.	D	S/F			BH05-01		
						0.5			CLAY; light grey-grey. Moderate to high plasticity.	D	F/St			BH05-0.5		
											St/VSt					
						1.0			Refusal @ 0.9 m bgl.							
						1.5										
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25

BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

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BOREHOLE LOG

BOREHOLE No: BH06
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816727 313279 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 12/12/17

DRILL METHOD: Push Tube | HOLE FINISHED: 12/12/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION				FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
									Concrete							
									FILL: Sandy gravelly CLAY; grey to light brown. Low plasticity. Sand: fine to medium grained, gravel: medium sized.	D	F-St					
						0.5			CLAY; grey to light grey. Moderate to high plasticity.	D	St			BH06-0.5		
						1.0								BH06-1.0		
						1.5			End of BH @ 1.5 mbgl	D	St					
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25 BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH07
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816747 313279 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 12/12/17

DRILL METHOD: Push Tube | HOLE FINISHED: 12/12/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION				FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			Concrete							
									FILL: Sandy gravelly CLAY; grey to light brown. Low plasticity. Sand: fine to medium grained, gravel: medium sized.	D	F-St					
						0.5			CLAY; grey to light grey. Moderate to high plasticity.	D	St			BH07-0.5		
						1.0								BH07-1.0		
						1.5			End of BH @ 1.5 m bgl	D	St					
						2.0										
						2.5										
						3.0										
						3.5										
						4.0										
						4.5										

T+T DATATEMPLATE.GDT operator

Log Scale 1:25

BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH08
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816758 313291 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 12/12/17

DRILL METHOD: Push Tube | HOLE FINISHED: 12/12/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			Concrete							
									Reworked natural: Sandy CLAY; light brown to brown. Low plasticity. Sand: fine to medium grained.	D	S-F			BH08-0.3		
						0.5			Reworked natural: CLAY; brown to dark brown. Moderate to high plasticity.	D	F-St		moderate hydrocarbons odour			
						1.0								BH08-1.0		
						1.5										
						2.0								BH08-2.0		
						2.5										
						3.0								BH08-3.0		
						3.5							No hydrocarbons odour.			
						4.0								BH08-4.0		
						4.5			End of BH @ 4.5m bgl							

T+T DATATEMPLATE.GDT operator

Log Scale 1:25 BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

BOREHOLE LOG

BOREHOLE No: BH09
Hole Location: See map

SHEET 1 OF 1

PROJECT: Environmental Site Assessment | LOCATION: 53 Wattle Road & 19 George Street | JOB No: 1003973

CO-ORDINATES 5816758 313291 | DRILL TYPE: AMS Drill Rig | HOLE STARTED: 12/12/17

DRILL METHOD: Push Tube | HOLE FINISHED: 12/12/17

R.L. m | DRILLED BY: TD

DATUM | DRILL FLUID: | LOGGED BY: PDB | CHECKED: TOM

BORING							ENGINEERING DESCRIPTION					FIELD TESTING		LABORATORY TESTS		
FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITIONS / WEATHERING	STRENGTH/DENSITY CLASSIFICATION	FIELD RECORDS/ COMMENTS	CONTAMINATION INDICATORS (ODOURS, STAINING, IMPORTED FILL, ASH, SEPARATE PHASE LIQUIDS)	SAMPLES, TESTS	MC (%)	PID (ppm)
						0.0			Concrete							
									Reworked natural: Sandy CLAY; light brown to brown. Low plasticity. Sand: fine to medium grained.	D	S-F			BH09-0.3		
						0.5			Reworked natural: CLAY; brown to dark brown. Moderate to high plasticity.	D	F-St					
						1.0								BH09-1.0		
						1.5										
						2.0								BH09-2.0		
						2.5										
						3.0								BH09-3.0		
						3.5										
						4.0								BH09-4.0		
						4.5			End of BH @ 4.5m bgl							

T+T DATATEMPLATE.GDT operator

Log Scale 1:25 BOREHOLE ENVIRONMENTAL BH.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

WELL CONSTRUCTION LOG

BOREHOLE No: MW01
Instrument:

SHEET 1 OF 1

PROJECT: Environmental Site Assessment		LOCATION: 53 Wattle Road & 19 George Street	JOB No: 1003973
CO-ORDINATES	5816709 313274	DRILL TYPE:	HOLE STARTED: 23/10/17
		DRILL METHOD:	HOLE FINISHED: 23/10/17
R.L.	m		DRILLED BY: Chadwick Geotechnics
DATUM		COLLAR RL:	LOGGED BY: PDB CHECKED: TOM

INTERPRETIVE GEOLOGICAL LOG

USCS DESCRIPTION

OBSERVATION and INTERPRETATION	CASING	WELL GRAPHIC LOG	WELL CONSTRUCTION	SAMPLES	WATER LEVEL	R.L. (m)	DEPTH (m)	GRAPHIC LOG	SOIL DESCRIPTION: Soil type, minor components, plasticity or particle size, colour. ROCK DESCRIPTION: Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
Push Tube Refusal @ 0.4 m bgl ==> Hammer	Casing		Grout				0		Sandy CLAY; brown. Low plasticity. Sand: fine to medium grained.
									Extremely weathered rock recovered as CLAY; brown-grey. Moderate plasticity.
							5		Weathered Rock, grey
			Bentonite				10		
	Screen		Sand				15		- grades to red - Increased moisture
							20		
									End @ 20.5 m bgl
							25		
							30		
							32		

T+T DATATEMPLATE.GDT operator

WELL CONSTRUCTION WELLS.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Tonkin+Taylor

TONKIN & TAYLOR PTY LTD

WELL CONSTRUCTION LOG

BOREHOLE No: MW02
Instrument:
SHEET 1 OF 1

PROJECT: Environmental Site Assessment		LOCATION: 53 Wattle Road & 19 George Street	JOB No: 1003973
CO-ORDINATES	5816665 313277	DRILL TYPE:	HOLE STARTED: 24/10/17
		DRILL METHOD:	HOLE FINISHED: 24/10/17
R.L.	m		DRILLED BY: Chadwick Geotechnics
DATUM		COLLAR RL:	LOGGED BY: PDB CHECKED: TOM

INTERPRETIVE GEOLOGICAL LOG							USCS DESCRIPTION	
OBSERVATION and INTERPRETATION	CASING	WELL GRAPHIC LOG	WELL CONSTRUCTION	SAMPLES	WATER LEVEL	R.L. (m) / DEPTH (m)	GRAPHIC LOG	SOIL DESCRIPTION: Soil type, minor components, plasticity or particle size, colour. ROCK DESCRIPTION: Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
Push Tube			Grout					CLAY with some sand; brown-grey. Moderate to high plasticity. Sand: fine to medium grained.
Auger								CLAY; brown-grey. Moderate to high plasticity.
								Extremely weathered rock recovered as CLAY; grey to light grey. Moderate plasticity.
						5		5
Refusal @ 9.1 m bgl ==> Hammer								Weathered Rock, Grey
						10		10
						15		15
								- grades to brown-dark brown.
								- grades to grey-light grey
						20		20
	Casing							
			Bentonite			25		25
	Screen		Sand					
						30		End @ 30.0 m bgl. 30
						32		

T+T DATATEMPLATE.GDT operator

WELL CONSTRUCTION LOG WELLS.GPJ 15/2/18

Agenda Item 6.3 - Attachment 4

Appendix J: Historical Aerial Photographs

Agenda Item 6.3 - Attachment 4

A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
Tonkin & Taylor Pty Ltd
Kings Technology Park, Ground Floor 95 Coventry St
Southbank, Victoria, 3006
Ph: (03) 9863 8686
www.tonkintaylor.com.au

DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-1945.dwg		
SCALES (AT A4 SIZE) 1: 5000		
PROJECT No. 1003973	FIG. No. Figure – 1945	REV. 0

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
60 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 1945

Agenda Item 6.3 - Attachment 4

A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
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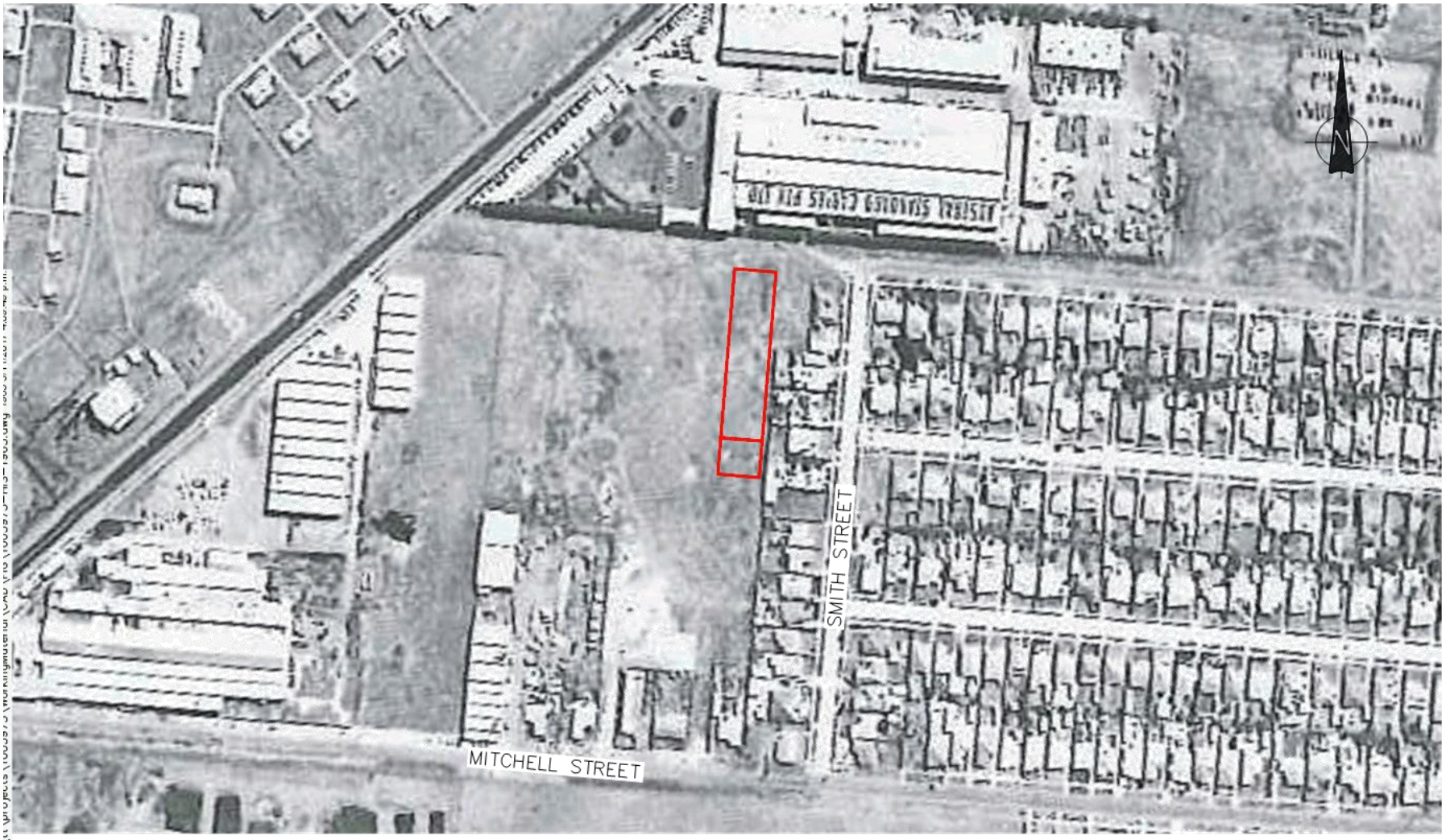
Kings Technology Park, Ground Floor 95 Coventry St
Southbank, Victoria, 3006
Ph: (03) 9863 8686
www.tonkintaylor.com.au

DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-1956.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973		

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
56 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 1956

FIG. No. Figure – 1956 REV. 0

Agenda Item 6.3 - Attachment 4



A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
Tonkin & Taylor Pty Ltd
Kings Technology Park, Ground Floor 95 Coventry St
Southbank, Victoria, 3006
Ph: (03) 9863 8686
www.tonkintaylor.com.au

DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-1963.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973		

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
59 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 1963

FIG. No. Figure – 1963 REV. 0

Agenda Item 6.3 - Attachment 4

A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
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Southbank, Victoria, 3006
Ph: (03) 9863 8686
www.tonkintaylor.com.au

DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-1974-75.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973		

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
54 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 1974 – 1975

FIG. No. Figure – 1974 – 1975 REV. 0

Agenda Item 6.3 - Attachment 4

A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
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Southbank, Victoria, 3006
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DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-1984.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973		

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
55 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 1984

FIG. No. Figure – 1984 REV. 0

Agenda Item 6.3 - Attachment 4

A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
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Southbank, Victoria, 3006
Ph: (03) 9863 8686
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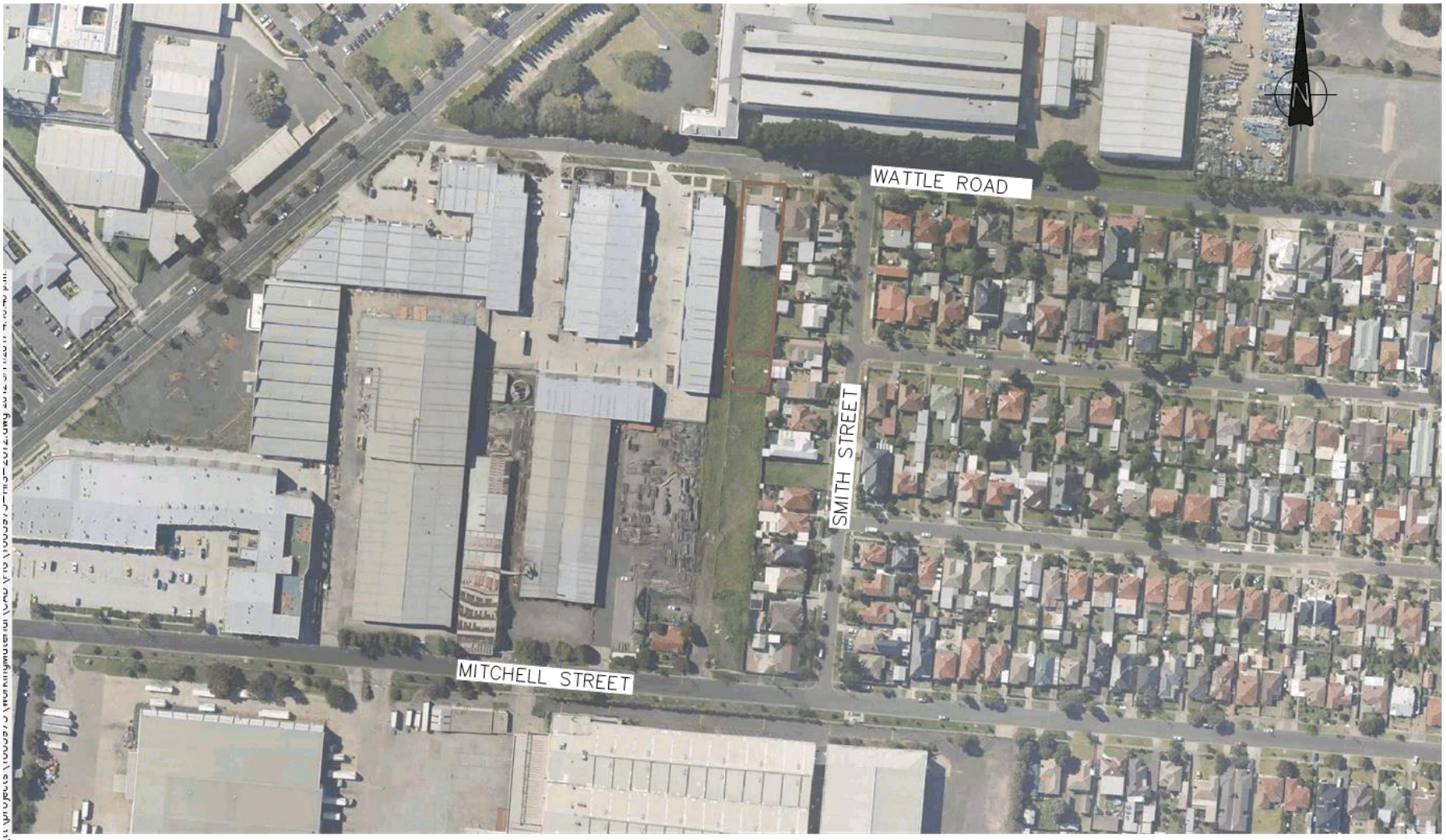
DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-2000.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973	FIG. No. Figure – 2000	REV. 0

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
53 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 2000

Agenda Item 6.3 - Attachment 4



A3 SCALE 1: 2500
0 50 100 150 (m)
ORIGINAL IN COLOUR

Tonkin+Taylor
Tonkin & Taylor Pty Ltd
Kings Technology Park, Ground Floor 95 Coventry St
Southbank, Victoria, 3006
Ph: (03) 9863 8686
www.tonkintaylor.com.au

DRAWN	KAH	Nov.17
DRAFTING CHECKED		
APPROVED		
CADFILE : \\1003973-HIS-2012.dwg		
SCALES (AT A4 SIZE) 1: 2500		
PROJECT No. 1003973	FIG. No. Figure – 2012	REV. 0

LATIN AMERICA PTY LTD
ENVIRONMENTAL SITE ASSESSMENT
53 WATTLE ROAD & 34 GEROGE STREET, MAIDSTONE VIC
Historial Aerial imagery – 2012

Agenda Item 6.3 - Attachment 4

Appendix K: Bore Construction Licence

Agenda Item 6.3 - Attachment 4

Works Licence ID:
WLE069283
Printed on: 10 Oct 2017 3:28:59 pm

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO CONSTRUCT WORKS

under Section 67 of the Water Act 1989

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Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to construct the described works, subject to the conditions.

Licence Holder(s)

LATIN AMERICA PTY LTD of 53 WATTLE ROAD MAIDSTONE VIC 3012

Licence Contact Details

LATIN AMERICA PTY LTD 53 WATTLE ROAD
MAIDSTONE VIC 3012

Licence Details

Expiry date	10 Oct 2018
Status	Active
Authority	Southern Rural Water
Name of waterway or aquifer	NA for construct/decommission
Water system	Unincorporated (GMU)

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

Works ID	*Works type*	*Use of water*
WRK102994	Bore	Observation
WRK102995	Bore	Observation
WRK102996	Bore	Observation

Description of Licensed Works

WORKS ID WRK102994

Works type	Bore
Works subtype	Drilled bore
Proposed maximum depth	30.000 metres

Works location

Easting	*Northing*	*Zone MGA*
313279.869	5816760.451	Zone 55

Land description
Volume 9392 Folio 627
Plan CP150094

Property address
53 WATTLE ROAD, MAIDSTONE, VIC 3012

Description of Licensed Works

WORKS ID WRK102995

Works type	Bore
Works subtype	Drilled bore
Proposed maximum depth	30.000 metres

Works location

Easting	*Northing*	*Zone MGA*
313270.884	5816666.228	Zone 55

Land description
Volume 8349 Folio 417
Lot 206 of Plan LP001504

Property address
34 GEORGE STREET, MAIDSTONE, VIC 3012

Description of Licensed Works

WORKS ID WRK102996

Works type	Bore
Works subtype	Drilled bore
Proposed maximum depth	30.000 metres

Works location

Easting	*Northing*	*Zone MGA*
313283.940	5816710.522	Zone 55

Land description
Volume 9392 Folio 627
Plan CP150094

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Property address

53 WATTLE ROAD, MAIDSTONE, VIC 3012

Related Instruments

Related entitlements	Nil
Related water-use entities	Nil

Application History

Reference	*Type*	*Status*	*Lodged date*	*Approved date*	*Recorded date*
WLI606634	Issue	Approved	10 Oct 2017	10 Oct 2017	

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Conditions

Licence WLE069283 is subject to the following conditions:

Siting and construction

1 The bore(s) must be drilled at the location specified in the application approved by the Authority.

2 If after drilling the bore is considered unsatisfactory a replacement bore may be drilled on the land specified in the licence.

Preventing pollution

3 All earthworks must be carried out, and all drilling fluids and waters produced during construction and development must be disposed of, in ways that avoid contaminating native vegetation, waterways, aquifers, the riparian environment, the riverine environment or other people's property.

4 Construction must stop immediately if the Authority reasonably believes that fuel, lubricant, drilling fluid, soil or water produced during construction and development is at risk of being spilled into native vegetation, waterways, aquifers, the riparian environment, the riverine environment or other people's property.

5 The licence holder must construct and maintain bund walls, in accordance with the timeframe, specifications, guidelines or standards prescribed by the Authority, to prevent fuel, lubricant, drilling fluid, soil or water produced during construction and development from being spilled into native vegetation, waterways, aquifers, the riparian environment, the riverine environment or other people's property.

Construction standards

6 The bore(s) must be constructed, and where relevant decommissioned, in accordance with the Minimum Construction Requirements for Water Bores in Australia, Edition 3 or its successor.

Drilling licence and supervision requirements

7 The bore(s) must be constructed by, or under the direct supervision of, a driller licensed under the Water Act 1989 and endorsed as a Class 1, 2, or 3 driller, with appropriate endorsements.

8 If artesian pressure is expected or encountered, then a driller licensed under the Water Act 1989, and endorsed as a class 3 driller, must install casing in the bore(s) to a suitable depth, and in a suitable manner, to prevent its outbreak. A suitable valve must also be fitted to the bore.

Bore completion report

9 A Bore Completion Report must be submitted to the Authority within 28 working days of the bore(s) being completed.

Protecting water resources

10 No more than 3 bore(s) may be brought to final development under this licence.

11 At the completion of drilling and before the drilling rig leaves the site, all but 3 bore(s) must be decommissioned so as to eliminate physical hazards, conserve aquifer yield, prevent groundwater contamination and prevent the intermingling of desirable and undesirable waters.

12 The bore(s) must be located at least 30 metres from any authority's channel, reserve or easement unless authorised by the Authority.

Protecting water quality

13 Drilling must not exceed the maximum depth.

14 The bore(s) must be constructed so as to prevent aquifer contamination caused by vertical flow outside the casing.

15 If two or more aquifers are encountered, the bore(s) must be constructed to ensure that an impervious seal is made and maintained between each aquifer to prevent aquifer connection through vertical flow outside the casing; under no circumstances are two or more aquifers to be screened within the one bore or in any other manner to allow connection between them.

16 Boreheads must be constructed, to ensure that no flood water, surface runoff or potential

subsurface contaminated soakage can enter the bore or bore annulus.

Protecting other water users

17 The diameter of the drill casing must not exceed 130 millimetres.

18 The bore(s) must be constructed so that water levels in the bore(s) can be measured by an airline, a piezometer or a method approved in writing by the Authority.

Fees and charges

19 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

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Appendix L: EIL Calculation Spreadsheet

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Inputs
Select contaminant from list below
Cu
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
20
Enter soil pH (calcium chloride method) (values from 1 to 14)
9
Enter organic carbon content (%OC) (values from 0 to 50%)
1
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
VIC
Enter traffic volume (high or low)
high

Outputs		
Land use	Cu soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	75	80
Urban residential and open public spaces	130	220
Commercial and industrial	180	310

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ASSESSMENT TABLE FOR TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS (CLAUSE 55)

Neighbourhood Character & Infrastructure - Clause 55.02

Title & Objective	Complies / Does Not Comply / Variation Required
B1 **Neighbourhood Character** To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	✓ **Complies** As outlined within the report, the proposal is respectful of the key elements outlined in Council's Neighbourhood Character Policy (Clause 22.05) while providing a contemporary built form suitable for modern living.
B2 **Residential Policy** To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	✓ **Complies** The application for rezoning was accompanied by a written statement describing how the proposal supports the relevant objectives of the Planning Policy Framework.
B3 **Dwelling Diversity** To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	✓ **Complies** The development proposes 12 dwellings of varying sizes and layouts. While the dwellings are generally larger in size (3-4 bedrooms) this is compared to development in the wider area that generally consists of smaller 1-3 bedroom townhouses/apartments. The size of the dwellings is appropriate.
B4 **Infrastructure** To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	✓ **Complies** The site is located within an established area that is connected to all services. Service providers will be provided the opportunity to comment through the rezoning process, and again if the development is subdivided.
B5 **Integration with the Street** To integrate the layout of development with the street.	✓ **Complies** As outlined within the report, the proposal provides one dwelling facing Wattle Road and 11 facing George Street. This provides opportunities for casual surveillance while enhancing the streetscape.

Site Layout and Building Massing - Clause 55.03

Title & Objective	Complies / Does Not Comply / Variation Required
B6 **Street Setback** To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	✖ **Does not comply - Variation required** 51 Wattle Road = 7.536m 23/61 Wattle Road = 6.99m Average Setback = 7.263m Proposed Setback – 6.965m The proposed street setback is approximately 300mm less than the Standard requires. This is considered acceptable in this instance as the setback would provide a transition between the single storey dwelling at 51 Wattle Road and the double storey warehouse at 61 Wattle Road.

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	Along George Street there is a preferred minimum setback of 3.0 metres, with a 2.1m setback provided. This is acceptable in this instance as the recently completed development to the south provided a street setback of 1.5 metres. The proposed 2.1 metre setback provides an appropriate transition.
B7 **Building Height** To ensure that the height of buildings respects the existing or preferred neighbourhood character.	✓ **Complies** The proposal height of 7.94 metres is well below the mandatory height limit of 11 metres set out in the General Residential Zone, and respectful of the single and double storey housing stock in the immediate area.
B8 **Site Coverage** To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	✓ **Complies** Site Area = 1,849 square metres Proposed Built Form = 1,082.86 square metres Proposed Site Coverage = 58.56% Preferred Maximum Site Coverage = 60%
B9 **Permeability and stormwater management** To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	✓ **Complies** Site Area = 1,849 square metres Proposed Permeable Surfaces = 649 square metres Proposed Site Coverage = 35% Preferred Maximum Site Coverage = 20% Further, each dwelling has been provided with a rainwater tank connected to toilets for flushing.
B10 **Energy Efficiency** To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	✓ **Complies** The application was accompanied by a BESS Report which shows that the development would meet best practice sustainability measures. Each dwelling would have double glazing, 6 star instantaneous gas hot water systems with solar booster and minimum NatHERS Star Ratings of 6.0. To ensure an appropriate outcome for the site, a minimum NatHERS Star Rating of 6.5 will be required for each townhouse. This could be achieved through appropriate sun shading to north and west facing windows.
B11 **Open Space** To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	**N/A** The development does not interface with any areas of existing or proposed open space. The development would be required to pay a 5.7% open space contribution to Council at the time of subdivision.
B12 **Safety** To ensure the layout of development provides for the safety and security of residents and property.	✓ **Complies** Each dwelling has a study/second living area and porch fronting the street, providing opportunities for casual surveillance. A footpath with pedestrian visibility splays have been provided to each dwelling.
B13 **Landscaping** To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.	✓ **Complies** An indicative landscape plan provided shows three medium sized canopy trees within the Wattle Road frontage, with smaller canopy trees provided in the rear yard of each dwelling. Space has also been provided along both sides of George Street for landscaping.
B14 **Access** To ensure vehicle access to and from a development is safe, manageable and convenient.	✓ **Complies in part – variation required** 36% of the sites frontage would be occupied by crossovers. While this is slightly greater than the 33% that the Standard

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To ensure the number and design of vehicle crossovers respects the neighbourhood character.	allows, this needs to balanced with the removal of the crossover to Wattle Road. Removing dwelling 1's crossover and relocating it to Wattle Road would result in technical compliance with the Standard, but would provide no net benefit in terms of car parking or landscaping. The site layout proposed with all car parking to George Street provides a better urban design and landscape outcome for the site.
B15 **Parking Location** To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.	✓ **Complies** Bedrooms are generally provided at first floor level while living rooms are orientated towards the rear of the lots. This provides adequate separation between car parking areas and habitable rooms. No bedrooms are located next to car parking areas.

Amenity Impacts - Clause 55.04

Title & Objective	Complies / Does Not Comply / Variation Required
B17 **Side and Rear Setbacks** To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓ **Complies** **East Elevation (abutting residential)** Proposed Maximum Height = 7.94m Required Setback = 3.03m Proposed Setback = 3.53-5.04m
B18 **Walls on Boundaries** To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓ **Complies in part – Variation required** **South Elevation (abutting residential)** Boundary Length = 18.44m Allowable Wall Length = 12.11m Proposed Wall Length = 12.71m Proposed Maximum Wall Height = 7.3m While the length and height of the proposed wall along the southern boundary exceeds the length and height allowable by the Standard, the walls abuts a garage and driveway at ground floor, with the adjacent development then setback 3.25m from the wall at first floor. This setback is replicated throughout that development, with each of bedrooms 3 and 4 facing their neighbours first floor wall. The development seeks to maintain the spacing of the first floors, which will provide a consistent form along George Street.
B19 **Daylight to Existing Windows** To allow adequate daylight into existing habitable room windows.	✓ **Complies** The development would not be constructed opposite any windows within 3 metres of the boundary, noting that the windows at the northern most townhouse of the development to the south are first floor windows only with a setback of 3.25 metres from the common boundary.
B20 **North Facing Windows** To allow adequate solar access to existing north-facing habitable room windows.	✓ **Complies** The development would not be constructed opposite any windows within 3 metres of the boundary, noting that the windows at the northern most townhouse of the development to the south are first floor windows only with a setback of 3.25 metres from the common boundary.

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Title & Objective	Complies / Does Not Comply / Variation Required
B21 **Overshadowing Open Space** To ensure buildings do not significantly overshadow existing secluded private open space.	✓ **Complies** Due to the orientation of the development there would be no overshadowing of any nearby dwelling, with the exception of the recently completed townhouse to the south. Given this townhouse already overshadows itself in the afternoon, the extent of shadow would be minor and is not considered detrimental to the development. It is further noted that this development would replicate the pattern of the development constructed to the south, with each townhouse shadowing its neighbour in the afternoon. The proposed development merely seeks to replicate this to the north.
B22 **Overlooking** To limit views into existing secluded private open space and habitable room windows.	✓ **Complies** A 1.8m (high) fence is proposed along the sites eastern boundary which would adequately limit views at ground level. First floor east facing windows would be highlight only, with sill heights at or above 1.7m above FFL. North and west facing windows would face the street, with no opportunity for overlooking.
B23 **Internal Views** To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	✓ **Complies** Refer above.
B24 **Noise Impacts** To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	✓ **Complies** The application was accompanied by an acoustic report which demonstrates that the site is not impacts by significant noise from surrounding industrial land uses. The report recommends that all glazing be rated to Rw=31, which is an acoustic/insulation rating for glazing, walls, etc… Given the development has committed to double-glazing for thermal efficiency, the development will comply with the minimum insulation rating. This will form a permit condition.

On-Site Amenity and Facilities - Clause 55.05

Title & Objective	Complies / Does Not Comply / Variation Required
B25 **Accessibility** To encourage the consideration of the needs of people with limited mobility in the design of developments.	✓ **Complies** Each dwelling has an entry door, powder room and living area at ground level, ensuring that each dwelling is visitable by those with limited mobility. Dwelling 12 also has a bedroom and full bathroom at ground level.
B26 **Dwelling Entry** To provide each dwelling or residential building with its own sense of identity.	✓ **Complies** Each dwelling has an easily identifiable front door framed with a porch and pedestrian path.
B27 **Daylight to New Windows** To allow adequate daylight into new habitable room windows.	✓ **Complies** All new habitable room windows would face open areas clear to the sky, with no bedrooms or living areas relying on borrowed light.
B28 **Private Open Space** To provide adequate private open space for the reasonable recreation and service needs of residents.	✓ **Complies** The allocation of private open space includes 35 square metres of secluded private open space, with a smaller area in the front setback. This complies with Standard B28 (Private Open Space).

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Title & Objective	Complies / Does Not Comply / Variation Required
B29 **Solar Access to Open Space** To allow solar access into the secluded private open space of new dwellings and residential buildings.	✓ **Complies** While the orientation of the lot and the double storey form makes providing private open space to each dwelling on the north impractical, the eastern orientation of the lots ensures that courtyards are provided with direct sunlight from the morning until approximately 1pm. This is an acceptable outcome and complies with the objective at Standard B29 (Solar Access to Open Space).
B30 **Storage** To provide adequate storage facilities for each dwelling.	✓ **Complies** Each dwelling is provided with under stair storage accessible from the adjacent room. Further storage has also been provided in the garage. While the dimension of storage has not been provided, it is a common location for storage in townhouse development. The volume of storage meeting the Standard will form a permit condition.

Detailed Design - Clause 55.06

Title & Objective	Complies / Does Not Comply / Variation Required
B31 **Design Detail** To encourage design detail that respects the existing or preferred neighbourhood character.	✓ **Complies** Refer to the report concerning integration of the development into the streetscape.
B32 **Front Fences** To encourage front fence design that respects the existing or preferred neighbourhood character.	✓ **Complies** A 1.5m high fence is proposed to Wattle Road, with a smaller 0.8m high fence proposed to George Street. The height of these fences would integrate with heights of fencing in the surrounding area, subject to transparency noted on relevant plans.
B33 **Common Property** To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	**N/A** No common property is proposed. Once George Street is constructed it would become a Council asset.
B34 **Site Services** To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	✓ **Complies** Electricity meters are shown adjacent the garage door, ensuring they do not become a dominant feature within the streetscape. Gas and water metres would be located within the front setback, adequately screened with landscaping.

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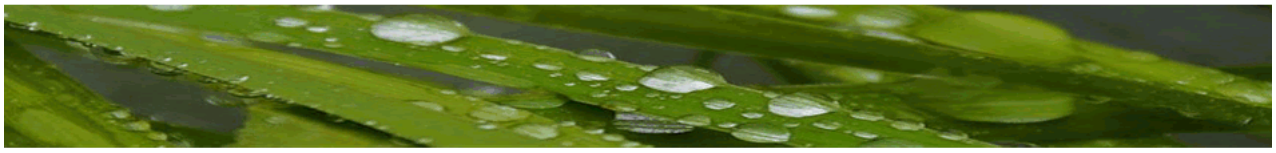
Northern Environmental Design



SUSTAINABLE MANAGEMENT PLAN

Proposed Townhouses Development
53 Wattle Rd & 16 George St
Maidstone

FOR

LATIN AMERICA PTY LTD & BOSKO GAJIC

1 February 2018

File 147G

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Issue	Date	Prepared by	Status
A	5 December 2017	JD	Draft
A	1 February 2018	JD	Final

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1. Executive Summary

This Sustainable Management Plan (SMP) is intended to support the planning application.

A detailed sustainability review and assessment of the project has been undertaken in accordance with Maribyrnong Council Sustainable Design Assessment in the Planning Process (SDAPP).

The following Key Sustainable Building Categories have been addressed:

1. Indoor Environment Quality
2. Energy Efficiency
3. Water Efficiency
4. Stormwater Management
5. Building Materials
6. Transport
7. Waste Management
8. Urban Ecology
9. Innovation
10. Construction & Building Management

The proposed townhouses will meet the Planning Scheme requirements for the City of Maribyrnong. This will ensure an appropriate level of sustainability for the townhouses and in doing so, will help manage environmental impact, create benefits for the urban realm and provide occupants with a good level of risk reduction against rising utility costs.

The townhouses are within an area already well serviced by infrastructure (community, transport, etc.) and will also provide significant sustainability benefits such as the following:

- Solar hot water system
- Efficient lighting.
- Provisions to correctly dispose of recyclable and other waste from the site.
- Ready access to available public transport and cycling.

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2. INTRODUCTION

Northern Environmental Design has been engaged by Latin America Pty Ltd & Bosko Gajicto identify and provide sustainability advice in relation to the proposed residential townhouses at 53 Wattle Rd & 16 George St Maidstone.

This report was based on plans provided by M7 Design Group Pty Ltd:

Drawing No.	Description	Revision	Date
1	Design response plan	-	Nov 2017
2	Ground floor plan	-	Nov 2017
3	Upper floor plan	-	Nov 2017
4	Roof plan	-	Nov 2017
5	Elevations	-	Nov 2017
6	Elevations	-	Nov 2017
7	Shadow diagrams	-	Nov 2017
8	Landscape plan	-	Nov 2017

- Discussions and correspondence with:
  - Mr Adam Parker,

2.1. Site Description

The current development site contains a building. The total site is approximately 1965 m^2. The development is located within the City of Maribyrnong.

An aerial photo showing the location of the site and surrounding is presented below.

2.2. Building constituents

The proposed development comprises of 11 townhouses:

Level	Use
Ground floor	• Garage, Kitchen/Living, Pwd, bedromms and entry
First floor	• Bedrooms and bathrooms

3. Key ESD Initiatives

The following key ESD initiatives have been incorporated into this project:

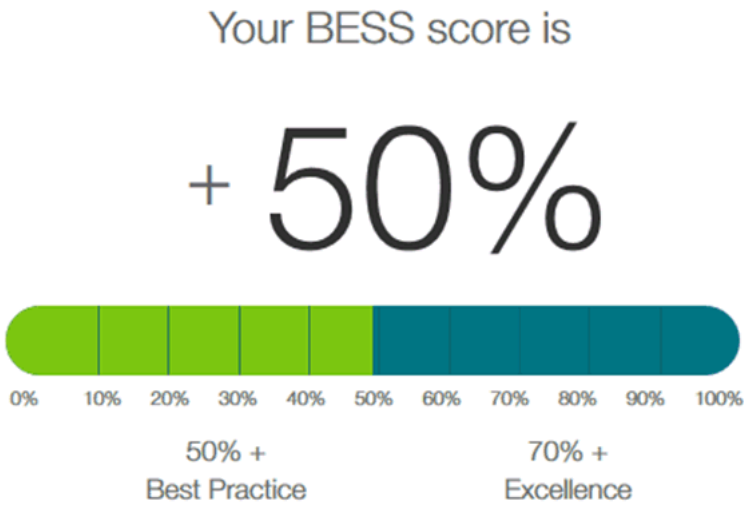
- Efficient air conditioning
- Materials selections to be in accordance with ESD principles.
- Rainwater harvesting for toilet flushing and irrigation
- Renewable energy system: solar hot water system

An assessment of sustainable design outcomes of the proposed development has been undertaken with BESS, STORM and FirstRate (Version 5) benchmarking tools.

The BESS results are summarised below:

3.1. BESS

BESS scores for the development are summarised in the following chart.



Please refer to Appendix 1 for details of the BESS results.

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4. ESD Categories

Design criteria	Design response/Performance Commitments	Notes
Indoor Environmental Quality		
Daylight / Solar exposure	All habitable rooms have excellent access to natural daylight.	
Thermal Comfort	Thermal comfort for occupants will be enhanced by the specification of high performance glazing and adequate insulation combined with high efficiency inverter drive air-conditioning units.	
Natural Ventilation	All living rooms and bedrooms have access to natural ventilation. Operable windows are located in all habitable rooms and exceed BCA windows opening sizes requirement. The townhouses will have access to cross-flow ventilation. Ventilation openings are located in opposite of the townhouses with no more than 1 doorway between the ventilation openings.	
Noise Attenuation	The inclusion of adequate insulation to external & internal walls/floors and double-glazing windows to the dwelling will buffer excessive noise generated by traffic, neighbours and hard surfaces.	
Volatile Organic Compounds	All interior paints, adhesives and sealant will be Low VOC type to improve indoor environmental quality for residents.	Low VOC paints, adhesives, and sealants will be specified to meet the requirements of Credit IEQ-13.1 Indoor Pollutant of the Green Star Design & As Built Version 1.1.
Energy Efficiency		
Building Design	The following sustainable design features have been integrated into the design of the development: • Specification of high performance glazing to all new windows/glazed door to reduce excessive summer heat gain and winter heat loss	

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Energy Rating	The proposed residential dwelling is expected to achieve an average energy rating of 6.3 stars.	The dwelling preliminary energy rating achieved meets the BCA 2016 energy efficiency requirements for Class 1 dwellings. Refer to Appendix 4 for details of energy rating.
Renewable Energy System	The following renewable energy system will be installed to the dwelling. • A solar gas boosted hot water system to provide 30% annual average solar contribution.	The proposed renewable energy system is predicted to result in equivalent avoided greenhouse emissions of approximately 0.4 tonne $CO_{2\text{-}e}$ each year Refer to domestic hot water section for more information
Heating & Cooling	Reverse cycle split systems within a star of the best available will be installed in the unit to provide heating and cooling. Non star- rated units will have performance co-efficient with similar relative efficiency within the range of products commercially available	Product listings and energy efficiency performance **in**formation is located at www.energyrating.gov.au
Domestic Hot Water	Domestic hot water will be provided by • A solar gas boosted hot water system sized to provide 30% annual average solar contribution with highly insulated pipe work to minimise parasitic heat loss.	The systems selected are accepted as being amongst the most greenhouse-efficient hot water systems currently available for residential development. Please refer to Appendix 5 for details of solar panel numbers.
Lighting	Energy efficient lighting systems will be installed throughout including: • LED lighting (within 5W/m²) • An energy efficient external lighting system comprising LED or compact fluorescent lighting. • An energy efficient garage lighting system comprising LED or compact fluorescent lighting	All external area lighting will be controlled through motion/daylight sensor. Also external lighting will be designed to avoid light spill to the night sky.
Clothes Line	Private outdoor clothes line will be provided.	
Garage Ventilation	The garages will be naturally ventilated.	

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Water Management		
Rainwater Harvesting	Details about rainwater harvesting system proposed for the townhouses are listed below: • Collection area: All roof areas • 2,000 litres tank for each townhouse • Re-use of water for toilet flushing. • Re-use of water for irrigation.	Rainwater tank reliability analysis has been undertaken to estimate annual mains water savings Savings: 185KL Supply reliability for toilet flushing and irrigation: 84% Please refer to Appendix 3 for details of predicted harvested rainwater volumes.
Water Efficient Appliance	Water efficient appliances (where appliances are provided by the developer) will be specified within 1 WELS star of the best available at the time of specification	This includes dishwashers and any other appliances using water.
Water Efficient fittings	Water efficient fittings will be specified in accordance with the following minimum performance standard as rated by the Water Efficiency Labelling Scheme (WELS) • Toilets minimum 4 stars WELS rated • Tap minimum 5 star WELS rated • Showers minimum 3 star WELS rated (maximum 7.5L/min)	
Stormwater Management		
Stormwater Quality	The development achieves a STORM score of 103%.	The STORM score attained demonstrates that the development meets the Best Practice Standard for Urban Stormwater. Refer to Appendix 2 for the STORM report.
Building Materials		
Concrete	Concrete used to construct the townhouses will be specified so that it has reduced the absolute quantity of Portland cement as an average across all concrete mixes, which at the same time will reduce embodied energy by substituting it with industrial waste product(s) or oversized aggregate as follows: • 30% for in situ concrete • 20% for precast concrete • 10%for stressed concrete Non-structural concrete will not use natural aggregate	Note that this is subject to meeting structural requirements and project management constraints

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Timber	All feature timber used in the extension will be recycled or from accredited sustainably harvested plantation sources (FSC or AFS)	Note that this is subject to meeting structural requirements and project management constraints
Flooring	Flooring will be selected from Ecospecifier or the Moreland Greenlist or will have GECA or ISO14001 Certification	Note that this is subject to meeting structural requirements and project management constraints
Paint, adhesives and sealants	All interior paints, adhesives and sealant will be Low VOC type to improve indoor environmental quality for residents.	Low VOC paints, adhesives, and sealants will be specified to meet the requirements of Credit IEQ-13.1 Indoor Pollutant of the Green Star Design & As Built Version 1.1
Sustainable Transport		
Bicycle Racks	Adequate facilities to promote cycling to residents will be provided within the townhouses. Sufficient storage area for 1 bicycles within garage.	The bike parking facilities provided meets the ratios set out in Clause 52.34 of the Maribyrnong Planning Scheme.
Walk Score®	This development scored 81 out of 100 which is considered to be very walkable	Walk Score® takes into account the number of facilities within close proximity and provides a numerical score of between 1 and 100, with 1 being heavily car dependant with access to community facilities that are located some distance away and 100 reflecting a location that is easily accessible to abundant facilities by foot.
Trip Reduction	The townhouses are positioned in an ideal location to meet the resident's daily needs. The townhouses are located within close proximity to a number of shops, shopping centres, restaurant, parks and a number of community facilities	**Restaurants:** Spicy Mama .3km **Coffee:** Oh Wow Coffee .1km **Bars:** Tram station .5km **Groceries:** IGA X-press Maribyrnong .3km **Parks:** Village Green .8km **Schools:** Rose Garden Child Care .4km **Shopping:** Millionaire Kids .2km **Entertainment:** Hoyts Highpoint .8km **Errands:** Highpoint Pharmacy .3km

Public Transport Access	This site is well serviced by various forms of public transport including rail. These provide access to a number of various places throughout Maribyrnong municipality as well as the CBD and outer suburbs. • Closest train station: Flemington train station which is within 3.1 Km of the development. • Frequent trams services along Rosamond Road	
Urban Ecology		
Landscape	Landscaping has been integrated into the building design	This feature will enhance the ecological value of the development. Drought tolerant plants will be used.
Waste Management		
Operational Waste Management	The following waste management facilities is provided for the townhouses: • 1 x 120 litre bin for general waste • 1 x 240 litre bin for recyclables	Refer to WMP
Construction Waste Minimisation	A target recycling rate of 80% of construction and demolition waste has been adopted for the construction phase of the development to minimise the volume of waste to landfill. This will be achieved by the development of a comprehensive waste minimisation strategy including: • Separation of all commercially viable recyclable waste streams • Training in waste minimisation for all site staff and contractors to form part of site induction training. • Record keeping of landfill waste and recyclable stream volumes to track performance against the 80% recyclable target.	A dedicated recycling contractor will be engaged to facilitate separation of commercially viable recyclable waste streams in accordance with the target adopted.

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Construction & Building Management		
Building Users Guide	A Building Users Guide will be prepared and will provide details regarding the everyday operation of the building to enable building users to minimise energy and water consumption and optimise internal comfort and amenity.	The building users' guide will be prepared in accordance with the requirements of Credit Man-4.2 Building User information of the Green Star Design & As Built Version 1.1

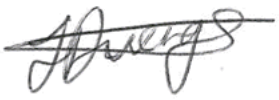
Agenda Item 6.3 - Attachment 4

5. Conclusion

This report presents the environmentally sustainable design (ESD) principles, strategies and mechanism of proposed residential townhouses at 53 Wattle Rd & 16 George St Maidstone. Integrated passive and active sustainable design will aid in the delivery of an energy efficient, water efficient and healthy building.

In terms of performance outcomes, the analysis presented in this report demonstrates that the proposed development meets the standard of residential building envelope energy efficiency required to satisfy the Building Code of Australia. Furthermore, the combination of design features and services initiatives meets all the standards of the BESS assessment.

Accordingly the sustainable design outcomes detailed in this report are considered to be consistent with current industry practice for a residential development of this scale.



Jonathan Duverge
Director

Agenda Item 6.3 - Attachment 4

Appendix 1: BESS

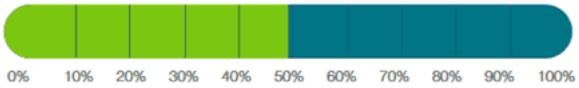
53 Wattle Rd, Maidstone 3012 Maidstone

Site area: 1965 m² · **Building Floor Area:** 1804 m² · **Date of Assessment:** 01 Feb 2018 · **Version:** V3, 1.5.0-B150 · **Applicant:** info@nedesign.net.au

Project number
11279
Published
http://bess.net.au/projects/11279

Your BESS score is

+ 50%



50% + Best Practice

70% + Excellence

% of Total	Category	Score	Pass
2 %	Management	50 %	
5 %	Water	64 %	✓
14 %	Energy	52 %	✓
13 %	Stormwater	100 %	✓
8 %	IEQ	50 %	✓
2 %	Transport	33 %	
0 %	Waste	0 %	
3 %	Urban Ecology	62 %	
0 %	Innovation	0 %	

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Appendix 2: STORM Result

Melbourne Water STORM Rating Report

TransactionID:	548802
Municipality:	MARIBYRNONG
Rainfall Station:	MARIBYRNONG
Address:	53 Wattle Road & 19 George Street
	Maidstone
	VIC 3012
Assessor:	Jonathan Duverge
Development Type:	Residential - Multiunit
Allotment Site (m2):	1,965.00
STORM Rating %:	103

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 roof areas	185.00	Rainwater Tank	2,000.00	4	95.00	84.30
Unit 3 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 5 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 7 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 9 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 11 roof areas	130.00	Rainwater Tank	2,000.00	3	109.20	88.90
Unit 2 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 4 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 6 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 8 roof areas	83.00	Rainwater Tank	2,000.00	3	148.40	84.60
Unit 10 roof areas	105.00	Rainwater Tank	2,000.00	3	126.20	87.50
All remaining impermeable ares	312.00	None	0.00	0	0.00	0.00

Date Generated: 05-Dec-2017 Program Version: 1.0.0

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Appendix 3: Rainwater Tank Reliability Analysis

Summary of Required Parameters	
Item	Value
Rainfall Profile	415 mm/yr
Catchment Surface: catchment area	967 m^2
Catchment Surface: runoff coefficient	0.60
First-Flush Volume	0 litres
Rainwater Filter: filter coefficient	0.90
Additional Inputs profile	0.00 m^3/yr
Water Demand profile	218 m^3/yr

Analysis Criteria		
Max. tank size to simulate	22	m^3
Range: 2-1000		

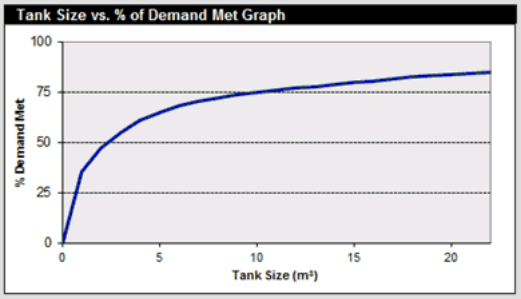
Analysis status	Complete
Simulating tank size	22m³
% Demand Met	84.5%

ANALYSE
Click to Start

Results

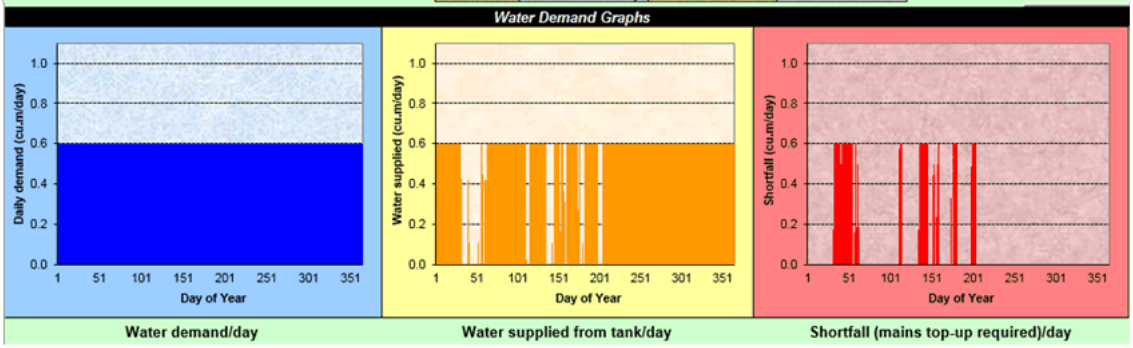
Table of Results

Tank Size	% Met
17	81.4
18	82.3
19	83.1
20	83.5
21	84.0
22	84.5



Water Demand Data	View Module
Yearly water demand	218 m³/yr

Summary of Water Demand Results			
		Total yearly water demand	219 m³/yr
		Average daily water demand	0.6 m³/day
Supplied	185 m³/yr	As % of total	84 %
Shortfall	34 m³/yr	As % of total	16 %



Water demand/day | Water supplied from tank/day | Shortfall (mains top-up required)/day

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Appendix 4: Energy Rating

Preliminary energy rating for a representative sample of the proposed townhouses using FirstRate (Version 5.2.7) is summarised in the table below.

Units	Star Rating	Total(MJ/m2)	Heating(MJ/m2)	Cooling(MJ/m2)
Unit 1	6.0	137.6	106.5	31.2
Unit 6	6.4	123.8	95.1	28.7
Unit 7	6.2	128.1	101.8	26.3
Unit 11	6.4	120.3	95.5	24.8
Average rating	**6.3**	**127.5**	**99.7**	**27.5**

Results shows that proposed dwelling exceeds the standard required by the Building Code of Australia (Victoria) 2016 in relation to residential sustainability.

BUILDING MATERIALS

Element	Description	Added R Value
Floor Type	Ground floor: Concrete slab First floor: Timber floor	
Floor Insulation	R 2.5 insulation to upper timber floor	**R 2.7**
Wall Insulation	All brick veneer walls: 90mm R 2.5 insulation batts	**R 2.5**
	All external lightweight walls: 90mm R 2.5 insulation batts	**R 2.5**
	Internal walls shared with garage and surrounding wet areas 90mm R 2.5 bulk insulation	**R 2.5**
	All remaining internal walls	**Nil**
Roof Insulation	R 5.0 bulk insulation to ceilings of metal roof	**R 5.0**
Skylights	Nil	
External Blinds	Refer to plans	

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GLAZING

Glazing Type	Group	Whole of Window Value		Location
Default		**U**	**SHGC**	
ATB-005-03 Aluminium Thermally Broken Frame Double glazed Argon fill Clear-High Solar Gain Low-E	A	2.91	0.44	**Unit 1 & 11: Group A glazing**
ATB-006-03 Aluminium Thermally Broken Frame Double glazed Argon fill Clear- High Solar Gain Low-E	B	2.90	0.51	**Unit 1 & 11: Group B glazing**
ALM-005-03 Aluminium Standard Frame Double glazed Argon fill Clear-High Solar Gain Low-E	A	4.10	0.47	**Unit 6 & 7: Group A glazing**
ALM-006-03 Aluminium Standard Frame Double glazed Argon fill Clear- High Solar Gain Low-E	B	4.10	0.52	**Unit 6 & 7: Group B glazing**

Group	Opening
A	• Awning, bifold, casement, tilt & turn, entry door, French door, hinged door
B	• Double hung, fixed, louvre, sliding, stacker door

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GENERAL ASSUMPTIONS

Item	Details
Floor Coverings	Tiles to kitchen and wet areas Carpet to remaining areas
Window Coverings	Holland blinds to all windows. (Regulation Mode)1 Fly screens to all operable windows and sliding doors
Draught Proofing	Weather strips to all doors and windows. Seal all exhaust fans.
Downlights	Recessed down lights in ceiling space (external roof areas) to be fitted with nonvented down light covers to provide air tightness and contact with insulation
General	All rooms classed as conditioned except for bathrooms & ensuites with operable glazing and all-party walls are classed as neighbour walls.
Shading	Overshadowing from adjoining buildings/shading devices and screens have been incorporated into the energy ratings
BCA requirement	BCA 2016 vol.1 Part J3 and vol. 2 Part 3.12.3 requires that seals are to be provided to: a) chimneys and flues b) roof lights i.e. skylights or windows installed in a roof c) around external doors and windows and d) exhaust fans

• [1] Holland blinds are assumed as required by BCA Practice Note 55 (Clause 5.2) Assumption for regulatory purposes only.

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Appendix 5: Solar Hot Water System

Data				
Specific heat of water (constant)	kJ/kg.°C	4.19		
Total number of bedrooms		3		
Average number of people per bedroom		1.1		
Total occupants		3		
Summary of hot water used				
Total hot water	litres / day (all occupants)	196		
Total cold water	litres / day (all occupants)	144		
Total all water	litres / day (all occupants)	340		
Total all water	litres / day / person	103		
Total hot water	litres / day / person	59		
Total cold water	litres / day / person	44		
Delivered energy total	MJ / day	37		
Reticulation & storage losses		15%		
Required energy into water	MJ / day	44		
Solar Collectors & Storage				
Required solar contribution %		30%		variable by 5% steps
To be supplied by solar water heaters	MJ / day	13		
Solar radiation, Melbourne, optimum angle	MJ / day / m^2 annual ave.	17.2		
	Collector Type:	Flat Plate		Evac. Tube
Solar water heater efficiency	annual average	55%		70%
Delivered energy into water	MJ / day / m^2 annual ave.	9		12
Solar water heater collector area required	m^2_aperture area	1		1
Solar water heater area / panel	m^2_aperture area / panel	1.86		1.67
Number of panels required	rounded up	1		1
Typical collector dimensions	width (m) x length (m) width = along header direction	1.0 x 2.0		1.1 x 2.2
Indicative water storage volume req'd	litres	70		
Supplementary Heat Input to DHW				
From supplementary source(s)	MJ / day	30		
Expected performance eff'y	annual average	75%		
Energy input to supplementary source(s)	MJ / day	41		
Annual expected solar energy contribution	GJ/y	4.8		
Natural gas use reduction from solar	GJ/y	6.4		
Greenhouse gas emissions factor, NG [1]	kg_CO_2-e/GJ	55.33		
Greenhouse gas emissions reduction	tonnes_CO_2-e/yr	0.35		

[1] National Greenhouse Accounts (NGA) Factors, July 2012, tables 2 and 38
[2] National Greenhouse Accounts (NGA) Factors, July 2012, table 40 "Latest", "Victoria"

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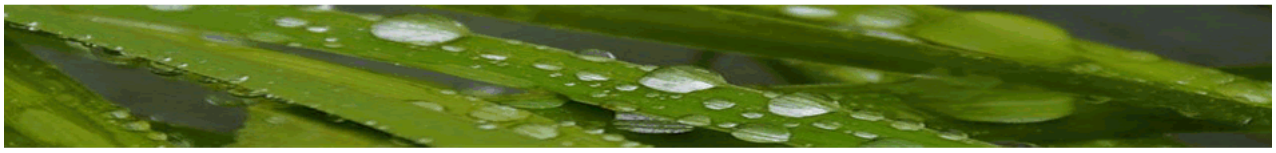
Northern Environmental Design



WASTE MANAGEMENT PLAN

Proposed Townhouses Development
53 Wattle Rd & 16 George St
Maidstone

FOR

LATIN AMERICA PTY LTD & BOSKO GAJIC

1 February 2018

File 147G

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Issue	Date	Prepared by	Status
A	5 December 2017	JD	Draft
A	1 February 2018	JD	Final

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1. Introduction

Northern Environmental Design has been engaged by Latin America Pty Ltd & Bosko Gajicto prepare a waste management plan for the proposed multi-unit development at 53 Wattle Rd & 16 George St Maidstone.

This report was based on plans provided by M7 Design Group Pty Ltd:

Drawing No.	Description	Revision	Date
1	Design response plan	-	**Nov 2017**
2	Ground floor plan	-	**Nov 2017**
3	Upper floor plan	-	**Nov 2017**
4	Roof plan	-	**Nov 2017**
5	Elevations	-	**Nov 2017**
6	Elevations	-	**Nov 2017**
7	Shadow diagrams	-	**Nov 2017**
8	Landscape plan	-	**Nov 2017**

- Discussions and correspondence with:
    - Mr Adam Parker

2. Building Constituents

The proposed multi-unit development comprises the following:

Level	No of Units	No. of 1 Bed. Units	No. of 2/3 Bed. Units	No. of 4 Bed. Units
Ground level	**11**	**-**	**10**	1
Total	**11**	**-**	**10**	1

3. Waste Calculation and Waste Management System

3.1. Estimated Garbage and Recycling Generation

Generation rate for this development is 120L garbage per week and 120L comingled recyclable waste per week for 3/4 bedrooms unit.

Residential Waste	No of Units	Garbage	Commingled Recycling
Residential Units	**11**	**1.32**	**1.32**
Total (m^3/wk uncompacted)		**1.32**	**1.32**
Total (L/wk uncompacted)		**1320**	**1320**

Note: Waste generation rates are based on council's volumetric requirements.

3.2. Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collection Frequency	Bin Area m2
Whole Development	**Garbage**	**11**	120	1/weekly	**0.3**
	Comm. Recycling	**11**	240	1/Fortnightly	**0.5**
	Hard Waste	**-**	-	As required*	**-**
		Net Bin Storage Area (excludes circulation)			**0.8**

Note:

- * = Hard rubbish disposal shall be arranged by the residents/owners corporate and Council as required via council hard waste collection system.
- Council shall provide the bins (supply cost applies)
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.
- Green Waste shall be arranged by the residents/owners if required.

3.3. Collection Services

Collection of waste will be undertaken by Maribyrnong City Council on George Street.

3.4. Location, Equipment and System Used for Managing Waste

The waste management system is summarised as follows:

- Units receptacles for garbage and recycling
- Collection bins (Kept within each unit's garage or courtyard)

The waste-streams are listed below:

Garbage: For collection purposes, garbage shall be stored within collection bins

Recycling: All recyclables shall be commingled into a single type of collection bin (for glass, steel, aluminium, paper, cardboard, PET and HDPE containers)

Garden Waste: All garden and organic waste is to be removed by the gardening contractors at the time of the garden maintenance as an alternative.

Compost: At this development, composting is considered impractical as there would be minimal onsite demand for compost.

Other Waste Streams: The disposal of hard/electronic/liquid waste and home detox (paint/chemicals), etc shall be organised by residents.

There are sufficient spaces within each garage or courtyard to accommodate the garbage and recycling bins specified in this report. However, should the proposed waste system fail to cope, the operator shall make the necessary operational adjustments.

Bin Details

Capacity (litres)	Height (mm)	Depth (mm)	Width (mm)	Empty Weight (Kg)	Average * Gross Weight(Kg)
120	**1000**	**600**	**500**	**7**	**25**
240	**1030**	**800**	**600**	**13**	**45**

Note:

- * = Average Gross Weight is based on domestic waste studies. More weight expected for wet or compacted waste

Maribyrnong City Council Colour Coding

Bin	Garbage	Commingled Recycling
Lid colour	Red	Yellow
Body colour	Green	Green

4. Access to Waste Facilities

Resident's Access

The starting date will be determined for both services as soon as the titles are issued, the property occupied and waste contract established.

Residents have access to all waste bins for garbage and recyclables and they shall dispose garbage and recyclables into collection bins. It will be the resident's responsibility to fill bins.

Council's Access and collection arrangement

- Council shall collect waste on George.
- Each resident shall transfer their bins between their garages or courtyards and the collection point (kerbside) along George Street in coordination with truck arrival (bins shall not be left on the street longer than necessary).
- For improved safety, waste collections and bin transfer will be carried-out if possible during off-peak traffic periods

5. Amenity

5.1. Noise Minimisation

- Collection bins shall feature a plastic lid and body with rubber castors for quiet rolling during transfers.
- Local laws shall be observed for all operations in public areas and roads

5.2. Ventilation, vermin- prevention and washing

Waste areas will feature:

- All bins have secure fitting lids that are vermin proof
- Impervious flooring (smooth, slip-resistant and appropriately drained)
- For hygienic reasons and odour control, bins will be washed (when required) to remove waste-smear and odour. It is the resident's responsibilities to clean. Appropriate facilities will be provided to facilitate the washing and cleaning of bin

5.3. Design and Aesthetics of waste storage area

- The design and construction of waste facilities and equipment will conform to the Building Code of Australia, Australian Standards and Local Laws.
- Waste will be placed within the bins and stored in designated onsite areas hidden from external views.
- The facilities will be suitably illuminated.
- Waste facilities will be constructed of durable material and finishes and maintained to ensure that the aesthetic of the development are not compromised.

6. Management of Waste Storage Facilities

6.1. Arrangements for litter reduction

The operator/resident shall be responsible for:

- Preventing overfilled bins, keeping lids closed
- Promoting adequate waste disposal into the bins to avoid waste dumping

6.2. Protection of equipment from theft and vandalism

The operator/resident will be responsible to protect the equipment from theft and vandalism.

The following initiatives will be include:

- Label the bins according to property address
- The operator/resident will transfer bins between the bin area and the kerbside collection point in coordination with truck arrival and bins will not be left on the street longer than necessary.

6.3. Signage and education on use of services

All bins will be clearly marked as to their proper use.

Educational material and “house rules” will be provide to resident. These will include:

- Advise them to sort and recycle waste with care to reduce contamination of recyclables
- Inform them about waste management system and the use/location of associated equipment
- Improve facility management results

6.4. Supplementary information

The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:

- Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
- Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
- Obtain and provide to their staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities.

6.5. Ongoing management and maintenance

It is the responsibility of the operator/residents to maintain all waste areas and components.

The operator/residents will ensure that maintenance and upgrades are carried out on the facility and components of the waste system. When required, the operator/residents will engage an appropriate contractor to conduct services, replacements or upgrades

7. Contact Information

The following includes a complimentary listing of collection contractors and equipment suppliers. The stakeholders will not be obligated to procure goods/services from these companies. Northern Environmental Design does not warrant or make representations for the goods/services provided by these suppliers

City of Maribyrnong
Corner Hyde and Napier streets. Footscray, VIC
Ph 9688 0200

Veolia Environmental Services
(Private waste collector)
Lv 1, 85 Buckhurst St, South Melbourne VIC 3205
Ph 132 955

JJ Richards & Sons Pty Ltd
(Private waste collector)
50 Elliot Road, Dandenong VIC 3175
Ph 9794 5722

WasteWise Environmental
(Private waste collector)
Ph 93591555

8. Limitations

This waste management plan is based on the following conditions

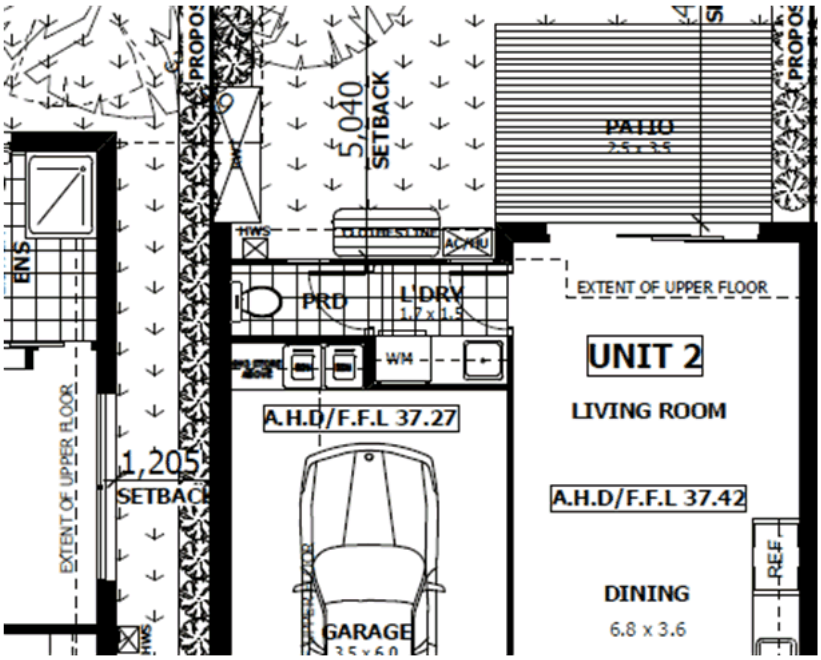
On-going use of the premises. Does not include demolition or construction stages

Figures and calculations are based on drawings and information supplied by M7 Design Group Pty Ltd.

Waste volume figures are estimates only and will be influenced by the tenant resident and operator's disposition toward waste disposal and recycling and by the development's occupancy rate. The operator/resident shall make adjustments, as required, based on actual waste volumes (if actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week will be increased)

Agenda Item 6.3 - Attachment 4

Appendix 1 – Location of Bins



Agenda Item 6.3 - Attachment 4

HEAR DATA PTY LTD ABN 39 006 317 924 Trading as
AUDIOMETRIC & ACOUSTIC SERVICES
Telephone: (03) 9817 5517 28 Hilda Street, Balwyn, Victoria, 3103 Facsimile: (03) 9817 541
Email: noiseconsult@bigpond.com

12th December 2017 **Ref. 17116.1**

Title: **Assess industrial noise on site and calculate attenuation ratings of building components re possible nearby industrial noise**

Brief: **Measure prevailing sound levels for site, calculate Rw ratings for the room components with respect to re possible nearby industrial noise for acoustic design of a proposed multi dwelling development at 53 Wattle Road, and 19 George Street Maidstone.**

Client:
Latin America P/L
1 Thornhill Dr
Kelior Downs
VIC 3038

Contact:
Adam Parker
Level 24, 570 Bourke Street,
Melbourne
VIC 3000

Agenda Item 6.3 - Attachment 4

1.0 Introduction

Audiometric and Acoustic Services has been appointed to attend to the acoustic design of a proposed multi dwelling development at 53 Wattle Road, and 19 George Street Maidstone. We understand that as part of a request from Council, the building is to be designed to accommodate the prevailing industrial noise levels at the site to ensure adequate amenity for the residents.

2.0 Acoustic Specifications

In absence of any formal legislation for residential dwellings required to be protected from industrial noise we recommend the following limits be adopted as as suitable:

- In sleeping areas with windows closed between 22:00 and 07:00hrs noise must not exceed 35dB(A) as the average of hourly L_{10} values and 50db(A) at other times as the average of hourly L_{10} values;
- In other habitable rooms with windows closed between 22:00 and 07:00hrs noise must not exceed 45dB(A) as the average of hourly L_{10} values and 60dB(A) at other times as the average of hourly L_{10} values.

The above specifications are reasonable in their basic form. They are generally in line with figures for houses and apartments near major roads from AS2107 – 2016 Acoustics - Recommended Design Sound Levels and Reverberation Times for building interiors and with AS3671 - 1989, Acoustics – Road Traffic Noise Intrusion - Building siting and construction.

Our calculations are based on a Reverberation Time of 0.5 seconds, which takes into account living rooms that are expected to be carpeted. Our approach is to undertake the assessment based on the rooms being in a liveable condition with the windows and doors closed and the air conditioners off. This approach is fully in line the relevant Australian Standards, as well as general common sense.

Primary focus will be on designing the rooms for the EPA Night Period as this is the most restrictive and will ensure compliance at other times.

Common practice from Vicroads (A Guide to Reduction of Traffic Noise 2003) applies an 18hrL_{10} threshold of 63dB(A) for traffic noise. As the method of assessment will be very similar we see it as appropriate to use the same investigation threshold. That is to say, if the L_{10} measurement on site at 53 Wattle Road, and 19 George Street Maidstone for the Day and Evening Period is below 63dB(A) it is expected that there will be no further need for design or attenuation measures for the external building envelope.

3.0 Noise Assessment of Site

The site is close to several sources of industrial noise to the north and west with residential dwellings flanking the east side of the site. Currently the land to the south is undeveloped.

As there are no roller doors or access to industrial buildings from George Street, the development is expected to be more affected by traffic noise than industrial noise due to the noise reduction and sheltering provided by the structure of the industrial buildings.

The site was noise logged from the morning of Friday 24th November to the morning of Friday 1st December 2017. One noise logger was fixed to the roadside fence at the current site at around 1.5m in height. A second logger was placed to the rear of the site. This allows us to grade the site accordingly.

A façade adjustment of 2dB(A) will be added to the logger results.

Table 1 – Logger Data Street Front

Date	Day/Evening/Night	Period hrs	L_{10} dB(A)
Friday 24/11	Night	2200 – 0700	49
Saturday 25/11	Day/Evening	0700 – 2200	61
	Night	2200 – 0700	53
Sunday 26/11	Day/Evening	0700 – 2200	62
	Night	2200 – 0700	49
Monday 27/11	Day/Evening	0700 – 2200	69
	Night	2200 – 0700	49
Tuesday 28/11	Day/Evening	0700 – 2200	65
	Night	2200 – 0700	48
Wednesday 29/11	Day/Evening	0700 – 2200	66
	Night	2200 – 0700	47
Thursday 30/11	Day/Evening	0700 – 2200	58
	Night	2200 – 0700	49
Average	Day/Evening	0700 – 2200	64
Average	Night	2200 – 0700	49
Average + façade adj	Day/Evening	0700 – 2200	66
Average + façade adj	Night	2200 – 0700	51

Table 2 – Logger Data Rear of Proposed Structure

Date	Day/Evening/Night	Period hrs	L_{10} dB(A)
Friday 24/11	Night	2200 – 0700	45
Saturday 25/11	Day/Evening	0700 – 2200	50
	Night	2200 – 0700	47
Sunday 26/11	Day/Evening	0700 – 2200	53
	Night	2200 – 0700	48
Monday 27/11	Day/Evening	0700 – 2200	63
	Night	2200 – 0700	45
Tuesday 28/11	Day/Evening	0700 – 2200	58
	Night	2200 – 0700	46
Wednesday 29/11	Day/Evening	0700 – 2200	61
	Night	2200 – 0700	
Thursday 30/11*	Day/Evening	0700 – 2200	N/A
	Night	2200 – 0700	N/A
Average	Day/Evening	0700 – 2200	57
Average	Night	2200 – 0700	46
Average + façade adj	Day/Evening	0700 – 2200	59
Average + façade adj	Night	2200 – 0700	48

* We note that the logger did not continue to record data from Wednesday night onwards. Sufficient data from the rear of the property is available from prior periods to enable acoustic recommendations to be made.

From the data collected and onsite observations we believe that the data collected at the street front is more traffic affected than from any other source including industrial.

We have further analysed the waveform data at instances where we believe industrial noise to be apparent.

Waveforms as per Figure 1 occur periodically for half an hour to 2hrs once a day throughout the Day Period. No occurrences are noted during the Night Period.

4.0 Proposed Construction Details

The drawings provided are very general in nature. We have taken the following to be applicable according to the drawings provided:

Brickwork:	Standard brick veneer with 90mm timber frame, R2.0 fibrous batts and standard 10mm plasterboard.
Cladding:	Lightweight materials in the form of 19mm timber cladding or rendered 6mm cement sheet fixed to a 90mm timber stud with R2.0 fibrous batts and standard 10mm plasterboard.
Windows:	Standard single glazing of 4mm.
Roof:	Assumed to be Colourbond or equivalent with Min. R4.0 fibrous insulation and standard 10mm plasterboard.

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5.0 Building Material Selection

5.1 Roofing

No upgrades are needed above the standard construction specified in Section 4 of this report with regard to roof and ceiling structure.

5.2 Walls

No upgrades are needed above the standard construction specified in Section 4 of this report with regard to brick veneer walls.

A considerable proportion of the walls along the west elevation are exposed to the noise from industry and are of light weight construction. We recommend using a sound reducing R2.5 fibrous insulation for all lightweight walls. This applies to all external western exposed walls to all units for all habitable rooms.

5.3 Glazing – Windows and Doors

All glazing on the western façade must achieve an R_w=31.

The R_w rating for glazing is particularly dependent on frame material and quality of construction as well as effective resilient mounting of the glass. Technically an R_w rating for a glazed window or door is specific to a product which has been through a test process to obtain the R_w rating. Extrapolation of an R_w value to other products in the range is often done but is not advised, because conditions in both manufacturing and installation will vary from ideal laboratory conditions.

The main features required for good acoustic performance are an adequate glass section, a good resilient seal between glass and frame, and between fixed and openable frames. Good acoustic performance is achieved by either maximising the airgap between panes (where double glazing is used), or using panes of greater than standard thickness. To gain the benefit of the rating, care should be taken with installation. All windows must be flush fitting with the walls and any gaps filled with a suitable material, such as rubber strip or mastic. Expanding foam types of fillers are not suitable as they have little density and result in a closed cell which is not suited to acoustic absorption.

We recommend that the Client seek advice from window manufacturers on suitable windows that can achieve an R_w=31.

6.0 Summary

The site is one which is not significantly affected by industrial noise. From our site visits and analysis of recorded data, we believe the neighbouring industry to be operating during normal day periods.

This firm has assessed the proposed development and has calculated the attenuation requirements to be in full accord with industry practices if built in conjunction with the data provided and test conditions referred to in the body of this report.

We repeat that care is necessary to ensure the glazing will meet the calculated values. Ultimate responsibility to ensure compliance will lie with correct installation of quality and reputable materials.

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Please feel free to contact us should any additional detail be required. This applies to any third parties that have legitimate access to this report.

Respectfully,

Scott Henderson
BEnv DipDes A.A.S

Attachments Technical Appendix I
Technical Appendix II

Proof read by John Searle B.E (Civil) 12th December 2017

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TECHNICAL APPENDIX I

Definitions of Terminology

Sound Pressure Level: The root-mean-square values of the pressure fluctuations above and below atmospheric pressure caused by the passage of a sound wave, usually expressed in deci Bels (re 20 μ Pa)

deci Bel: Unit usually used to define sound pressure level relative to a reference pressure.

$$dB = 20 \log_{10} \left(\frac{P}{Pref} \right)$$

(A): Reference to particular weighting network within a Sound Level Meter which modifies the linear response. 'A' weighting is designed to approximate the response of the human ear.

(C): Reference to a weighting network within a Sound Level Meter. Modifies the Linear response only slightly on the lower frequency range.

Rw Weighted Sound Reduction Index. A single number rating system used to define attenuation of materials. Unit is deci Bels (dB). Similar to the previous STC (Sound Transmission Class) system but with minor differences.

L_{10} The noise level exceeded for 10% of a measurement period. Often used as a measurement of occasional interruptive noise, such as traffic.

L_{90} The noise level exceeded for 90% of a measurement period. Commonly accepted as the natural Background Noise Level.

Leq: Equivalent Continuous Sound Level. This is calculated on the basis of average of the Sound Pressure Level (acoustic energy) over a period of time and is expressed in deci Bels.

LAeq: The 'A' weighted Equivalent Continuous Sound Level.

LAeq8hr The equivalent of 8 hours exposure to an LAeq of 85dB. The actual exposure period may be longer or shorter than 8 hours.

Slow - S: Dynamic characteristics of a Sound Level Meter which employs a time saving averaging constant of 1 second.

Fast - F: Dynamic characteristic - time averaging constant is 125m sec.

Impulse - Imp: Dynamic characteristic - time averaging constant is 33m sec.

Peak - Pk: Dynamic characteristic - time averaging constant is 1m sec.

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TECHNICAL APPENDIX II

Equipment Used

Noise Sentry Rt
Serial No. CFFWDtUYc983oJngZ0rxtD

Quest CA22 Acoustic Calibrator
Serial No. J1060008

NATA Laboratory calibration due 13th December 2019

The noise logger and sound level analyser were calibrated before and after the measurements. No significant change was found to have occurred.

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THREE TEN EIGHT

Car Parking Assessment

Proposed Residential Development

Prepared For:	Latin America Pty Ltd
Site Address:	53 Wattle Road and 19 George Street Maidstone
Report Date:	15 May 2019

Agenda Item 6.3 - Attachment 4

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1 INTRODUCTION

This is a Car Parking Assessment in report format for submission to the City of Maribyrnong in relation to an application by Latin America Pty Ltd. The proposal includes the demolition of an existing industry use at 53 Wattle Road and 19 George Street, Maidstone in order to construct 12 residential dwellings with associated car parking.

This report provides a parking, transport and traffic assessment of the proposed development, including:

- existing parking conditions within the vicinity of the site
- the estimated parking demand of the proposed use
- accessibility to sustainable transport
- suitability of proposed car parking layout
- suitability of refuse and loading arrangements
- suitability of bicycle arrangements
- traffic generation of the proposed use.

The report is primarily based on the Maribyrnong Planning Scheme, Australian Standards, Austroads Guide to Traffic Management as well as observations performed in the vicinity of the subject site.

2 EXISTING CONDITIONS

2.1 LOCATION AND ENVIRONMENT

The subject site is located on the southern side of Wattle Road and the eastern side of George Street in Maidstone. Vehicular access is currently provided via a double-width crossover to the Wattle Road site frontage. The subject site is currently occupied by an industry use and vacant lot.

Land uses in the immediate vicinity of the subject site are primarily residential and industrial.

The subject land is zoned as Industrial 3 Zone and does 'not' front a Road Zone. A Development Contributions Plan Overlay (DCP02) is applicable to the subject land (refer to Appendix A).

2.2 ROAD NETWORK

Wattle Road is a local street that runs east-west between Rosamond Road and Hampstead Road in Maidstone. In the direct vicinity of the subject site, Wattle Road is undivided with one traffic lane in each direction as shown in Figure 2.1.

Figure 2.1: Wattle Road in the vicinity of the subject site

George Street (when previously inspected in 2017) was an unmade local street that ran north-south between Wattle Road and Emu Road in Maidstone. In the direct vicinity of the subject site, road works were in progress (when previously inspected in 2017) associated with an approved residential development located towards the southern end of George Street as shown in Figure 2.2.

Figure 2.2: George Street in the vicinity of the subject site

2.3 SUSTAINABLE TRANSPORT MODES

2.3.1 PUBLIC TRANSPORT

The subject site is located on the Principle Public Transport Network (refer to Appendix B). The subject site has very good access to the public transport network via bus service. Bus Route 215 (Caroline Springs to Highpoint Shopping Centre), 406 (Keilor East to Footscray) and 408 (St Albans Railway Station to Highpoint Shopping Centre) operate along Hampstead Road approximately 200 metres west of the subject site. Nearby public transport services are identified in Figure 2.3.

Figure 2.3: Maribyrnong local area public transport map *(source: ptv.vic.gov.au)*

2.3.2 WALKING

Walkscore is an online tool that can be used to determine a score for a site based on the number of amenities nearby. Using the online tool, the subject site scored a Walkscore of

81. The above Walkscore is deemed by the online tool to be 'Very Walkable', where most errands can be accomplished on foot.

2.4 AUSTRALIAN BUREAU OF STATISTICS (ABS) 2016 CENSUS DATA

Australian Bureau of Statistics (ABS) 2016 Census data (zero to three-bedroom dwellings) has been sought for entire suburb of Maidstone as set out in Table 2.1.

Table 2.1 – 2016 ABS Census Data

Number of motor vehicles per household	Number of bedrooms per household			
	0 Bedrooms (includes bedsitters)	1 Bedroom	2 Bedroom	3 Bedroom
0 Vehicles	8	80	112	95
1 Vehicle	0	98	534	526
2 Vehicles	0	13	282	552
3 Vehicles	0	3	30	138
4 vehicles	0	4	5	44
Total Households	8	198	963	1355
Mean number of vehicles per household	**0**	**0.75**	**1.25**	**1.64**

Accordingly, ABS data for the suburb of Maidstone identifies an average car parking rate of 1.64 car spaces per three-bedroom dwelling.

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3 DEVELOPMENT PROPOSAL

It is proposed to demolish the existing industry use at 53 Wattle Road and 19 George Street, Maidstone in order to construct 12 three-bedroom dwellings.

A total of 24 residential car parking spaces will be provided on-site at a rate of two spaces to each dwelling. Access to/from each dwelling is proposed via 12 single width crossovers (10 adjoining) to George Street. The existing redundant crossover to Wattle Road will be reinstated with kerb/channel to the satisfaction of the Responsible Authority.

All refuse collection will take place kerbside utilising the Council collection service.

4 PARKING ASSESSMENT

4.1 STATUTORY CAR PARKING REQUIREMENTS

Amendment VC148 implemented changes to the Planning Scheme to clarify, simplify and improve their structure, function and operation, and to remove unnecessary regulation.

Clause 52.06 now applies the reduced parking rates specified in Column B of Table 1 in Clause 52.06-5 to land that is (wholly or partly) within 400 metres of the Principal Public Transport Network. The land the Column B rates apply to is identified in the Principal Public Transport Network Area Maps (as incorporated into Clause 72.04).

Clause 52.06-5 of the Maribyrnong Planning Scheme specifies the number of car spaces required according to land use. Table 1, Column B to Clause 52.06-5 rates apply if any part of the land is identified within the Principle Public Transport Network Area (refer to Section 2.3). A parking rate for dwelling is specified within Table 1, Column B to Clause 52.06-5 of the Maribyrnong Planning Scheme as set out in Table 4.1:

Table 4.1 – Clause 52.06 Column B Parking Requirement

Statutory Description	Proposed Use	Size	Statutory Rate*	Parking Required
Dwelling	Dwelling	12 three-bedroom dwellings	1 car space to each one or two-bedroom dwelling	N/A
			2 car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)	24
			None for visitors	0
TOTAL				**24**

** Clause 52.06-5 confirms if in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.*

Accordingly, the proposed residential development will be subject to the combined Clause 52.06 statutory parking requirement of a maximum of 24 car spaces.

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment. Since the proposal provides car parking in direct accordance with Clause 52.06-5, there is no requirement to provide a Car Parking Demand Assessment. Notwithstanding the above, before a requirement for car spaces is reduced or waived under Clause 52.06-6 (note that no waiver is sought), a car parking demand assessment must satisfy that the reduced provision is justified and the responsible authority must consider (as appropriate):

- availability of public transport in the locality of the land
- availability of alternative car parking in the locality of the land
- any other relevant consideration.

4.1.1 AVAILABILITY OF PUBLIC TRANSPORT

As discussed in Section 2.3.1 of this report, the site has very good access to the public transport system.

4.1.2 AVAILABILITY OF CAR PARKING IN THE LOCALITY

The construction of George Street in the vicinity of the site frontage would introduce at least half a dozen car kerbside parking spaces.

4.2 BICYCLE ASSESSMENT

Clause 52.34-3 of the Maribyrnong Planning Scheme specifies the number of bicycle spaces required according to land use. A bicycle parking rate for dwelling is specified within Clause 52.34 of the Maribyrnong Planning Scheme as set out in Table 4.2

Table 4.2 – Clause 52.34 Parking Requirement

Statutory Description	Proposed Use	Unit	Statutory Rate**	Spaces Required
Dwelling	Dwelling	Less than four storeys & 12 dwellings	In developments of four or more storeys, 1 to each 5 dwellings for residents	0
			In developments of four or more storeys, 1 to each 10 dwellings for visitors	0
TOTAL				**0**

*** Clause 52.34 confirms If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number, where If the fraction is one-half, the requirement is the next whole number.*

Accordingly, there is no statutory bicycle parking requirements for residential developments under four storeys in height.

4.3 ADEQUACY OF CAR PARKING SUPPLY

Resident car parking associated with the proposed residential development (refer to Section 4.1) can be accommodated on-site in accordance with Clause 52.06 of the Maribyrnong Planning Scheme. It should be highlighted that ABS data identifies a lower average car parking rate for three-bedroom dwellings for the suburb of Maidstone (refer to Section 2.4). Statutory visitor car parking demands would be accommodated kerbside to George Street once constructed (refer to Section 4.1.2).

Notwithstanding the above, the subject site is very well positioned to reduce dependence on personal motor vehicle use with nearby access to public transport and walking (refer to Section 2.3).

Accordingly, the proposal is not expected to have any adverse car parking impacts in the surrounding area.

4.4 REFUSE AND LOADING

4.4.1 REFUSE

It is proposed to utilise the Council refuse collection service, with bins collected kerbside.

4.4.2 LOADING

Clause 52.07 of the Maribyrnong Planning Scheme requires the provision of a dedicated loading bay for the manufacture, servicing, storage or sale of goods or materials. Accordingly, a residential use is exempt from any loading requirements.

4.5 CAR PARKING AND ACCESS

4.5.1 SITE EGRESS

If an accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that vehicles can exit the site in a forward direction as per Clause 52.06-9. Since each crossover serves two car spaces (note: there are no double width crossovers; however, there are 10 adjoining single width crossovers since they allow at least 3.0 metres to each dwelling similar to most new residential subdivisions) and the site does not front a Road Zone, reverse egress is permitted.

4.5.2 PASSING LANE

Clause 52.06-9 requires the provision of a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone. Accordingly, a passing lane is not required.

4.5.3 PEDESTRIAN VISIBILITY

Clause 52.06-9 requires a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the

footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. Pedestrian corner splays are proposed on both sides of each access in general accordance with statutory requirements.

4.5.4 GRADIENTS

The following should be noted from Design Standard 3 (Gradients) to Clause 52.06-9:

- accessway grades must not be steeper than 1:10 (10 percent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles
- the maximum gradients permitted within private or residential car parks are 1:4 for ramp length up to 20 metres and 1:5 for ramp lengths over 20 metres
- where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

The following requirements for a parking module should be noted from Section 2.4.6.1 of AS/NZS 2890.1:2004:

- 1:20 measured parallel to the angle of parking
- 1:16 measured in any other direction.

It should be noted that AS/NZS 2890.1:2004 defines a parking module as a 'parking aisle together with a single row of parking spaces on one or both sides, but excluding any ramps or circulation roadways which take off within the module'.

The proposed internal gradients are considered in accordance with Clause 52.06-9 and AS/NZS 2890.1:2004.

4.5.5 HEIGHT CLEARANCE

Design Standard 1 to Clause 52.06-9 requires at least a 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. The proposed application plans identify that the vertical clearances meet the above statutory requirement.

4.5.6 CAR PARKING LAYOUT

The dimensions of the proposed on-site garages are 3.5/5.5 metres wide by 6.0 metres long in accordance with Clause 52.06 of the Maribyrnong Planning Scheme. Tandem car spaces will be provided in accordance with Diagram 1 to Clause 52.06 plus an additional 500mm to the title boundary. It should be highlighted that before deciding that a plan prepared under Clause 52.06-8 is satisfactory, the responsible authority must consider (as per Decision Guidelines of Clause 52.06-10), as appropriate:

- the type and size of vehicle likely to use the parking area
- whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation
- whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off-street) and AS2890.6-2009 (disabled).

Accordingly, taking into consideration the above mentioned Design Guidelines to Clause 52.06-10, the following should be highlighted from AS/NZS 2890.1:2004:

- Swept path simulation based on the B85 vehicle for parking spaces and parking aisles (Section B2.3 of AS/NZS 2890.1:2004)
- Three-point turn entry and exit into 90 degree spaces for residential, domestic and employee parking (Table 1.1 to AS/NZS 2890.1:2004)
- Forward or reverse entry for 90 degree spaces.

An Autotrack swept path analysis (refer to Appendix C) based on an AS/NZS 2890.1:2004 B85 vehicle with 300mm clearance confirms access is achievable.

5 TRAFFIC ASSESSMENT

Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development provides guidance on peak traffic generation activity according to land use. A residential use is specified within Table D1 to Austroads Guide to Traffic Management Part 12 as set out in Table 5.1:

Table 5.1 – Austroads Peak Traffic Generation

Description	Proposed Use	Size	Rate***	Daily Traffic Generation
Medium Density Residential	Residential Dwelling	N/A	5 daily (or 0.5 peak hour) vehicle trips to each dwelling	N/A
		12 three-bedroom dwellings	6.5 daily (or 0.65 peak hour) vehicle trips to each dwelling	78 (8 peak hour)
Total				78 (8 peak hour)

**** Austroads Guide to Traffic Management Part 12 specifies 4-5 daily trips for up to two-bedroom and 5.0-6.5 daily trips for three bedrooms plus; however, for the purpose of this assessment the higher rate has been applied.*

Accordingly, the proposed residential development would be expected to generate of a maximum of 78 daily vehicle trips with a maximum of eight vehicle trips during commuter peak periods (i.e. approximately one trip every seven minutes if spread out during that peak hour). The above numbers are not considered to be a significant increase to the surrounding road network. Notwithstanding the above, given the sites proximity to sustainable transport and lower average ABS resident car parking rates for the suburb of Maidstone (refer to Section 2.4), it is considered that the above traffic generation numbers could be conservative.

Overall, the proposed development is not expected to have any adverse impact on the surrounding road network.

6 CONCLUSION

Based on the analysis and discussions presented within this report, the following conclusions are made for the proposed residential development at 53 Wattle Road and 19 George Street, Maidstone:

- the proposed on-site vehicle spaces and associated access requirements are considered appropriate
- resident car parking demands can be accommodated on-site in accordance with statutory requirements
- there is no statutory visitor car parking requirement
- the subject site is well positioned to reduce dependence on personal motor vehicle use with nearby access to public transport
- there is no statutory bicycle parking requirement
- proposed refuse arrangements will occur kerbside utilising the Council collection service
- there is no statutory loading/unloading requirement
- additional traffic generation is not considered a significant impact to the surround road network.

Overall the proposed residential development is not expected to have any adverse parking or traffic impacts in the area.

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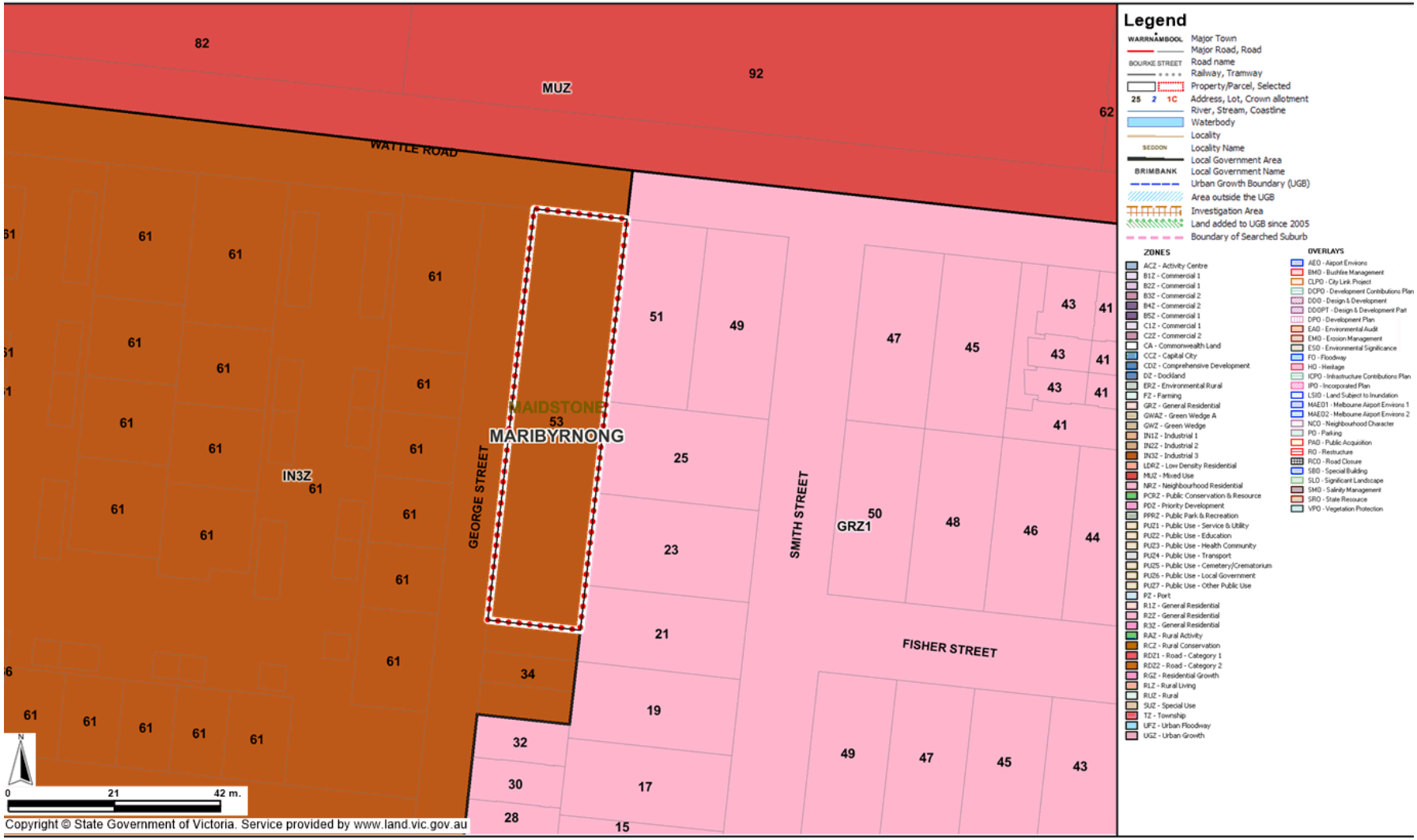
APPENDIX A

Agenda Item 6.3 - Attachment 4

Planning Map

53 WATTLE ROAD MAIDSTONE 3012

Department of Environment, Land Water and Planning



Legend

WARRNAMBOOL Major Town
Major Road, Road
BOURKE STREET Road name
Railway, Tramway
Property/Parcel, Selected
25 2 1C Address, Lot, Crown allotment
River, Stream, Coastline
Waterbody
Locality
SEDDON Locality Name
Local Government Area
BRIMBANK Local Government Name
Urban Growth Boundary (UGB)
Area outside the UGB
Investigation Area
Land added to UGB since 2005
Boundary of Searched Suburb

ZONES

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

OVERLAYS

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

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Map Centre - Melways 27 J10
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February 7, 2019 5:35:26 PM

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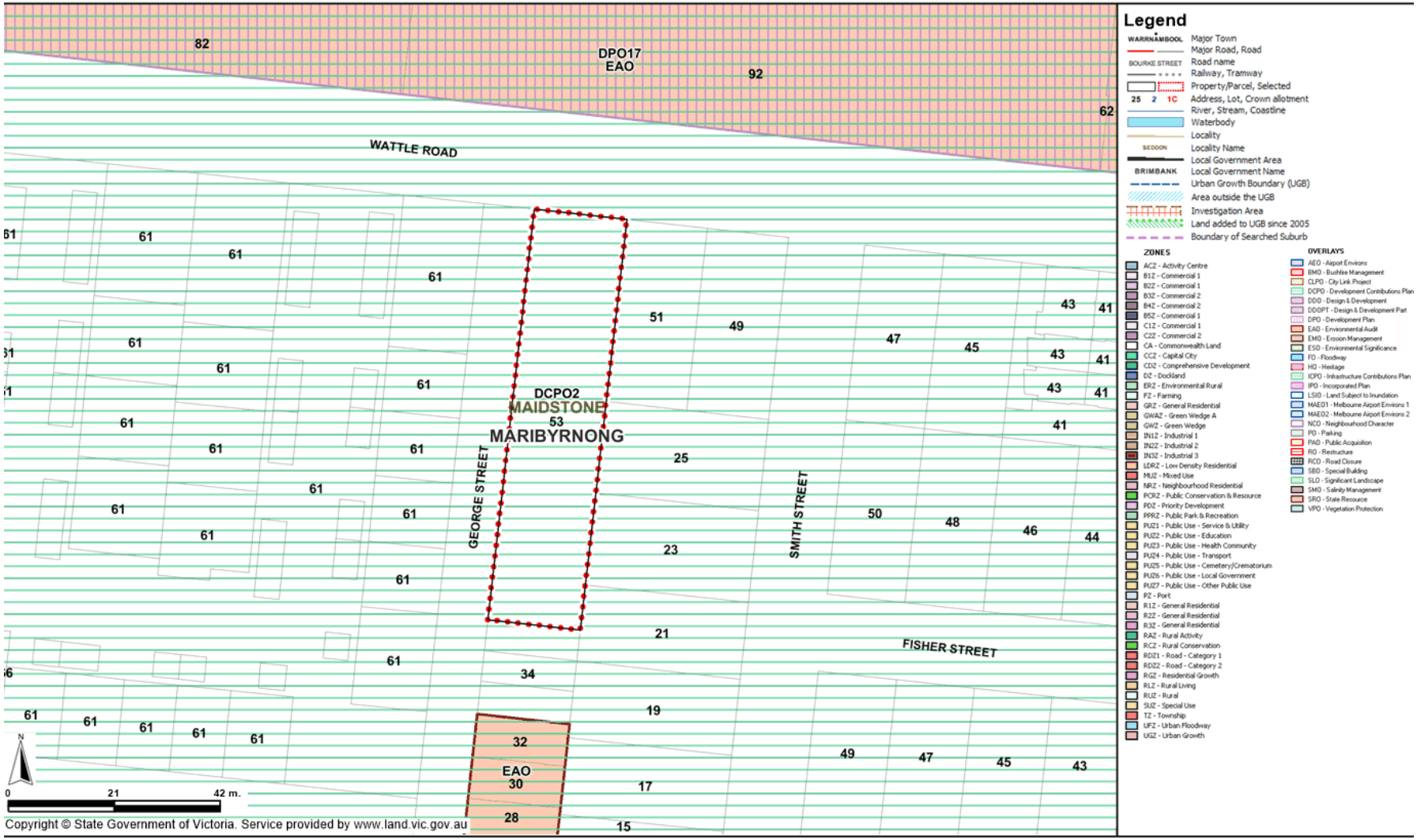
Planning Map

53 WATTLE ROAD MAIDSTONE 3012

Department of Environment, Land Water and Planning



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APPENDIX B

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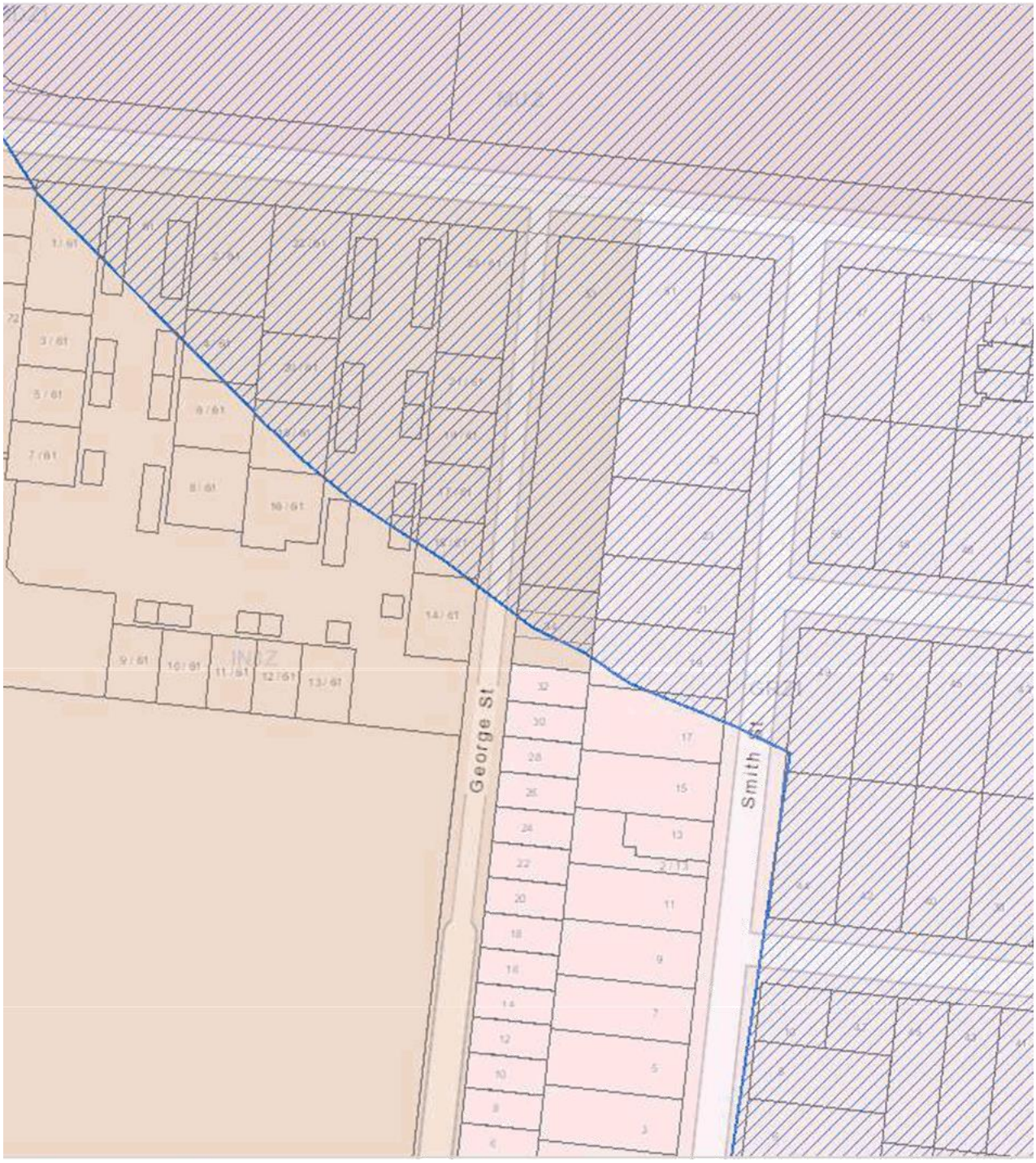
Planning Map

53 WATTLE ROAD MAIDSTONE 3012

VICTORIA State Government | Environment, Land, Water and Planning



Property
Property
Parcel
Planning Scheme Zones
Residential Zones
MUZ - Mixed Use Zone
GRZ - General Residential Zone
Industrial Zones
IN3Z - Industrial 3 Zone
Public Land Zones
RDZ1 - Road Zone-Category 1
Planning Scheme
Other
Car Parking

NORTH
0 0.02 0.04
Kilometres

Map Projection: GDA 1994 VICGRID94
Print Date: 7/02/2019

Disclaimer
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APPENDIX

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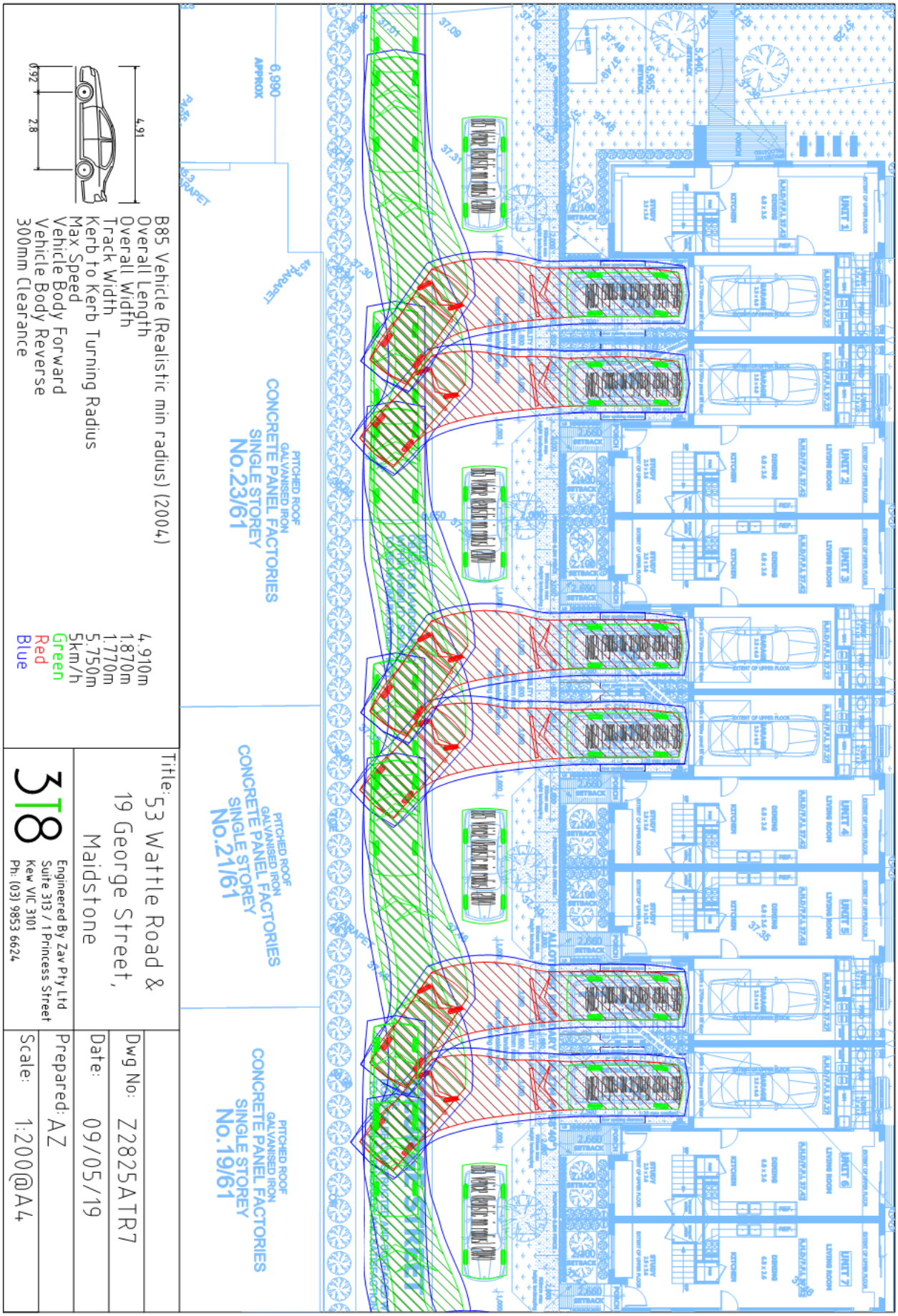

Agenda Item 6.3 - Attachment 4

Agenda Item 6.3 - Attachment 4

Agenda Item 6.3 - Attachment 4

BESS Report

This BESS report outlines the sustainable design commitments of the proposed development at 53 Wattle Rd Maidstone VIC 3012. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Maribyrnong City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

53 Wattle Rd, Maidstone 3012 Maidstone

Site area: 1965 m^2 · **Building Floor Area:** 1804 m^2 ·
Date of Assessment: 01 Feb 2018 · **Version:** V3, 1.5.0-B150 ·
Applicant: info@nedesign.net.au

Project number
11279

Published
http://bess.net.au/projects/11279

Your BESS score is

+ 50%

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

50% + Best Practice

70% + Excellence

% of Total	Category	Score	Pass
2 %	Management	50 %	
5 %	Water	64 %	✓
14 %	Energy	52 %	✓
13 %	Stormwater	100 %	✓
8 %	IEQ	50 %	✓
2 %	Transport	33 %	
0 %	Waste	0 %	
3 %	Urban Ecology	62 %	
0 %	Innovation	0 %	

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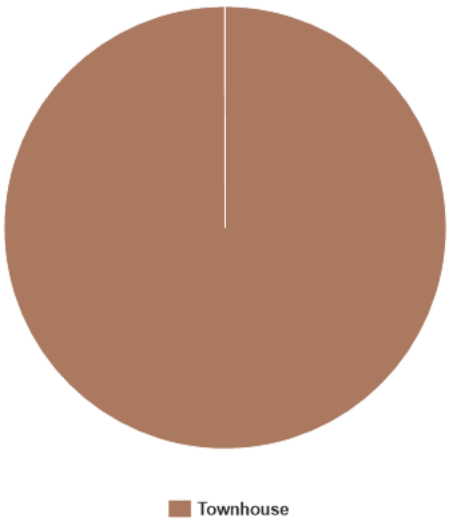
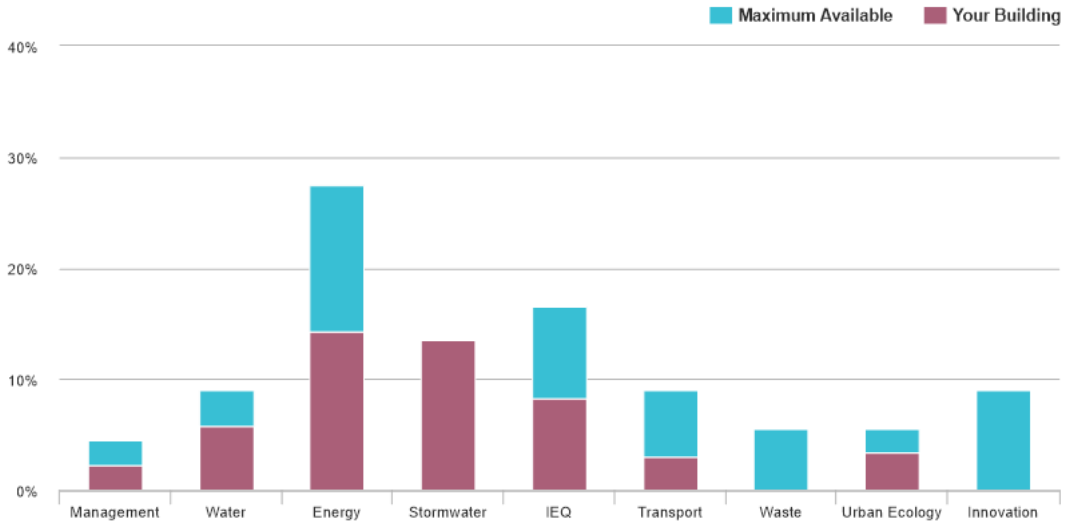
Building Composition



Dwellings

Type	Name	Quantity	Area
Townhouse	Unit 1	1	309 m^2
Townhouse	Unit 6	5	140 m^2
Townhouse	Unit 7	4	140 m^2
Townhouse	Unit 11	1	235 m^2

How did this Development Perform in each Environmental Category?



Sustainable design commitments by category

The sustainable design commitments for this project are listed below. These are to be incorporated into the design documentation and subsequently implemented.

Management

50% - contributing 2% to overall score

Credit Disabled Scoped out Score

Management 2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100 %
Management 4.1 Building Users Guide	100 %

Management 2.2 Thermal Performance Modelling - Multi-Dwelling Residential 100%

Score Contribution	This credit contributes 33% towards this section's score.
Aim	To encourage and recognise developments that have used modelling to inform passive design at the early design stage

Questions

Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?

Yes

Management 4.1 Building Users Guide 100%

Score Contribution	This credit contributes 16% towards this section's score.
Aim	To encourage and recognise initiatives that will help building users to use the building efficiently

Questions

Will a building users guide be produced and issued to occupants?

Yes

Water 64% - contributing 5% to overall score

Credit	Disabled	Scoped out	Score
Water 1.1 Potable Water Use Reduction (Interior Uses)			50 %
Water 2.1 Rainwater Collection & Reuse (Additional Uses)			75 %
Water 3.1 Water Efficient Landscaping			100 %

Water Approachs

What approach do you want to use Water?	Use the built in calculation tools

Project Water Profile Questions

Do you have a reticulated third pipe or an on-site water recycling system?	No
Are you installing a swimming pool?	No
Are you installing a rainwater tank?	Yes

	Unit 1	Unit 6	Unit 7	Unit 11
Showerhead	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)	3 Star WELS (> 6.0 but <= 7.5)
Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath	Medium Sized Contemporary Bath
Kitchen Taps	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating
Bathroom Taps	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating	> 5 Star WELS rating
Dishwashers	> 3 Star WELS rating	> 3 Star WELS rating	> 3 Star WELS rating	> 3 Star WELS rating
WC	> 4 Star WELS rating	> 4 Star WELS rating	> 4 Star WELS rating	> 4 Star WELS rating
Urinals	Scope out	Scope out	Scope out	Scope out
Washing Machine Water Efficiency	Scope out	Scope out	Scope out	Scope out
Connected to which Tank	Total tank	Total tank	Total tank	Total tank
Rainwater connected to: Toilets	Yes	Yes	Yes	Yes
Rainwater connected to: Laundry (washing machine)	No	No	No	No
Rainwater connected to: Hot Water System	No	No	No	No

Showerhead
Bath
Kitchen Taps
Bathroom Taps
Dishwashers
WC
Urinals
Washing Machine Water Efficiency
Connected to which Tank
Rainwater connected to: Toilets
Rainwater connected to: Laundry (washing machine)
Rainwater connected to: Hot Water System

Rainwater Tanks

	Total tank
What is the total roof area connected to the rainwater tank? Square Metres	967.0
Tank Size Litres	22000.0
Irrigation area connected to tank Square Metres	648.0
Is connected irrigation area a water efficient garden?	Yes
Other external water demand connected to tank? Litres/Day	0.0

Water 1.1 Potable Water Use Reduction (Interior Uses)

Score Contribution	This credit contributes 57% towards this section's score.
Aim	Water 1.1 Potable water use reduction (interior uses) What is the reduction in total water use due to efficient fixtures, appliances, and rainwater use? To achieve points in this credit there must be >25% potable water reduction. You are using the built in calculation tools. This credit is calculated from information you have entered above.
Criteria	Percentage reduction in potable water use

Questions

Percentage Achieved ? Percentage %

%

Calculations

Annual Water Consumption (kL) (Reference)

1933

Annual Water Consumption (kL) (Proposed)

1353

% Reduction in Potable Water Consumption Percentage %

29 %

Water 2.1 Rainwater Collection & Reuse (Additional Uses) 75%

Score Contribution	This credit contributes 28% towards this section's score.
Aim	What is the additional reduction in potable (mains) water use due to rainwater harvesting? Additional water uses for rainwater include non-potable demands such as irrigation, pools, commercial process uses and taps for washdown. Note: tank water will only be available for additional uses if it not required for internal uses. If the property uses an alternative water source, the alternative water source is deemed to meet 90% of additional non-potable water use requirements. You are using the built in calculation tools. This credit is calculated from information you have entered above in the rainwater tanks section.
Criteria	What is the additional reduction in potable (mains) water use due to using rainwater or an alternative water source?

Questions

Percentage Achieved ? Percentage %

%

Calculations

Rainwater collection & reuse (additional uses) Percentage %

61 %

Water 3.1 Water Efficient Landscaping

Score Contribution	This credit contributes 14% towards this section's score.
Aim	Are water efficiency principles used for landscaped areas? This includes low water use plant selection (e.g. xeriscaping) and specifying water efficient irrigation (e.g. drip irrigation with timers and rain sensors). Note: food producing landscape areas and irrigation areas connected to rainwater or an alternative water source are excluded from this section.

Questions

Will water efficient landscaping be installed?

Yes

Energy

52% - contributing 14% to overall score

Credit	Disabled	Scoped out	Score
Energy 2.1 Greenhouse Gas Emissions			100 %
Energy 2.3 Electricity Consumption			100 %
Energy 2.4 Gas Consumption			100 %
Energy 2.5 Wood Consumption			N/A
Energy 3.2 Hot Water			100 %
Energy 3.3 External Lighting			100 %
Energy 3.4 Clothes Drying			100 %
Energy 3.5 Internal Lighting - Residential Single Dwelling			100 %

Dwellings Energy Approachs

What approach do you want to use for Energy?	Use the built in calculation tools

Project Energy Profile Questions

Are you installing a solar photovoltaic (PV) system?	No
Are you installing any other renewable energy system(s)?	No
Gas Supply	Natural Gas

Dwelling Energy Profiles

	Unit 1	Unit 6	Unit 7	Unit 11
Below the floor is	Ground or Carpark	Ground or Carpark	Ground or Carpark	Ground or Carpark
Above the ceiling is	Outside	Outside	Outside	Outside
Exposed sides	4	3	3	4
NatHERS Annual Energy Loads - Heat MJ/sqm	106.5	95.1	101.8	95.5
NatHERS Annual Energy Loads - Cool MJ/sqm	31.2	28.7	26.3	24.8
NatHERS star rating	6.0	6.4	6.2	6.4

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	Unit 1	Unit 6	Unit 7	Unit 11
Type of Heating System	D Reverse cycle space	D Reverse cycle space	D Reverse cycle space	D Reverse cycle space
Heating System Efficiency	5 Star	5 Star	5 Star	5 Star
Type of Cooling System	Refrigerative space	Refrigerative space	Refrigerative space	Refrigerative space
Cooling System Efficiency	4 Stars	4 Stars	4 Stars	4 Stars
Type of Hot Water System	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star	J Gas Instantaneous 6 star
% Contribution from solar hot water system	30 %	30 %	30 %	30 %
Clothes Line	D Private outdoor clothesline	D Private outdoor clothesline	D Private outdoor clothesline	D Private outdoor clothesline
Clothes Dryer	A No clothes dryer	A No clothes dryer	A No clothes dryer	A No clothes dryer

Below the floor is	
Above the ceiling is	
Exposed sides	
NatHERS Annual Energy Loads - Heat MJ/sqm	
NatHERS Annual Energy Loads - Cool MJ/sqm	
NatHERS star rating	
Type of Heating System	
Heating System Efficiency	
Type of Cooling System	
Cooling System Efficiency	
Type of Hot Water System	
% Contribution from solar hot water system	
Clothes Line	
Clothes Dryer	

Energy 2.1 Greenhouse Gas Emissions 100%

Score Contribution	This credit contributes 10% towards this section's score.
Aim	Reduce the building's greenhouse gas emissions
Criteria	Are greenhouse gas emissions >10% below the benchmark

Questions

Criteria Achieved ?

-

Calculations

Reference Building with Reference Services (BCA only) kg CO_2

110144.4

Proposed Building with Proposed Services (Actual Building) kg CO2

40109.6

% Reduction in GHG Emissions Percentage %

63 %

Energy 2.3 Electricity Consumption 100%

Score Contribution	This credit contributes 10% towards this section's score.
Aim	Reduce consumption of electricity
Criteria	Is the annual electricity consumption >10% below the benchmark

Questions

Criteria Achieved ?

-

Calculations

Reference kWh

84816.6

Proposed kWh

29639.1

Improvement Percentage %

65 %

Energy 2.4 Gas Consumption 100%

Score Contribution	This credit contributes 10% towards this section's score.
Aim	Reduce consumption of electricity
Criteria	Is the annual gas consumption >10% below the benchmark?

Questions

Criteria Achieved ?

-

Calculations

Reference MJ

179478.3

Proposed MJ

94273.9

Improvement Percentage %

47 %

Energy 2.5 Wood Consumption N/A

This credit was scoped out: No wood heating system present

Aim	Reduce consumption of wood
Criteria	Is the annual wood consumption >10% below the benchmark?

Energy 3.2 Hot Water 100%

Score Contribution	This credit contributes 5% towards this section's score.
Criteria	Does the hot water system use >10% less energy (gas and electricity) than the reference case?

Questions

Criteria Achieved ?

-

Calculations

Reference MJ

49855.1

Proposed MJ

26226.7

Improvement Percentage %

47 %

Energy 3.3 External Lighting 100%

Score Contribution	This credit contributes 5% towards this section's score.

Questions

Is the external lighting controlled by a motion detector?

Yes

Energy 3.4 Clothes Drying 100%

Score Contribution	This credit contributes 5% towards this section's score.
Criteria	Does the combination of clothes lines and efficient dryers reduce energy (gas+electricity) consumption by more than 10%?

Questions

Criteria Achieved ?

-

Calculations

Reference kWh

7567.4

Proposed kWh

1513.5

Improvement Percentage %

80 %

Energy 3.5 Internal Lighting - Residential Single Dwelling 100%

Score Contribution	This credit contributes 5% towards this section's score.
Aim	Reduce energy consumption associated with internal lighting

Questions

Does the development achieve a maximum illumination power density of 4W/sqm or less?

Yes

Stormwater 100% - contributing 13% to overall score

Credit	Disabled	Scoped out	Score
Stormwater 1.1 Stormwater Treatment			100 %

Which stormwater modelling are you using?	Melbourne Water STORM tool

Stormwater 1.1 Stormwater Treatment 100%

Score Contribution	This credit contributes 100% towards this section's score.
Aim	To achieve best practice stormwater quality objectives through reduction of pollutant load (suspended solids, nitrogen and phosphorus)

Criteria	Has best practice stormwater management been demonstrated?

Questions

STORM score achieved

103

Flow (ML/year) % Reduction

-

Total Suspended Solids (kg/year) % Reduction

-

Total Phosphorus (kg/year) % Reduction

-

Total Nitrogen (kg/year) % Reduction

-

Calculations

Min STORM Score

100

IEQ

50% - contributing 8% to overall score

Credit	Disabled	Scoped out	Score
IEQ 3.1 Thermal comfort - Double Glazing			100 %

IEQ 3.1 Thermal comfort - Double Glazing

100%

Score Contribution	This credit contributes 50% towards this section's score.
Aim	To provide comfortable indoor spaces and reduce energy needed for heating and cooling

Questions

Is double glazing (or better) used to all living areas and bedrooms?

Yes

Transport

33% - contributing 2% to overall score

Credit	Disabled	Scoped out	Score

Transport 1.1 Bicycle Parking - Residential	100 %

Transport 1.1 Bicycle Parking - Residential 100%

Score Contribution	This credit contributes 33% towards this section's score.
Aim	To encourage and recognise initiatives that facilitate cycling
Criteria	Is there at least one secure bicycle space per dwelling?

Questions

Bicycle Spaces Provided ?

22

Calculations

Min Bicycle Spaces Required

11

Waste 0% - contributing 0% to overall score

Urban Ecology 62% - contributing 3% to overall score

Credit	Disabled	Scoped out	Score
Urban Ecology 2.1 Vegetation			100 %
Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology			100 %

Urban Ecology 2.1 Vegetation 100%

Score Contribution	This credit contributes 50% towards this section's score.
Aim	To encourage and recognise the use of vegetation and landscaping within and around developments
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area.

Questions

Percentage Achieved ? Percentage %

35 %

Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology

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Score Contribution	This credit contributes 12% towards this section's score.
Aim	Encourage plants to be grown on balconies and courtyards

Questions

Is there a tap and floor waste on every balcony / in every courtyard?

Yes

Innovation

0% - contributing 0% to overall score

Items to be marked on floorplans

0 / 8 floorplans & elevation notes complete.

Energy 3.4: External lighting sensors annotated	Incomplete
Water 2.1: Location of rainwater tanks as described	Incomplete
Water 3.1: Water efficient garden annotated	Incomplete
Stormwater 1.1: Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	Incomplete
IEQ 3.1: Glazing specification to be annotated	Incomplete
Transport 1.1: All nominated residential bicycle parking spaces	Incomplete
Urban Ecology 2.1: Vegetated areas	Incomplete
Urban Ecology 2.4: Taps and floor waste on balconies / courtyards	Incomplete

Documents and evidence

0 / 4 supporting evidence documentation complete.

Management 2.2: Preliminary NatHERS assessments	Incomplete
Energy 3.5: Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.	Incomplete
Stormwater 1.1: STORM report or MUSIC model	Incomplete
IEQ 3.1: Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)	Incomplete

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material

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does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites.

Agenda Item 6.3 - Attachment 5

Maddocks

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info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: 34 George Street, Maidstone and 53 Wattle Road, Maidstone

Maribyrnong City Council
and

Mileva Gajic
and

Bosko Gajic
and

Latin America Pty Ltd
ACN 139 315 763

Interstate offices
Canberra Sydney

Affiliated offices around the world through the Advoc network - www.advoc.com

Agenda Item 6.3 - Attachment 5

Maddocks

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Maddocks

Agreement under section 173 of the Planning and Environment Act 1987

Dated

Parties

Name	**Maribyrnong City Council**
Address	corner Hyde and Napier Streets, Footscray, Victoria
Short name	**Council**

Name	**Mileva Gajic**
Address	13 Winjeel Court, Braybrook, Victoria
Short name	**Owner**

Name	**Bosko Gajic**
Address	13 Winjeel Court, Braybrook, Victoria
Short name	**Owner**

Name	**Latin America Pty Ltd ACN 139 315 763**
Address	c/- Michael A Palma, Level 1, 46 Douglas Street, Noble Park, Victoria
Short name	**Owner**

Background

A. Council is the responsible authority for the Planning Scheme.

B. The Owner is or is entitled to be the registered proprietor of the Subject Land.

C. Council is the planning authority for the purpose of Amendment C158 to the Planning Scheme. Amendment C158 proposes to rezone the subject land to enable it to be redeveloped for residential use and apply an environmental audit overlay. Pursuant to section 96A of the Act, the Owner has concurrently applied to Council for a permit to obtain approval to use and develop the subject land for residential purposes as may be required by the amended Planning Scheme following a gazettal of Amendment C158.

D. As part of the proposed rezoning of the subject land, the Owner and Council have agreed that the Owner will construct the road and other associated road facilities. The parties enter this agreement to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect to the subject land.

Maddocks

E. For the avoidance of doubt, the parties acknowledge that the Owner's obligations under this Agreement are contingent on the approval of Amendment C158 to the Planning Scheme.

F. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.

The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this Agreement and includes this Agreement as amended from time to time.

Amendment to the Planning Scheme means amendment C158 to the Planning Scheme which seeks to rezone the Subject Land.

Building has the same meaning as in the Act.

CPI means the annual Consumer Price Index (All Groups-Melbourne) as published by the Australian Bureau of Statistics, or, if that index number is no longer published, its substitute as a cumulative indicator of the inflation rate in Australia, as determined by Council from time to time.

Current Address means:

(a) for Council, the address shown on page one of this Agreement, or any other address listed on Council's website; and

(b) for the Owner, the address shown on page one of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email means:

(a) for Council, email@maribyrnong.vic.gov.au, or any other email address listed on Council's website; and

(b) for the Owner, any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement.

Estimated Cost means:

(a) for the purpose of calculating the Plan Checking Fee, the estimated cost, as agreed by Council, of constructing the Public Works shown on the plans to be checked; and

(b) for the purpose of calculating the Supervision Fee, the estimated cost, as agreed by Council, of constructing the Public Works to be supervised.

Indexation means an annual adjustment to the Satisfaction Fee carried out in accordance with CPI.

Mortgagee means the person registered or entitled from time to time to be registered as mortgagee of the Subject Land.

Owner means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land and includes a mortgagee-in-possession.

Owner's obligations includes the Owner's specific obligations and the Owner's further obligations.

Party or **Parties** means the Parties to this Agreement but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

Plan Checking Fee means a fee payable to Council by the Owner for checking plans for Public Works and which is payable at the rate of 0.75 per cent of the Estimated Cost.

Planning Scheme means the Maribyrnong Planning Scheme and any other planning scheme that applies to the Subject Land.

Public Works means works that are to be constructed by or on behalf of the Owner on land other than the Subject Land for the purpose of providing roads or public utility services to service or otherwise provide benefit to the Subject Land.

Road means the continuation of the public road known as George Street running north-south between the land at 53 Wattle Road, Maidstone and the land at 34 George Street, Maidstone.

Satisfaction Fee means a fee payable by the Owner to Council for determining whether any one of the Owner's obligations has been undertaken to Council's satisfaction, or for deciding whether to give consent for anything this Agreement provides must not be done without Council's consent, and which is payable at the rate of:

(a) $325.80 if paid within 12 months from the date that this Agreement commences; or

(b) $325.80 plus Indexation if paid at any time after 12 months from the date that this Agreement commences.

Statement of Compliance has the same meaning as in the *Subdivision Act 1988*.

Subject Land means the land situated at 34 George Street, Maidstone and 53 Wattle Road, Maidstone being the land referred to in certificates of title volume 10707 folio 718 and volume 9392 folio 627 and any reference to the Subject Land includes any lot created by the subdivision of the Subject Land or any part of it.

Supervision Fee means a fee payable to Council by the Owner for supervision of Public Works and which is payable at the rate of 2.5 per cent of the Estimated Cost.

2. Interpretation

In this Agreement unless the context admits otherwise:

2.1 the singular includes the plural and vice versa;

2.2 a reference to a gender includes all genders;

2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;

2.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;

2.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;

2.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;

2.7 the Background forms part of this Agreement;

2.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and

2.9 any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

3. Purposes of Agreement

The Parties acknowledge and agree that the purposes of this Agreement are to:

3.1 give effect to the agreement prior to the adoption of the Planning Scheme amendment to construct the road; and

3.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

4. Reasons for Agreement

The Parties acknowledge and agree that Council has entered into this Agreement for the following reasons:

4.1 the Owner and Council agreed that the Owner would enter into this Agreement to pay the cost and construct the unmade part of George Street. The Agreement will only come into effect on the approval date of the amendment; and

4.2 the Owner has elected to enter into this Agreement in order to facilitate the commencement of the planning scheme amendment.

5. Agreement required

The Parties agree that this Agreement will continue to be required until the Owner has complied with all of the Owner's obligations.

6. Owner's specific obligations

6.1 Road construction

6.1.1 Prior to the issue of Statement of Compliance or occupancy permit, whichever occurs first, the Owner must:

(a) construct the unmade part of George Street, between Wattle Road and the southern boundary of the Subject Land to Council's standards and requirements including all drainage facilities, foothpaths and street lights, at its own cost, to the satisfaction of Council;

(b) landscape the western and eastern side of the Road to the satisfaction of Council; and

(c) ensure the width and design of the Road aligns with the southern existing section of George Street.

6.1.2 The Road must be constructed to a public road standard in accordance with Council's engineering requirements, to the satisfaction of Council.

6.1.3 Detailed engineering design plans (1:200) and specifications for the construction and underground drainage shall be prepared by a qualified Engineer at the Owner's expense and must be approved by Council prior to commencement of the works. The Owner must obtain appropriate permits and pay related fees in relation to the construction of George Street.

6.1.4 Following construction and completion of a 3 month maintenance period, Council will be solely responsible for the ongoing maintenance and upkeep of the Road.

7. Owner's further obligations

7.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner:

7.2.1 must do all things necessary to give effect to this Agreement;

7.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the certificate of title of the Subject Land in accordance with s 181 of the Act; and

7.2.3 agree to do all things necessary to enable Council to do so, including:

(a) sign any further agreement, acknowledgment or document; and

(b) obtain all necessary consents to enable the recording to be made.

7.3 Fees

The Owner must pay to Council within 14 days after a written request for payment, any:

7.3.1 Plan Checking Fee;

7.3.2 Supervision Fee; and

7.3.3 Satisfaction Fee.

7.4 Council's costs to be paid

The Owner must pay to Council within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

7.4.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;

7.4.2 preparing, drafting, finalising and recording any amendment to this Agreement;

7.4.3 determining whether any of the Owner's obligations have been undertaken to Council's satisfaction; and

7.4.4 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

7.5 Time for determining satisfaction

If Council makes a request for payment of:

7.5.1 a fee under clause 7.3.3; or

7.5.2 any costs or expenses under clause 7.4.3,

the Parties agree that Council will not decide whether the Owner's obligation has been undertaken to Council's satisfaction, or whether to grant the consent sought, until payment has been made to Council in accordance with the request.

7.6 Interest for overdue money

7.6.1 The Owner must pay to Council interest in accordance with s 227A of the *Local Government Act 1989* on any amount due under this Agreement that is not paid by the due date.

7.6.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

7.7 Notification of compliance with Owner's obligations

The Owner must notify Council of its compliance with all of the Owner's obligations.

8. Agreement under s 173 of the Act

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with s 173 of the Act.

9. Owner's warranties

The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

10. Successors in title

Until such time as a memorandum of this Agreement is recorded on the certificate of title of the Subject Land, the Owner must require successors in title to:

10.1 give effect to this Agreement; and

10.2 enter into a deed agreeing to be bound by the terms of this Agreement.

11. General matters

11.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

11.1.1 personally on the other Party;

11.1.2 by leaving it at the other Party's Current Address;

11.1.3 by posting it by priority prepaid post addressed to the other Party at the other Party's Current Address; or

11.1.4 by email to the other Party's Current Email.

11.2 Counterparts

This Agreement may be executed in counterparts, all of which taken together constitute one document.

11.3 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

11.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

11.5 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the Planning Scheme amendment process or the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

11.6 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

11.7 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

12. Commencement of Agreement

This Agreement commences on the date on which the Amendment to the Planning Scheme is published in the Victorian Government Gazette.

13. Ending of Agreement

13.1 This Agreement ends upon the satisfactory completion of the construction of George Street and after the 3 month maintenance period.

13.2 After this Agreement has ended, Council will, at the Owner's written request, apply to the Registrar of Titles under s 183(1) of the Act to cancel the record of this Agreement.

Agenda Item 6.3 - Attachment 5

Maddocks

Signing Page

Signed, sealed and delivered as a deed by the Parties.

Signed by and on behalf, and with the authority, of the Maribyrnong City Council by Stephen Wall , Chief Executive Officer, in the exercise of a power conferred by an Instrument of Delegation, in the presence of:) .....

.....
Witness

Signed sealed and delivered by **Mileva Gajic** in the presence of:) .....

.....
Witness

Signed sealed and delivered by **Bosko Gajic** in the presence of:) .....

.....
Witness

Executed by **Latin America Pty Ltd ACN 139 315 763** in accordance with s 127(1) of the *Corporations Act 2001*:

.....	.....
Signature of Director	Signature of Director (or Company Secretary)
.....	.....
Print full name	Print full name

Agenda Item 6.3 - Attachment 5

Maddocks

Mortgagee's Consent

National Australia Bank Ltd as Mortgagee under instrument of mortgage no. AL254228H consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

.....

Agenda Item 6.4

FOOTSCRAY HOSPITAL AND EDUCATION PRECINCT ADVOCACY PLAN

Director: **Nigel Higgins**
Director Planning Services

Author: **Katy McMahon**
Manager City Futures

PURPOSE

To seek endorsement of an Advocacy Plan for the new Footscray Hospital Precinct.

ISSUES SUMMARY

- Significant Health (approximately $1.5billion) and Learning (approximately $90million) investment is being directed into Footscray by the Victorian State Government.
- The new Footscray Hospital (NFH) will deliver a 504 bed general hospital, expected to be completed in 2025 and the Footscray Learning Precinct (FLP) will deliver an expanded high school across three campuses along with additional primary school facilities, an integrated early learning centre, and potentially dedicated spaces for STEAM learning, arts, adult learning, and the potential to see a new Victorian Technical School developed.
- An advocacy plan has been developed to inform input and direction on State Governments value creation and capture, ensuring delivery of optimal benefits to the Footscray community.
- The plan includes six themes: Accessibility; Urban Character; Economic Prosperity; Sustainability; Healthy Community; and Partnerships and Collaboration. Each theme includes objectives and key priority to enhance the precinct and Footscray.
- In addition a plan detailing opportunities for future use and development of the existing Footscray Hospital (Gordon Street) is being prepared for consideration by Council.

ATTACHMENTS

1. Footscray Hospital and Education Precinct Advocacy Plan ⇩

Agenda Item 6.4

OFFICER RECOMMENDATION

That the City Development Special Committee:

1. **Endorses the attached Footscray Hospital and Education Precinct Advocacy Plan (Attachment 1).**

2. **Writes to relevant Ministers, local Members of Parliament and government departments attaching the endorsed Footscray Hospital and Education Precinct Advocacy Plan.**

Agenda Item 6.4

BACKGROUND

Significant funds in the Health and Education sectors are being invested by the Victorian State Government. Approximately $1.5billion is allocated to develop a New Footscray Hospital (NFH). The state of the art 504 bed public hospital will be located on the former Victoria University (VU) car park on Ballarat Road, Footscray. Approximately $90million is being invested in the Footscray Learning Precinct (FLP) with an expanded high school across three campuses along with additional primary school facilities, an integrated early learning centre, and potentially dedicated spaces for STEAM learning, arts, adult learning, and the potential to see a new Victorian Technical School developed.

The NFH site had formerly been proposed as an extension of the Footscray Park Campus of Victoria University (VU). Council has been working in partnership with VU since 2013 to deliver projects that contribute to the enhanced integration of the university into central Footscray and the evolution of Footscray University Town (FUT).

The Enterprise Maribyrnong Special Committee (October 10, 2017) endorsed the relocation of the hospital into central Footscray. The relocation into Footscray Central presented a unique opportunity to deliver additional jobs via the multiplier effect, drawing additional allied health providers and private hospitals into the Activity Centre and potentially facilitating the growth of the Paisley Street medical precinct. It was also identified as having the potential to improve the hospital's accessibility to public transport, especial heavy rail, reduce its interfaces with residential areas, and be located in an area strategically designated for significant levels of land use and built form change.

The procurement process for the NFH has begun with the EOI closing on the 24 July 2019. The Victorian Health and Human Services Building Authority (VHHSBA) is shortlisting three consortiums to develop proposals prior to entering into a Public Private Partnership (PPP). The preferred consortium will design, construct, finance and maintain the new hospital for a period of 25 years.

PPP delivery models are used to drive innovation, best practice and value for money and have been used by the State to successfully deliver increased hospital floor space, hotels, enhanced retail offerings, additional car parking, pedestrian bridges, repurposed heritage buildings, zoo experiences (e.g. Royal Children's Hospital meerkat enclosure and aquarium) as part of recent hospital projects.

A State Government led Community Consultative Committee (CCC) has been established, with Council Officer representation, which provides advice to the Minister for Health and the project delivery team on the community's views.

DISCUSSION/KEY ISSUES

1. Key Issues

The State Government requires that major projects such as the NFH and FLP deliver value creation and capture. Council has an opportunity to provide input and direction into the value creation and capture process to ensure that the value created and

captured by the projects consider opportunities to maximise community, economic and environmental benefits to Footscray and the community.

A proactive and consistent approach from Council when dealing with the VHHSBA and PPP consortiums for the NFH will maximise opportunities for enhanced outcomes. Clarity around priority items and specific guidance on outcomes being sought by Council should be provided from the outset.

Council officers have developed a precinct advocacy plan based on six themes (Attachment 1).

Location

The proposed Ballarat Road site is at the periphery of the Footscray Activity Centre directly opposite VUs Footscray Park Campus. The site allows for strong collaboration and ties with VU. However, the site is not close to the train station, the Paisley Street medical precinct or the commercial core of Footscray Central.

It is critical that the design and layout of the new hospital features strong connections with central Footscray and the station in order to ensure that the multiplier effects envisaged will occur, and that a higher proportion of access to the NFH occurs via sustainable transport modes than at the current Gordon Street site.

To counter the locational challenges Council should seek to:

- Enhance connectivity between the NFH, Footscray Central and the train station for walkers, cyclists and public transport users (Theme 1: Accessibility)
- Minimise potential amenity impacts on surrounding sensitive residential and non-activity centre land uses (Theme 2: Urban Character)
- Strengthen connections to the Footscray Activity Centre to maximise economic development opportunities (Theme 3: Economic Prosperity).

Development Typology

Hospitals and university campuses are distinctly different urban forms. University campuses are typically clusters of buildings connected together by a fine grained network of streets and open spaces open to the sky, accessible 24 hours a day providing opportunities for a diverse range of activities to occur within them and in the edges of surrounding buildings. Hospitals are typically inward focussed complexes of highly technical architectural forms with strict operational requirements dictating that movement through them is limited to internal public spaces during the day and restricted at night. The risk inherent with a traditional hospital development typology is that connectivity between central Footscray and VU will be impeded by the hospital and / or an inward looking development will isolate the community and limit the flow of goods, services and creative capital that would maximise economic prosperity.

To address this challenge Council should seek to:

- Ensure delivery of a hospital that is a permeable, active and connected piece of the urban fabric (Theme 2: Urban Character)
- Build on the FUT partnership with VU to include the VHHSBA, DHHS and Western Health (Theme 6: Partnerships and Collaboration).

Health and Sustainability

The new hospital will address the direct health needs of the growing western region of Melbourne. In addition the NFH will fulfil a local role and function of enhancing the health and wellbeing of the local community and environment. This role is challenged by the major roads bordering the subject site that discourage active movement choices and contribute to the urban heat island effect.

To address these challenges Council should seek to:

- Ensure the project enhances the precinct's sustainability outcomes (Theme 4: Sustainability)
- Encourage the consideration of the hospital as both a regional and local provider of health and wellbeing outcomes (Theme 5: Healthy Community).

A precinct based approach

Design and delivery of the NFH in isolation of its local context presents a risk to the maximisation of value capture and creation opportunities and the maximisation of social, economic and environmental uplift.

To maximise community benefit and ensure a precinct based approach Council should seek to:

- Engage VHHSBA, DHHS and Western Health in as many of the existing precinct partnerships as possible (Theme 6: Partnerships & Collaboration).

2. Council Policy/Legislation

Council Plan 2017-2021

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:
  - Strong leadership - lead our changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration.
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
  - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.
  - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
  - Mobile and connected city - plan and advocate for a safe, sustainable and effective transport network and a smart innovative city.
  - Clean and green - strive for a clean, healthy city for people to access open spaces, cleaner air and water and respond to climate change challenges.

Agenda Item 6.4

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

3. Engagement

A State Government led Community Consultative Committee (CCC) has been established, with Council Officer representation, which provides advice to the Minister for Health and the project delivery team on the community's views.

4. Resources

Resource requirements are in accordance with existing budgetary allocation.

5. Environment

The precinct advocacy plan (Attachment 1) includes sustainability and active transport (part of accessibility theme) as key priorities.

CONCLUSION

Footscray is seeing significant investment from the Victorian State Government. Approximately $1.5billion will deliver a new state of the art 504 bed general hospital in central Footscray. Approximately $90million will deliver an expanded high school across three campuses along with additional primary school facilities, an integrated early learning centre, and potentially dedicated spaces for STEAM learning, arts, adult learning, and the potential to see a new Victorian Technical School developed.

The State Government requires all major projects such as the NFH to deliver value creation and capture. Council can provide input and direction on value creation and capture ensuring delivery of additional benefits to Footscray and the community, in addition to the new hospital.

A precinct advocacy plan has been developed based on six themes being: Accessibility; Urban Character; Economic Prosperity; Sustainability; Healthy Community; and Partnerships and Collaboration detailing the enhanced outcomes expected. Endorsement of the plan will ensure Council can proactively provide input and direction on value creation and capture opportunities facilitating additional benefits to Footscray and the community.

Agenda Item 6.4 - Attachment 1

NEW FOOTSCRAY HOSPITAL AND EDUCATION PRECINCT ADVOCACY PLAN

Maribyrnong CITY COUNCIL

DRAFT 1 NOVEMBER 2019

Agenda Item 6.4 - Attachment 1

1 – ACCESSIBILITY

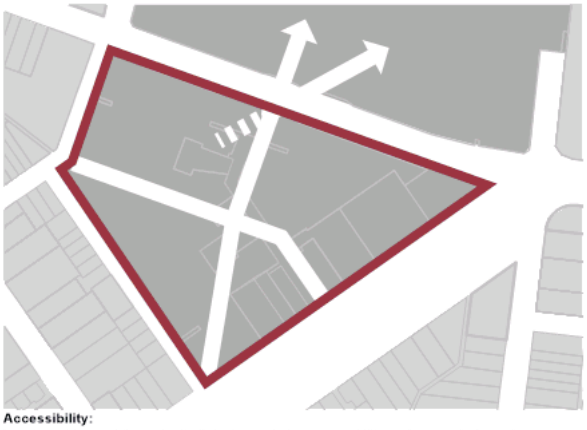
Prioritise active and sustainable transport to create an accessible preinct

Walking

- Deliver pedestrian and cycling improvements to the Geelong / Ballarat Road intersection including new wide and direct pedestrian crossings, the closure of both left-turn slip lanes and the conversion of Mills Close into a left-in, left-out shared zone.
- Enhance the Nicholson Street pedestrian spine with upgraded lighting and an upgraded crossing of the Footscray Ring Road at Donald Street.
- Enhance Tiernan Street to become a welcoming entrance to the new hospital, VU & Footscray Park.
- Ensure new hospital entries and through-site pedestrian connections are located to maximise permeability, provide flexibility and a choice of routes to surrounding destinations.
- Ensure pedestrian access is not compromised by new hospital's vehicle access and drop-off areas.
- Reduce vehicle speed limits to 30kph in the Geelong Road Service Lanes.
- Reduce speed limits along Ballarat Road between Tiernan Street and Geelong Road to make walking safer.
- Reduce vehicle speed limits to 30kph across the Footscray Central Activities Area and Footscray Learning precinct to make walking safer for children, shoppers and businesses.
- Reduce vehicle speed limits to 10kph within the Footscray Ring Road to actively discourage any unnecessary through-traffic from Hopkins and Barkly Streets.
- Enhance the Geelong Road Boulevard by expanding footpaths, reducing vehicle slip lanes, avoiding the use of armco and wire rope safety barriers, and investing in tree planting, street furniture and lighting to create an attractive, safer and cooler urban realm.
- Support an open air, publically accessible pedestrian bridge linking VU to the new hospital to complement improved signalised crossing opportunities along Ballarat Road.
- Support an underground pedestrian connection between VU and the new hospital whilst ensuring Ballarat Road is enhanced as a pedestrian friendly streetscape.

Key Projects:

- Intersection upgrade of Geelong / Ballarat Road
- Nicholson Street upgrade incl. Donald Street
- Tiernan Street upgrade



Accessibility:
Locate entries and through-site links to maximise permeability and connectedness to tram and bus stops and key pedestrian routes

Ballarat / Geelong Road intersection concept:
New wide and direct pedestrian crossings and removal of slip lanes to prioritise pedestrian movement

Pedestrian bridge: Melbourne Quarter Sky Park
An open air, publically accessible green link connected to adjacent buildings and the pedestrian friendly streetscape below

Boulevard Transformation: Lonsdale Street, Danenong
Enhanced public realm outcomes within the service lanes have transformed Lonsdale Street

Agenda Item 6.4 - Attachment 1

Nicholson Street protected cycle lanes concept
Kerb extensions and raised thresholds will prioritise cycling along Nicholson Street without the removal of existing street trees

Tram terminus: Acland Street, St Kilda
Dual tram platforms will be required in Leeds Street at Footscray Station to cater to higher frequency low-floor trams

Public Transport Network Enhancements

Cycling

- Deliver protected cycle lanes along Nicholson Street between Geelong Road and Barkly Street.
- Deliver dedicated cycle crossings of Geelong and Ballarat Roads.
- Provide priority cycle access and facilities at new hospital entries that are not compromised by vehicle access and drop-off areas.
- Provide state-of-the-art end of trip cycle facilities for all staff and visitors.

Key Projects:

- Intersection upgrade of Geelong / Ballarat Road
- Nicholson Street protected cycle lanes

Public Transport

- Ensure early delivery of public transport enhancements to establish sustainable movement patterns in returning VU students and cater to construction workers of the new hospital.
- Bring forward the upgrade of Tram Route 82 between Footscray and the Maribyrnong Defence Site and deliver accessible tram stops at Farnsworth Avenue, along Droop Street at Tiernan Street, Geelong Road (north side) and Nicholson Street and at the Leeds Street Terminus.
- Increase the service frequency of Tram Route 82 tram to every 6mins in the AM and PM peaks including the upgrade of the Leeds Street terminus to two platforms.
- Enhance the frequency and hours of operation of the VU shuttle bus service to cater to construction workers and hospital staff.
- Deliver a high frequency PTV Express Bus direct from Footscray Station to the new hospital and VU.
- Coordinate the route alignments, bus stop locations and timetables of Bus Routes 223, 406, 409 and 472 which all currently serve Footscray Station and run in the vicinity of the new hospital and VU.

Key Projects:

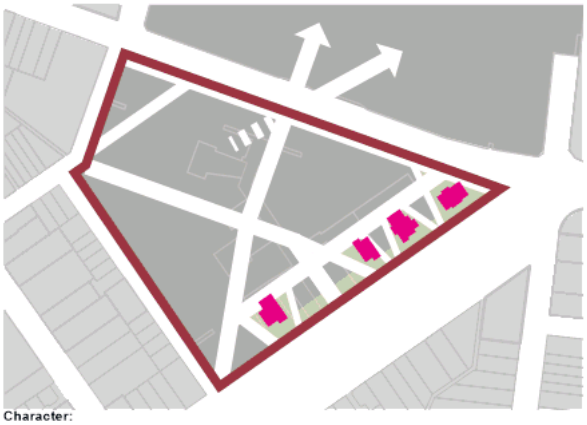
- Accessible Tram Stops - Farnsworth Avenue, Tiernan Street, Geelong Road and Nicholson Street
- Leeds Street Tram Terminus
- Irving Street Bus Interchange
- VU / New Footscray Hospital Bus Port

Agenda Item 6.4 - Attachment 1

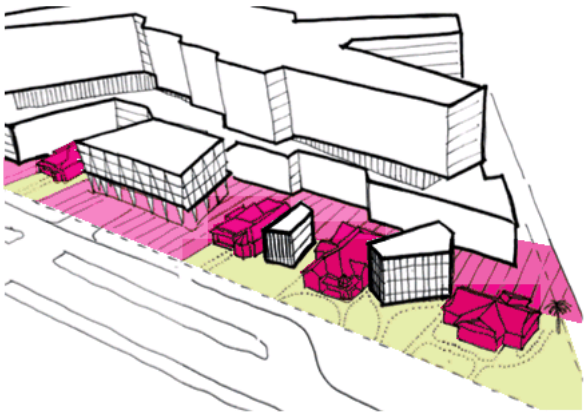
2 – URBAN CHARACTER

Respond to the unique urban character of the precinct

- Retain, adapt and integrate the four heritage houses as retail or 'eat-street' opportunities with frontages to the rear and restored formal gardens for use as outdoor dining areas or passive recreation spaces facing Geelong Road.
- Deliver a network of internal atrium and open air connections that respond to Footscray town centre's fine grain grid of streets, laneways and arcades.
- Deliver high quality, responsive architecture.
- Orient patient wards and internal and external communal spaces to take advantage of views and the green outlook north over Footscray Park and east towards the CBD.
- Integrate the new hospital with the Footscray Park greenspace and Maribyrnong River by enhancing the 'green link' through VU.
- Enhance the Geelong Road Boulevard as a grand formal address for the new hospital by expanding footpaths, reducing vehicle slip lanes, avoiding the use of armco and wire rope safety barriers, and investing in tree planting, street furniture and lighting to create an attractive, safer and cooler urban realm.
- Create active, quality edges for pedestrians along all four street frontages.
- Minimise vehicle crossovers of street edges and locate loading within basements or structure
- Locate car parking in basement levels to facilitate site permeability and activation of ground floor and podium level spaces.
- Ensure an appropriate, lower, built form response and transition towards Federal Street and the edges of the Activity Centre.



Character:
All four heritage houses retained and integrated within a fine grain network of open air and internal atrium connections reflecting the grit and grain of Footscray



'Eat-street' concept:
Heritage houses retained and repurposed as cafes and restaurants surrounded by formal gardens and contemporary urban landscapes and interspersed with modern glazed pavillions

Adapted heritage buildings: Spice Alley, Chippendale (NSW)

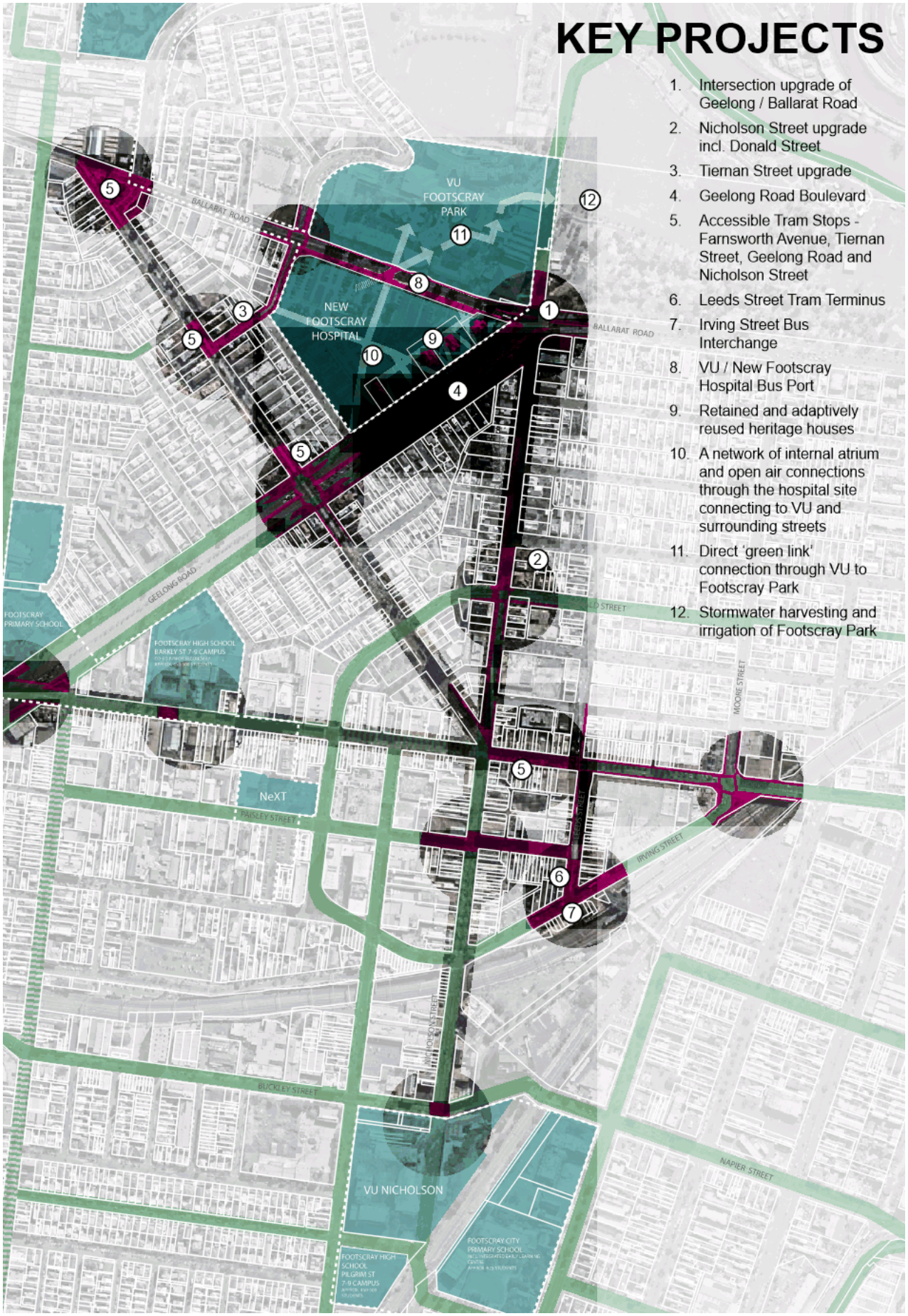
Modern pavillions: Green Square, Zetland (NSW)

Key Projects:

- Retained and adaptively reused heritage houses
- A network of internal atrium and open air connections through the hospital site connecting to VU and surrounding streets
- Direct 'green link' connection through VU to Footscray Park
- A grand Geelong Road Boulevard and strong hospital presence

Grand Boulevard: Royal Parade, Parkville

Agenda Item 6.4 - Attachment 1

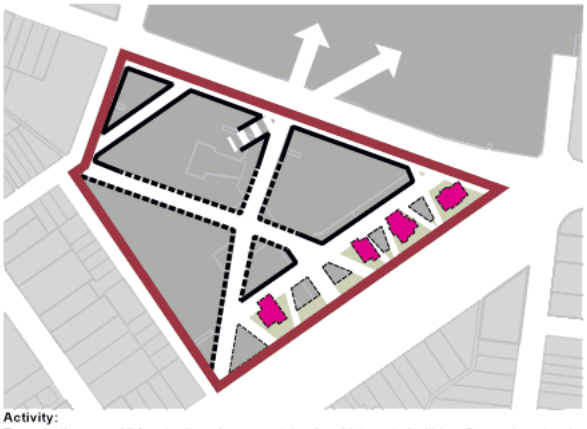


Agenda Item 6.4 - Attachment 1

3 – ECONOMIC PROSPERITY

Maximise economic development opportunities across the precinct

- Strengthen connections with the Footscray Central Activity Area to encourage staff, patients and visitors to take advantage of the goods and services on offer.
- Encourage the provision of hotel, conference centre and office/incubator/startup spaces.
- Develop marketing partnerships with local businesses and business groups during construction and at project completion.
- Locate active uses towards external streets and forecourts and internal links to maximise pedestrian activity and safety.



Activity:
Focus active uses All four heritage houses retained and integrated within a fine grain network of open air and internal atrium connections reflecting the grit and grain of Footscray

Conference facilities: Royal Childrens Hospital Auditorium
source: Billard Leece Partnership

FOOTSCRAY TRADERS

FABA
Footscray Asian Business Association
HỘI THƯƠNG GIA Á CHÂU FOOTSCRAY

Key Projects:

- Strong connections to the goods and services within Central Footscray
- Shared hotel, conference facility and office spaces for the precinct
- Active uses to all street frontages, entry plazas and interal links

Larwill Art Hotel, Royal Childrens

Co-working spaces

Agenda Item 6.4 - Attachment 1

Water Sensitive Urban Design: Dawson Street Precinct, Sunshine
Urban swales treat stormwater runoff and provide opportunities for planting, feature lighting and play. This swale includes two pedestrian bridges and rocks allowing kids to jump across

Green Roof: Victorian Comprehensive Cancer Centre, Parkville
This green roof provides grass and trees for shade. A mixture of areas allow for relaxation as well as outdoor dining

Increased tree canopy cover: Commercial Road, Footscray
Many of Footscrays residential streets contain mature street trees with their canopies meeting over the road

4 – SUSTAINABLE DEVELOPMENT

Enhance precinct sustainability outcomes

- Ensure the new hospital is designed and constructed to a 6-star rating.
- Ensure the new hospital contributes towards the delivery of a climate neutral precinct
- Harvest and treat stormwater on site for the irrigation of Footscray Park.
- Enhance pedestrian and visual linkages to Footscray Park
- Maximise street tree and urban forest planting across the precinct to achieve a minimum of 20% canopy cover across the public realm, and 80% across streets and public plazas at maturity.
- Maximise the use of green roofs and green walls for their health and cooling benefits.
- Explore precinct approaches to energy, water and waste.
- Encourage the reduction of waste via the Circular Economy.

Key Projects:

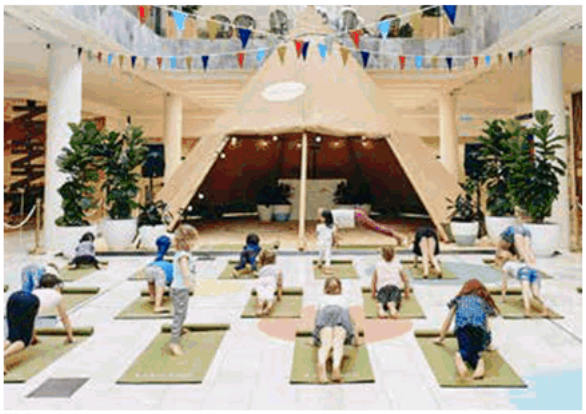
- Stormwater harvesting and irrigation of Footscray Park
- 80% tree canopy cover across new and upgraded streets and spaces
- 100% green roof
- 6-star New Hospital buildings
- Climate positive precinct

Agenda Item 6.4 - Attachment 1

5 – HEALTHY COMMUNITY

Enhance health and wellbeing outcomes across the precinct

- Consider the new hospital as a part of a Wellness Precinct including palliative care, mental health, preventive care, Maternal and Child Health Services.
- Provide destinations and services for the local community including an Early Years Hub.
- Capitalise on the opening of the West Gate Tunnel to reduce truck movements through the precinct.
- Embed Footscray Comunity Arts Centre (FCAC) and community arts into the new hospital.



Wellness:
Provide services and activites in the new hospital for residents of the precinct

Capitalise on truck bans:
24hr truck bans will be implemented on Moore Street in 2022 to coincide with the opening of the Wetsgate Tunnel.

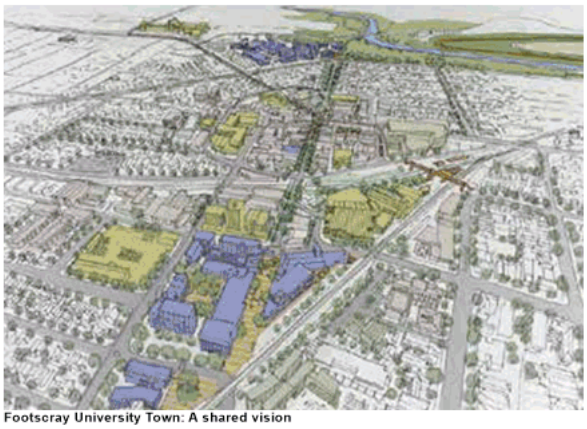
Footscray Community Arts Centre

Key Projects:

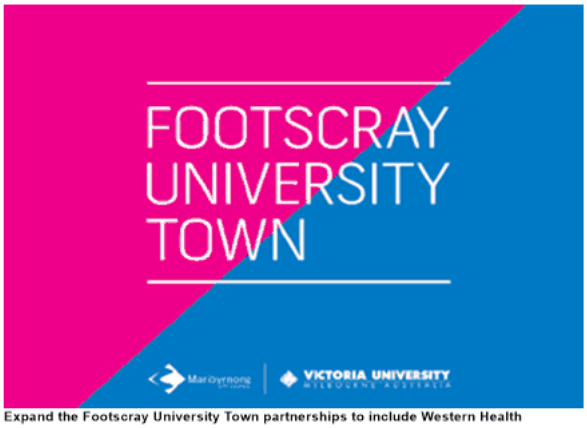
- Early Years Hub within the new hospital
- Reduced truck movements through the precinct
- FCAC embedded in the hospital experience

Interactive artwork: Interactive video wall by Ouva, Monash Childrens Hospital

Agenda Item 6.4 - Attachment 1

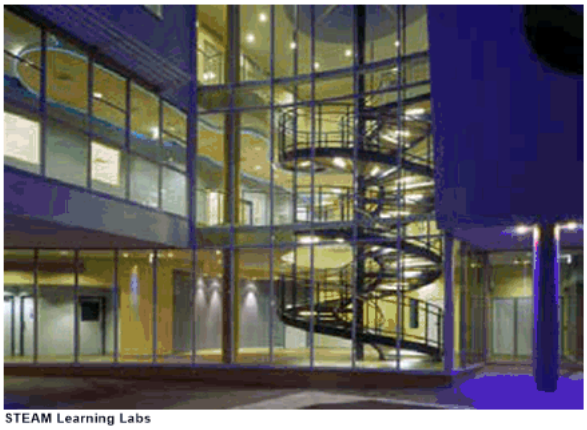


Footscray University Town: A shared vision



Expand the Footscray University Town partnerships to include Western Health

Footscray Community Arts Centre



STEAM Learning Labs

6 – PARTNERSHIPS & COLLABORATION
Build strong precinct partnerships

- Ensure the New Footscray Hospital strengthens Footscray University Town (FUT) relationships and contributes towards realising the shared vision with VU.
- Integrate Western Health into the FUT partnership.
- Contribute data to the Smart Cities for Social Cohesion partnership between Council and VU.
- Maximise the potential opportunities of the Footscray Learning Precinct.
- Explore partnership opportunities with the Footscray Community Arts Centre (FCAC).

Agenda Item 6.5

CORRECTIONS TO PUBLIC PARK AND RECREATION ZONES (AMENDMENT C159)

Director: **Nigel Higgins**
Director Planning Services

Author: **Katy McMahon**
Manager City Futures

PURPOSE

To consider corrections to the Maribyrnong Planning Scheme in relation to parks and recreation areas, and seek authorisation from the Minister for Planning to prepare and exhibit Amendment C159.

ISSUES SUMMARY

- Maribyrnong Planning Scheme Review (2018) Action 24 identifies the need to *'address anomalies and errors in the Scheme'*, and therefore regular reviews and updates to the Maribyrnong Planning Scheme are undertaken to correct anomalies and keep it up-to-date.
- A review of zoning maps over time has identified 25 anomalies in relation to parks and recreation areas. These anomalies have zoning that do not accord with the current land uses including five instances where private residential land is zoned for park and recreation uses. All other identified land is Crown or Council owned.
- Amendment C159 is administrative in nature and does not have policy implications. The Amendment will be publicly exhibited to ensure community feedback on the changes, following Ministerial authorisation.

ATTACHMENTS

1. List of sites and location maps ⇩
2. Amendment documentation ⇩

Agenda Item 6.5

OFFICER RECOMMENDATION

That the City Development Special Committee:

1. **Requests the Minister for Planning to authorise to prepare and exhibit Amendment C159 to the Maribyrnong Planning Scheme in accordance with Attachment 2.**

2. **Notes the delegation of the Chief Executive Officer to make any necessary changes to the amendment documentation when requesting authorisation from the Minister for Planning to prepare and exhibit Amendment C159 to Maribyrnong Planning Scheme.**

3. **Subject to authorisation being granted by the Minister for Planning, resolves to place Amendment C159 to the Maribyrnong Planning Scheme on exhibition, as prescribed under Section 19 of the *Planning and Environment Act* 1987.**

4. **Notes the delegation of the Chief Executive Officer to consider any submissions received in relation to Amendment C159, in accordance with Section 22 of the *Planning and Environment Act* 1987, and refer any submissions that cannot be resolved, along with other submissions, to an independent panel appointed by the Minister for Planning, in accordance with Section 23 of the *Planning and Environment Act* 1987.**

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BACKGROUND

Regular reviews and updates to the Maribyrnong Planning Scheme (Scheme) are undertaken to correct anomalies and remove redundant planning controls to keep the Scheme current. A review of zoning maps has identified twenty-five (25) anomalies related to park and recreation areas across the city. The list of sites and location maps are located in Attachment 1.

DISCUSSION/KEY ISSUES

1. Purpose of the Amendment

The amendment is required to correct zoning map anomalies in the Scheme which generally fall into 3 categories:

- Where the land is privately owned and incorrectly zoned for public park and recreation use
- Where the land is currently used for public open space and owned by Crown or Council and incorrectly zoned for residential use
- Where two zones apply to one property.

There are 5 instances were private residential land is zoned for park and recreation uses. All other identified land is Crown or Council owned. The majority of these anomalies occurred when Council's municipal cadastral map was translated to the new format planning scheme maps (1999-2000 or older). Other anomalies have accumulated over time as a result of changes to property boundaries or land uses.

Amendment C159 proposes to correct the zoning anomalies, ensuring that private land is not zoned for park and recreation and reflects Maribyrnong's open space network. The amendment is considered routine and administrative in nature. The correction of anomalies is needed to ensure the Scheme is accurate and up-to-date in accordance with Section 12(1)(c) of the *Planning and Environment Act* 1987.

Land affected by the Amendment

The amendment seeks to rezone 25 sites across the city as listed in Attachment 1. Of these sites, 5 are privately owned residential properties that are currently zoned Public Park and Recreation. The 20 remaining sites are either Crown or Council owned that is currently used as open space and are identified in Maribyrnong Open Space Strategy (2014).

Planning Scheme Changes

The Land Use and Settlement Framework Plans in the Municipal Strategic Statement (Clause 21.03 and Clause 21.04) will be amended to correctly reflect the open space network. Additionally, relevant maps in the Scheme will be amended as follows:

- Rezone land from General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone (PPRZ):
  Ruby Square Reserve at 2A Ruby Way, Braybrook
  Central Park Avenue Reserve at 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook
  Part of Cranwell Reserve at 56-82 Cranwell Street, Braybrook

Ulmara Park at 20 Ulmara Parkway, Maidstone
Eucalyptus Drive Reserve at 1 Eucalyptus Drive, Maidstone
Amarco Crescent Reserve at 20 Allara Avenue, Maribyrnong
Harmony Park at 9-21 Kallara Grove, Maribyrnong
City View Drive Reserve at 11 City View Drive, Maribyrnong
Part of Coulson Gardens at 35-55 Chifley Drive, Maribyrnong
Part of Burton Crescent Reserve at 2-4 Burton Crescent, Maribyrnong
Beaurepaire Reserve at 1 Mcdougall Drive, Footscray
Seelaf Square Reserve at 13A Vipont Street, Footscray
Beevers Street Reserve at 1A Beevers Street, Footscray
Seddon Scouthall Park at 1B Bellairs Avenue, Seddon
Cuming Reserve at 68-112 Hyde Street, Yarraville
St Leonard's Street Reserve at 8 St Leonards Avenue, Yarraville
Part of Kindersmith Reserve (RecWest Braybrook) at 39 and 55 Lily Street, Braybrook

- Rezone land from Comprehensive Development Zone 1 (CDZ1) to PPRZ:
  Deighton Reserve at 12 Platypus Drive Court, Maribyrnong
  Raffa Park Reserve at 13 Wapiti Street, Maribyrnong
- Rezone land from Neighbourhood Residential Zone 1 (NRZ1) to PPRZ:
  Bellairs Park Reserve at 83 Bellairs Avenue, Yarraville
- Rezone land from PPRZ to GRZ1:
  27 Yardley Street and 112 Suffolk Street, Maidstone
  Part of 47 Elphinstone Street, West Footscray
  19-41 Broad Street, West Footscray
  Part of 2 Chicago Street, Maribyrnong
- Rezone land in PPRZ and Mixed Use Zone to wholly Mixed Use Zone:
  Part of 1C Ballarat Road, Footscray

The proposed changes to land use are summarised below:

Proposed change	Approximate area (rounded to nearest hundred)
From other zone to PPRZ	61,400 sqm
From PPRZ to other zone	8,100 sqm

Attachment 2 contains a full copy of all amendment documentation and zoning maps.

2. Council Policy/Legislation

Council Plan 2017-2021

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:s
  - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.

- Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.

Legislation

- *Planning and Environment Act* 1987
- Ministerial Direction on the Form and Content of Planning Schemes
- Ministerial Direction 9 – Metropolitan Strategy
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process
- Ministerial Direction 19 – Information for Authorisation or Preparation of Amendments that may significantly impact the environment, amenity and human health

The requirements of the Ministerial Directions have been followed in the course of preparing the amendment. The full Strategic Assessment of the Amendment is contained in Attachment 2.

Under Sections 8A and 9 of the *Planning and Environment Act* 1987, Council is required to seek authorisation from the Minister for Planning to prepare an amendment to the Scheme.

Maribyrnong Open Space Strategy 2014

The amendment will ensure that existing open space and parkland is accurately reflected in the Scheme and zoned appropriately, consistent with the Maribyrnong Open Space Strategy (2014).

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act* 2006.

3. Engagement

Landowners affected by the amendment have been consulted on the proposed changes during the preparation of this amendment. The amendment has also been internally referred to Council's Property, City Design, and City Planning teams, as well as external government agencies including the Department of Health and Human Services, the Environment Protection Authority, and the Department of Environment, Land, Water and Planning (as Administrator of Crown land) for comments. The views and comments received have been incorporated as part of this amendment.

Public consultation on the Amendment will occur for a minimum of 1 month providing opportunity for submissions. As the amendment relates to the rezoning of land for public purposes, it is recommended that full notice be given in accordance with Section

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19 of the *Planning and Environment Act* 1987. The Department of Environment, Land, Water and Planning is supportive of this approach.

A detailed communication plan will be prepared before public exhibition, including (as appropriate) the following:

- Letters and notices to land owners and occupiers
- Letters to Prescribed Ministers, public authorities and agencies
- Notices in the local newspaper and the Government Gazette
- Information on Council's website
- Your City Your Voice
- Copies of amendment documents in local libraries.

Submissions received during exhibition will be presented to Council's delegate for consideration. If there are submissions that raised matters that are unable to be resolved by Council, it is recommended that the submissions be referred to an independent Planning Panel appointed by the Minister for Planning for consideration.

4. Resources

Resource requirements are in accordance with existing budgetary allocation.

5. Environment

The amendment will ensure existing open space reserves and private residential land are appropriately zoned for their use.

CONCLUSION

A review of the Planning Scheme has revealed 25 zoning map anomalies related to parks and open space reserves. The amendment will correct these anomalies and is administrative in nature. It is recommended that Council requests authorisation from the Minister for Planning to prepare and exhibit the amendment.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

Summary of Parks and Open Space Sites for Amendment C159

Address	Suburb	Also known as	Ownership	Current Zone	Proposed Zone	Location on map on page 3
2A Ruby Way	Braybrook	Ruby Square Reserve	Council	General Residential Zone (GRZ1)	Public Park and Recreation Zone (PPRZ)	1
8 Air Force Ave and 21 Boomerang Ave	Braybrook	Central Park Avenue Reserve	Council	GRZ1	PPRZ	2
56-82 Cranwell St	Braybrook	Cranwell Reserve	Council	GRZ1 and PPRZ	PPRZ	3
20 Ulmara Parkway	Maidstone	Ulmara Park	Council	GRZ1	PPRZ	4
1 Eucalyptus Dr	Maidstone	Eucalyptus Drive Reserve	Council	GRZ1	PPRZ	5
27 Yardley St and 112 Suffolk St	Maidstone	-	Director of Housing	PPRZ	GRZ1	6
47 Elphinstone St	West Footscray	-	Private	GRZ1 and PPRZ	GRZ1	7
19-41 Broad St	West Footscray	-	Director of Housing	PPRZ	GRZ1	8
20 Allara Ave	Maribyrnong	Allara Park/ Amarco Crescent Reserve	Council	GRZ1	PPRZ	9
9-21 Kallara Gr	Maribyrnong	Harmony Park	Council	GRZ1	PPRZ	10
11 City View Dr	Maribyrnong	City View Drive Reserve	Council	GRZ1	PPRZ	11
2 Chicago St	Maribyrnong	-	Private	GRZ1 and PPRZ	GRZ1	12
35-55 Chifley Dr	Maribyrnong	Coulson Gardens	Council	GRZ1 and PPRZ	PPRZ	13
2-4 Burton Cr	Maribyrnong	Burton Crescent Reserve	Council	GRZ1	PPRZ	14
1 Mcdougall Dr	Footscray	Beaurepaire Reserve	Council	GRZ1	PPRZ	15
1C Ballarat Rd	Footscray	-	Private	Mixed Use Zone (MUZ) and PPRZ	MUZ	16
13A Vipont St	Footscray	Seelaf Square Reserve	Council	GRZ1	PPRZ	17
1A Beevers St	Footscray	Beevers Street Reserve	Council	GRZ1	PPRZ	18
1B Bellairs Ave	Seddon	Seddon Scouthall Park	Crown	GRZ1	PPRZ	19
68-112 Hyde St	Yarraville	Cuming Reserve	Crown	GRZ1	PPRZ	20

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

Address	Suburb	Also known as	Ownership	Current Zone	Proposed Zone	Location on map on page 3
12 Platypus Ct	Maribyrnong	Deighton Reserve	Council	Comprehensive Development Zone 1 (CDZ1)	PPRZ	21
13 Wapiti St	Maribyrnong	Raffa Park Reserve	Council	CDZ1	PPRZ	22
8 St Leonards Ave	Yarraville	St Leonards St Reserve	Council	GRZ1	PPRZ	23
83 Bellairs Ave	Yarraville	Bellairs Park Reserve	Council	Neighbourhood Residential Zone (NRZ1)	PPRZ	24
39 and 55 Lily St	Braybrook	Kindersmith Reserve (RecWest Braybrook)	Council	GRZ1 and PPRZ	PPRZ	25

There are a total 25 sites comprising 4 in Braybrook, 3 in Maidstone, 2 in West Footscray, 8 in Maribyrnong, 4 in Footscray, 1 in Seddon, and 3 in Yarraville.

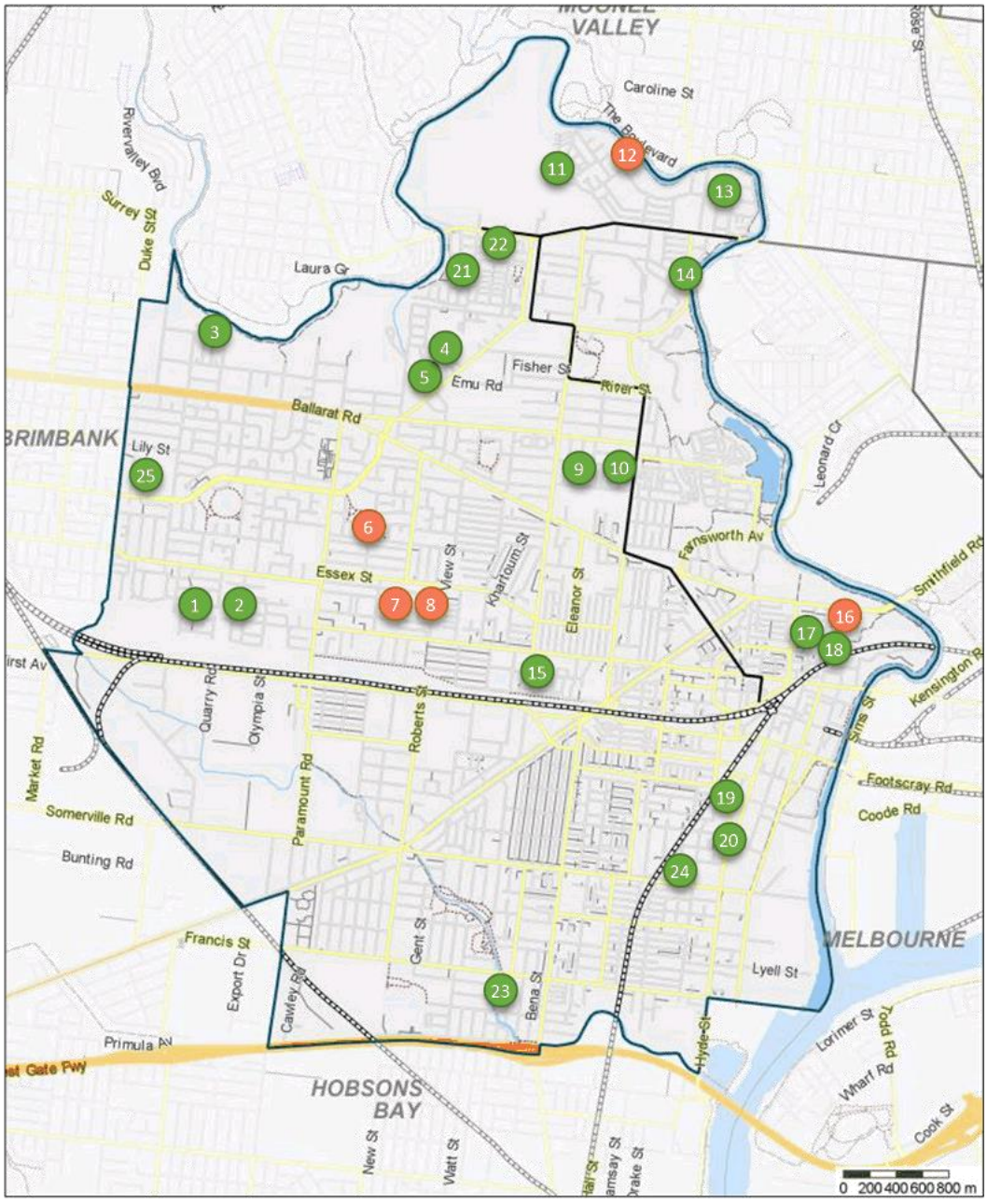
The land area affected by the proposed amendment is approximately:

- Land to be rezoned from other zones to PPRZ = 61,400 sqm
- Land to be rezoned from PPRZ to other zones = 8,100 sqm

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

Location of Sites



Legend

A From other zones to PPRZ

B From PPRZ to other zones

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(1) 2A Ruby Way, Braybrook (Ruby Square Reserve)

Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	3,264 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and listed as a park (Ruby Square) in the *Maribyrnong Open Space Strategy* 2014. It is proposed to rezone the Council-owned site to PPRZ in accordance with its use an open space.

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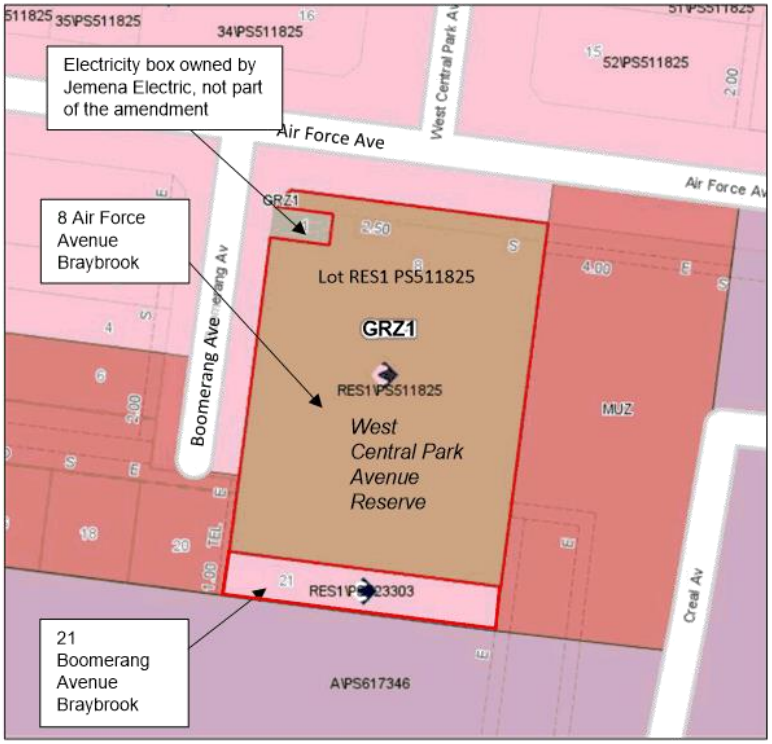
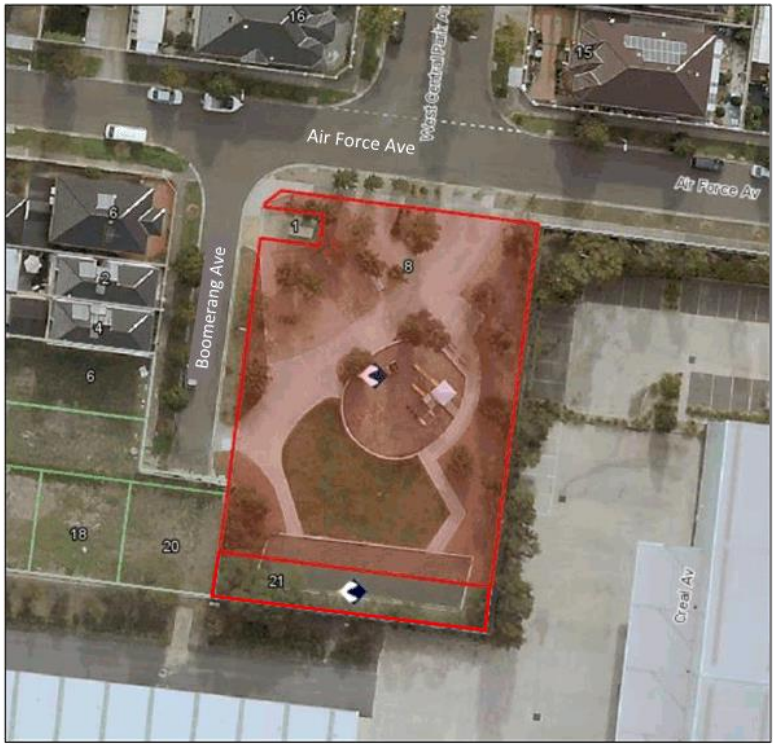
ATTACHMENT 1

(2) 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook (Central Park Avenue Reserve)





Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	2,001 sqm

Reason for Amendment:
The site is currently zoned GRZ1, but is used as a park and is listed as a park (Central Park Avenue Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its ongoing use as an open space.

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ATTACHMENT 1

(3) 56-82 Cranwell Street, Braybrook (Cranwell Reserve)

Current Zone	Proposed Zone	Ownership	Size
GRZ1 and PPRZ	PPRZ	Council	2,818 sqm (the part to be rezoned)

Reason for Amendment:
The site has two zones on the same lot. Although it is as an open space reserve and is listed as one (Cranwell Reserve) in the *Maribyrnong Open Space Strategy* 2014, the southern part of the lot is zoned GRZ1. The amendment will rezone the southern part of the Council-owned site to PPRZ, consistent with the rest of the lot and its use as an open space.

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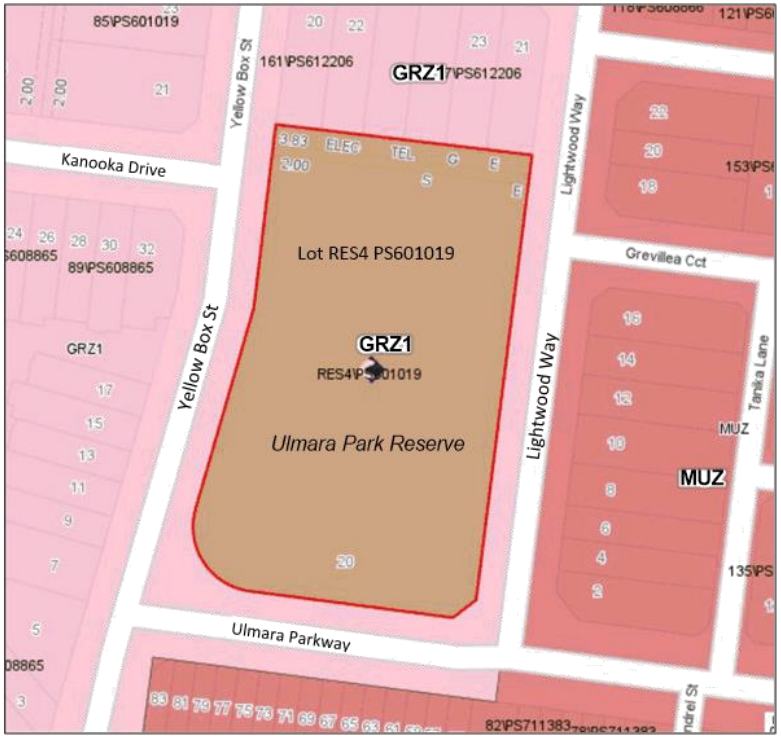
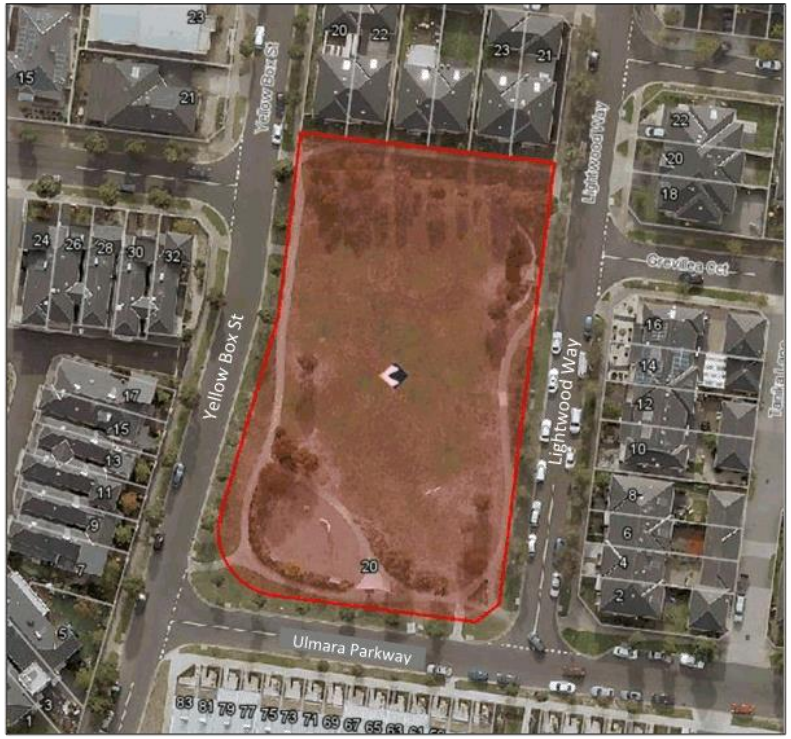
ATTACHMENT 1

(4) 20 Ulmara Parkway, Maidstone (Ulmara Park)





Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	4,625 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Ulmara Park) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its use as an open space.

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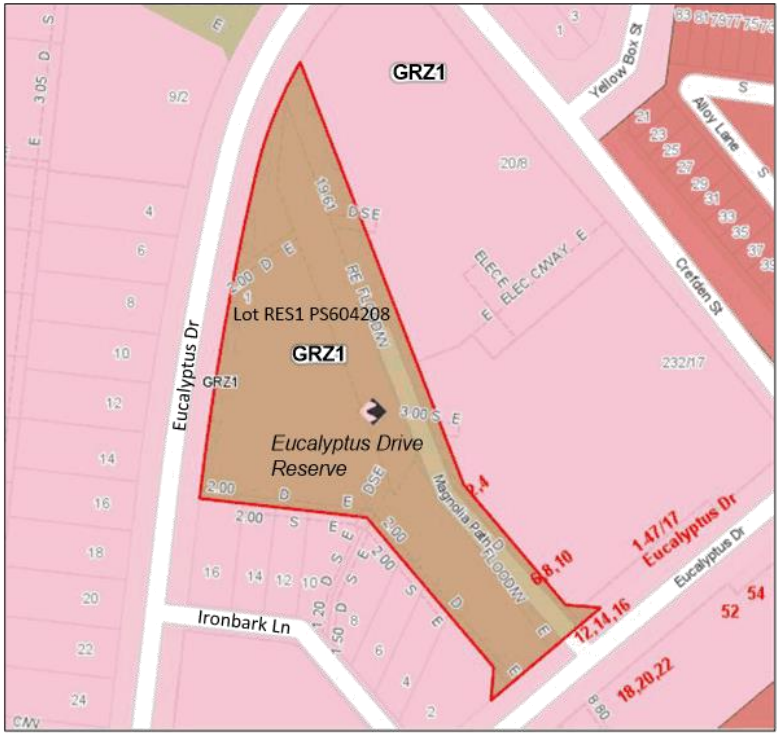
ATTACHMENT 1

(5) 1 Eucalyptus Drive, Maidstone (Eucalyptus Drive Reserve)



Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	5,010 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Eucalyptus Drive Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ consistent with its ongoing use as an open space.

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ATTACHMENT 1

(6) 27 Yardley Street and 112 Suffolk Street, Maidstone

Current Zone	Proposed Zone	Ownership	Size
PPRZ	GRZ1	Director of Housing	3,048 sqm

Reason for Amendment:
The site is zoned PPRZ even though there are dwellings on the site. The dwellings are all social housing owned by the Director of Housing. The amendment will rezone the land to GRZ1, which is the zone common to housing in the surrounding neighbourhood.

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ATTACHMENT 1

(7) 47 Elphinstone Street, West Footscray

Current Zone	Proposed Zone	Ownership	Size
GRZ1 and PPRZ	GRZ1	Private	165 sqm

Reason for Amendment:
The site is privately owned and consists of two lots. The lot at the front is zoned GRZ1, and the lot at the back is zoned PPRZ. The rear lot is physically tied to the front and is owned by the same owner. The amendment will rezone the rear lot to GRZ1 to be consistent with the land use and the zone in the front lot.

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ATTACHMENT 1

(8) 19-41 Broad Street, West Footscray

Current Zone	Proposed Zone	Ownership	Size
PPRZ	GRZ1	Director of Housing	4,011 sqm

Reason for Amendment:
The site is zoned PPRZ even though there are dwellings on the site. The dwellings are social housing owned by the Director of Housing. The amendment will rezone the land to GRZ1, which is the zone common to housing in the surrounding neighbourhood.

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ATTACHMENT 1

(9) 20 Allara Avenue, Maribyrnong (Allara Park/ Amarco Crescent Reserve)

Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	1,710 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Allara Park/ Amarco Crescent Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its use as an open space.

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ATTACHMENT 1

(10) 9-21 Kallara Grove, Maribyrnong (Harmony Park)

Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	2,198 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Harmony Park) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its use as an open space.

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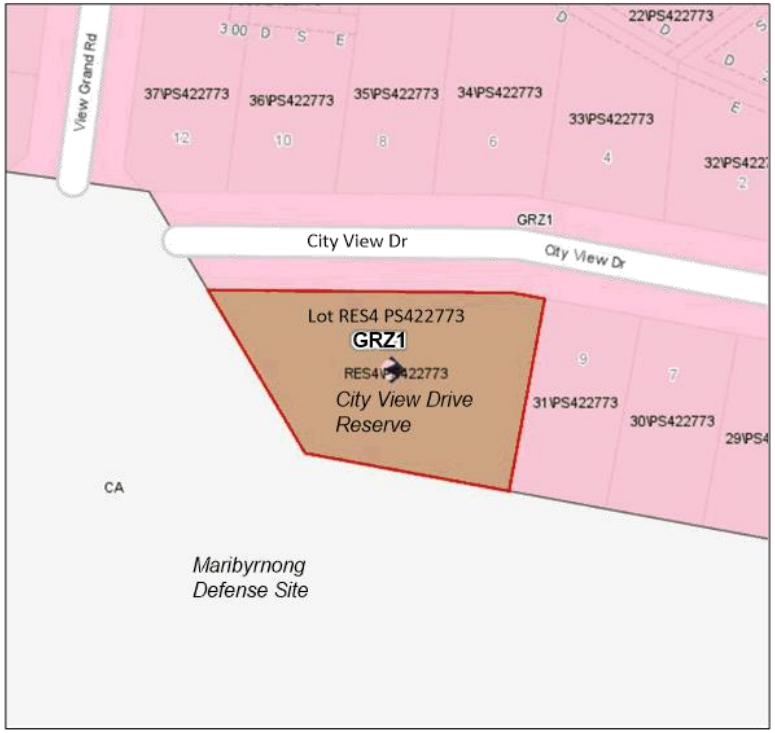
ATTACHMENT 1

(11) 11 City View Drive, Maribyrnong (City View Drive Reserve)



Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	1,135 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (City View Drive Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its use as an open space.

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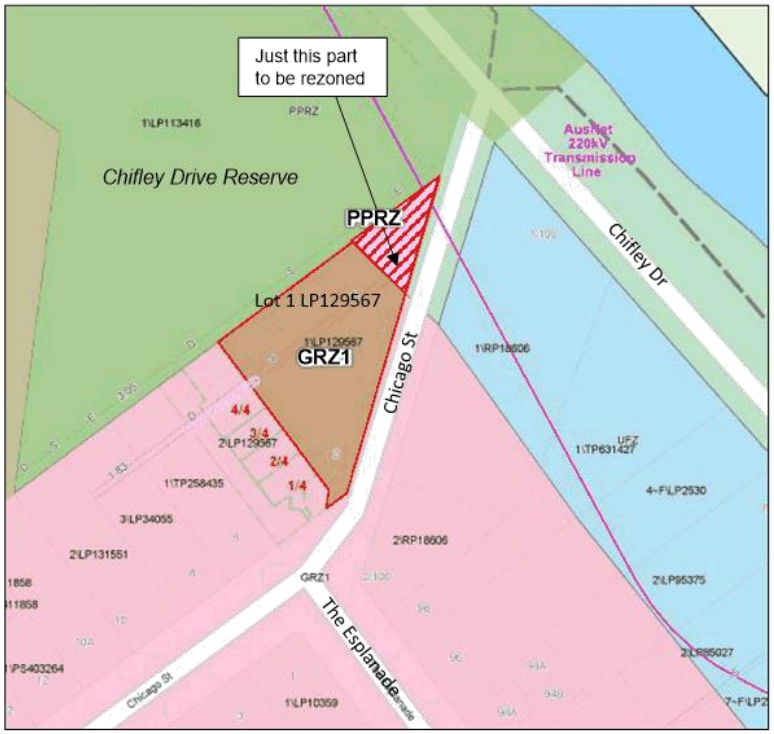
ATTACHMENT 1

(12) 2 Chicago Street, Maribyrnong



Current Zone	Proposed Zone	Ownership	Size
GRZ1 and PPRZ	GRZ1	Private	242 sqm (the part to be rezoned)

Reason for Amendment:
There are two zones on the lot, GRZ1 and PPRZ. The land is used as a residence and is privately owned. The PPRZ at the northern part of lot conflicts with Ministerial Directions on the Form and Content of Planning Schemes which indicate only publicly owned land can be zoned PPRZ. The amendment will rezone the northern part of the site to GRZ1 to be consistent with its use as a residence.

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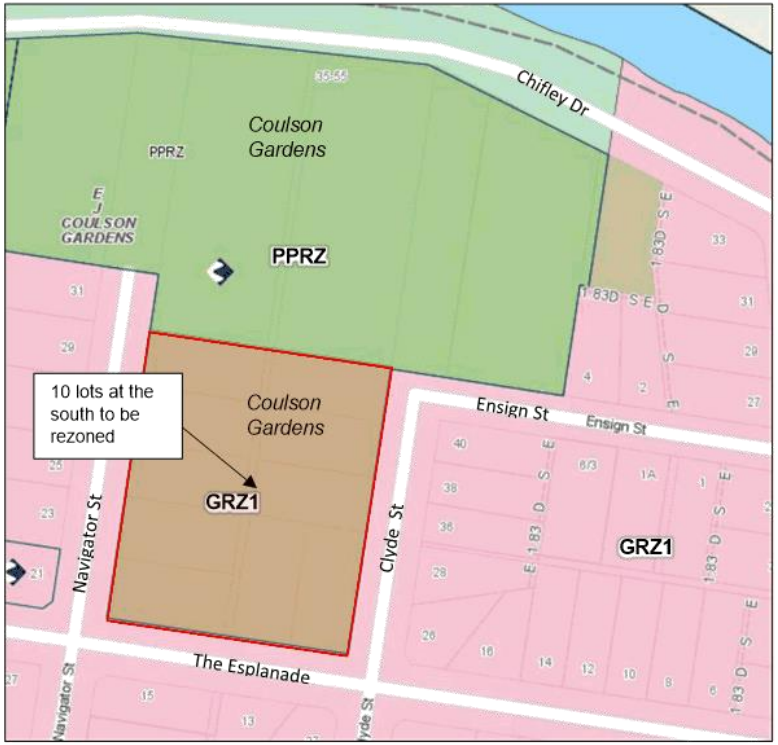
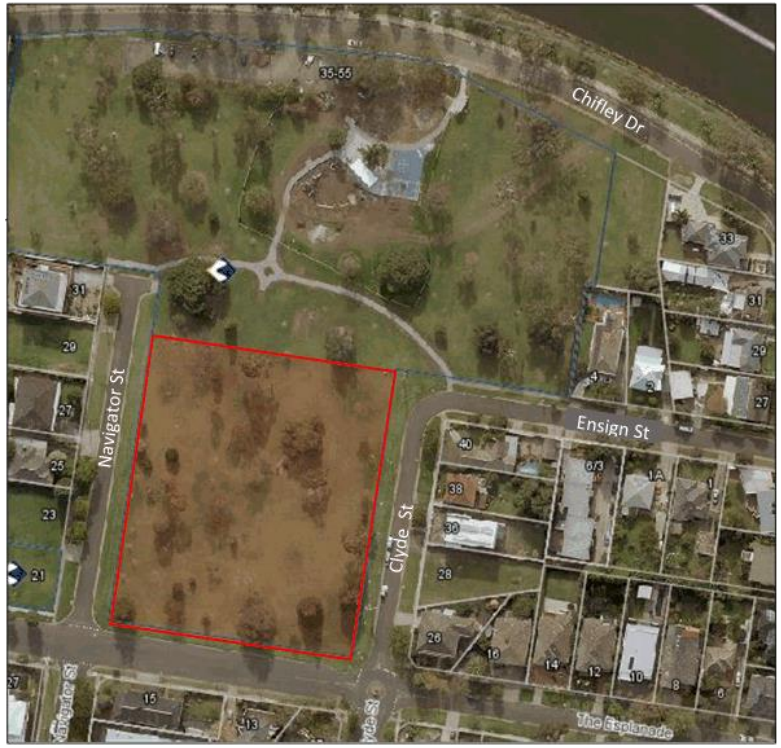
ATTACHMENT 1

(13) 35-55 Chifley Drive, Maribyrnong (Coulson Gardens)





Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	9,190 sqm

Reason for Amendment:
Coulson Gardens is made up of multiple lots. The lots at the north of the park are zoned PPRZ. However, there are 10 lots at the south that are zoned GRZ1. The amendment will rezone the 10 lots at the south to PPRZ to be consistent with the rest of the site, since the site is used an open space and listed as one in the *Maribyrnong Open Space Strategy* 2014.

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ATTACHMENT 1

(14) 2-4 Burton Crescent, Maribyrnong (Burton Crescent Reserve)

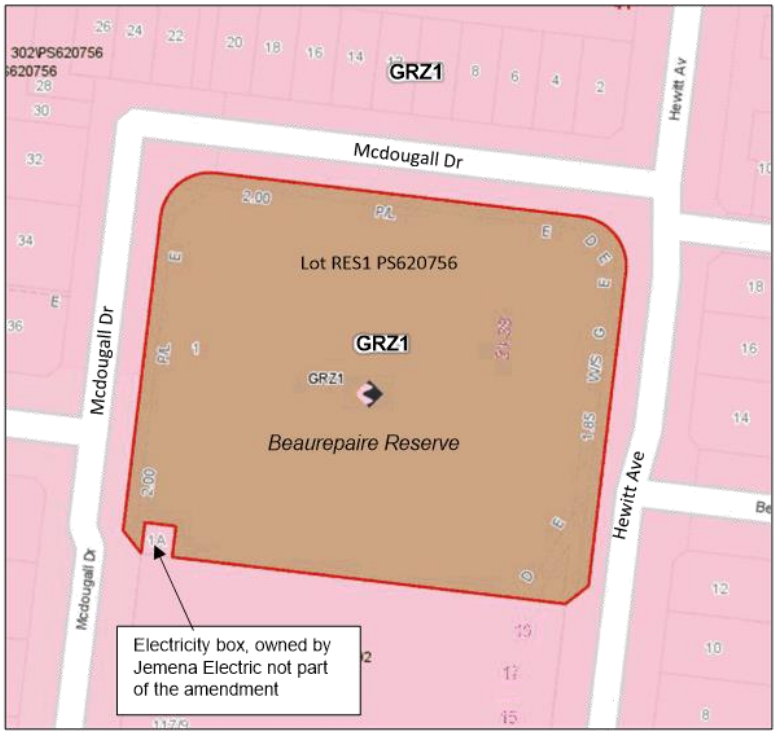
Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	2,644 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as an open space and designated as open space (Burton Crescent Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ in accordance with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(15) 1 Mcdougall Drive, Footscray (Beaurepaire Reserve)



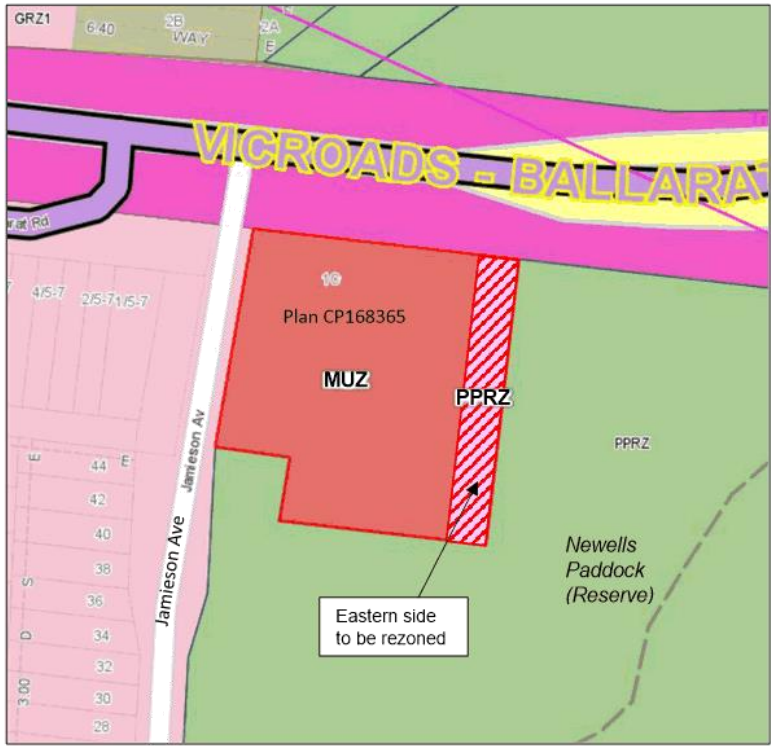
Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	4,584 sqm

Reason for Amendment:
The site is zoned GRZ1, but it is used as a park and is listed as a park (Beaurepaire Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(16) 1C Ballarat Road, Footscray



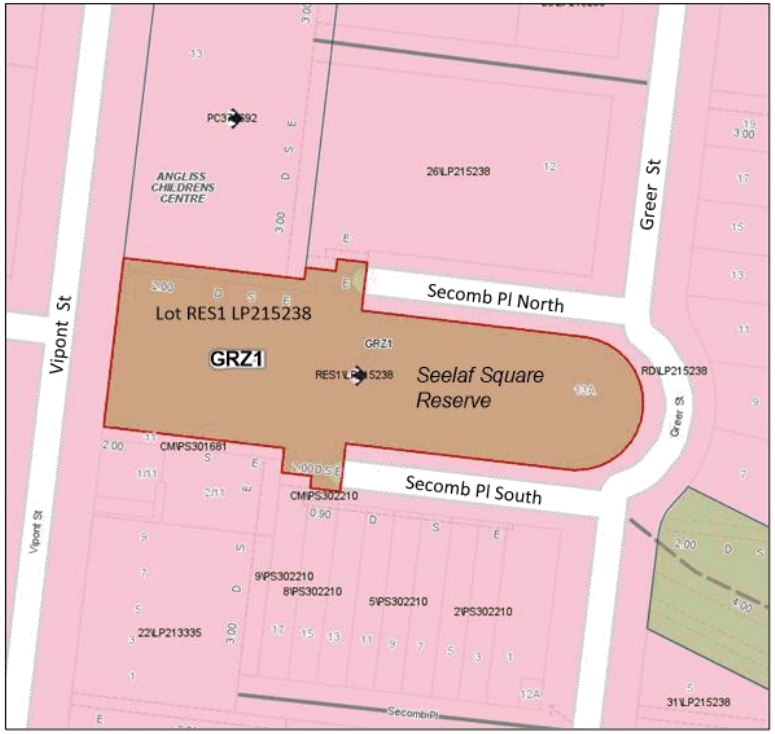
Current Zone	Proposed Zone	Ownership	Size
PPRZ and MUZ	MUZ	Private land	588 sqm (the part to be rezoned)

Reason for Amendment:
The privately-owned site has two zones on the lot arising from a mapping error. The eastern side is zoned PPRZ (about 9m wide) and the western side is zoned MUZ. The amendment will rezone the eastern side to Mixed Use like the rest of the lot.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(17) 13A Vipont Street, Footscray (Seelaf Square Reserve)



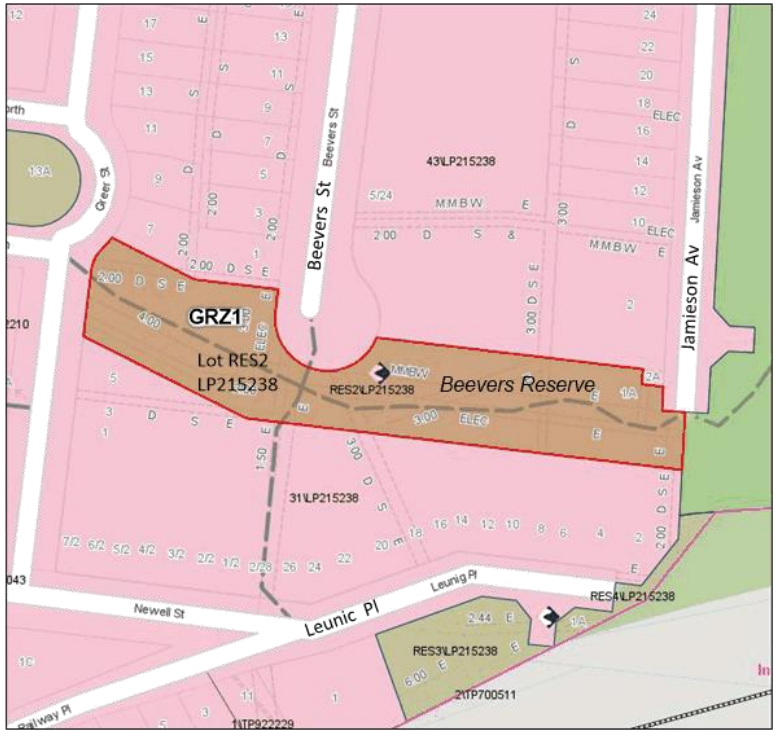
Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	2,216 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Seelaf Square Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(18) 1A Beevers Street, Footscray (Beevers Street Reserve)



Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	1,135 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Beevers Street Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(19) 1B Bellairs Avenue, Seddon (Seddon Scouthall Park)

Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Crown Land, Council managed	751 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Seddon Scouthall Park) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Crown-owned, Council-managed site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(20) 68-112 Hyde Street, Yarraville (Cuming Reserve)

Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Crown Land, Council managed	2,396 sqm

Reason for Amendment:
The site is zoned GRZ1, but is used as a park and is listed as a park (Cuming Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Crown-owned, Council-managed site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(21) 12 Platypus Court, Maribyrnong (Deighton Reserve)

Current Zone	Proposed Zone	Ownership	Size
CDZ1	PPRZ	Council	2,249 sqm

Reason for Amendment:
The site is zoned Comprehensive Development Zone 1 (CDZ1) but is used as a park and is listed as a park (Deighton Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(22) 13 Wapiti Street, Maribyrnong (Raffa Park Reserve)

Current Zone	Proposed Zone	Ownership	Size
CDZ1	PPRZ	Council	3,435 sqm

Reason for Amendment:
The site is zoned CDZ1 but is used as a park and is listed as a park (Raffa Park Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

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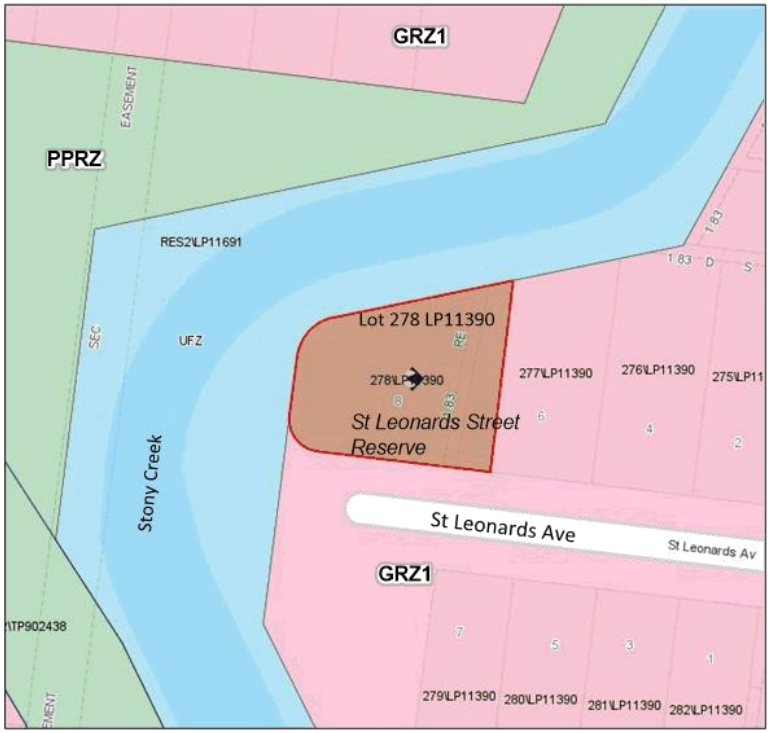
ATTACHMENT 1

(23) 8 St Leonards Avenue, Yarraville (St Leonards Street Reserve)



Current Zone	Proposed Zone	Ownership	Size
GRZ1	PPRZ	Council	707 sqm

Reason for Amendment:
The site is zoned GRZ1 but is used as a park and is listed as part of the larger Stony Creek Reserve in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

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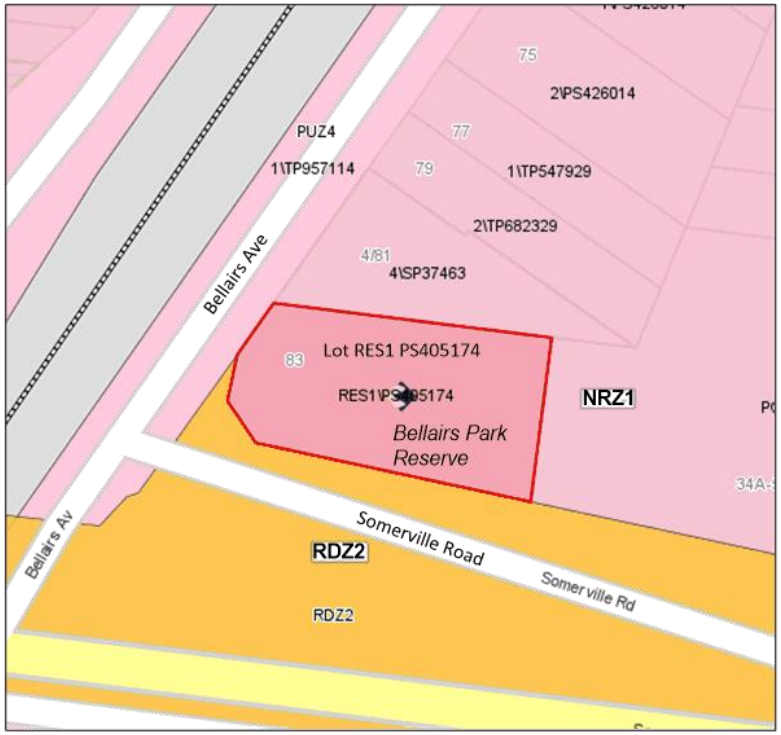
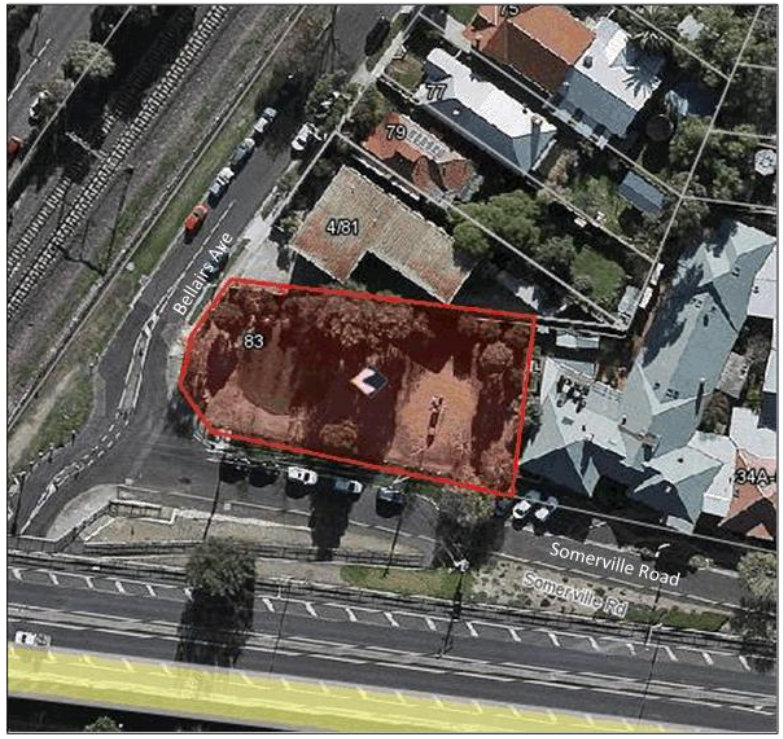
ATTACHMENT 1

(24) 83 Bellairs Avenue, Yarraville (Bellairs Park Reserve)





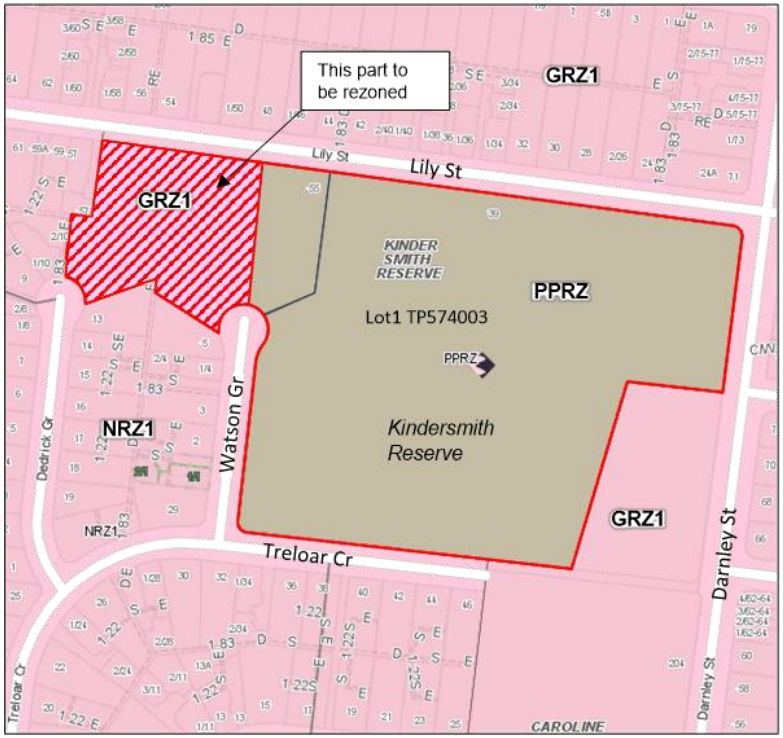
Current Zone	Proposed Zone	Ownership	Size
NRZ1	PPRZ	Council	1,185 sqm

Reason for Amendment:
The site is zoned Neighbourhood Residential Zone 1 (NRZ1), but is used as a park and is listed as a park (Bellairs Park Reserve) in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the Council-owned site to PPRZ, consistent with its use as an open space.

Agenda Item 6.5 - Attachment 1

ATTACHMENT 1

(25) 39 and 55 Lily Street, Braybrook (RecWest Braybrook at Kindersmith Reserve)



Current Zone	Proposed Zone	Ownership	Size
GRZ1 and PPRZ	PPRZ	Council	5,905 sqm (the part to be rezoned)

Reason for Amendment:
RecWest Braybrook in the Kindersmith Reserve is located in two zones, PPRZ and GRZ1. The site is Council owned and used for recreational purposes. The amendment will rezone the western part of the site from GRZ1 to PPRZ consistent with the rest of the lot.

Agenda Item 6.5 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C159mari

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Maribyrnong City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Maribyrnong City Council.

Land affected by the Amendment

The Amendment applies to the following 25 sites within the City of Maribyrnong:

- Ruby Square Reserve at 2A Ruby Way, Braybrook
- Central Park Avenue Reserve at 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook
- Part of Cranwell Reserve at 56-82 Cranwell Street, Braybrook (Lot Reserve 1 PS421997)
- Ulmara Park at 20 Ulmara Parkway, Maidstone
- Eucalyptus Drive Reserve at 1 Eucalyptus Drive, Maidstone
- 27 Yardley Street and 112 Suffolk Street, Maidstone (Lot 1 PS317370)
- Part of 47 Elphinstone Street, West Footscray (Lot 1 TP133998)
- 19-41 Broad Street, West Footscray
- Amarco Crescent Reserve at 20 Allara Avenue, Maribyrnong
- Harmony Park at 9-21 Kallara Grove, Maribyrnong
- City View Drive Reserve at 11 City View Drive, Maribyrnong (Lot Reserve 4 PS422773)
- Part of 2 Chicago Street, Maribyrnong (Lot 1 LP129567)
- Part of Coulson Gardens at 35-55 Chifley Drive, Maribyrnong
- Part of Burton Crescent Reserve at 2-4 Burton Crescent, Maribyrnong (Lot 11 LP75686)
- Beaurepaire Reserve at 1 Mcdougall Drive, Footscray
- Part of 1C Ballarat Road, Footscray (Plan CP168365)
- Seelaf Square Reserve at 13A Vipont Street, Footscray
- Beevers Street Reserve at 1A Beevers Street, Footscray
- Seddon Scouthall Park at 1B Bellairs Avenue, Seddon
- Cuming Reserve at 68-112 Hyde Street, Yarraville
- Deighton Reserve at 12 Platypus Court, Maribyrnong
- Raffa Park Reserve at 13 Wapiti Street, Maribyrnong
- St Leonards Street Reserve at 8 St Leonards Avenue, Yarraville (Lot 278 LP11390)
- Bellairs Park Reserve at 83 Bellairs Avenue, Yarraville
- Part of Kindersmith Reserve (RecWest Braybrook) at 39 and 55 Lily Street, Braybrook

What the amendment does

The Amendment corrects zoning map anomalies related to parks and open space reserves in the Maribyrnong Planning Scheme. The proposed changes are considered to be administrative in nature.

Specifically, the amendment proposes to make the following changes:

Ordinance

- Amends the "Land Use Framework Plan" in Clause 21.03 (Council Vision) to update the open space areas.
- Amends the "Settlement Framework Plan" in Clause 21.04 (Settlement) to update the open space areas.

Agenda Item 6.5 - Attachment 2

Mapping

Rezones land from General Residential Zone 1 (GRZ1) to PPRZ for the following sites:

- Ruby Square Reserve at 2A Ruby Way, Braybrook
- Central Park Avenue Reserve at 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook
- Part of Cranwell Reserve at 56-82 Cranwell Street, Braybrook
- Ulmara Park at 20 Ulmara Parkway, Maidstone
- Eucalyptus Drive Reserve at 1 Eucalyptus Drive, Maidstone
- Amarco Crescent Reserve at 20 Allara Avenue, Maribyrnong
- Harmony Park at 9-21 Kallara Grove, Maribyrnong
- City View Drive Reserve at 11 City View Drive, Maribyrnong
- Part of Coulson Gardens at 35-55 Chifley Drive, Maribyrnong
- Part of Burton Crescent Reserve at 2-4 Burton Crescent, Maribyrnong
- Beaurepaire Reserve at 1 Mcdougall Drive, Footscray
- Seelaf Square Reserve at 13A Vipont Street, Footscray
- Beevers Street Reserve at 1A Beevers Street, Footscray
- Seddon Scouthall Park at 1B Bellairs Avenue, Seddon
- Cuming Reserve at 68-112 Hyde Street, Yarraville
- St Leonards Street Reserve at 8 St Leonards Avenue, Yarraville
- Part of Kindersmith Reserve (RecWest Braybrook) at 39 and 55 Lily Street, Braybrook

Rezones land from Comprehensive Development Zone 1 (CDZ1) to PPRZ for the following sites:

- Deighton Reserve at 12 Platypus Court, Maribyrnong
- Raffa Park Reserve at 13 Wapiti Street, Maribyrnong

Rezones land from Neighbourhood Residential Zone 1 (NRZ1) to PPRZ for the following site:

- Bellairs Park Reserve at 83 Bellairs Avenue, Yarraville

Rezones land from PPRZ to GRZ1 for the following sites:

- 27 Yardley Street and 112 Suffolk Street, Maidstone
- Part of 47 Elphinstone Street, West Footscray
- 19-41 Broad Street, West Footscray
- Part of 2 Chicago Street, Maribyrnong

Rezones land from PPRZ to Mixed Use Zone for the following site:

- Part of 1C Ballarat Road, Footscray

Refer to the Mapping Reference Table in Attachment 1 for the affected Planning Scheme maps.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to make corrections to various mapping anomalies in the Maribyrnong Planning Scheme which have been identified through ongoing management of the Planning Scheme.

Some of these anomalies originated from the incorrect application of the municipal cadastral map during the translation of the old format Planning Scheme to the new format Planning Scheme in 1999. Other anomalies occurred over time as a result of changes to property boundaries or land uses. For some of the sites, it is likely that at the time of subdivision all the land was automatically zoned for residential including the open space reserves.

A strategic assessment is provided below.

Land to be rezoned from GRZ1 to PPRZ

A total of 14 sites throughout the municipality are zoned GRZ1 but are presently utilised and identified as public open space in the *Maribyrnong Open Space Strategy 2014*. All 14 sites are Council-owned or Committee of Management Crown land. The amendment will rezone the sites to PPRZ to formally recognise the correct land use at these sites. The sites are:

- Ruby Square Reserve at 2A Ruby Way, Braybrook

- Central Park Avenue Reserve at 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook
- Ulmara Park at 20 Ulmara Parkway, Maidstone
- Eucalyptus Drive Reserve at 1 Eucalyptus Drive, Maidstone
- Amarco Crescent Reserve at 20 Allara Avenue, Maribyrnong
- Harmony Park at 9-21 Kallara Grove, Maribyrnong
- City View Drive Reserve at 11 City View Drive, Maribyrnong
- Part of Burton Crescent Reserve at 2-4 Burton Crescent, Maribyrnong
- Beaurepaire Reserve at 1 Mcdougall Drive, Footscray
- Seelaf Square Reserve at 13A Vipont Street, Footscray
- Beevers Street Reserve at 1A Beevers Street, Footscray
- St Leonards Street Reserve at 8 St Leonards Avenue, Yarraville
- Seddon Scouthall Park at 1B Bellairs Avenue, Seddon
- Cuming Reserve at 68-112 Hyde Street, Yarraville

A further three sites are affected by two zones, with parts in both PPRZ and GRZ1. All three sites are Council-owned, and are identified for recreation or open space purposes in the *Maribyrnong Open Space Strategy 2014*. The amendment will rezone the GRZ1 portion of the sites to PPRZ to be consistent with the zoning in the remainder of the land and their existing use. They are:

- Part of Cranwell Reserve at 56-82 Cranwell Street, Braybrook
- Part of Coulson Gardens at 35-55 Chifley Drive, Maribyrnong
- Part of Kindersmith Reserve (RecWest Braybrook) at 39 and 55 Lily Street, Braybrook

Land to be rezoned from CDZ1 to PPRZ

A review of the Planning Scheme has identified two CDZ1 sites with incorrect zoning. The sites are Council owned parks and are listed as public open space in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone these sites to PPRZ to reflect their use as open space.

- Deighton Reserve at 12 Platypus Court, Maribyrnong
- Raffa Park Reserve at 13 Wapiti Street, Maribyrnong

Land to be rezoned from NRZ1 to PPRZ

Bellairs Park Reserve at 83 Bellairs Avenue Yarraville is currently zoned NRZ1 and is Council-owned. Despite its zoning, it is utilised and identified as an open space in the *Maribyrnong Open Space Strategy* 2014. The amendment will rezone the site to PPRZ to reflect its use as open space.

Land to be rezoned from PPRZ to GRZ1 /MUZ

A review of the Planning Scheme has identified two PPRZ sites with incorrect zoning. The sites are owned by the Director of Housing Victoria and have existing public housing on them. The Department of Health and Human Services have advised that they intend to retain the public housing. The amendment will rezone the sites to GRZ1, which is the zone common to housing in the surrounding neighbourhood. They sites are:

- 27 Yardley Street and 112 Suffolk Street, Maidstone
- 19-41 Broad Street, West Footscray

A further two sites are affected by two zones, part PPRZ1 and GRZ1. The sites are privately owned and have existing housing on them. The Ministerial Direction on the Form and Content of Planning Schemes specifies that a planning scheme may only include land in the PPRZ if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council. The amendment will rezone the PPRZ part of the sites to GRZ1, consistent with the zoning in the rest of the site and their use as residences. The sites are:

- Part of 47 Elphinstone Street, West Footscray
- Part of 2 Chicago Street, Maribyrnong

The site at 1C Ballarat Footscray is subject to the same zoning anomaly discussed above, with the eastern side in PPRZ (about 9m wide) and the western side in MUZ. As the land is privately owned, the amendment will rezone the eastern side to MUZ consistent with the rest of the lot.

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How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria as specified in Section 4(1) of the *Planning and Environment Act* 1987:

- *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- *To provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- *To balance the present and future interests of all Victorians.*

The amendment will ensure the appropriate zones and land use controls apply to land, so the Planning Scheme can be properly administered by the Maribyrnong City Council. The correction of anomalies will provide greater certainty for applicants and the community.

How does the Amendment address any environmental, social and economic effects?

The amendment is administrative in nature and is not expected to have any adverse environmental, social and economic impacts.

The proposed rezoning will have a positive impact on the social life of the community as it will officially recognise land uses that are presently occurring on the land and ensure orderly planning and update of the Planning Scheme.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Ministerial Direction – The Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes, in particular its direction that a planning scheme may only include land in the PPRZ if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council. The rezoning of privately owned land at 1C Ballarat Road Footscray, 47 Elphinstone Street West Footscray, and 2 Chicago Street Maribyrnong from the PPRZ to a residential zone is consistent with this direction.

Ministerial Direction 1 – Potentially Contaminated Land

Maribyrnong City Council, as planning authority, are satisfied that the environmental conditions of the sites are appropriate for the proposed zone because:

- The amendment will not rezone any existing industrial or commercial land to a zone suitable for sensitive use.
- Sites with a Statement of Environmental Audit, namely 1 Mcdougall Drive Footscray, 8 Air Force Avenue Braybrook, 21 Boomerang Avenue Braybrook, 56-82 Cranwell Street Braybrook, and 20 Allara Avenue Maribyrnong, allow their use as public open space.
- The amendment will not remove existing Environmental Audit Overlays from the abovementioned sites.

Ministerial Direction 9 – Metropolitan Planning Strategy

The amendment is consistent with Ministerial Direction 9, which requires that all planning scheme amendments to have regard to Plan Melbourne 2017-2050. The directions and policies of Plan Melbourne relevant to this amendment are:

- *Direction 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.*

- *Policy 2.1.4 Provide certainty about the scale of growth in the suburbs.*

- *Direction 5.4 Deliver local parks and green neighbourhoods in collaboration with communities.*
  - *Policy 5.4.1 Develop a network of accessible, high-quality, local open spaces.*
- *Direction 6.4 Make Melbourne cooler and greener.*
  - *Policy 6.4.2 Strengthen the integrated metropolitan open space network*

Ministerial Direction 11 – Strategic Assessment of Amendments

The amendment has been prepared having regard to Ministerial Direction 11.

Ministerial Direction 19 – Information for Authorisation or Preparation of Amendments that may significantly impact the Environment, Amenity and Human Health

The amendment has been prepared having regard to Ministerial Direction 19, which requires planning authorities to seek early advice from the Environment Protection Authority (EPA) when undertaking strategic planning processes and preparing planning scheme amendments that may significantly impact Victoria's environment, amenity and/or human health. The EPA were consulted and recommended removing Environmental Audit Overlays (EAO) from sites with Certificates of Environmental Audits and applying strategic planning mechanisms on sites with Statements of Environmental Audits to give effect to the statement conditions. Council advised it would consider the removal of EAOs as part of a separate amendment subject to detailed investigations. The EPA is supportive of this approach.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The correction of zoning anomalies will keep the Planning Scheme up-to-date and provide an accurate accounting of land use in the City of Maribyrnong. This assists Council in making informed land use decisions and is consistent with Clause 71.02-1 (Purpose of the Planning Policy Framework):

> *"The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change."*

The rezoning of land with existing housing on them to GRZ1 supports land supply policies in the PPF in Clause 11.02-1S (Supply of urban land):

Objective

- *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses*

Strategies

- *Ensure that sufficient land is available to meet forecast demand.*

The rezoning of existing park land to PPRZ supports open space planning policies in the PPF in Clause 19.02-6S (Open Space):

Objective

- *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*

Strategies

- *Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.*
- *Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.*

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The rezoning of existing park land to PPRZ is consistent with Clause 21.04-4 (Open Space network) in the Planning Policy Framework:

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Objective

- *To expand and improve the network of open space throughout the municipality.*

Strategies

- *Provide new open space in areas identified as underserved.*
- *Improve access to open space and recreational facilities for the increasing residential and worker population.*

The rezoning of land with existing housing on them to GRZ1 will provide certainty to landowners and is consistent with Clause 21.07-1 (Residential capacity and location) in the Planning Policy Framework:

Objective

- *To provide incremental opportunities for new residential development in incremental change areas and incremental change activity centres.*

Strategies

- *Encourage the retention of existing housing that positively contributes to preferred neighbourhood character.*

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment corrects errors and anomalies to zoning maps to ensure the Victorian Planning Provisions are correctly applied.

How does the Amendment address the views of any relevant agency?

The Department of Health and Human Services and the Department of Environment, Land, and Water and Planning (through the Manager of Crown land) were consulted during the preparation of amendment and expressed no objection to the amendment. The views of relevant agencies and Prescribed Ministers will be sought during public exhibition.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not impact the transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment corrects minor anomalies and is unlikely to impact upon the resourcing and administrative costs of the responsible authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maribyrnong City Council
Municipal Offices – Reception Area
Corner Napier and Hyde Streets
FOOTSCRAY VIC 3011

Braybrook Library
107-109 Churchill Avenue
BRAYBROOK VIC 3019

Footscray Library
56 Paisley Street
FOOTSCRAY VIC 3011

West Footscray Library
539 Barkly Street
WEST FOOTSCRAY VIC 3012

Highpoint (Maribyrnong) Library
120 Rosamond Rd
MARIBYRNONG VIC 3032

Yarraville Library
32 Wembley Avenue
YARRAVILLE VIC 3013

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Maribyrnong City Council website: www.maribyrnong.vic.gov.au/AmendmentC159

Maribyrnong City Council community engagement site www.yourcityyourvoice.com.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by [insert submissions due date]. A submission must be sent to:

Post Maribyrnong City Council
City Futures Amendment C159
PO Box 58 FOOTSCRAY VIC 3011
Email AmendmentC159@maribyrnong.vic.gov.au
Online: www.yourcityyourvoice.com.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

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ATTACHMENT 1 – Mapping reference table

Location	Land/Area Affected	Mapping Reference
Braybrook	Ruby Square Reserve at 2A Ruby Way, Braybrook	Maribyrnong C159 007znMap06
Braybrook	Central Park Avenue Reserve at 8 Air Force Avenue and 21 Boomerang Avenue, Braybrook	Maribyrnong C159 007znMap06
Braybrook	Part of Cranwell Reserve at 56-82 Cranwell Street, Braybrook	Maribyrnong C159 003znMap03
Braybrook	Part of Kindersmith Reserve (RecWest Braybrook) at 39 and 55 Lily Street, Braybrook	Maribyrnong C159 014znMap03
Maidstone	Ulmara Park at 20 Ulmara Parkway, Maidstone	Maribyrnong C159 004znMap04
Maidstone	Eucalyptus Drive Reserve at 1 Eucalyptus Drive, Maidstone	Maribyrnong C159 004znMap04
Maidstone	27 Yardley Street and 112 Suffolk Street, Maidstone	Maribyrnong C159 006znMap04
West Footscray	Part of 47 Elphinstone Street, West Footscray	Maribyrnong C159 008znMap07
West Footscray	19-41 Broad Street, West Footscray	Maribyrnong C159 008znMap07
Maribyrnong	Amarco Crescent Reserve at 20 Allara Avenue, Maribyrnong	Maribyrnong C159 005znMap05
Maribyrnong	Harmony Park at 9-21 Kallara Grove, Maribyrnong	Maribyrnong C159 005znMap05
Maribyrnong	City View Drive Reserve at 11 City View Drive, Maribyrnong	Maribyrnong C159 001znMaps01_02
Maribyrnong	Part of 2 Chicago Street, Maribyrnong	Maribyrnong C159 001znMaps01_02
Maribyrnong	Part of Coulson Gardens at 35-55 Chifley Drive, Maribyrnong	Maribyrnong C159 002znMaps02_05
Maribyrnong	Part of Burton Crescent Reserve at 2-4 Burton Crescent, Maribyrnong	Maribyrnong C159 002znMaps02_05
Maribyrnong	Deighton Reserve at 12 Platypus Court, Maribyrnong	Maribyrnong C159 011znMap04
Maribyrnong	Raffa Park Reserve at 13 Wapiti Street, Maribyrnong	Maribyrnong C159 011znMap04
Footscray	Beaurepaire Reserve at 1 Mcdougall Drive, Footscray	Maribyrnong C159 008znMap07
Footscray	Part of 1C Ballarat Road, Footscray	Maribyrnong C159 010znMaps08_09
Footscray	Seelaf Square Reserve at 13A Vipont Street, Footscray	Maribyrnong C159 010znMaps08_09
Footscray	Beevers Street Reserve at 1A Beevers Street, Footscray	Maribyrnong C159 010znMaps08_09
Seddon	Seddon Scouthall Park at 1B Bellairs Avenue, Seddon	Maribyrnong C159 009znMap08
Yarraville	Cuming Reserve at 68-112 Hyde Street, Yarraville	Maribyrnong C159 009znMap08
Yarraville	Bellairs Park Reserve at 83 Bellairs Avenue, Yarraville	Maribyrnong C159 013znMap08
Yarraville	St Leonards Street Reserve at 8 St Leonards Avenue Yarraville	Maribyrnong C159 012znMap11

Agenda Item 6.5 - Attachment 2

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C159mari

INSTRUCTION SHEET

The planning authority for this amendment is the Maribyrnong City Council.

The Maribyrnong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 14 attached maps sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 1-9 and 11 in the manner shown on the 14 attached maps marked "Maribyrnong Planning Scheme, Amendment C159mari".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.

3. In **Local Planning Policy Framework** – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.

End of document

Agenda Item 6.5 - Attachment 2

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21.03 COUNCIL VISION

14/02/2019
~~C143~~
Proposed
C159mari

Council Plan

The Council Plan is the overarching strategic document for the city. The plan sets out Council's vision and objectives for the city, and details the strategies, actions and commitments that will achieve these. A primary objective of the Council Plan is to protect and promote the wellbeing of the community. This objective informs all Council policy, strategy and actions.

The vision for the city of Maribyrnong as stated in the Council Plan 2009-13 is:

A diverse, vibrant, and proud city focused on people-based places, environmentally sustainable practices, and opportunities to enhance community health and wellbeing through education, responsive services and participation in community life.

The six key commitment areas of the Council Plan are:

1. Building community spirit, engagement and places
2. Prosperity
3. Moving around the city
4. Amenity
5. Environmental sustainability
6. Organisational performance

Many aspects of the Council Plan's vision and objectives will be realised through the city's land use planning and development approval. The Maribyrnong Planning Scheme implements the land use and development components of the Council Plan by setting policies and objectives that support Council's overall vision and the wellbeing of the community.

Land Use Vision

By 2030 the city of Maribyrnong will be a popular inner city municipality with a vibrant and diverse community, a strong identity and a prosperous modern economy. The city's adaptation to climate change will make it more environmentally sustainable and more resilient to future changes. Significant redevelopment will transform the city and give it a greater residential character. The city's valued heritage and neighbourhood character will be complemented by new development on key redevelopment sites and within activity centres. More people will be living and working in the city attracted by its choice of housing, accessibility and employment opportunities. A broad economic base will strengthen local employment through a strong retail sector, new offices and business services, a growing arts base and the renewal of the city's industrial areas. New facilities and infrastructure will meet the needs of the community. The network of open spaces and trails will be enhanced and offer an improved range of recreational facilities and activities for the community, while the Maribyrnong River will be more accessible and offer a range of recreational, cultural and tourism experiences.

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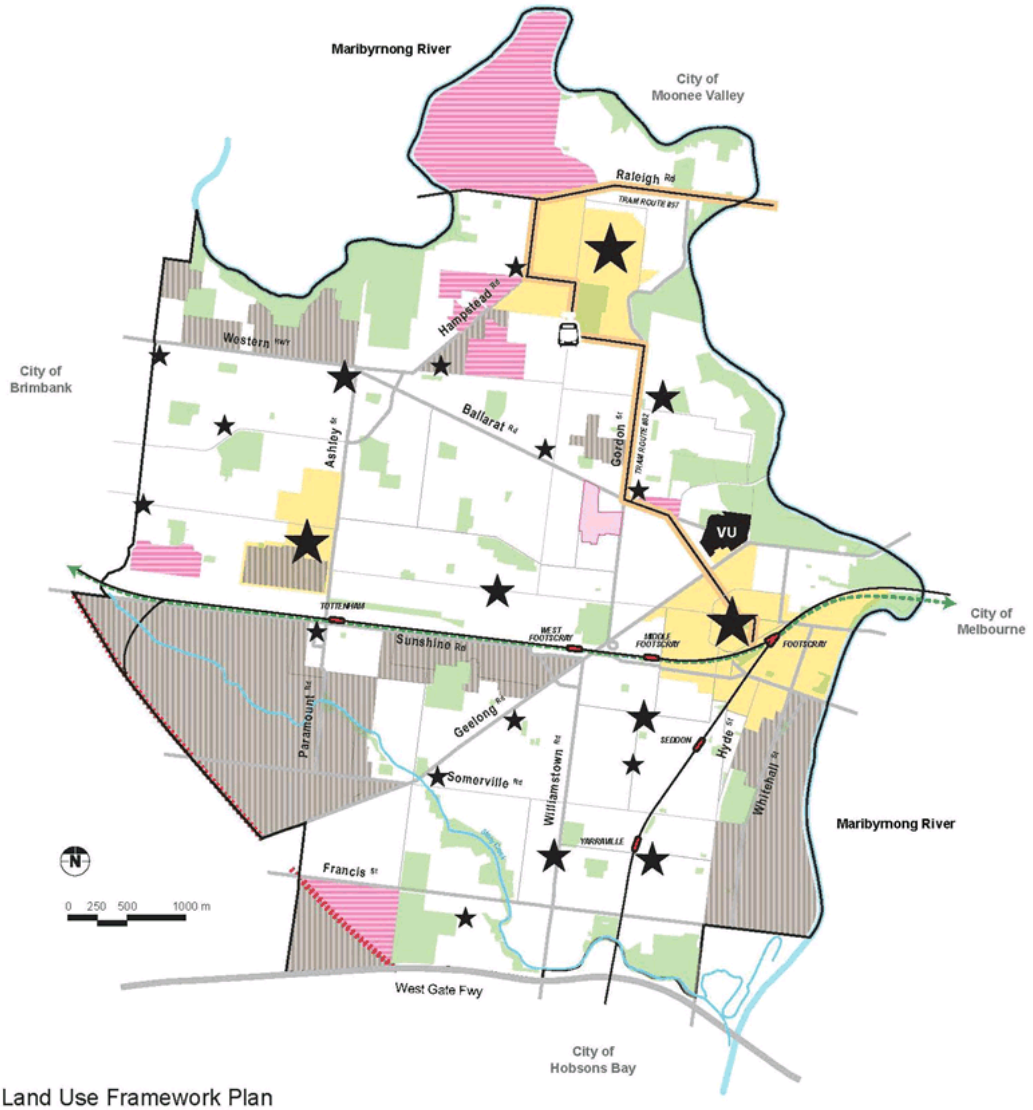
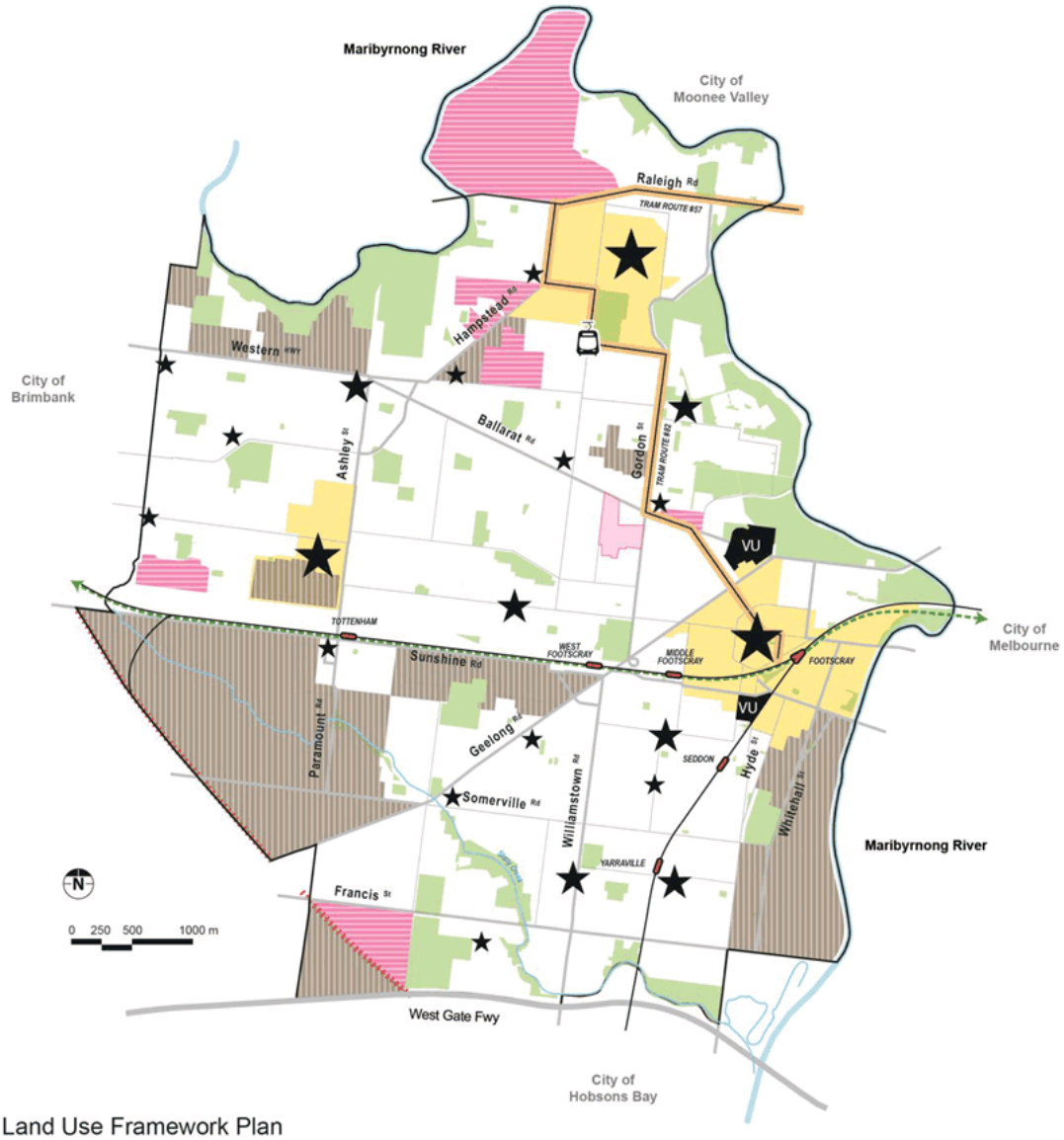


Land Use Framework Plan

- Strategic Redevelopment Sites – Areas of Substantial Change
- Core Employment Area
- Principal Activity Centre and Central Activities District
- TRAIN STATIONS
- Open Space
- PPTN Tram Corridor
- Major Activity Centre
- Freight Rail Line (Newport - Sunshine)
- Western Hospital Precinct
- Vic Transport Plan: Regional Rail Link
- Neighbourhood Activity Centres
- VU Victoria University
- Municipal Boundary
- Local Activity Centres
- Maribyrnong River / Stony Creek

Agenda Item 6.5 - Attachment 2



Land Use Framework Plan

- Strategic Redevelopment Sites – Areas of Substantial Change
- Open Space
- Western Hospital Precinct
- Municipal Boundary
- Core Employment Area
- PPTN Tram Corridor
- Vic Transport Plan: Regional Rail Link
- Principal Activity Centre and Central Activities District
- Major Activity Centre
- Neighbourhood Activity Centres
- Local Activity Centres
- TRAIN STATIONS
- Freight Rail Line (Newport - Sunshine)
- VU Victoria University
- Maribyrnong River
- Stony Creek

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21.04 SETTLEMENT

14/02/2019
C143
Proposed
C159mari

21.04-1 Activity Centre Planning

15/09/2012
C82(Part 1)

The overall retailing pattern in the City of Maribyrnong is consistent with the objectives of the State Planning Policy Framework as most retailing in the municipality is undertaken in activity centres. Retail activity outside the activity centres is generally marginal and in many cases declining.

The City of Maribyrnong's activity centre network comprises:

Activity Centres

Centre Type	Location
Central Activities District (CAD)	Footscray
Principal Activity Centre (PAC)	Highpoint
Major Activity Centre (MAC)	Central West
Specialised Activity Centre (SAC)	Victoria University
Existing Neighbourhood Activity Centres (NAC)	Barkley Village West Footscray, Braybrook Shopping Centre, Edgewater, Seddon, Yarraville, and Yarraville Square.
Proposed Neighbourhood Activity Centres	Maribyrnong Defence Site and at the Bradmill precinct in Yarraville. These centres, created as part of the overall planning for the redevelopment of the sites, will cater for local retail, services and business needs of those new communities.
Local Centres	Ballarat and Duke, Ballarat and Summerhill, Ballart and Gordon, Braybrook Village, Gamon Street, Mitchell and Hampstead, Waterford Gardens, and Wembley Avenue. The centres listed below are expected to decline as local convenience-oriented centres for their local neighbourhoods because of their location on very busy roads or their proximity to other centres providing a better range of goods and services: Geelong Road and Wales Street, Kingsville – Somerville and Geelong Road, South Road and Duke Street, and Tottenham.
Small Destination Centres	Western Gateway (Cnr Williamstown Road and Thomas St), Williamstown Road at Francis Street, Somerville Road from Wales to Coronation Streets, Somerville Road at Williamstown Road, and Somerville Road at Gamon Street.

The activity centre network excludes various retail clusters of businesses and shops, mostly around major intersections, because they do not provide local convenience retailing and are not preferred locations for expansion of retailing.

Generally the city's activity centre network has limited transit orientation. Footscray and Yarraville are the only two centres with a train station in the heart of the centre. Buses serve most centres and are the main form of public transport. The majority of centres are on or immediately adjacent to busy roads and concentrate on exposure to passing car traffic rather than interaction with pedestrians. Planning for centres must focus on the role of activity centres as places that can encourage sustainable transport practices such as increased walking, cycling and use of public transport.

The preferred development and improvement of activity centres is being guided by the *Review of Retail Development and Activity Centre Policy 2009,* structure plans and urban design frameworks.

There are a number of local centres that provide convenience retailing and commercial services for local communities. The local centres with the most potential for growth and diversification are in the redeveloping and growing northern part of the municipality.

Objective 1

To create an activity centre network with a variety of easily accessible, pleasant and safe places where people can gather, socialise, shop, work, live, be entertained and make use of many kinds of community and leisure services without having to travel far.

Strategies

Encourage development that implements the relevant Urban Design Framework or Structure Plan.

Promote the complementary nature of Footscray and Highpoint activity centres.

Facilitate the development of new neighbourhood centres at the Bradmill Precinct site, Yarraville and Maribyrnong Defence Site, to cater for local retail, services and business needs of those new communities.

Ensure that development at the new neighbourhood centre at the Maribyrnong Defence Site is complementary to the nearby Highpoint Principal Activity Centre.

Maintain and enhance the viability of the network of centres by ensuring any expansion of retailing floorspace is appropriate for the centre's place in the hierarchy.

Protect areas adjacent to activity centres from negative impacts.

Limit the expansion of small destination centres with poor connections to public transport and a declining role to reduce their influence on the activity centre network.

Objective 2

To transform the Footscray CAD, Highpoint PAC and Central West MAC into mixed use retail, commercial, residential and community services centres with a sense of place.

Strategies

Increase housing intensification within and adjacent to the Footscray CAD, Highpoint PAC and Central West MAC in accordance with centre structure plans.

Develop the city's larger activity centres as regional arts, recreation and leisure nodes.

Objective 3

To develop centres in accordance with their place in the activity centre hierarchy.

Strategies

Encourage new buildings in activity centres to provide for a mix of uses.

Encourage residential uses above and to the rear of business uses.

Ensure new developments in activity centres respect the character, form and height of buildings within any adjoining Residential 1 zoned land on or within 10 metres of the site boundaries.

Discourage uses or new developments in activity centres which will be incompatible with a continued residential presence whether through scale, image or off-site environmental or amenity impacts.

Objective 4

To enhance the community focus of local activity centres.

Strategies

Encourage a wider business and land-use mix in local activity centres geared to servicing a wider range of local resident needs.

Increase employment opportunities in local activity centres.

Increase opportunities for social interaction in local activity centres.

Policy Guidelines

Support the implementation of the Activity Centre Zone in Footscray CAD and Highpoint PAC.

21.04-2 Housing Growth

13/12/2012
C111

The city's population is growing and is forecast to reach 104,000 by 2031, an increase of 30,800 from 2011. It is anticipated that about 14,000 - 16,000 new dwellings will be needed to support this increase. With an increasing proportion of Melbourne's growth expected to occur within established suburbs and at higher densities, this forecast may increase in the future.

The population structure of the municipality will change depending upon the form of development, the increase in population and through ageing.

Council has developed a Housing Growth Area Framework (included at Clause 21.07) that indicates the opportunities for residential development to cater for the forecast population and housing increase over the next 20 years.

Objective 5

To accommodate between 14,000 and 16,000 additional households by 2031.

Strategies

Direct most of the residential development to identified substantial change areas, and substantial change activity centres.

Support incremental change across residential areas.

Limit change in established residential areas with heritage significance or an identified residential character, and areas with an identified constraint, such as inundation, that necessitate protection through a specific overlay.

21.04-3 Social Impact

15/09/2012
C82(Part 1)

Despite increasing gentrification the municipality is one of the most disadvantaged in Victoria. The city continues to have high levels of unemployment, combined with higher levels of refugees and new arrivals, a highly mobile population and greater burden of preventable disease associated with poor socio-economic populations. The level of disadvantage is even higher in some locations, especially around public housing areas.

Objective 6

To minimise adverse social impacts from development and land uses.

Strategies

Require a social impact assessment for significant rezoning proposals, residential developments greater than 300 dwellings and major commercial developments.

Use social impact assessments to determine what new facilities are needed and the contributions required from developers.

21.04-4 Open Space network

12/10/2017
C146

The city has a network of just over 150 open spaces covering more than 307 hectares of land. A notable feature of the open space network is its diversity. This includes large historical gardens, major sporting reserves, open space corridors along the Maribyrnong River and Stony Creek, and the highly valued smaller neighbourhood and local parks and spaces. However, large parts of the city are without quality open space including areas where existing parks need improvement and additional facilities, while in other parts of the city there is no open space within safe and easy walking access of the community. Access to open space can be limited due to barriers, such as main road and rail lines, distance and the lack of appropriate facilities. While much of the open space is located along the Maribyrnong River with regional open space and biodiversity values, it is distant from the populated areas and is subject to flooding, which limits the extent of possible improvement and use.

The open space and recreational needs of the community are changing due to the city's significant redevelopment, the changing population structure, recreational trends and increasing expectations. Many recreational facilities are ageing and require significant renewal. Additional and improved open space and new or upgraded recreational facilities will be needed to broaden the range of recreational settings and opportunities available to the community.

The open space and recreational needs of the community will be influenced by higher density living and the forecast population growth. Significant medium and high density redevelopment will increase demands on public open space and facilities. An increasing proportion of single person households creates the need for more diverse recreational options that provide opportunities for social interaction.

In the central and southern parts of the city, a combination of seeking opportunities to provide new open space and improve the diversity, quality and accessibility of existing open space will create a better connected network of open spaces, activity centres and facilities. The northern part of the city includes significant redevelopment sites with opportunities for providing new open space to meet the sport and recreation needs of new communities. In particular, redevelopment of the former Maribyrnong Defence Site offers the opportunity to provide additional sporting facilities and passive open space, along with extending the linear open space system along the Maribyrnong River improving both the biodiversity and recreational values of this corridor.

Objective 7

To expand and improve the network of open space throughout the municipality.

Strategies

Provide new open space in areas identified as underserved.

Improve access to open space and recreational facilities for the increasing residential and worker population.

Upgrade existing public open space to meet changing community needs including the condition, accessibility, facilities and character/aesthetics.

Develop shared path linkages between existing and new open space, community recreation facilities and activity centres.

Promote shared path linkages along existing railway, transport linkages and waterways.

Ensure that new development contributes to the planned open space network.

Objective 8

To provide a continuous linear open space network along the Maribyrnong River and Stony Creek.

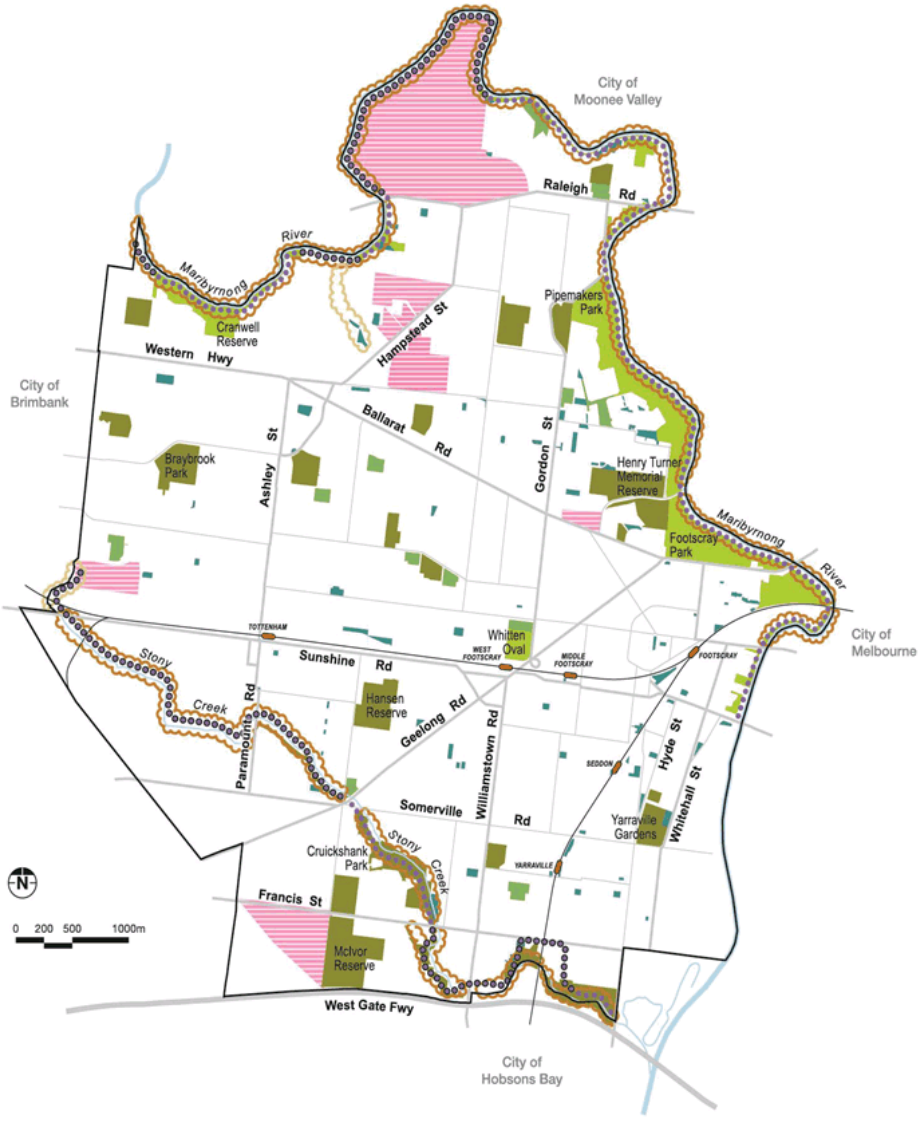
Strategies

Complete the gaps in the linear open space and trail network along the Maribyrnong River with connections to the adjoining urban areas, regional trail system, adjacent open space, community facilities and activity centres.

Agenda Item 6.5 - Attachment 2

Develop a linear open space corridor and shared trail along Stony Creek with connections to surrounding urban areas.

Improve the biodiversity values along the Maribyrnong River and Stony Creek.



Open Space Framework Plan

- Regional open space
- Municipal open space
- Neighbourhood open space
- Local & Small Local open space
- Strategic Redevelopment Sites – Areas of Substantial Change
- Maribyrnong River and Stony Creek Trails
- Proposed Maribyrnong River and Stony Creek Trails
- Existing biodiversity corridors
- Proposed biodiversity corridors
- Waterway
- Municipal Boundary
- TRAIN STATIONS

21.04-5 Strategic Employment Investigation Areas

14/02/2019
C143
Proposed
C159mari

Three areas have been identified for investigation due to having significant limitations or issues. Further investigation is required to determine if these uncertainties can be addressed in order for these areas to retain or increase their employment role. Strategic Employment Investigation Areas are considered to be employment areas until such time as further investigation clearly demonstrated that this is not a viable option. The areas are:

- Braybrook Ashley Street
- Yarraville Mobil Terminal

In addition to these three areas, the redevelopment of the Maribyrnong Defence Site provides an opportunity to potentially extend the tram route and further improve public transport access to this area.

Braybrook Ashley Street

The area is located west of Ashley Street, Braybrook, extending north from South Road to Hampden Street. The area also has direct residential street abuttal along Crothers, Joy and Melon Streets. The area is located north of the Central West Shopping Centre and 4.1 Ashley Street Braybrook Core Employment Area. The closure of the carpet manufacturing activities from the area has left a large portion of land with large purpose-built industrial buildings, which are not readily adaptable for other industrial uses.

Yarraville Mobil Terminal

The area is a small industrial pocket located in the south east corner of the municipality, straddling the intersection of Hyde and Francis Streets, and directly opposite the Mobil Yarraville Terminal, a recognized major hazard facility situated in the neighbouring City of Hobsons Bay. Existing residential use in the precinct is problematic given the close proximity to the Mobil Yarraville Terminal, while future land use is also influenced by Port Environs controls.

Tram routes

The city's two tram routes (57 and 82), link the Footscray CAD with the Highpoint PAC and provide access from northern Maribyrnong to Moonee Ponds and the Melbourne CBD. The tram routes have the potential to become more important transport and development corridors linking key development nodes with activity centres and transport interchanges. This is occurring between Footscray CAD and Highpoint PAC, with sites such as Victoria University, Kinnears, the Edgewater neighbourhood activity centre, and the Maribyrnong Defence Site. With service improvements, and appropriate land use planning and design, these routes can improve the access residents have to key activity centres and employment based in the Melbourne CBD, as well as increasing and further encouraging the use of sustainable public transport.

Potential residential development along the tram corridors needs to be further explored, however it is likely that it will take the form of 'development nodes' rather than continuous linear development. This type of link is envisaged by the *Western Region Employment and Industrial Development Strategy.*

Objective 9

To manage the redevelopment of Strategic Employment Investigation Areas and land along tram corridors in an integrated manner.

Strategy

Ensure the Strategic Employment Investigation Areas and land along tram corridors are appropriately planned and developed.

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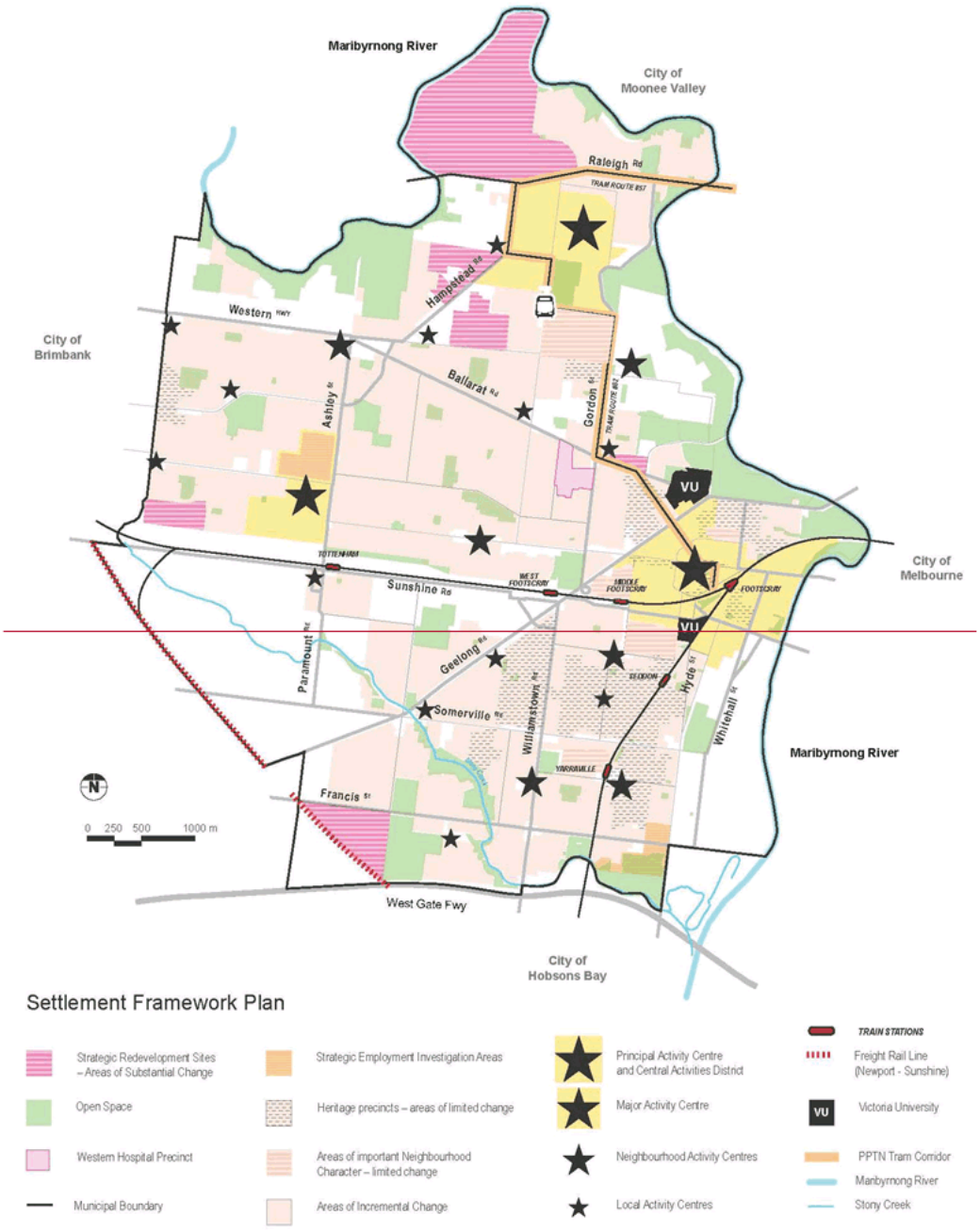

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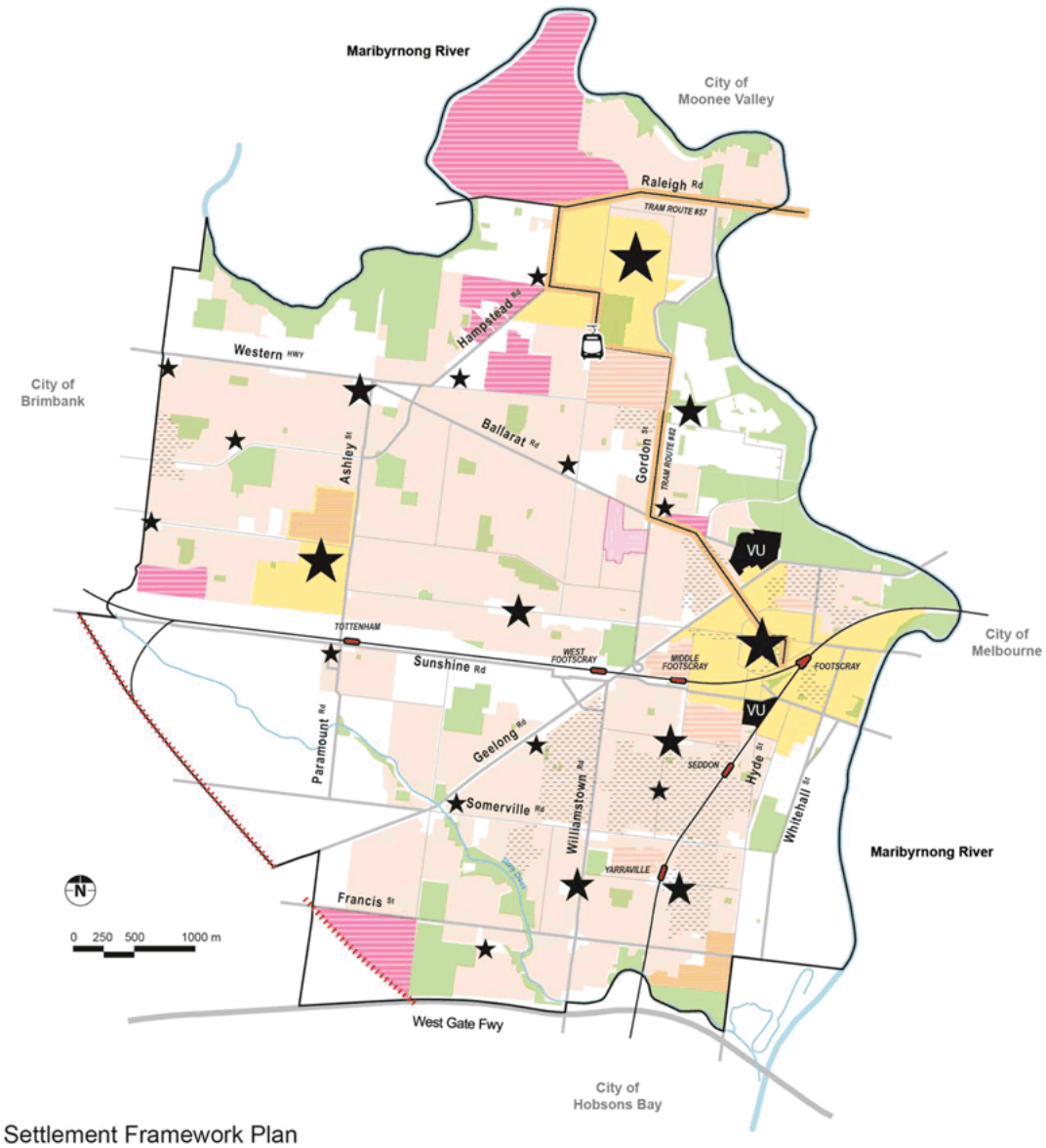

Settlement Framework Plan

- Strategic Redevelopment Sites – Areas of Substantial Change
- Open Space
- Western Hospital Precinct
- Municipal Boundary
- Strategic Employment Investigation Areas
- Heritage precincts – areas of limited change
- Areas of important Neighbourhood Character – limited change
- Areas of Incremental Change
- Principal Activity Centre and Central Activities District
- Major Activity Centre
- Neighbourhood Activity Centres
- Local Activity Centres
- TRAIN STATIONS
- Freight Rail Line (Newport - Sunshine)
- VU Victoria University
- PPTN Tram Corridor
- Maribyrnong River
- Stony Creek

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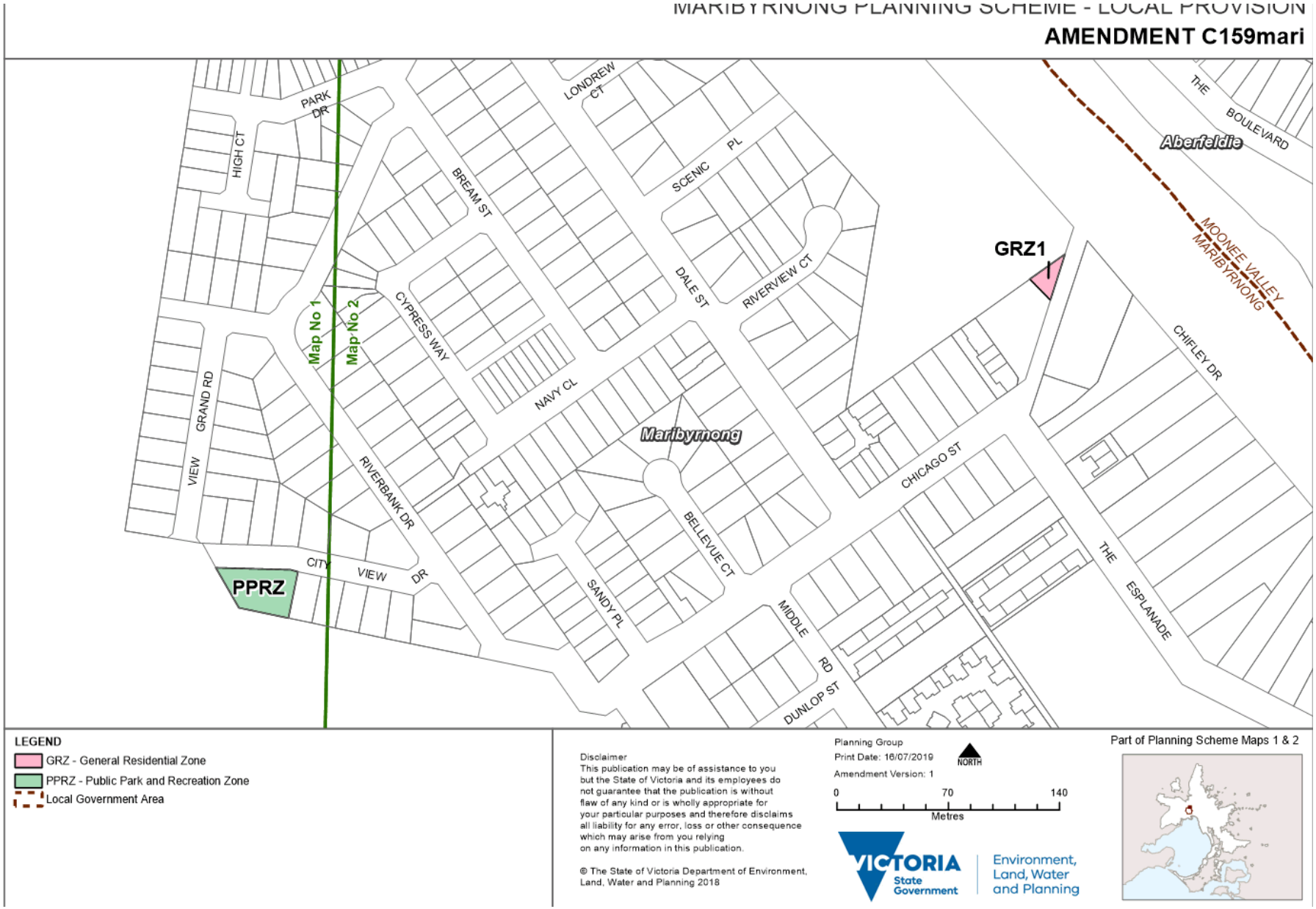

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari

LEGEND

PPRZ - Public Park and Recreation Zone

Local Government Area

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NORTH

0 90 180
Metres

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

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PPRZ - Public Park and Recreation Zone

Local Government Area

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NORTH

0 80 160
Metres

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PPRZ - Public Park and Recreation Zone

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NORTH

0 80 160
Metres

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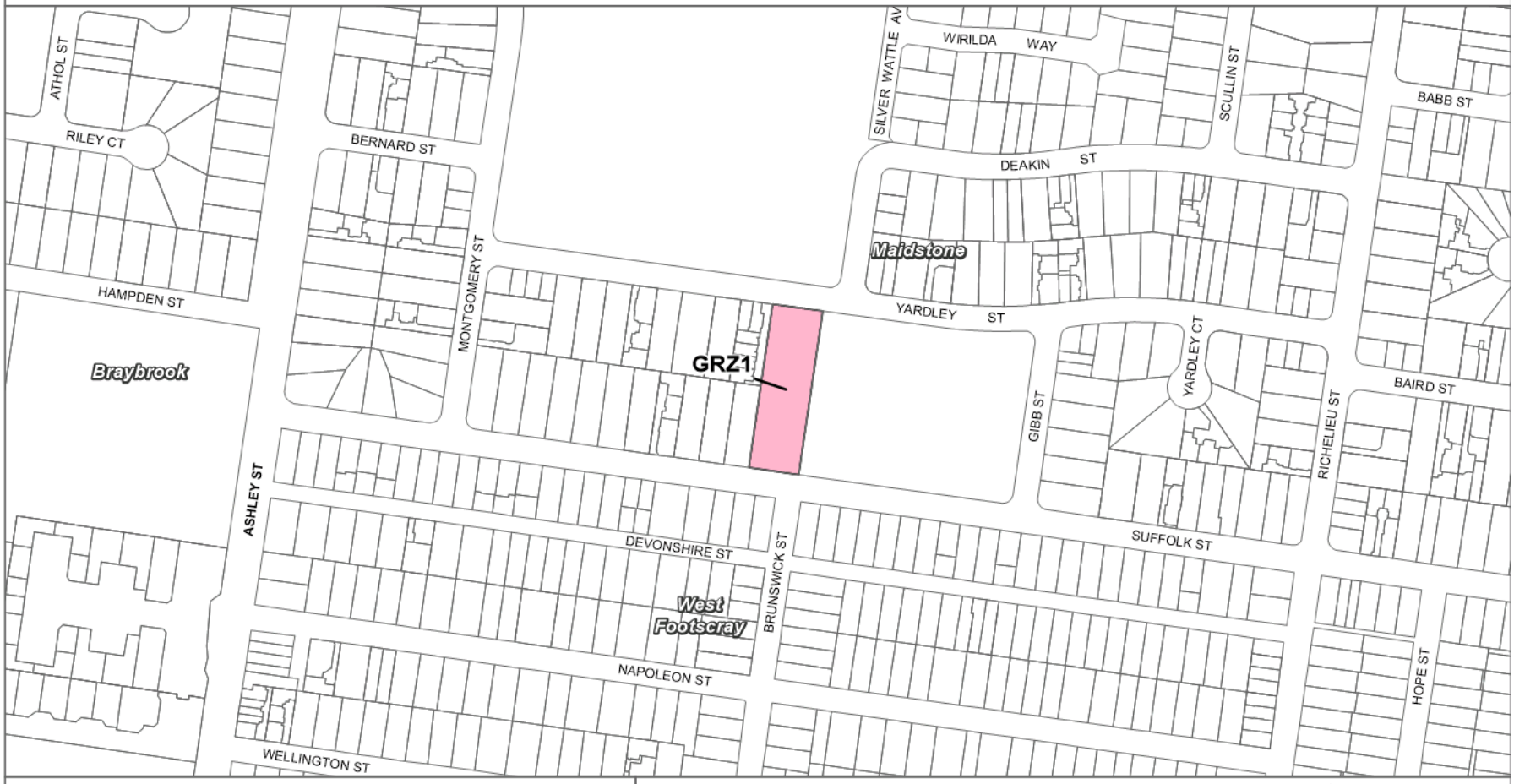
MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari



LEGEND

GRZ - General Residential Zone

Local Government Area

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NORTH

0 80 160
Metres

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Part of Planning Scheme Map 4

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari

LEGEND

PPRZ - Public Park and Recreation Zone

Local Government Area

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NORTH

0 100 200
Metres

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Part of Planning Scheme Map 6

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

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LEGEND

- GRZ - General Residential Zone
- PPRZ - Public Park and Recreation Zone
- Local Government Area

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NORTH

0 140 280
Metres

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Part of Planning Scheme Map 7

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

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LEGEND

PPRZ - Public Park and Recreation Zone

Local Government Area

Part of Planning Scheme Map 8

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NORTH

0 100 200
Metres

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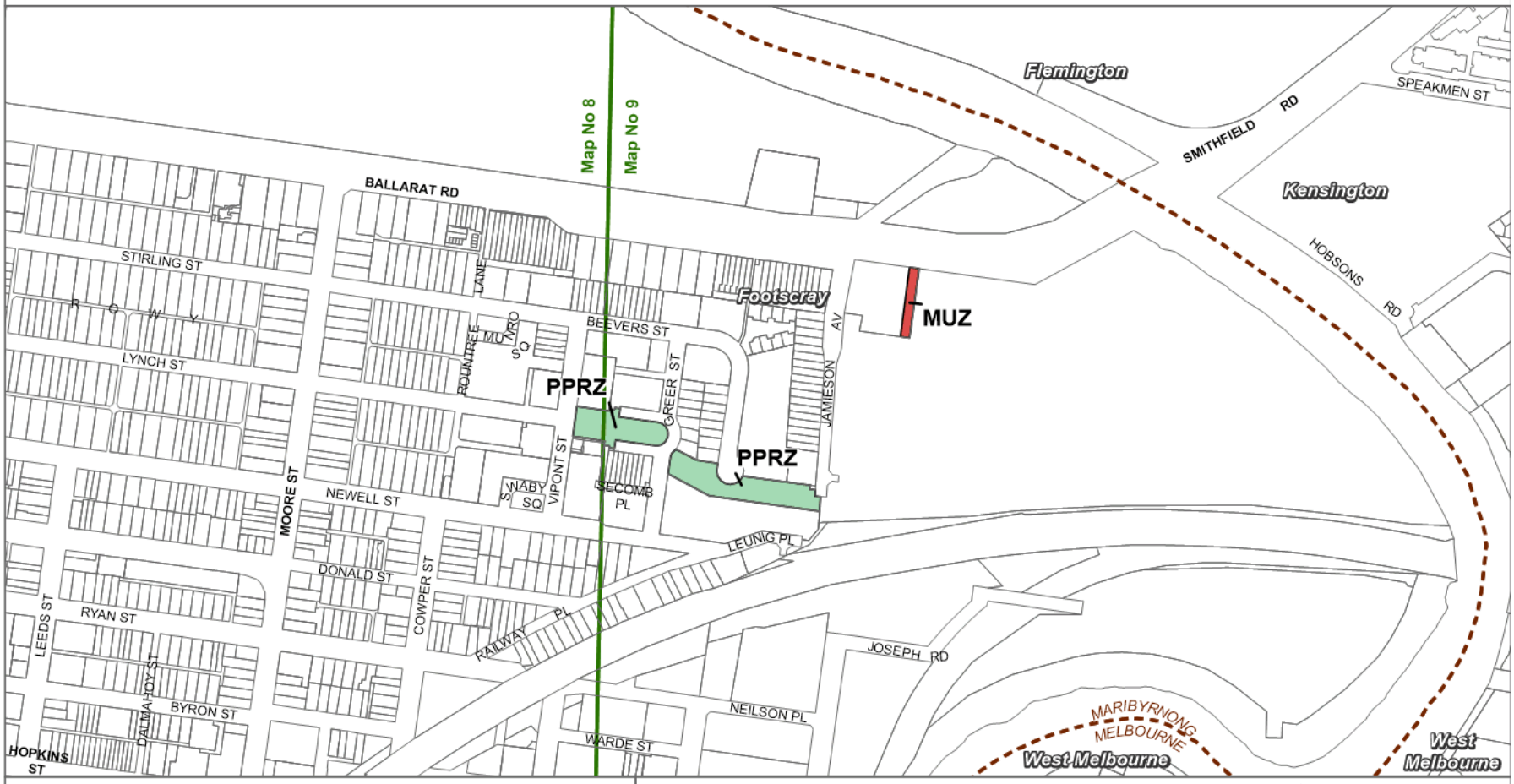
MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari



LEGEND
- MUZ - Mixed Use Zone
- PPRZ - Public Park and Recreation Zone
- Local Government Area

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NORTH

0 125 250
Metres

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Part of Planning Scheme Maps 8 & 9

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MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari

LEGEND

PPRZ - Public Park and Recreation Zone

Local Government Area

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NORTH

0 60 120
Metres

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Part of Planning Scheme Map 4

Agenda Item 6.5 - Attachment 2

Agenda Item 6.5 - Attachment 2

MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari

LEGEND

PPRZ - Public Park and Recreation Zone

Local Government Area

Part of Planning Scheme Map 8

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NORTH

0 40 80
Metres

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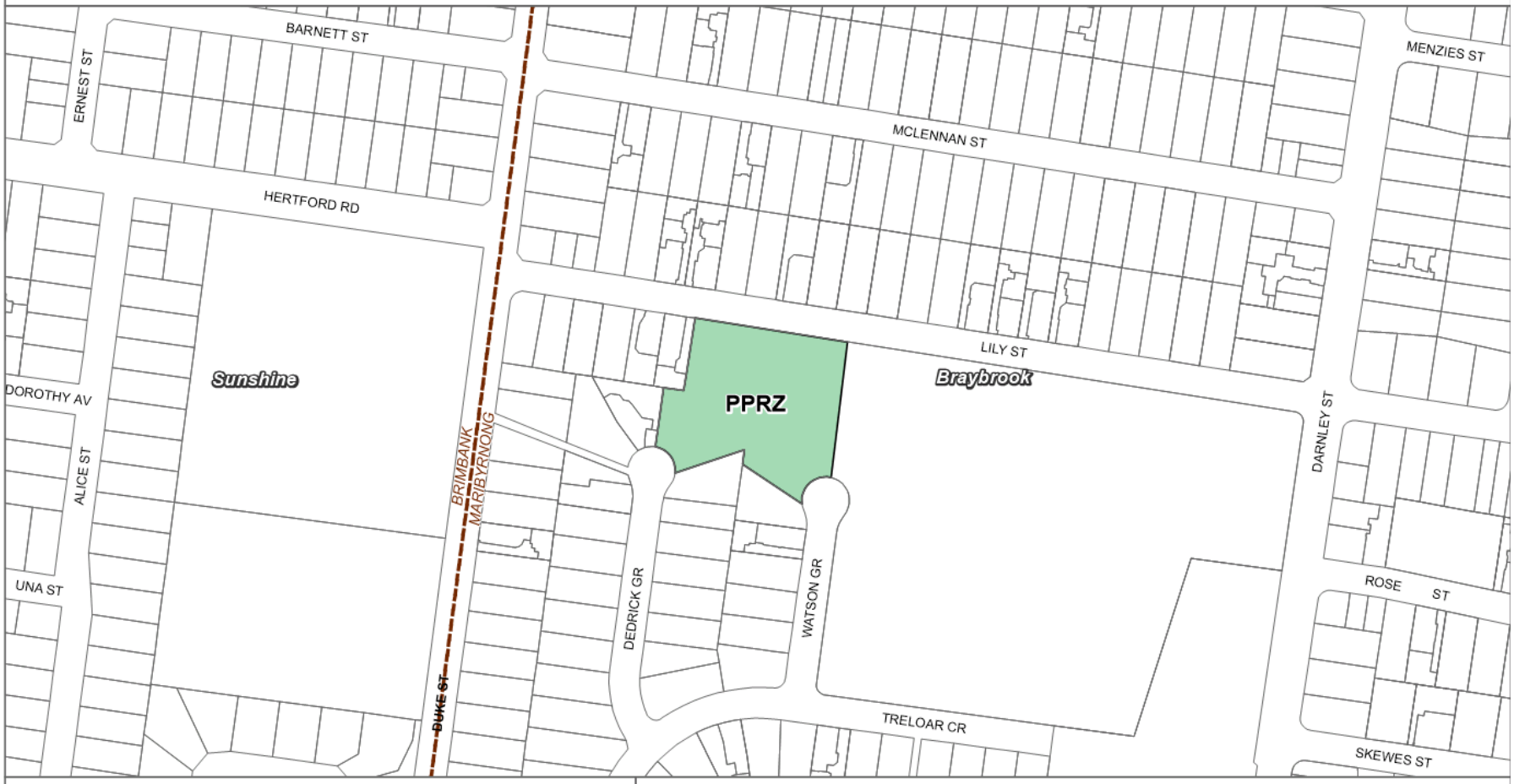
Agenda Item 6.5 - Attachment 2

MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C159mari



LEGEND

PPRZ - Public Park and Recreation Zone

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NORTH

0 60 120
Metres

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